

City Of Alpine
WORKSHOP & REGULAR CITY COUNCIL MEETING
Tuesday, April 15, 2025 – 4:00 PM
Minutes

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

- A. Employee Insurance Discussion presented by Hotchkiss Insurance. (M. Antrim, City Manager)

Mayor Pro Tem Rick Stephens called the workshop meeting to order at 4:00 P.M.

City Council Members Present:

Councilor Darin Nance
Councilor Rick Stephens
Mayor Catherine Eaves - *Arrived Late*

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Cynthia Trevino, City Attorney
Darrell Losoya, Chief of Police
Riley Dearing, Hotchkiss Insurance
Deserae Amadeo, Hotchkiss Insurance

Not Present:

Councilor Reagan Stone
Councilor Lucy Escovedo
Councilor Eva Martinez

Others Present: None

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 Videoconference 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

City Staff and Stakeholders Present:

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

Not Present:

Councilor Eva Martinez

Others Present: 19 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 April 11, 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.

- Austin Smith, Ward 1, addressed the City Council regarding item 12-C, the Municipal Pool Ordinance.
- Shelley Atwood, Ward 4, addressed the City Council opposing item 8E, Special Use Permit 2025-04-02.

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 (5:37 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2025-04-02, 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)

Public Comments: None.

- B. Public Hearing to obtain citizen views and comments regarding the second and final 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)

Public Comments: None.

- C. Public Hearing regarding Special Use Permit 2025-04-02, a special use permit allowing a short term rental to be established at 405 W. Ave E. The applicants are David & Laurie Oyer. The property owner of record is 405 W. Avenue E, LLC. The Parcel ID of the subject property is 11881.

Public Comments: None.

- D. Public Hearing regarding Special Use Permit 2025-04-03, a special use permit allowing a short term rental to be established at 403 W. Holland Avenue, Unit A. The applicant is Little Torch Enterprises, LLC, DBA Cozy Court c/o Heather Smith. The property owner of record is Little Torch Enterprises, LLC. The Parcel ID of the subject property is 11849.

Public Comments: None.

- E. Public Hearing regarding Special Use Permit 2025-04-04, a special use permit allowing a short term rental to be established at 100 W. Murphy Street. The Applicant is April McAnally. The property owner of record is 6012 Avenue T, LLC. The Parcel ID of the subject property is 32660.

Public Comments: None.

- F. Public Hearing regarding Special Use Permit 2025-04-05, a special use permit allowing a short term rental to be established at 409 N. 6th Street. The applicant is April McAnally. The property owner of record is Jason Michelotti. The Parcel ID of the subject property is 11993.

Public Comments: Charles Struthers, Ward 5.

- G. Public Hearing regarding Special Use Permit 2025-04-06, a special use permit allowing a short term rental to be established at 601 N. 8th Street. The applicant is Allison Davidson. The property owner of record is Allison Smith. The Parcel ID of the subject property is 10459.

Public Comments: None.

Close (5:42 P.M.)

5. **PUBLIC PRESENTATIONS.**

A. Presentations & Recognitions

- i) Presentation of Recognition to Johnny Marquez for his dedicated service as Interim Utility Director from February 6, 2024 to April 1, 2025.

Mayor Eaves presented a Certificate of Recognition to Johnny Marquez for his dedicated service as Interim Utility Director from February 6, 2024 to April 1, 2025.

B. Proclamations

- i) Proclamation of Administrative Professionals Week on April 20 - April 26, 2025.

Mayor Eaves announced that April 20 - April 26, 2025 is Administrative Professionals Week in Alpine.

- ii) National Travel and Tourism Week Sun, May 4, 2025 – Sat, May 10, 2025.

Mayor Eaves presented the National Travel and Tourism Proclamation to Heather Yadon, Visitor Center Coordinator, and Chris Ruggia, Director of Tourism.

- iii) Proclamation of April 2025 as Earth Month.

Mayor Eaves presented the Proclamation of April 2025 as Earth Month to Adelina Beall, Environmental Services Coordinator, Recycling Technicians Larry Crawford, Clay Hursh, and Gerald Shores.

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.

*Councilor Darin Nance requested to remove item D for separate discussion.
Councilor Rick Stephens requested to remove item E for a 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 agenda.

7. **TIME SENSITIVE ITEMS.**

8. **CONSENT AGENDA.**

- A. Approval of the April 1, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the March 2025 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)
- C. Approval of the 2nd Quarter Fiscal Year 2025 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)
- D. Approval of Fiscal Year 2025 - 2026 2nd Quarter Investment Report (M. Antrim, City Manager)
- E. Approval of Special Use Permit 2025-04-02, a special use permit allowing a short term rental to be established at 405 W. Ave E. The applicants are David & Laurie Oyer. The property owner of record is 405 W. Avenue E, LLC. The Parcel ID of the subject property is 11881. (G. Calderon, City Secretary)
- F. Approval of Special Use Permit 2025-04-03, a special use permit allowing a short term rental to be established at 403 W. Holland Avenue, Unit A. The applicant is Little Torch Enterprises, LLC, DBA Cozy Court c/o Heather Smith. The property owner of record is Little Torch Enterprises, LLC. The Parcel ID of the subject property is 11849. (G. Calderon, City Secretary)
- G. Approval of Special Use Permit 2025-04-04, a special use permit allowing a short term rental to be established at 100 W. Murphy Street. The Applicant is April McAnally. The property owner of record is 6012 Avenue T, LLC. The Parcel ID of the subject property is 32660. (G. Calderon, City Secretary)
- H. Approval of Special Use Permit 2025-04-05, a special use permit allowing a short term rental to be established at 409 N. 6th Street. The applicant is April McAnally. The property owner of

record is Jason Michelotti. The Parcel ID of the subject property is 11993. (G. Calderon, City Secretary)

- I. Approval of Special Use Permit 2025-04-06, a special use permit allowing a short term rental to be established at 601 N. 8th Street. The applicant is Allison Davidson. The property owner of record is Allison Smith. The Parcel ID of the subject property is 10459. (G. Calderon, City Secretary)
- J. Approval of payment of March 2025 monthly billing summary for Bojorquez Law Firm services. (M. Antrim, City Manager)

RESOLUTION 2025-04-11: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo 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.**

Consent Agenda Item D

RESOLUTION 2025-04-12: On a motion by Councilor Darin Nance and seconded by Councilor Lucy Escovedo to approve item D: the Fiscal Year 2025-2026 2nd Quarter investment report, the City Council unanimously adopted the motion with all members present voting in favor.

Consent Agenda Item E

RESOLUTION 2025-04-13: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve Special Use Permit 2024-04-02 as presented, the City Council unanimously adopted the motion with all members present voting in favor.

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 Country Club. (M. Antrim, City Manager)

Amy White, Alpine Country Club President, presented an update to the City Council.

- B. Alpine Volunteer Fire Department Update from Chief James Etchison. (M. Antrim, City Manager)

James Etchison, Alpine Volunteer Fire Department Chief, presented an update to the City Council.

- C. Update from Emergent Air. (M. Antrim, City Manager)

Bermin Washington, Base Manager for Alpine, presented an update to the City Council.

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

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

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss third party management options for the Utility Department. (M. Antrim, City Manager)

City Manager, Megan Antrim, discussed third-party management options for the Utility Department with the City Council.

- B. Discuss next steps with initiating a pilot program for AMI water meters through Premier Water Works. (M. Antrim, City Manager)

City Manager, Megan Antrim, discussed next steps with initiating a pilot program for AMI water meters through Premier Water Works with the City Council.

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 second and final reading of Ordinance 2025-04-02, 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 2025-04-14: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the second and final reading of Ordinance 2025-04-02, the City Council unanimously adopted the motion with all members present voting in favor.

- B. Approve the second and final 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 2025-04-15: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the second and final reading Ordinance 2025-04-04 as

presented, the City Council unanimously adopted the motion with all members present voting in favor.

- C. Approve the first reading of Ordinance 2025-05-01, an 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)

RESOLUTION 2025-04-16: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the first reading of Ordinance 2025-05-01 as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- D. Approve the first reading of Ordinance 2025-05-02, an ordinance authorizing the vacation, abandonment, and sale of 0.046 acres out of S. 5th St. right of way, platted as part of Ferguson's Second Addition to the City of Alpine, Envelope 96, Plat Records of Brewster County, Texas; Authorizing the City Manager to execute a Deed without Warranty to the applicant, Horticultural Consulting, LLC; 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 2025-04-17: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the first reading of Ordinance 2025-05-02 as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- E. Approve Resolution 2025-04-11, a resolution adopting a swimming pool fee schedule for the Fiscal Year 2025 for the Alpine Municipal Swimming Pool. (M. Antrim, City Manager)

RESOLUTION 2025-04-18: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve resolution 2025-04-11 as presented, discussion ensued.

RESOLUTION 2025-04-19: On a motion by Councilor Darin Nance and seconded by Councilor Rick Stephens to correct the typo in the in the third Whereas Clause from Fiscal Year 2024 to 2025, the City Council unanimously adopted the motion with all members present voting in favor. The City Council subsequently unanimously adopted the original motion as amended.

- F. Approve the High Intensity Drug Traffic Award (HIDTA) for FY 2026. (M. Antrim, City Manager)

RESOLUTION 2025-04-20: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the High Intensity Drug Traffic Award, the City Council unanimously adopted the motion with all members present voting in favor excluding Councilor Reagan Stone who voted against adoption.

- G. Approve 2025 Tax Agreement between the Brewster County Tax Office and the City of Alpine for collection of City property tax. (M. Antrim, City Manager)

RESOLUTION 2025-04-21: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the 2025 tax agreement between the Brewster County Tax Office and the City of Alpine for collection of city property taxes, the City Council unanimously adopted the motion with all members present voting in favor.

Mayor Eaves called a short recess. (7:28 P.M.)

The meeting resumed. (7:33 P.M.)

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 2025-04-22: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to recess into executive session, the City Council unanimously adopted the motion with all members present voting in favor. **(7:42 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. Consultation with Attorney § 551.071, Texas Government Code:

- a. Discussion with City Attorney regarding the current residential zoning of two properties, impact of previous zoning actions related to properties and legal options pursuant to the City's zoning code and state law concerning designation as commercial properties. The properties in question are:
 1. 1702 E Ave H. The property ID of the subject property is 12816. The property owner of record is Vicky Vega.
 2. 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega.
 3. 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (L. Escovedo, City Council)

16. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2025-04-23: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to reconvene into open session, the City Council unanimously adopted the motion with all members present voting in favor. **(8:43 P.M.)**

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

RESOLUTION 2025-04-24: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to take no action, 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. (8:43 P.M.)

APPROVED:

Catherine Eaves, Mayor

ATTEST:

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 April 11, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 11th day of April 2025.

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

