

City Of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, June 3, 2025 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

- A. Pledge of Allegiance to the United States Flag.

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.

- 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 Lucy Escovedo
Councilor Rick Stephens
Mayor Catherine Eaves
Councilor Eva Martinez
Councilor Richard Portillo
Councilor Robert Rückes

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
Jessica Isley, Building Official
Heather Harrell, Economic Dev. Admin.
Jennifer Stewart, Animal Services Sup.

Not Present: None

Others Present: 9 other 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 30, 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. 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.

- Darin Nance, Ward 3, addressed the City Council regarding item No. 14(b).
- Oscar Cobos, Ward 5, addressed the City Council regarding item No. 14(b).

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 first reading of Ordinance 2025-06-01, an ordinance approving Rezone Application 2025-06-01; Amending the official zoning map of the city by rezoning the property located at 702 E. Murphy and legally described as Lots One (1) and Two (2), Block Twenty-Five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas; Rezoning the subject property from C-1 Neighborhood Commercial District to M-1 Industrial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

Open. (5:36 P.M.)

Public Comments: Krisinda Aranda, Ward 4, addressed the City Council in support of Action Item No. A.

- B. Public Hearing to obtain citizen views and comments regarding the first reading of Ordinance 2025-06-02, an ordinance approving Rezone Application 2025-06-02; Amending the official zoning map of the city by rezoning the property located at 1009 E. Gallego Avenue and legally described as All of Lots Four (4), Five (5), Six (6), Seven (7), and Eight (8) and the East One-Half (E ½) of Lot Three (3) and Nine (9), in Block Thirty Three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots Four (4) and Five (5), and the North 20 varas of the East One-Half (E ½) of Lot Three (3), Block Thirty-Three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas; Rezoning the subject property from R-4 Mobile Home District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

Public Comments: Mike Pallanez, Ward 4, addressed the City Council in support of Action Item No. B.

Close. (5:43 P.M.)

4. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions
- B. Proclamations
- 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.

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 Stephens requested that item 7(b) 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 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 items were added to the Time Sensitive Items portion of the agenda.

6. **TIME SENSITIVE ITEMS.**

7. **CONSENT AGENDA.**

- A. Approval of the May 20, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approve Resolution 2025-06-04, a resolution approving an Interlocal Cooperation Contract between the City of Alpine and Angelo State University for Cybersecurity Services through the Regional Security Operations Center (RSOC). (M. Antrim, City Manager)
- C. Approve Dowtech Change Order # 1 for improvements to the drying beds and clarifier at the Wastewater Treatment Plant. (M. Antrim, City Manager)

RESOLUTION 2025-06-05: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve items 7(a) and 7(c), the City Council unanimously adopted the motion.

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

Approve Resolution 2025-06-04, a resolution approving an Interlocal Cooperation Contract between the City of Alpine and Angelo State University for Cybersecurity Services through the Regional Security Operations Center (RSOC). (M. Antrim, City Manager)

RESOLUTION 2025-06-06: On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to approve Resolution 2025-06-04, the City Council unanimously adopted the 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.

10. **INFORMATION OR DISCUSSION ITEMS.**

- A. Revenue and Expense Reports for December 2024, January 2025, February 2025, & March 2025 (M. Antrim, City Manager)

The City Council requested to revisit this item on a future agenda when the Finance Director, Victoria Sanchez, can provide an update.

- B. Discuss next steps for the adoption of a proposed ordinance amending Appendix C – Zoning to the Alpine Code of Ordinances; Establishing proposed updates to include amendments to general zoning regulations, land use, acceptable uses, unacceptable uses, minimum standards, processes, permits, and general zoning issues in the city; Repealing Chapter 78 - Signs; Establishing a new section in Appendix C - Zoning regulating signs within the corporate city limits of Alpine; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance. (R. Rückes, City Council)

Councilor Robert Rückes facilitated a discussion regarding next steps to adopting the proposed ordinance.

- C. Discuss the status of the updated zoning map and steps to get the updated zoning map approved. (C. Eaves, Mayor)

Mayor Eaves facilitated a discussion regarding next steps to adopting an updated zoning map.

Mayor Eaves called a short recess. (6:19 P.M.)

The meeting resumed. (6:24 P.M.)

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 first reading of Ordinance 2025-06-01, an ordinance approving Rezone Application 2025-06-01; Amending the official zoning map of the city by rezoning the property located at 702 E. Murphy and legally described as Lots One (1) and Two (2), Block Twenty-Five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas; Rezoning the subject property from C-1 Neighborhood Commercial District to M-1 Industrial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (M. Antrim, City Manager)

RESOLUTION 2025-06-07: On a motion by Councilor Lucy Escovedo and seconded by Councilor Eva Martinez to approve, discussion ensued.

RESOLUTION 2025-06-08: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to amend the motion to allow the applicants to continue forward with putting the automotive shop on the C-1 property and allow that variance until such time that the City Council approve the changes to the zoning ordinance and that the City Council refund them their fee for rezoning, the City Council unanimously adopted the motion. The City Council subsequently adopted the original motion as amended by unanimous vote. The first reading of Ordinance 2025-06-01 was not approved.

- B. Approve the first reading of Ordinance 2025-06-02, an ordinance approving Rezone Application 2025-06-02; Amending the official zoning map of the city by rezoning the property located at 1009 E. Gallego Avenue and legally described as All of Lots Four (4), Five (5), Six (6), Seven (7), and Eight (8) and the East One-Half (E ½) of Lot Three (3) and Nine (9), in Block Thirty Three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots Four (4) and Five (5), and the North 20 varas of the East One-Half (E ½) of Lot Three (3), Block Thirty-Three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas; Rezoning the subject property from R-4 Mobile Home District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (M. Antrim, City Manager)

RESOLUTION 2025-06-09: On a motion by Councilor Robert Rückes and seconded by Councilor Eva Martinez to approve as presented, the City Council unanimously adopted the motion.

- C. Approve the first reading of Ordinance 2025-06-03, an ordinance amending Chapter 90 – Taxation, Article V – Short Term Rentals to the Alpine Code of Ordinances; Amending rules and regulations regarding short term rentals within the city limits; 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 2025-06-10: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve the ordinance as presented, the City Council unanimously adopted the motion.

- D. Approve the first reading of Ordinance 2025-06-04, an ordinance amending Chapter 46 – Fire Prevention and Preservation, Article II – Fire Prevention Codes, Section 46-43 – Violations to

reflect that fire permit and inspection fees may be set by annual City Council resolution; 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 2025-06-11: On a motion by Councilor Lucy Escovedo and seconded by Councilor Robert Rückes to approve, the City Council unanimously adopted the motion.

- E. Approve the first reading of Ordinance 2025-06-05, an ordinance amending Chapter 10 – Animals to the Alpine Code of Ordinances; Amending Section 10-48 – Registration of dogs and cats; Amending Section 10-49 Finders of lost dogs and cats; Amending Section 10-50 – Dead Animals, Duty to remove; Amending Section 10-52 – Keeping of Wild Animals and Exotic Animals; Providing amended language to provide additional clarification throughout the chapter; Providing updates to animal department and facility titles within the city; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; And 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 2025-06-12: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve the first reading of the ordinance as presented, the City Council unanimously adopted the motion.

- F. Approve Resolution 2025-06-01, a resolution appointing members of the Alpine City Council to Ex-Officio positions on City Boards, Commissions, and Committees. (M. Antrim, City Manager)

RESOLUTION 2025-06-13: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve as presented, the City Council unanimously adopted the motion.

- G. Approve Resolution 2025-06-02, a resolution approving the Payment in Lieu of Taxes for the Alpine Housing Authority for Fiscal Year 2026 - 2030. (M. Antrim, City Manager)

RESOLUTION 2025-06-14: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve as presented, the City Council unanimously adopted the motion.

- H. Approve Resolution 2025-06-03, a resolution appointing City Council Member Ward 5, Rick Stephens, to Serve as the City Council Representative on the Alpine Public Library Board. (M. Antrim, City Manager)

RESOLUTION 2025-06-15: On a motion by Councilor Lucy Escovedo and seconded by Councilor Richard Portillo to approve, the City Council unanimously adopted the motion.

B. Personnel Matters § 551.074 and Consultation with Attorney § 551.071, Texas Government Code:

- i. Deliberate/ evaluation of performance of City Manager and consult with legal counsel regarding contractual status of City Manager. (R. Rückes, City Council)

City Manager, Megan Antrim, requested that the evaluation take place in open session pursuant to Texas Government Code, Section 551.074. This action resulted in the executive session item being considered during regular session for the purposes of the evaluation.

RESOLUTION 2025-06-16: On a motion by Councilor Robert Rückes and seconded by Councilor Eva Martinez to discuss, discussion ensued.

RESOLUTION 2025-06-17: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to move this item to the June 17th meeting, that the City Council will get goals and objectives from the City Manager at that meeting, and that the City Council will establish questions for internal, citizen, and City Council surveys, the City Council unanimously adopted the motion.

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 2025-06-18: On a motion by Councilor Robert Rückes and seconded by Councilor Eva Martinez to recess into executive session, the City Council unanimously adopted the motion. (7:15 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:

- i. Letter of Demand - Stephen Seale
- ii. Letter of Demand - Living Trust of James Distel

(M. Antrim, City Manager)

15. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2025-06-19: On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to move into open session, the City Council unanimously adopted the motion. (7:20 P.M.)

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

RESOLUTION 2025-06-20: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to take no action, the City Council unanimously adopted the motion.

16. **ADJOURN.**

There being no further business, the meeting was adjourned. (7:20 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 May 30, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 30th day of May, 2025.

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

