

City Of Alpine
WORKSHOP & REGULAR CITY COUNCIL MEETING
Tuesday, April 1, 2025 – 4:00 PM
Minutes

1. **WORKSHOP MEETING - 4:00 P.M.**

Mayor Eaves called the meeting to order at 4:01 P.M.

City Council Members Present:

Councilor Reagan Stone *Virtually*
Councilor Darin Nance
Councilor Rick Stephens
Mayor Catherine Eaves
Councilor Eva Martinez

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Cynthia Trevino, City Attorney
Darrell Losoya, Chief of Police
Abel Hinojos, Airport Supervisor

Not Present: Councilor Lucy Escovedo

Others Present: 1 Attendee

- A. Workshop regarding the implementation of a 380 Agreement Ordinance, including general requirements, processes, & procedures. (M. Antrim, City Manager)

Mayor Eaves adjourned the Workshop Meeting. (4:42 P.M.)

2. **CALL TO ORDER - REGULAR MEETING - 5:30 P.M.**

Mayor Catherine Eaves called the meeting to order at 5:30 P.M. The meeting was held at City Council Chambers located at 803 West Holland Avenue and via Zoom Video-conference in the City of Alpine, Texas. Mayor Eaves led the pledge of allegiance to the flags.

- A. Pledge of Allegiance to the United States Flag.
B. Pledge of Allegiance to the Texas Flag.
C. Determination of a Quorum and Proof of Notice of the Meeting.

City Council Members Present:

Councilor Reagan Stone
Councilor Darin Nance
Councilor Lucy Escovedo
Councilor Rick Stephens
Mayor Catherine Eaves
Councilor Eva Martinez

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Cynthia Trevino, City Attorney
Darrell Losoya, Chief of Police
Abel Hinojos, Airport Supervisor

Not Present: None

Others Present: 12 Attendees

Mayor Eaves announced that a quorum of the City Council was present at the City Council Chambers and City Secretary, Geoffrey Calderon, reported that the meeting agenda was posted by 2:00 P.M. on March 28, 2025.

3. **PUBLIC COMMENTS.**

Each person in attendance who desires to speak to the City Council on an item on the agenda shall speak during this section. A Public Comment Card must be filled out and turned in to the City Secretary at least 5 minutes prior to the start time of the meeting. The Public Comment Card may be filled out at www.cityofalpine.com/councilcomments. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. Please note that the City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Council from deliberating or taking action on an item not listed on the agenda. City Staff may ask commenters clarifying questions, respond with facts, and explain policy.

Public Comments: None.

4. **PUBLIC HEARINGS.**

At this time, the Mayor will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.

Open. (5:31 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M. 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved.

Public Comments: Rachel Ziegler, Representative of Holland Four Yucca, LLC.

- B. Public Hearing to obtain citizen views and comments regarding the issuance of an Animal Permit, 2025-04-01, a permit allowing the housing of two (2) horses to be located at 1902 W. Avenue "E." Horses are owned by Robert Gates.

Public Comments: Robert Gates, Ward 2.

Close. (5:35 P.M.)

5. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions
- B. Proclamations

- i) Proclamation of National Public Safety Telecommunicators Week April 13-19, 2025.

Mayor Eaves presented the Proclamation of National Public Safety Telecommunicators Week to Alpine Police Department Communication Officers, LauRese Gretchen & Kiyona Graham.

- ii) Proclamation of National Animal Care and Control Appreciation Week for April 13-19, 2025.

Mayor Eaves presented the Proclamation of National Animal Care and Control Appreciation Week to Animal Services Officers, Jennifer Stewart and Samantha Johnson.

- iii) Proclamation of International Dark Sky Week for April 21-28, 2025.

Mayor Eaves presented the Proclamation of International Dark Sky Week to Stephen Hummel and Mary Beth Garrett.

C. Community Interest Items

- i) Mayor Announcements
- ii) City Manager Announcements
- iii) Council Member Announcements

6. **CHANGES TO POSTED AGENDA.**

NOTICE: *The City Council reserves the right to change the order of business at any time during the meeting. To change the order of business a motion, a second, and a majority vote is required.*

- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.

No items were continued or withdrawn.

- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.

No items were removed from the Consent Agenda for separate discussion.

- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.

No Action Items were added to the Consent Agenda.

- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.

No time-sensitive items were added to the Time-Sensitive Items portion of the meeting.

7. **TIME SENSITIVE ITEMS.**

8. **CONSENT AGENDA.**

- A. Approval of the March 18, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the excused absence of Mayor Eaves from the March 18, 2025 Regular City Council Meeting. (G. Calderon, City Secretary)

RESOLUTION 2025-04-01: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve the consent agenda as presented, the City Council unanimously adopted the motion with all members present voting in favor.

9. **ITEMS REMOVED FROM THE CONSENT AGENDA.**

10. **REPORTS & PRESENTATIONS.**

Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.

- A. Update from the Alpine Emergency Services Board. (M. Antrim, City Manager)

Carla Spencer, Secretary of the Alpine Emergency Services Board, provided a report to the City Council.

- B. Update from the Family Crisis Center of the Big Bend. (M. Antrim, City Manager)

Denise Olazaba, Client Advocate and Community Educator, provided a report to the City Council.

- C. Update from Alpine Public Library. (M. Antrim, City Manager)

Don Wetterauer MLS, PhD, Executive Director of the Alpine Public Library, presented an update to the City Council.

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss the recommendation from the Parks and Recreation Board to approve a proposed ordinance amending Chapter 74 - Parks and Recreation, Article II - Municipal Swimming Pool to the Alpine Code of Ordinances; Amending rules and regulations for the city pool. (M. Antrim, City Manager)

Mayor Eaves called a short recess. (6:26 P.M.)

The meeting resumed. (6:31 P.M.)

- B. Discuss the purchase of an Asphalt Zipper through the Government Capital Equipment Purchasing Program for the Public Works Department. (M. Antrim, City Manager)

12. **ACTION ITEMS.**

Action items are to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).

- A. Approve the first reading of Ordinance 2024-04-02, an ordinance amending Chapter 22 - Businesses to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)

RESOLUTION 2025-04-02: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the first reading of Ordinance 2025-04-02 as presented with one minor typographical error on page 5 to add a small letter a) under Section 22-129, discussion ensued.

RESOLUTION 2025-04-03: Councilor Rick Stephens offered an amendment to the original motion that would allow temporary permits for sale of alcohol at festivals or similar activities in the City of Alpine. Councilor Darin Nance seconded the motion. The amendment was adopted unanimously by the City Council with all members present voting in favor. The City Council then unanimously voted to adopt the original motion as amended.

- B. Approve the first reading of Ordinance 2025-04-04, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Ave; all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; Authorizing the City Manager to execute a deed without warranty to the applicants Michael and Lynn McCarson; Directing that funds from the sale of the city's interest be deposited in the general fund for the purpose of street improvements; Providing for terms and conditions of such thereof; Providing for a Severability Clause; Providing for an effective date. (M. Antrim, City Manager)

RESOLUTION 2025-04-04: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the first reading of Ordinance 2025-04-04 as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- C. Approve Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M. 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification

of the subject property is C-2 Business District and will remain the same if the application is approved. (M. Antrim, City Manager)

RESOLUTION 2025-04-05: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve this permit as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- D. Approval of Animal Permit 2025-04-01, a horse permit to be issued to Robert Gates to house two (2) horses at 1902 W. Ave E, Alpine, Texas. (M. Antrim, City Manager)

RESOLUTION 2025-04-06: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve Animal Permit 2025-04-01, a horse permit to be issued to Robert Gates, the City Council unanimously adopted the motion with all members present voting in favor.

13. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each. The City Council may hold a discussion during this section regarding any item listed on the agenda. No action may take place regarding report items, unless specified on the agenda.

City Mayor Report

City Manager Report

14. **CITY COUNCIL MEMBER COMMENTS.**

RESOLUTION 2025-04-07: On a motion by Councilor Rick Stephens and seconded by Councilor Regan Stone to move into executive session, the City Council unanimously adopted the motion with all members present voting in favor. **(7:12 P.M.)**

15. **EXECUTIVE SESSION.**

NOTICE: *The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*

A. Personnel Matters § 551.074, Texas Government Code:

- i. Discussion regarding the Building Official position, including possible reassignment and/or adjustment of duties. (M.Antrim, City Manager)
- ii. Discussion regarding the Director of Utilities position, including possible reassignment and/or adjustment of duties. (M.Antrim, City Manager)

B. Consultation with Attorney § 551.071, Texas Government Code:

- i. Customs and Border Protection Lease.

- ii. Update on Letter of Demand - Stephen Seale.
- iii. Update on Letter of Demand - Living Trust of James Distel.

16. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2025-04-08: On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to move into regular session, the City Council unanimously adopted the motion with all members present voting in favor. **(8:03 P.M.)**

- A. Action, if any, concerning any of the items listed in executive session. (M. Antrim, City Manager)

RESOLUTION 2025-04-09: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the City Manager's recommendation that Jessica Isley be approved as the Building Official/Director of Building Services effective March 30, 2025, the City Council unanimously adopted the motion with all members present voting in favor.

RESOLUTION 2025-04-10: Councilor Rick Stephens moved that:

1. The City Council approve the City Manager's recommendation that the City Manager take over as the Director of Utilities effective today.
2. The City Manager take action to as quickly as possible, bring a recommendation to City Council for approval to hire a third party Utility Director until such time that a Utility Director is hired by the City.
3. The City Council recognize Johnny Marquez for the terrific role that he is provided as the Acting Utility Director for the past 13 months.

Councilor Eva Martinez seconded the motion and the City Council unanimously adopted the motion with all members present voting in favor.

17. **ADJOURN.**

There being no further business, the meeting was adjourned by Mayor Eaves. (8:06 P.M.)

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on March 28, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 28th day of March, 2025.



Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer

