

**City Of Alpine**  
**REGULAR CITY COUNCIL MEETING**  
**Tuesday, May 6, 2025 – 5:30 PM**  
**Minutes**

1. **CALL TO ORDER.**

*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:**

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

**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 Reagan Stone

**Others Present:** 20 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 May 2, 2025.*

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](http://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.*

- Brent Freeland, Ward 5, addressed the City Council regarding Action Item D.
- Steven Mills, Ward 5, addressed the City Council regarding Action Item D and Information or Discussion Item A.
- Phillip Carey, Ward 5, addressed the City Council regarding Action Item D and Information or Discussion Item A.
- Sandra Whiting, Ward 5, addressed the City Council regarding Action Item D and Information or Discussion Item A.
- Steve Lindsey, Ward 5, addressed the City Council regarding Action Item D.

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.

**OPEN (5:46 P.M.)**

**Public Comments:** None.

- 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.

**Public Comments:** None.

- 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)

**Public Comments:** April McAnally, applicant for Special Use Permit 2025-05-01, addressed the City Council regarding the permit.

**CLOSE (5:49 P.M.)**

4. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions

- B. Proclamations

- i) Proclamation of National Public Service Appreciation Week for May 4th - 10th.

*Mayor Eaves presented the Proclamation of National Public Service Appreciation Week to city employees that were in attendance to receive the Proclamation.*

- ii) Proclamation of National Municipal Clerks Appreciation Week for May 4th -10th.

*Mayor Eaves presented the Proclamation of National Municipal Clerks Appreciation Week to City Secretary, Geoffrey R. Calderon, and Records Clerks, Alexandra Tackett and Vianey Olivas.*

- iii) Proclamation of National Public Works Week (NPWW) on May 18, 2025 to May 24, 2025.

*Mayor Eaves presented the Proclamation of National Public Works Week to the six employees present from Public Works Department.*

- iv) Proclamation of National Police Week Sun, May 11, 2025 – Sat, May 17, 2025.

*Mayor Eaves presented the Proclamation of National Police Week to Chief of Police Darrell Losoya and 8 law enforcement employees.*

*Mayor Eaves called a short recess. (6:00 P.M.)*

*The meeting resumed. (6:05 P.M.)*

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.

**RESOLUTION 2025-05-02:** Councilor Rick Stephens moved to withdraw Item No. 11-D regarding dumpsters in the Country Club Estates. The motion was seconded by Councilor Lucy Escovedo. The City Council unanimously adopted the motion with all members present voting in favor. Item 11-D was withdrawn from the agenda.

- 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.

*Mayor Catherine Eaves requested that Consent Agenda Item No. C be 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 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.*

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)

**RESOLUTION 2025-05-03:** On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the consent agenda Items No. A and B, the City Council unanimously adopted the motion with all members present voting in favor.

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

**Consent Agenda Item No. 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)

*Jessica Isley, Building Official, addressed the City Council regarding the proposed short term rental and its non-conformance status with the city zoning ordinance.*

*No motion to approve the item was made and approval of the item died due to lack of a motion.*

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)

*Chris Ruggia, Director of Tourism, presented an update to the City Council.*

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)

*Councilor Rick Stephens led a discussion regarding the roads in Country Club Estates.*

*Mayor Eaves called a short recess. (7:08 P.M.)*

*The meeting resumed. (7:12 P.M.)*

- 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)

*Councilor Rick Stephens led a discussion regarding sound testing data level from recent decibel meter readings at the Hotel Richey and comparison to the Alpine Noise Ordinance.*

- 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)

*Megan Antrim, City Manager, led a discussion regarding the use of HOT funds to support the Music Advisory Board Members by covering lodging to attend the Regional Music Friendly Meeting in Odessa, Texas.*

- 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)

*Megan Antrim, City Manager, and Jessica Isley, Building Official, held a discussion with the City Council regarding the proposed changes to the city's zoning ordinance.*

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

*Megan Antrim, City Manager, discussed the proposal from Strategic Government Resources regarding the hire of an Interim Utilities Director with the City Council.*

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)

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

- 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)

**RESOLUTION 2025-05-05:** On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the second and final reading of Ordinance 2025-05-02 as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- C. Approve Resolution 2025-05-01, a resolution approving a Contract for the purpose of Financing an Asphalt Zipper. (M. Antrim, City Manager)

**RESOLUTION 2025-05-06:** On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve Resolution 2025-05-01, approving a contract for the purpose of Finance an Asphalt Zipper for an annual payment of \$78,619.37, the City Council unanimously adopted the motion with all members present voting in favor.

**RESOLUTION 2025-05-07:** On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to amend the original motion to give the City Manager the full authority to move forward without City Council approval if she can get the financing costs approved at the same or a reduction, and at a future City Council meeting she provide information to City Council rather than ask for approval, the City Council unanimously adopted the amendment with all members present voting in favor. The City Council subsequently adopted the original motion as amended.

- 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)

*Item No. 11-D was withdrawn pursuant to action in Section No. 5 of the meeting, CHANGES TO POSTED AGENDA, pursuant to Resolution 2025-05-02.*

- 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)

**RESOLUTION 2025-05-08:** On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve the lease agreement between Alpine Community Projects and the City of Alpine for the use of the building at 205 E Sul Ross Avenue, also known as the old sunshine house, the City Council unanimously adopted the motion with all members present voting in favor.

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.**

**RESOLUTION 2025-05-09:** On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to extend beyond 9 o'clock for the City Council meeting, the City Council unanimously adopted the motion.

**RESOLUTION 2025-05-10:** On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to recess into executive session, the City Council unanimously adopted the motion with all members present voting in favor. **(8:36 P.M.)**

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.**

**RESOLUTION 2025-05-11:** On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to move into regular session, the City Council unanimously adopted the motion with all members present voting in favor. **(9:22 P.M.)**

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

**RESOLUTION 2025-05-12:** On a motion by Councilor Darin Nance and seconded by Councilor Eva Martinez to take no action on either item, the City Council unanimously adopted the motion with all members present voting in favor.

16. **ADJOURN.**

*There being no further business, the meeting was adjourned by Mayor Eaves. (9:23 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](http://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*

