



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
May 6, 2025 – 5:30 PM

City Council Chambers, 803 W. Holland Avenue, Alpine, Texas 79830

1. **CALL TO ORDER.**

- 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.

2. **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.

3. **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.

- A. Public Hearing to obtain citizen views and comments regarding the second and final 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.
- B. Public Hearing to obtain citizen views and comments regarding the second and final 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.
- C. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-05-01, a special use permit allowing a short term rental to be established at 307 E. June Street. The applicants are April McAnally. The property owner of record is Karla Tomanka. The Parcel ID of the subject property is 10199. (G. Calderon, City Secretary)

4. PUBLIC PRESENTATIONS.**A. Presentations & Recognitions****B. Proclamations**

- i) Proclamation of National Public Service Appreciation Week for May 4th - 10th.
- ii) Proclamation of National Municipal Clerks Appreciation Week for May 4th -10th.
- iii) Proclamation of National Public Works Week (NPWW) on May 18, 2025 to May 24, 2025.
- iv) Proclamation of National Police Week Sun, May 11, 2025 – Sat, May 17, 2025.

C. Community Interest Items

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

5. 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.
- 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.
- 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.
- 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.

6. TIME SENSITIVE ITEMS.**7. CONSENT AGENDA.**

- A.** Approval of the April 15, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B.** Approval of the excused absence of Councilor Eva Martinez from the April 15, 2025 Regular City Council meeting. (G. Calderon, City Secretary)
- C.** Approval of Special Use Permit 2025-05-01, a special use permit allowing a short term rental

to be established at 307 E. June Street. The applicants are April McAnally. The property owner of record is Karla Tomanka. The Parcel ID of the subject property is 10199. (G. Calderon, City Secretary)

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

9. **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. Tourism update by Director of Tourism, Chris Ruggia. (M. Antrim, City Manager)

10. **INFORMATION OR DISCUSSION ITEMS.**

A. Discuss the status of the roads in Alpine Country Club Estates including why the main road degrades at a higher rate than normal and the plans for rehabilitating the main road and neighborhood road. (R. Stephens, City Council)

B. Discuss sound testing data level from recent decibel meter readings at Hotel Richey and comparison to the Alpine Noise Ordinance. (R. Stephens, City Council)

C. Discuss using HOT funds to support Music Advisory Board Members by covering their lodging to attend the Regional Music Friendly Meeting in Odessa, Texas. (M. Antrim, City Manager)

D. Discuss updates and recommendations made to Appendix C - Zoning to the Alpine Code of Ordinances and combining Chapter 78 - Signs to the Alpine Code of Ordinances into Appendix C - Zoning. (M. Antrim, City Manager)

E. Discuss the proposal from Strategic Government Resources (SGR) regarding the hire of an Interim Utilities Director. (M. Antrim, City Manager)

11. **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 2025-05-01, 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)

B. Approve the second and final 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)

C. Approve Resolution 2025-05-01, a resolution approving a Contract for the purpose of

Financing an Asphalt Zipper. (M. Antrim, City Manager)

- D. Take action on a resolution to direct that the dumpsters in Alpine Country Club Estates be moved to the main entrance from 67/90 in order to minimize the impact of the heavy vehicles on the main road. (R. Stephens, City Council)
- E. Approve lease agreement between Alpine Community Projects and the City of Alpine for the use of the building at 205 E Sul Ross Avenue. (M. Antrim, City Manager)

12. **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

13. **CITY COUNCIL MEMBER COMMENTS.**

14. **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. Letter of Demand - Stephen Seale
- b. Letter of Demand - Living Trust of James Distel

15. **ACTION AFTER EXECUTIVE SESSION.**

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

16. **ADJOURN.**

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 May 2, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 2nd day of May 2025.



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

