



**CITY OF ALPINE**  
**REGULAR CITY COUNCIL MEETING**  
**February 3, 2026 – 4:00 PM**

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

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

- A. Workshop to discuss funding non-profit organizations and the possible implementation of a Community Service Grant Program. (H. Arredondo, City Manager)

2. **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.

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](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.*

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.*

- A. Public Hearing to obtain citizen views and comments regarding Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District.

- B. Public Hearing to obtain citizen's views and comments regarding Special Use Permit 2026-02-01, a special use permit allowing the applicant, T Bar L Land & Cattle, LLC, to establish a short term rental at at 801 S Walker St. The property owner of record is T Bar L Land & Cattle, LLC. The Parcel ID of the subject property is 10915.

5. **PUBLIC PRESENTATIONS.**

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

7. **TIME SENSITIVE ITEMS.**

8. **CONSENT AGENDA.**

- A. Approval of the January 20, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of Special Use Permit 2026-02-01, a special use permit allowing the applicant, T Bar L Land & Cattle, LLC, to establish a short term rental at at 801 S Walker St. The property owner of record is T Bar L Land & Cattle, LLC. The Parcel ID of the subject property is 10915. (G. Calderon, City Secretary)
- C. Approval of the December 2025 invoice for Bojorquez Law Firm Services. (G. Calderon, City Secretary)

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. Alpine Police Department 2025 Racial Profiling Report. (H. Arredondo, City Manager)

11. **INFORMATION OR DISCUSSION ITEMS.**

A. Process for city residents getting a temporary trash bin. (R. Stephens, 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 Resolution 2026-02-01, a resolution establishing Appendix E: Parks and Recreation fee schedule. (H. Arredondo, City Manager)

B. Approve Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (H. Arredondo, City Manager)

C. Consideration and possible action regarding authorization to obtain temporary or alternative financial resources to assist the Finance Department with completion of prior-year financial audits and current-year financial reporting. (H. Arredondo, City Manager)

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.*

A. **City Mayor Report**

- B. **City Manager Report:** Employee Compensation; Streets; Water; Wastewater, Budget; Grants; Information Technology & Cybersecurity; Utility Billing Software Transition; Requests for Proposals; Smart Meters; Pending Projects; Boards, Commissions, and Committees.

14. **CITY COUNCIL MEMBER COMMENTS.**

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 § 551.072, Texas Government Code

- i. Discussion regarding the Municipal Pool, requirements under Texas Code, plans for the upcoming season, and status of personnel requisition. (H. Arredondo, City Manager)

- B. Deliberation of Real Property § 551.072, Texas Government Code

- i. Potential property acquisition by the City. (R. Stephens, City Council)

16. **ACTION AFTER EXECUTIVE SESSION.**

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

17. **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](http://www.cityofalpine.com) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2 P.M. on January 28, 2026, and remained so posted for at least 3 business days preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL**

**this 28 day of January, 2026.**

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



# CITY COUNCIL AGENDA ITEM REPORT

February 3, 2026

Agenda Item No. 1A

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



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## AGENDA ITEM

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Workshop to discuss funding non-profit organizations and the possible implementation of a Community Service Grant Program. (H. Arredondo, City Manager)

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## EXECUTIVE SUMMARY

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The City Council has engaged in multiple discussions over the past year regarding the appropriate framework for funding nonprofit organizations that provide services to Alpine residents. These discussions have been prompted by an increase in requests for City funding, the absence of a formalized grant process, and the Council’s desire to ensure transparency, equity, and compliance with public-purpose requirements.

On January 7, 2025, the City Council reviewed a draft **Community Services Grant Program** prepared by the former City Manager. The draft was intended to establish a competitive, policy-driven process for nonprofit funding and outlined eligibility criteria, priority service areas, application requirements, evaluation standards, reporting obligations, and Council oversight.

Subsequently, on September 16, 2025, the City Council held a discussion regarding the potential funding of St. Vincent de Paul, further highlighting the need for a consistent and defensible framework for evaluating nonprofit funding requests.

Following adoption of the FY 2025–2026 Budget, and in response to continued and increased nonprofit funding requests, Mayor Catherine Eaves sponsored an agenda item on October 7, 2025, to revisit the City’s nonprofit funding practices. At that meeting, the City Council reviewed the draft Community Services Grant Program and directed staff to schedule a dedicated workshop to further refine the process and determine whether to adopt the draft program, or a similar framework, for incorporation into a future budget cycle.

On **January 20, 2026**, the City Council convened a workshop to continue these discussions. During the workshop, the Council requested that City staff make the Director of Tourism, **Chris Ruggia**, available to answer questions regarding the **Hotel Occupancy Tax (HOT) Grant Program** and to provide his expert perspective on grant program structure and administration. Mr. Ruggia played a significant role—alongside former City staff—in developing and implementing Alpine’s HOT Grant Program and has been instrumental in its successful operation. The Council sought to leverage this experience to better understand best practices,

transparency measures, and administrative considerations that could inform a General Fund–supported nonprofit grant framework.

The February 3, 2026 workshop is intended to:

- Review the draft Community Services Grant Program in detail;
- Discuss policy considerations related to public purpose, eligibility, prioritization, funding limits, and reporting;
- Consider how a formal grant program could be integrated into the City’s annual budget process; and
- Provide direction on whether to adopt, modify, or replace the draft program for future nonprofit funding decisions.

The attached draft program proposes a competitive, General Fund–supported grant process with clearly defined focus areas, including public safety, basic needs, educational assistance, and community beautification, along with Council review, conflict-of-interest safeguards, and reporting requirements.

### **Current Nonprofit Funding**

At present, the City provides funding to the following nonprofit organizations through the adopted budget:

- Family Crisis Center of the Big Bend – \$9,425
- Children’s Advocacy Center of the Big Bend – \$5,000
- Alpine Public Library – \$45,000, plus additional amounts as determined through the annual budgeting process

This workshop does not involve approval of funding awards. Rather, it is intended to guide future policy decisions and establish a clear, transparent framework for evaluating nonprofit funding requests in upcoming fiscal years.

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## **SUPPORTING MATERIALS**

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1. DRAFT - Community Service Grant Program Policy Application-word
2. 2025-2026 HOT grant scoring
3. HOT Grant Application & Guidelines 2025-2026 - 3-3-2025.

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/27/2026  
Final Approval - 1/27/2026



# CITY OF ALPINE

## Community Service Grant Program Policy & Application

Date: February 17, 2026

Version: 1.0

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# 1.0 POLICY

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## 1.1 STATEMENT

The City of Alpine recognizes the vital role nonprofit organizations play in improving the quality of life for our residents. To support these efforts, the Alpine Community Services Grant Program provides competitive grant funding to eligible nonprofits that deliver services benefiting Alpine residents.

### ELIGIBILITY CRITERIA

1. Applicants must be registered nonprofit organizations in good standing with relevant state and federal regulatory authorities.
2. The nonprofit must demonstrate a measurable positive impact on Alpine residents.
3. Proposals must align with the grant program’s priority focus areas listed above.
4. Applicants must have demonstrated a community-wide benefit.

### PROGRAM FOCUS AREAS

All grant applications must demonstrate that the proposed project or program falls within one or more of the following Program Focus Areas. Applications that do not clearly align with at least one focus area will be deemed ineligible for funding consideration.

1. Basic needs and services for the elderly.
2. Basic needs and services for people with lower incomes.
3. Educational resources and assistance.
4. Domestic violence & assault relief.
5. Children's sports & recreation.

## 1.2 SCOPE

This policy applies to all nonprofit organizations seeking funding from the Alpine Community Services Grant Program. It governs the eligibility, application, review, funding, reporting, and transparency processes for all grants awarded through this program. The scope of the program includes:

- Organizations operating within the City of Alpine or providing measurable benefits

to Alpine residents.

- Nonprofit projects or programs that align with the City's organizational goals and community priorities.
- One-time grants funded exclusively through the City of Alpine's general fund, subject to annual budget approval and availability.

This policy does not apply to:

1. Organizations already under contract with the City to provide specific services (e.g., utility assistance, business retention).
2. For-profit entities or individuals.
3. Organizations receiving Hotel Occupancy Tax funding.

## 2.0 DEFINITIONS

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### 2.1 DEFINITIONS

For clarity and consistency, the following terms are defined as used in this policy:

1. **Nonprofit Organization:** An organization registered under Section 501(c)(3) of the Internal Revenue Code or similar legal designation, operating on a not-for-profit basis for charitable, educational, or community purposes.
2. **Public Safety:** Services or initiatives aimed at protecting the health, safety, and welfare of the community, including disaster relief, emergency response, and crime prevention.
3. **Basic needs:** Essential resources and services such as food, clothing, shelter, healthcare, and utilities that ensure the well-being of individuals or families.
4. **Community Beautification:** Activities or projects that enhance the physical appearance and environmental quality of Alpine, including landscaping, public art installations, and litter removal.
5. **Educational Assistance:** Programs or services that promote learning, skill development, or access to education for Alpine residents.
6. **Competitive Grant:** A funding process where applications are evaluated based on predetermined criteria to ensure fairness and the selection of the most impactful proposals.
7. **Grant Recipient:** A nonprofit organization awarded funds through the Alpine Community Services Grant Program to implement an approved project or program.

8. General Fund: The primary fund source for the City of Alpine's operations and programs, including the Community Services Grant Program.
9. Eligible Organizations: A nonprofit that meets the criteria outlined in the Eligibility Criteria section of this profit.

## 3.0 GUIDELINES AND PROCEDURES

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### 3.1 PROGRAM GUIDELINES

- Funding Source: The program is funded through the City of Alpine's general fund.
- Competitive Process: Grant funding is limited and awarded based on a competitive evaluation process. Not all requests may be funded.
- Purpose: Funding will be provided to organizations whose proposals most effectively serve the public purpose in alignment with the City's goals and community's needs.

### 3.2 ELIGIBILITY CRITERIA

### 3.3 APPLICATION PROCESS

1. Application Availability: Applications will be made available on the City of Alpine Website and at City Hall.
2. Submission Deadline: Applications must be submitted by the specified due date. Late submissions will not be considered.
3. Required Documentation must be included with application:
  - Organization's mission and objectives
  - Detailed Description of the project or program for which funding is requested
  - Budget breakdown of requested funds
  - Evidence of nonprofit status and financial transparency
  - Details of additional funding sources, if applicable

### 3.4 REVIEW AND EVALUATION

1. Applications will be reviewed by the Alpine City Council during a designated Community Services Grant Program Workshop

2. Council Members with affiliations to applying organizations must recuse themselves from the review process.
3. Applications will be evaluated based on:
  - Alignment with program focus areas and community priorities
  - Impact on the Alpine community
  - Feasibility of proposed project/program and budget

### **3.5 FUNDING ALLOCATION**

Annual funding for the program will be determined through the City's budget process. Award amounts are subject to available resources and may vary based on program demand. Funds are provided as one-time grants and must be used solely for the approved program or project.

### **3.6 REPORTING REQUIREMENTS**

1. Quarterly Reports: Grant Recipients must submit quarterly progress reports to the Alpine City Council at regularly scheduled meetings. Reports must include:
  - Financial Statements
  - Progress updates on program milestones
  - Challenges or issues encountered
2. Reports should be concise and include a brief presentation of six (6) minutes, including time for Council questions.
3. Failure to meet reporting requirements may result in future funding ineligibility.
4. An annual summary of grant impacts will be presented by the Office of the City Manager during a regular scheduled City Council Meeting in September of each year.

### **3.7 TIMELINE**

- Applications Available: TBD
- Application Deadline: TBD
- Application Review: TBD
- Award Announcements: TBD
- Funding Release Date: TBD
- Last Day for Use of Funds: TBD

## 4.0 VERSION HISTORY

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This policy will be reviewed periodically to ensure continued relevance and effectiveness.

Version	Date	Responsible	Revision Summary
1.0	February 17, 2026	City Council	Document Creation

# City of Alpine Community Services Grant Program Application

## Instructions

Thank you for your interest in the Alpine Community Services Grant Program. Please complete the application form below and attach all required documentation. Applications must be submitted by **[insert deadline]** to be considered. Late or incomplete applications will not be reviewed.

Completed applications can be submitted:

- Online via the City of Alpine website
- In-person at Alpine City Hall

If you have questions, please contact **[contact person's name]** at **[contact information]**.

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## Section 1: Organization Information

### 1. Organization Name:

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### 2. Contact Person:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### 3. Organization Address:

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City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

### 4. Tax ID Number: \_\_\_\_\_

### 5. Nonprofit Status:

- Registered 501(c)(3)
  - Other (please specify): \_\_\_\_\_
-

**Section 2: Project or Program Information**

1. **Project/Program Title:**

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2. **Which focus area(s) does your project/program align with?  
(Select all that apply):**

- Public safety and disaster relief assistance
- Basic needs and services for veterans
- Basic needs and services for people with lower incomes
- Community beautification and upkeep
- Educational assistance
- Domestic violence & assault relief

3. **Provide a brief description of your project/program:**

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4. **How will this project/program benefit Alpine residents?**

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5. **Number of individuals community wide that have been served:**

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### Section 3: Funding Request

1. **Total Amount Requested:** \$\_\_\_\_\_
2. **Provide a detailed budget for your project/program:**  
(Attach a separate document if necessary.)

<b>Expense Category</b>	<b>Amount</b>
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<b>Total:</b>	<b>\$_____</b>
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3. **Have you secured other funding sources for this project/program?**
    - Yes (Please list): \_\_\_\_\_
    - No
- 

### Section 4: Supporting Documentation

Please attach the following documents:

1. Proof of nonprofit status (e.g., IRS determination letter)
  2. Financial statements (most recent)
  3. Detailed project/program budget (if not completed above)
  4. List of the organization's Board of Directors and key staff
  5. Any additional information that supports your application
-

**Section 5: Certification**

I, the undersigned, certify that all information provided in this application is true and accurate to the best of my knowledge. I understand that failure to comply with reporting requirements or misuse of grant funds may result in disqualification from future funding opportunities.

**Authorized Representative Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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**For City Use Only**

- Date Received: \_\_\_\_\_
  - Application Complete:  Yes  No
  - Review Date: \_\_\_\_\_
  - Decision:  Approved  Denied
  - Award Amount: \_\_\_\_\_
-

Event Name	Impact on stays (45%)	Professional & Planning (20%)	Capacity (20%)	Diverse Revenues (15%)	PERFORMANCE SCORE	New	Innovative	EXTRA CREDIT
Big Bend Film Commission	5.00	8.25	9.75	3.00	<b>63</b>	0.00	1.25	<b>1</b>
35th Annual Alpine Gem & Mineral Show	8.00	7.00	9.00	6.75	<b>78</b>	0.00	4.60	<b>5</b>
Guitar in the Big Bend Feb. 2026	5.60	7.20	8.20	5.00	<b>64</b>	0.00	2.40	<b>2</b>
Spring & Fall Jackpots	6.00	8.67	9.33	7.33	<b>74</b>	4.17	0.83	<b>5</b>
81st Annual Rodeo	7.00	8.33	10.00	7.50	<b>79</b>	0.00	0.00	<b>0</b>
Big Bend Ranch Rodeo	5.00	8.60	10.00	7.40	<b>71</b>	0.00	0.00	<b>0</b>
Viva Big Bend	9.00	9.00	9.60	8.60	<b>91</b>	0.00	1.00	<b>1</b>
ANRS & Rodeo Exes Annual Reunion	5.60	7.80	10.00	7.20	<b>72</b>	0.00	0.00	<b>0</b>
Black and White Gala	5.60	6.00	5.60	4.60	<b>55</b>	1.00	1.40	<b>2</b>
Far West Texas Comic Con	7.20	9.20	9.00	6.40	<b>78</b>	2.60	1.00	<b>4</b>
Alpine Cowboys Baseball	6.80	9.00	10.00	7.80	<b>80</b>	0.00	0.00	<b>0</b>
Alpine Wildlife Weekend	6.80	9.80	10.00	7.40	<b>81</b>	3.00	3.60	<b>7</b>
4th Annual Big Bend Blue Grass Festival	5.40	8.00	8.00	5.60	<b>65</b>	1.20	2.40	<b>4</b>
Fourth of July Celebration	5.25	6.00	9.50	5.75	<b>63</b>	1.00	1.00	<b>2</b>
Artwalk 2025	9.60	9.00	10.00	6.20	<b>91</b>	0.00	0.00	<b>0</b>
Spirits of the West 2026	6.40	5.60	9.00	4.60	<b>65</b>	0.00	0.00	<b>0</b>
Mobile Food Service Event Cart	0.00	0.00	0.00	0.00	<b>0</b>	0.00	0.00	<b>0</b>

Alumni Events	5.40	5.80	8.60	3.80	<b>59</b>	1.00	0.00	<b>1</b>
Lady Bucks Youth Softball Tournament	8.00	8.60	6.60	6.60	<b>76</b>	4.00	1.00	<b>5</b>
Kokernot Field Restorations	4.60	4.50	5.80	5.20	<b>49</b>	0.00	0.00	<b>0</b>
Museum of the Big Bend	8.00	9.00	9.40	8.40	<b>85</b>	0.00	2.00	<b>2</b>
40th Annual Trappings of Texas	8.00	7.40	10.00	8.40	<b>83</b>	0.00	0.00	<b>0</b>
Lone Star Cowboy Poetry Gathering	5.00	8.40	9.20	8.00	<b>70</b>	0.00	4.00	<b>4</b>
61st Season of Theatre of the Big Bend	7.20	8.40	9.40	7.20	<b>79</b>	0.00	0.00	<b>0</b>

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**CITY OF ALPINE**  
**HOTEL/MOTEL OCCUPANCY TAX USE GUIDELINES AND FUNDING APPLICATION**

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**Texas Tax Code Chapter 351** allows the City of Alpine to collect Hotel Occupancy Tax (HOT) from hotels, motels, bed & breakfasts and inns. Under state law, the revenue from the HOT may be used only to directly promote tourism and the convention and hotel industry and may be used for the following:

- 1) **Convention Centers and Visitor Information Centers:** acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;
- 2) **Registration of Convention Delegates:** furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
- 3) **Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry:** advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity utilizing media outlets that are outside of Brewster, Jeff Davis and Presidio Counties (with the provisional exception of Presidio);
- 4) **Promotions of the Arts that Directly Promote Tourism and the Hotel and Convention Industry:** encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to presentation, performance, execution, and exhibition of these major art forms;
- 5) **Historical Restoration and Preservation Activities that Directly Promote Tourism and the Hotel and Convention Industry:** historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums;
- 6) **Sporting Event Expenses that Substantially Increase Economic Activity at Hotels:** expenses, including promotion expenses, directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the municipality or its vicinity;
- 7) **Transportation System:** transportation services that start or end at hotel or convention center or attraction offered to hotel guests at no charge;
- 8) **Signage:** permanent signage that directs the public to sights and attractions frequently visited by hotel guests.

**City Policy:** The City of Alpine accepts applications from groups and businesses whose program fits into one or more of the above categories. Non-profit and for-profit entities are equally eligible for HOT funding – the priority for HOT grants is to increase revenues for Alpine’s hotel and lodging industry. All requests for funds should be submitted in writing, accompanied by the official application *with all required attachments*, to the City Secretary. Based on the application, the City’s HOT Grants Committee will review and make recommendations to the City Council. The Committee is appointed by the City Council.

The Committee’s recommendations will be reviewed by the Alpine City Council, who will make the final decision on your request based on the documentation submitted *at the time the applications are due*.

Each grant application should include a budget and indicate the HOT Categories (Advertising, Promotion of the Arts, etc) intended for its planned expenses. Please note that there are legal requirements and/or limitations on certain categories that may affect the availability of funds under those categories:

- 1) **Advertising:** Alpine is legally required to spend at least 50% of each year’s collected HOT funds on Advertising.
- 4) **Promotion of the Arts:** A maximum of 15% of HOT revenues can be spent under Promotion of the Arts.
- 5) **Historical Restoration and Preservation:** A maximum of 15% of HOT revenues can be spent under Historical Restoration and Preservation

All funded services or advertisements must be delivered and invoiced within the 2025-2026 fiscal year, starting no earlier than October 1, 2025 and ending no later than September 30, 2026.

**Reporting:** Awardees must submit a final report with event photos following each event and include a budget summary of revenue and expenses. The final report may be in brief narrative form and should focus on the event’s impact on overnight stays at hotels and short-term rentals. Any group that has received grant funds in the prior fiscal year must include their report as one of the required attachments to their application.

**Reimbursements:** HOT fund awards are, whenever possible, distributed as reimbursements. The responsible party should submit one (1) itemized request for reimbursement with documentation of each expense and proof of payment, ideally within 30 days after the event date along with the final report. All reimbursement requests must be submitted prior to September 1. Failure to submit timely reimbursement requests and reports may jeopardize future funding through future scoring or funding being withheld.

**Priority for Hotel Tax Funds:** Priority will be given to those events and entities who show the ability to generate overnight visitors to the City of Alpine. If it is determined by the HOT Committee that an event will not generate any meaningful overnight business for Alpine’s hotels, it will not be eligible for receipt of hotel occupancy tax funds. Events can prove this potential to generate overnight visitors by:

- a) **historic information on the number of room nights used during previous years of the same events;**
- b) **current information on the size of a room block that has been reserved at area**

**hotels** to accommodate anticipated overnight guests attending the event requesting hotel tax funds.

- c) **historic information on the number of guests at hotels or other lodging facilities that attended the funded event;**
- d) **historic information on the number of event attendees living outside of our area and thus requiring lodging; and/or**
- e) **examples of marketing of the programs and activities that will generate or encourage overnight visitors to local lodging properties.**

**Applicant Scoring: The HOT Grants Committee will review the completed applications and evaluate them based on the following criteria:**

- Impact on overnight hotel stays
- Application demonstrates professionalism, with a sound business and promotional plan
- Capacity to host successful program or event, and promote effectively out of the area
- Diversity of revenues (not relying solely on HOT funds for operations)
- Receipt of final report from previous year's event
- Encouraging new events or activities
- Innovative programs

**REQUIRED ATTACHMENTS: Along with the application, please submit the following:**

1. Total event budget including HOT funds (see sample budget)
2. Proposed Marketing Plan for Funded Event
3. Schedule of Activities or Events Relating to the Funded Project
4. Estimated attendance and economic impact (primarily hotel stays) from prior event
5. Event Report – *if grant funds were received for the previous year*
6. Surveys and tabulations from prior event – *if available*
7. Event/Program Permit Application – *if applicable*

***BE AWARE THAT ATTACHMENTS 1-5 ABOVE ARE STRICTLY REQUIRED!!!  
Any application submitted without them CANNOT BE CONSIDERED FOR FUNDING.***

**Earliest Date That Applications May Be Submitted:** Monday, March 10, 2025

**Submit Complete Application to:** City of Alpine  
City Secretary  
100 N. 13<sup>th</sup> St.  
Alpine, Texas 79830

**Submit Complete Application by:** 5pm on Thursday, April 17, 2025

*Questions? Contact Director of Tourism Chris Ruggia: [chris@visitalpinetx.com](mailto:chris@visitalpinetx.com)*

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## HOTEL OCCUPANCY TAX GRANT APPLICATION

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Date: \_\_\_\_\_

Name of Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Web Site Address for Event or Sponsoring Entity: \_\_\_\_\_

Is your organization:    Non-Profit: \_\_\_\_\_    Private/For Profit: \_\_\_\_\_

Tax ID#: \_\_\_\_\_ Entity's Creation Date: \_\_\_\_\_

Name of Event or Project: \_\_\_\_\_

Date of Event or Project: \_\_\_\_\_

Primary Location of Event or Project: \_\_\_\_\_

Amount Requested: \_\_\_\_\_

How will the funds be used: \_\_\_\_\_

\_\_\_\_\_

Brief Description of Funded Activity/Facility: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Percentage of Hotel Tax Support of Related Costs:

\_\_\_\_\_ Percentage of Total Event Costs covered by Hotel Occupancy Tax

**Questions for All Funding Requests:**

*First-year events will of course have to make a guess as to the expected attendance. During the event, please make every effort to count the event attendees and capture some information about their places of residence (example: a volunteer asks for zip codes at the door).*

How many years have you held this Event or Project: \_\_\_\_\_

Expected Attendance: \_\_\_\_\_

How many people attending the Event or Project will use Alpine hotels, motels or bed & breakfasts: \_\_\_\_\_

How many nights will they stay: \_\_\_\_\_

Did you reserve a room block for this event at an area hotel and if so, for how many rooms and at which hotels: \_\_\_\_\_  
\_\_\_\_\_

How will you measure the impact of your event on area hotel activity? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list other organizations, sponsors, government entities and grants that have offered financial support to your project: \_\_\_\_\_  
\_\_\_\_\_

Please check all promotional efforts your organization is coordinating and the amount financially committed to each media outlet:

- Total Paid Advertising: \$ \_\_\_\_\_
- Newspaper \$ \_\_\_\_\_     Radio \$ \_\_\_\_\_     TV \$ \_\_\_\_\_
- Press Releases to Media \$ \_\_\_\_\_
- Direct Mailing to out of town recipients \$ \_\_\_\_\_
- Digital or Social Media \$ \_\_\_\_\_     Other \$ \_\_\_\_\_

What cities/regions/demographics will you reach with your advertising and promotions?  
\_\_\_\_\_  
\_\_\_\_\_

What estimated number of individuals will your proposed marketing reach who are located in another city or county? \_\_\_\_\_

The following categories will be funded through this process. Check all of the categories that apply to your funding request *and the amount of HOT funds you are requesting under each category*:

- 1. **Civic Center Rental:** use of civic center facility  
\$ \_\_\_\_\_
- 2. **Advertising, Solicitations and Promotions:** funds should primarily be spent on direct advertising costs; production expenses should not exceed 15%  
\$ \_\_\_\_\_
- 3. **Promotion of the Arts:** encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to presentation, performance, execution, and exhibition of these major art forms  
\$ \_\_\_\_\_
- 4. **Historical Restoration and Preservation Activities:** historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional program to encourage tourists and convention delegates to visit preserved historic sites and museums  
\$ \_\_\_\_\_
- 5. **Sporting Event Expenses:** expenses, including promotion expenses, directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the municipality or its vicinity  
\$ \_\_\_\_\_

How many individuals are expected to participate? \_\_\_\_\_

How many of the participants are expected to be from another city or county? \_\_\_\_\_

How many of the participants are expected to use Alpine hotels, motels or bed & breakfasts? \_\_\_\_\_

- 3. **Transportation:** cost of providing free transportation services that ***start or end at hotel*** or convention center or attraction offered to hotel guest at no charge: \$ \_\_\_\_\_

#### CHECKLIST OF REQUIRED ATTACHMENTS

***(applications cannot be considered without all of the following!)***

- Total event budget including HOT funds (sample budget format available)
- Proposed Marketing Plan for Funded Event (sample marketing plan available)
- Schedule of Activities or Events Relating to the Funded Project
- Estimated attendance and economic impact (primarily hotel stays) from prior event
- Event Report – *if grant funds were received for the previous year*
- Surveys and tabulations from prior event – *if available*
- Event/Program Permit Application – *if applicable*

## 2025 City of Alpine Hotel Occupancy Tax Grant Schedule

### **March 10, 2025**

Grant applications open

### **March 25, 2025**

HOT Grants Workshop at 5:30pm in City Council Chambers

### **April 17, 2025**

Grant applications deadline at 5:00pm

### **May 15, 2025**

HOT Committee 1<sup>st</sup> meeting at 5:30pm in City Council Chambers

Initial review of applications, identify pending questions, begin draft Council recommendation

### **May 22, 2025**

HOT Committee 2<sup>nd</sup> meeting at 5:30pm in City Council Chambers

Final consideration of applications

Complete recommendation for City Council

### **June 17, 2025**

City Council meeting at 5:30pm in City Council Chambers

Consideration of HOT Committee recommendation

### **October 1, 2025**

Beginning of grant funding period (No funds will be available before this date).

**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 4A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



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**AGENDA ITEM**

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Public Hearing to obtain citizen views and comments regarding Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District.

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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None

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 4B

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



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**AGENDA ITEM**

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Public Hearing to obtain citizen's views and comments regarding Special Use Permit 2026-02-01, a special use permit allowing the applicant, T Bar L Land & Cattle, LLC, to establish a short term rental at at 801 S Walker St. The property owner of record is T Bar L Land & Cattle, LLC. The Parcel ID of the subject property is 10915.

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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None

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 8A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



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**AGENDA ITEM**

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Approval of the January 20, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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- 1-20-26 City Council Minutes
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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/27/2026  
Final Approval - 1/27/2026

**City Of Alpine**  
**REGULAR CITY COUNCIL MEETING**  
**Tuesday, January 20, 2026 – 4:00 PM**  
**Minutes**

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

*Mayor Catherine Eaves called the meeting to order at 4:00 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.*

**City Council Members Present:**

Mayor Catherine Eaves  
Councilor Rick Stephens  
Councilor Eva Martinez  
Councilor Richard Portillo  
Councilor Robert Rückes (*Arrived late*)

**City Staff and Stakeholders Present:**

Geoffrey R. Calderon, City Secretary  
Henry Arredondo, City Manager  
Cynthia Trevino, City Attorney  
Kirk Caughman, Chief of Police

**Not Present:** Councilor Lucy Escovedo

**Others Present:** None

- A. Workshop to discuss funding non-profit organizations and the possible implementation of a Community Service Grant Program. (G. Calderon, Interim City Manager)

**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:**

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

**City Staff and Stakeholders Present:**

Geoffrey R. Calderon, City Secretary  
Henry Arredondo, City Manager  
Cynthia Trevino, City Attorney  
Kirk Caughman, Chief of Police  
Abel Hinojos, Airport Supervisor  
Randy Guzman, Gas Director  
Eddie Molinar, Public Works Director  
Mike Maciaz, Director of Utilities  
Kera McDaniels, Asst. Director of Utilities  
Jessica Isley, Building Official  
Alexandra Tackett, Deputy City Secretary

**Not Present:** None.

**Others Present:** 22 others.

*Mayor Eaves announced that a quorum of the City Council was present at the City Council*

*Chambers and City Secretary, Geoffrey R. Calderon, reported that the meeting agenda was posted by 2:00 P.M. on January 14, 2026.*

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](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.*

- Mary Ann Vega, Ward 3, addressed the City Council regarding Mountain Country Christmas.
- Marylan McGee, from Fort Davis, addressed the City Council regarding Mountain Country Christmas.

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.*

- A. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2026-01-01, an ordinance establishing regulations related to the operation of golf carts, pocket bikes, and mini-motorbikes within the city; 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.

**Open (5:36 P.M.)**

**Public Comments:** None.

- B. Public Hearing to obtain citizen's views and comments regarding Special Use Permit 2026-01-01, a special use permit allowing the applicant, Karen Chapman, to establish a short term rental at 401 W. Sul Ross. The property owner of record is Karen Chapman & Thomas Robinson. The Parcel ID of the subject property is 35650.

**Public Comments:** None.

**Closed (5:37 P.M.)**

5. **PUBLIC PRESENTATIONS.**

A. Presentations & Recognitions

- i) Swearing in of Henry Arredondo as City Manager by the Honorable Judge Elizabeth Lewis.
- ii) Presentation and Ceremonial Swearing-In of the Alpine Police Department Officers by Chief of Police Kirk Caughman.
- iii) Presentation to Marsha Guerry-Hurley in appreciation of her donation of a ballistic vest for K-9 Prada.

B. Proclamations

C. Community Interest Items

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

*The Mayor called a short recess. (5:48 P.M.)*

*Meeting resumed. (6:08 P.M.)*

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.

City Manager Henry Arredondo requested item 11C to be moved to the next Council Meeting.

**RESOLUTION 2026-01-22:** On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to withdraw item 11C, the City Council unanimously adopted the motion.

- 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 Rick Stephens requested item 8J 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.

Councilor Rick Stephens requested Item 12A be added for time sensitive items.

7. **TIME SENSITIVE ITEMS.**

**RESOLUTION 2026-01-23:** On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve Ordinance 2026-01-01 as presented, discussion ensued.

**RESOLUTION 2026-01-24:** Councilor Rick Stephens moved to amend the original motion and table the Ordinance until such time as there is a workshop on February 17, 2026 on how to improve the Ordinance. The motion was seconded by Councilor Robert Rückes and the City Council unanimously adopted the motion.

8. **CONSENT AGENDA.**

- A. Approval of the January 6, 2026 Regular Meeting Minutes (G. Calderon, City Secretary)
- B. Approval of the November 2025 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Boards & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, Interim City Manager)
- C. Approval of the December 2025 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Boards & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, Interim City Manager)
- D. Approval of the 1st Quarter Fiscal Year 2026 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Boards & Commissions Activities, Public Information, and Departmental Statistics and Updates (G. Calderon, Interim City Manager)
- E. Approval of the appointment of Martha Munoz to the Place 7 position on the Building & Standards Commission. (E. Martinez, City Council)
- F. Approve Special Use Permit 2026-01-01, a special use permit allowing the applicant, Karen Chapman, to establish a short term rental at 401 W. Sul Ross. The property owner of record is Karen Chapman & Thomas Robinson. The Parcel ID of the subject property is 35650. (G. Calderon, Interim City Manager)
- G. Approval of a Letter of Support for the 2026 Keep Texas Beautiful Affiliate Annual Recognition - Gold Star Level. (G. Calderon, Interim City Manager)

- H. Approval of the December 2025 invoice for Bojorquez Law Firm Services. (G. Calderon, Interim City Manager)
- I. Approval of the termination of the stipend provided to Geoffrey R. Calderon for Interim City Manager services effective January 20, 2026. (G. Calderon, Interim City Manager)
- J. Approval of Fiscal Year 2025-2026 1st Quarter Investment Report. (G. Calderon, Interim City Manager)

**RESOLUTION 2026-01-25:** On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to prove the consent agenda items A to I, the City Council unanimously adopted the motion.

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

**RESOLUTION 2026-01-26:** On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to table item 8J, the City Council unanimously adopted the motion.

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. Alpine Volunteer Fire Department Update from Chief James Etchison. (G. Calderon, Interim City Manager)
- B. Emergency Services Board update by Rusty Moore. (G. Calderon, Interim, City Manager)

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss updates to the Skyway Gardens II water system improvements project, including a recommended change to the project design approach related to pressure plane boundaries, pump station coordination, and water service delivery, and review the proposed path forward to address newly identified system constraints and project timing considerations. (G. Calderon, Interim City Manager)
- B. Finance Report - October 2025, November 2025, and December 2025 Revenue and Expense Reports by Victoria Sanchez, Director of Finance. (G. Calderon, Interim City Manager)
- C. Finance Operations Update from Victoria Sanchez, Director of Finance. (G. Calderon, Interim City Manager)
- D. Discuss potential City participation in hosting a 2026 Governor's Small Business Summit in Alpine, including coordination with Brewster County, Sul Ross State University, and local partners; review partner responsibilities outlined by the Governor's Office; consider potential dates, topics, and venue options; and provide direction regarding any anticipated City involvement or expenditures related to the event. (G. Calderon, Interim City Manager)

- E. Process and Timeline to Consider Proposed Amendments to the City of Alpine Home-Rule Charter for Submission to the Voters at the November 3, 2026 Uniform General Election. (G. Calderon, Interim City Manager)
- F. Presentation and discussion by Adriana Holguin, Public Works Administrative Assistant, regarding the In-House Flood Mitigation Action Plan for Fiscal Years 2026–2028, including proposed short-term drainage and vegetation management projects, coordination with the Fire Department and TxDOT, preliminary infrastructure improvements in flood-prone areas, identification of future grant-eligible sites for potential retention ponds, and consideration of establishing a recurring annual flood mitigation funding mechanism within the General Fund. (G. Calderon, Interim City Manager)
- G. Discuss and consider clarification of Resolution 2025-02-01 regarding the term of the City’s sponsorship approval for the Mountain Country Christmas Bazaar, including a review of the February 4, 2025 agenda language, resolution caption, and operative resolution language referencing the 2025 and 2026 event years, and determine whether any corrective or ratifying action is necessary. (L. Escovedo, City Council)

*The Mayor called a short recess. (7:35 P.M.)  
Meeting resumed. (7:43 P.M.)*

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 2026-01-01, an ordinance establishing regulations related to the operation of golf carts, pocket bikes, and mini-motorbikes within the city; 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. (G. Calderon, Interim City Manager)

*Action Item A was considered during the time-sensitive item portion of the agenda.*

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.*

- A. **City Mayor Report**
- B. **City Manager Report:** Employee Compensation; Streets; Water; Wastewater, Budget; Grants; Information Technology & Cybersecurity; Utility Billing Software Transition; Requests for Proposals; Smart Meters; Pending Projects; Boards, Commissions, and Committees.

14. **CITY COUNCIL MEMBER COMMENTS.**

**RESOLUTION 2026-01-27:** On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to move into executive session, the City Council unanimously adopted the motion. **(7:49 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:

i. Discussion regarding the Municipal Pool, requirements under Texas Code, plans for the upcoming season, and status of personnel requisition. (G. Calderon, Interim City Manager)

B. Personnel Matters § 551.074, Texas Government Code

i. Operational, Finance, and Personnel Discussions and Considerations to ensure that the City Council and the City Manager are aligned. (G. Calderon, Interim City Manager)

16. **ACTION AFTER EXECUTIVE SESSION.**

**RESOLUTION 2026-01-28:** On a motion by Councilor and seconded by Councilor Robert Rückes to move into regular session, the City Council unanimously adopted the motion. **(8:28 P.M.)**

A. Action, if any, concerning any of the items listed in executive session. (G. Calderon, Interim City Manager)

**RESOLUTION 2026-01-29:** On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to take no action, the City Council unanimously adopted the motion.

17. **ADJOURN.**

*There being no further business, the meeting was adjourned by Mayor Eaves. **(8:28 P.M.)***

**APPROVED:**

**ATTEST:**

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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](http://www.cityofalpine.com) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2 P.M. on January 14, 2026, and remained so posted for at least 3 business days preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL**

**this 14 day of January, 2026.**

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



**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 8B

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



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**AGENDA ITEM**

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Approval of Special Use Permit 2026-02-01, a special use permit allowing the applicant, T Bar L Land & Cattle, LLC, to establish a short term rental at at 801 S Walker St. The property owner of record is T Bar L Land & Cattle, LLC. The Parcel ID of the subject property is 10915. (G. Calderon, City Secretary)

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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1. 801 S Walker - STR APP 2026\_Redacted

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/23/2026  
Final Approval - 1/27/2026



# SHORT-TERM RENTAL/SPECIAL USE – CONDITIONAL USE PERMIT APPLICATION

STR-CUP Application Fee is \$500.00 per property (non-refundable)

**Please complete one application per unit**

New Application                    /                     Change in Application  
 Existing Structure                    /                     New Construction

**STR Type:**  Owner Occupied     Single Unit Non-Owner-Occupied     Multi-Unit Non-Owner Occupied

**SECTION 1: PROPERTY INFORMATION**

Property Name (Trade Name) The High Line	Street Number 801	Street Name S Walker Street
---	----------------------	--------------------------------

**LEGAL DESCRIPTION (must provide copy of survey or describe meets and bounds on 8 1/2 x 11 sheet)**

Addition Hancock	Block 59	Lot 4,5
Present zoning district R	Square footage of property 1296.0	Size of property lot 0.35 acres
		Total Number of Units in Building 1

**SECTION 2: PROPERTY OWNER INFORMATION - Complete at least one of section A or B**

**A. Individual Ownership**

Owner First Name	Owner Last Name	Primary Telephone Number
Mailing Address		Email Address

**B. Corporate Ownership**

Ownership Form:  
 Partnership     Corporation     LLC     Kiosk     Other (Please Explain)

Business Name T BAR L LAND & CATTLE, LLC		
Contact First Name Ashley	Contact Last Name Lynch	Primary Telephone Number
Mailing Address (cannot be P.O. Box) 5891 State Hwy 119, Gillett, TX 78116		Email Address

**SECTION 3: PROPERTY MANAGER /DESIGNATED OPERATOR'S INFORMATION**

First Name April	Last Name McAnally	Primary Telephone Number
Physical Address (must be located within 30 minutes of STR property) 115 N 6th Street, Alpine, Texas 79830		Email Address

**STAFF USE ONLY**

SUP number	Finance Account Number	Permit Number 26-008298
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**PAID**  
2284

## CITY OF ALPINE STR LOCAL REPRESENTATIVE CERTIFICATION

New  Change

24-hour Representative: The short-term rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and annual renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. **If there is a change in the designated representative the property owner must immediately submit to the City the name and contact information of the new representative.**

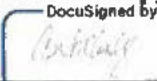
Property Owner First Name T BAR L LAND & CATTLE, LLC	Property Owner Last Name
Short-term Rental Address 801 S Walker Street, Alpine, Texas 79830	

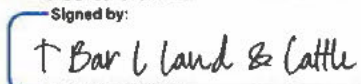
LOCAL REPRESENTATIVE:		
First Name April	Last Name McAnally	Primary Telephone Number
Physical Address (cannot be P.O. Box) 115 N 6th Street, Alpine, Texas 79830		
Mailing Address PO BOX 1235, Alpine, Texas 79831	Email Address	

**Local Representative Responsibilities:**

- The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants.
- A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes.
- If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative.
- Neighbor Notice: The City shall provide an initial mailing or email to neighbors within a 200-foot radius of the short-term rental property address. The notice shall contain the owner and representative contact information, a parking plan, and the city website address where the information is also posted. The neighbors and the city shall be immediately informed whenever there is a change in contact information.

By signing below, the local representative acknowledges that he/she has read, fully understands and agrees to comply with the responsibilities outlined above. **Please provide a copy of Driver's License if different from STR property owner.**

Local Representative Signature:  Date: 12/4/2025

Property Owner's Signature:  T Bar L Land & Cattle LLC Date: Susan Pappas Manager

## ACKNOWLEDGEMENTS

All STR-SUP applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

At least ten (10) before the public hearing for a Short-Term Rental/ Special Use Permit (STR-CUP) application, the city will send written notice to all property owners within 200 feet of the STR to inform them of the use of the STR-CUP application. The notice will provide the applicant's 24-hour contact information and information about STR regulations.

All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a STR-SUP can only be approved by city council through the public hearing process.

All short-term rentals are subject to fire inspections before issuance of a STR-SUP permit. The inspections will include compliance with the 2018 International Fire Code, 2015 International Residential Code, 2015 International Building Code and all applicable City of Alpine Code of Ordinances.

After a STR-SUP is approved, all short-term rentals must register with the city annually. There is a \$250 annual registration fee.

All short-term rentals are required to pay a hotel occupancy monthly or quarterly to the City of Alpine. Failure to register and pay for HOT taxes is grounds for revocation of a STR-SUP.

I have read and understand all of the requirements as set forth by the application for a Short-Term Rental Special Use Permit and acknowledge that all requirements of this application have been met at the time of submittal. I further acknowledge that the Short-Term Rental that I own is subject to all provisions of the orders and ordinances of Alpine, and all of the provisions of the codes, statutes, and rules adopted under the codes and statutes of the State of Texas regarding Short-Term Rental establishments. I acknowledge that as a Short-Term Rental owner I am responsible for the payment of Hotel Occupancy Taxes amounting to 7% per stay. I understand that payment of Hotel Occupancy Taxes is payable to the City of Alpine.

Signed by:  12/5/2025  
10A142410E0B407  
*Applicant's Signature* Printed Name Date

**STR HOMEOWNER'S ASSOCIATION DECLARATION**

**I DECLARE** the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

Address

Managing HOA Representative Signature

Date

**Or:**

**I DECLARE** there is no Homeowners Association requirement for this property.

801 S Walker St, Alpine, Texas 79830

Address

Signed by:

† Bar L Land & Cattle LLC Susan Pape Manager

STR Owners Signature

12/5/2025

Date

**STR PROOF OF PROPERTY INSURANCE**

I declare that I have obtained short-term rental insurance or an insurance policy that specifically states it includes short-term rentals for the property listed on my STR-SUP application. I have attached proof of this insurance policy to my STR-SUP application.

† Bar L Land & Cattle LLC Susan Pape Manager

12/5/2025

Property Owner's Signature

Date

Property Owner's Signature

Date

**Or:**

I declare that I do not have specific short-term rental coverage on the property listed in my STR-SUP application. I understand that my homeowners or landlord insurance may not adequately cover my short-term rental.

Property Owner's Signature

Date

Property Owner's Signature

Date

### GENERAL RELEASE OF LIABILITY

I, T BAR L LAND & CATTLE, LLC, of 801 S Walker Street,  
 Short-Term Rental Operator Alpine, Texas, 79830 (Hereinafter the "Releasor") have agreed to this General  
 City State Zip  
 Release of Liability ("Agreement") for no payment or consideration.

THEREFORE under the terms of this Agreement and sufficiency of which is hereby acknowledged, do hereby release and forever discharge City of Alpine, of 100 N. 13<sup>th</sup> Street, Alpine, Texas, 79830 (Hereinafter the "Releasee") including their agents, employees, successors, and assigns, personal representatives, affiliates successors and assigns, and any and all persons, firms or corporations liable or who might be claimed to be liable, whether or not herein named, none of whom admit any liability to the undersigned, but all expressly denying liability, from any and all claims demands, damages. Actions, causes of action or suits of any kind or nature whatsoever, which I now have or may hereafter have, arising out of or in any way relating to any and all injuries and damages that may develop in the future, as a result or in any way relating to **the undersigned's decision, as a Short-Term Rental Operator in Alpine, Texas to operate a Short-Term Rental.**

It is understood and agreed that this Agreement is made and received in full and complete settlement and satisfaction the causes of action, claims, and demands mentioned herein; that this Release contains the entire Agreement between the parties; and that the terms of this Agreement are contractual and not merely a recital. Furthermore, this Release shall be binding upon the undersigned, and his respective heirs, executors, administrators, personal representatives, successors, and assigns. This release shall be subject to and governed by the laws of the State of Texas.

This Release has been read and fully understood by the undersigned and has been explained to me.

EXECUTED this 5 day of December, 2025.

Releasor's Signature:   
 Signed by: T Bar L Land & Cattle LLC Susan Pape Manager  
16A142410E0B407...

Releasor's Printed Name: Susan Pape

**SIGNATURE TO AUTHORIZE FILING OF A STR-SUP**

Submit an additional signature page if necessary.

Susan Pape  
Print Applicant Name

Susan Pape  
Applicant signature

The State Of Texas

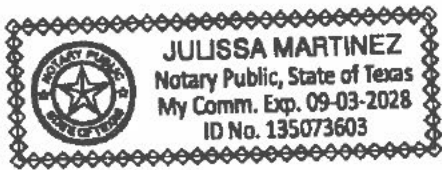
County Of Kendall

Before Me Julissa Martinez on this day personally appeared Susan Pape  
Notary Applicant

Known to me (or proved to me on the oath of card of other documents) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Seal

Given under my hand and seal of the office this 6<sup>th</sup> day of December, A.D. 2025



Julissa Martinez  
Notary in and for the State of Texas

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
Applicant signature

The State Of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
Notary Applicant

Known to me (or proved to me on the oath of card of other documents) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Seal

Given under my hand and seal of the office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
Notary in and for the State of Texas

## SHORT TERM RENTAL INSPECTION CHECKLIST

Initial inspection: At the time of the initial application, the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the International Residential Code, International Fire Code, Property Management Code and City of Alpine Short term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approve means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$35.00 each.

An inspection won't occur until all required application documents and permit fee have been received by the City.

To request an inspection please call Building Services, 432.837.3281.

### General requirements:

- House numbers installed and clearly visible from street.
- Smoke alarms installed in all sleeping rooms.
- Carbon monoxide detectors as required by fire code.
- Fire extinguisher or sprinkler system.

### Sanitation:

- All plumbing fixtures connected to sanitary sewer with approved P-traps.
- All plumbing fixtures connected to approved water supply Hot and Cold water.
- No signs of mold or mildew on wall surfaces.
- No signs of infestation from rodents or insects.
- All sanitary facilities installed and maintained in safe and sanitary conditions

### Safety:

- Basement and all sleeping rooms are provided with windows designed to meet egress standards or exterior doors.
- All stairs, decks and balconies over 30 inches in height are provided with approved guardrails.
- Requirements of the IBC and IRC are met for dwelling units.
- Dwelling has no broken windows or doors.
- No broken, rotted, split, buckled or exterior wall or roof coverings that affect the protection of the structural elements behind them.

### Mechanical:

- Every habitable room contains at least wo electrical outlets and light fixtures.
- All electrical equipment, wiring and appliances have been installed and are in a safe manner.
- Dwelling is equipped with heating facilities in operating condition.
- All solid fuel burning appliances are installed per applicable codes maintained in safe working conditions.
- Dwelling has proper ventilation in all rooms and areas where fuel. All fuel burning appliances are installed.

### Structural:

- Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration.
- No split, lean, list or buckle of dwelling walls, partitions or other vertical supports due to defective material or deterioration.
- No evidence of decay or damage to exterior stairs or decks.

I acknowledge the Short-term inspection checklist requirements.

Signed by:  12/5/2025  
Applicant's Signature Printed Name Date

Please complete and submit the following attached documents with your application.

X **1. Short-Term Rental Application Form.**

Complete form on page 1.

X **2. STR Local Representative Certification.**

Complete form on page 2.

X **3. Acknowledgements**

Sign form on page 3.

X **4. Homeowner's Association Declaration & Proof of Property Insurance.**

Please complete attachment on page 4 and provide a copy of a property insurance summary that states STR coverage is included and complete insurance waiver.

X **5. General Release of Liability.**

Form on page 5 must be signed by the operator.

X **6. Signature to authorize filing STR-SUP.**

Form on page 6 must be completed by a Notary Public.

X **7. Short Term Rental Inspection checklist.**

Form on page 7 must be signed by the STR applicant.

**EXHIBITS** – *Please, clearly mark each exhibit title on top of each page, for example. Exhibit "A" letter.*

X **A. Letter.**

Submit a letter describing the proposed STR use, describe whether the proposed STR will, or will not cause substantial harm to the value, use, or enjoyment of the other properties in the neighborhood. Also describe how the proposed STR will add to the value, use or enjoyment of other properties in the neighborhood.

X **B. Floor Plan.**

A Sketch floor plan of the dwelling with dimensional room layout. Please identify sleeping areas, evacuation route(s) and location of fire extinguishers.

X **C. Parking Plan Requirement.**

A site plan/survey of the property that indicates the maximum number of vehicles that can be legally parked on the property. Parking spaces cannot include on-street parking, sidewalks, alleys or other public rights-of-way.

X **D. Applicant's Driver's License.**

Please provide a copy of STR owner's driver's license.

X **E. Driver License of Local Representative if Different from Applicant.**

X **F. Proof of STR Property Ownership and/or authorization from property owner.**

Property tax documents, deed, or copy of title. If applicant doesn't own property, copy of proof of authorization from property owner, lease agreement, and/or letter is required.

X **G. Info Sheet.**

A copy of the informational sheet/brochure that is provided to guests of the STR. Please include:

- The 24-hour contact information of the STR owner or local representative.
- Neighborhood info such as parking and noise restrictions, trash collection schedules, etc.
- Emergency and non-emergency telephone numbers for police and fire departments.
- Instructions for obtaining severe weather, natural or man-made disaster alerts. Local alert service is available at: [Brewstercountytx.com/hyper-reach](http://Brewstercountytx.com/hyper-reach).



January 6, 2026

**City of Alpine**  
100 N. 13<sup>th</sup> St., Alpine, TX 79830

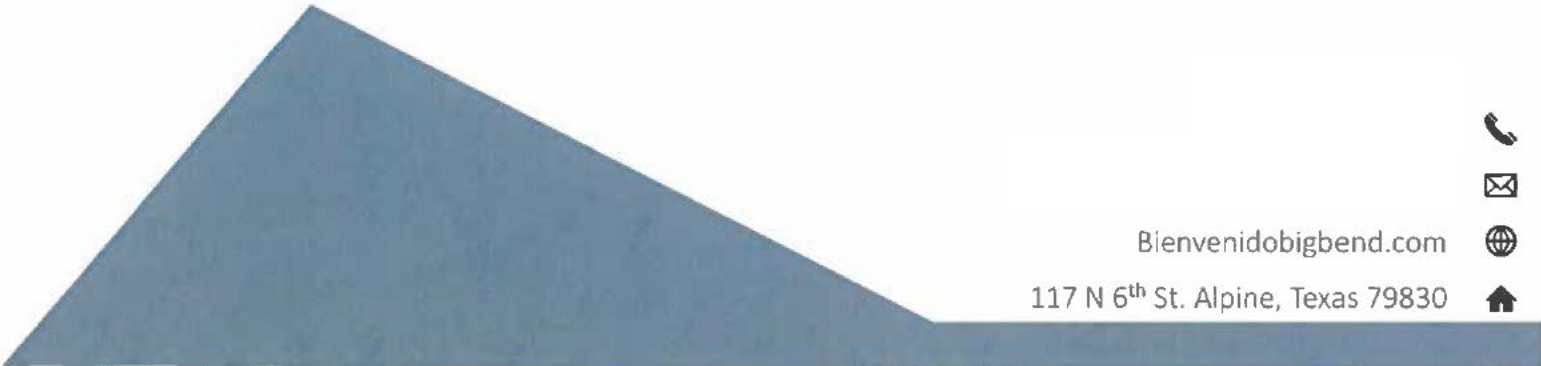
To Whom It May Concern:,

We are proposing that The High Line, located at 801 S Walker St in Alpine, Texas be utilized as a short-rental property. The owners of this property occasionally use this property for personal use when in the area and would like to open it up as a short term rental so it does not deteriorate in condition when vacant during gaps in their use. No harm will be caused to the value of the property or to other property in the neighborhood due to the use as a short-term rental.

The High Line will be managed by Bienvenido Big Bend which is a local professional management company that has a good relationship with the city and remits hotel occupancy taxes on all properties. Bienvenido Big Bend is excited to manage this property. I am dedicated to representing this property, as well as, the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

**April McAnally**  
**Owner**  
**Bienvenido Big Bend**

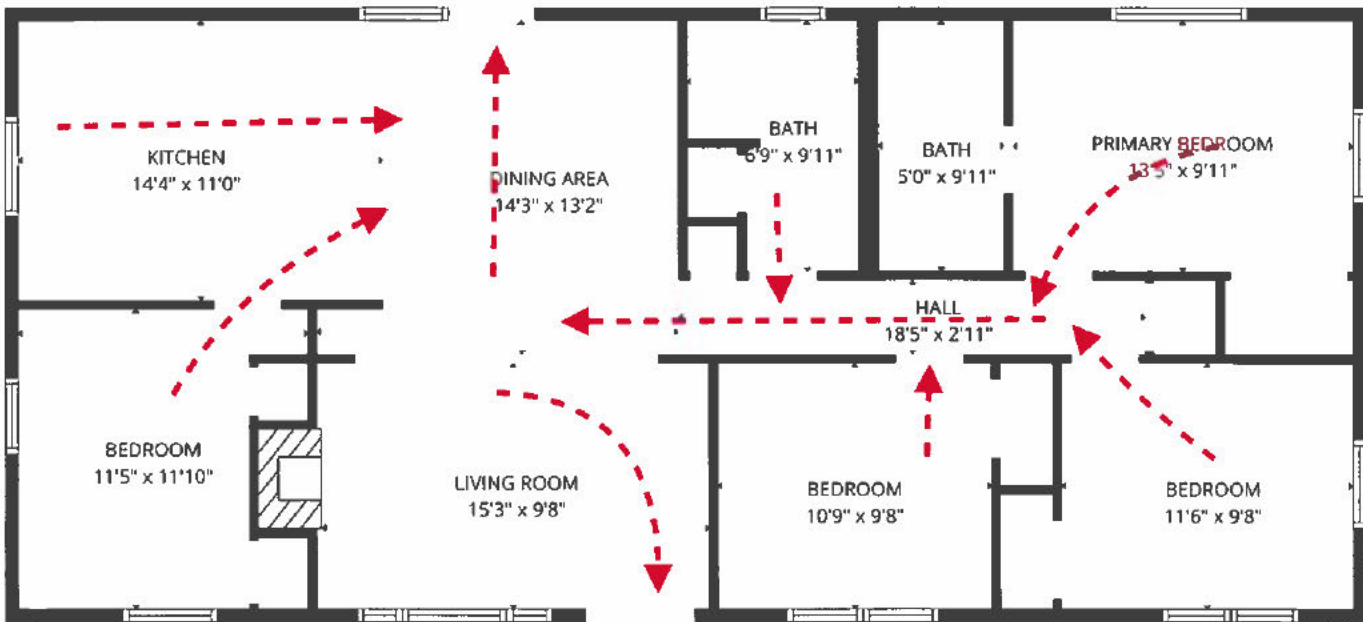


[Bienvenidobigbend.com](http://Bienvenidobigbend.com)

117 N 6<sup>th</sup> St. Alpine, Texas 79830

# THE HIGH LINE

# Fire Evacuation Plan





**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.**

## GENERAL WARRANTY DEED

Effective Date: November 30, 2018

Grantor: BRANDON SHEA LANGSTON and wife, AMANDA KAY LANGSTON

Grantor's Mailing Address: 1405 W. Geneva St  
Slaton, TX 79364-4754  
Lubbock County, Texas

Grantee: T BAR L LAND & CATTLE, LLC

Grantee's Mailing Address: 5891 State Highway 119  
Gillett, TX 78116-4519  
Karnes County, Texas

Consideration: Cash and other valuable Consideration

Property (including any improvements):

All of Lots Four (4) and Five (5), Block Fifty-nine (59), HANCOCK THIRD ADDITION (South of the Railroad), an addition to the City of Alpine, Brewster County, Texas, as the same appears in Volume 2, Page 30, Map/Plat Records on file in the office of the County Clerk of Brewster County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Subject to validly existing easements and rights-of-way, whether of record or not, mineral interests outstanding in persons other than Grantor, if any; and taxes for 2018, which have been prorated and adjusted in cash as of the date hereof, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.  
THE SIGNATURE PAGE FOLLOWS.**

**GENERAL WARRANTY DEED  
BRANDON SHEA LANGSTON and AMANDA KAY LANGSTON - Grantor  
T BAR L LAND & CATTLE, LLC - Grantee  
SIGNATURE PAGE**

EXECUTED by Grantor on November 29, 2018, to be effective  
as of the Effective Date.

✓ Brandon Shea Langston  
BRANDON SHEA LANGSTON

✓ Amanda Kay Langston  
AMANDA KAY LANGSTON

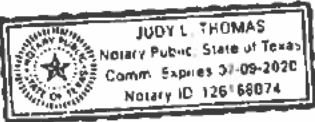
(Acknowledgment)

STATE OF TEXAS           §  
  §  
COUNTY OF LUBBOCK   §

This instrument was acknowledged before me on November 29<sup>th</sup>, 2018, by BRANDON SHEA LANGSTON and  
AMANDA KAY LANGSTON.

(Seal) ✓ Judy L. Thomas  
Notary Public, State of Texas

Notary ID # 126168074



AFTER RECORDING RETURN TO:  
BIG BEND TITLE, LLC  
P.O. BOX 813  
FORT DAVIS, TX 79734  
GF# 9572-18-B

PREPARED IN THE LAW OFFICE OF:  
JOSEPH P. JAMES  
ATTORNEY AT LAW  
P.O. BOX 2013  
FORT DAVIS, TX 79734

**Doc#: 106873**  
**# Pages: 3**  
**12/03/2018 02:59PM**  
**Filed & Recorded in**  
**Official Records of**  
**BREWSTER COUNTY**  
**BERTA RIOS-MARTINEZ**  
**COUNTY CLERK**  
**Fees: \$30.00**

**STATE OF TEXAS**  
**COUNTY OF BREWSTER**  
I hereby certify that this Instrument was  
FILED on the date and at the time stamped  
hereon by me and was duly RECORDED in the  
Volume and Page of the Official Public  
Records of Brewster County, Texas  
**VOL: 0363 PAGE: 0067**

*Berta Rios-Martinez*  
**County Clerk, Brewster County, Texas**

# POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company

## Dwelling Special Policy Change



### Premium Summary

Dwelling #1:	\$1,939.00
801 S WALKER ST ALPINE TX 79830-7321	
Dwelling #2:	\$2,606.00
104 GREG DR BOERNE TX 78006-5715	
Dwelling #3:	\$4,834.00
210 SAVANNAH JON BLVD BOERNE TX 78015-8399	
Policy Coverages	\$0.00
Tax and Fees	\$0.00
<b>Total Policy Premium</b>	<b>\$9,379.00</b>

Note: a minimum earned premium of \$100.00 applies to this policy.

### Policy Discounts

Paperless Discount  
Multi-Policy Discount  
Claims Free Discount  
Paid in Full Discount

### Dwelling Discounts

The following discounts apply to one or more dwellings on this policy.

801 S WALKER ST, ALPINE TX 79830-7321  
Deadbolts, Smoke Alarm and Fire Extinguisher  
104 GREG DR, BOERNE TX 78006-5715  
Deadbolts, Smoke Alarm and Fire Extinguisher  
210 SAVANNAH JON BLVD, BOERNE TX  
78015-8399  
Local Smoke and/or Burglar Alarm

### Additional Named Insureds and Designees

<b>Name:</b> SUSAN PAPE	<b>Address:</b> 5891 STATE HIGHWAY 119, GILLETT TX 78116-4519
<b>Relationship to Primary Named Insured:</b> Primary Named Insured	<b>Description of Interest:</b> ADDITIONAL NAMED INSURED

### Policy Level Additional Costs

Description	Amount
-------------	--------

**Total Policy Level Additional Costs:**

### Dwelling #1: 801 S WALKER ST, ALPINE TX 79830-7321

<b>Occupancy:</b> Rental	<b>Residence Type:</b> 1 Family Residence	<b>Construction Type:</b> Brick Veneer	<b>Year Built:</b> 1960	<b>Protection Class Code:</b> 4	<b>Territory:</b> 29
-----------------------------	--	---	----------------------------	------------------------------------	-------------------------

### Additional Interests

<b>Description of Interest:</b> PROPERTY MANAGER	<b>Name:</b> BIENVENIDO BIG BEND	<b>Address:</b> 117 N 6TH ST, ALPINE TX 79830-4607
---	-------------------------------------	---

## Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company

Policy Period: 07/11/2025 - 07/11/2026

Policy Number:

Policy Type: Dwelling Special



### Coverage Detail

Coverage	Limit / Description	Premium
Dwelling		\$1561.00
Limit	215,800	
Loss Settlement	Replacement Cost	
Roof Loss Settlement Option	Replacement Cost Roof 15 Years & Newer	
All Other Peril Deductible	2,500	
Wind and Hail Deductible Percentage	2%, \$2,000 Minimum, or All Other Peril Deductible, whichever is greater	
Wind and Hail Deductible	4,316	
Other Structures	21,580	Included
Loss Settlement	Replacement Cost	
Roof Loss Settlement Option	Replacement Cost Roof 15 Years & Newer	
Personal Property	75,000	\$263.00
Loss Settlement	Actual Cash Value	
Additional Living Expense/Fair Rental Value	21,580	Included
Water Damage	21,580	Included
Mold and Remediation - Property	5,000	Included
Inspection Fee		\$26.00
Premises Liability	500,000	\$79.00
Medical Payments	5,000 Per person/25,000 Per occurrence	\$10.00
Property Manager Premises Liability Extension		Included
Vandalism or Malicious Mischief		Included
Deductible	500	
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included

This dwelling does not have coverage for the peril of flood.

This dwelling does not have coverage for the peril of earthquake.

Short Term Rental applies to this dwelling (lease terms of 3 months or less).

**Premium** \$1,939.00

### Dwelling #2: 104 GREG DR, BOERNE TX 78006-5715

Occupancy:	Residence Type:	Construction Type:	Year Built:	Protection Class Code:	Territory:
Rental	1 Family Residence	Frame	1976	4	1

### Coverage Detail

Coverage	Limit / Description	Premium
Dwelling		\$2492.00
Limit	428,280	
Loss Settlement	Replacement Cost	



## **Welcome to The High Line!**

### **IN CASE OF EMERGENCY CALL 911**

#### **OTHER EMERGENCY NUMBERS**

Brewster County Sheriff's Department – 432.837.3488

Fire Department Non-Emergency Only – 432.837.2366

Animal Control – 432.837.3486

Poison Control – 800.222.1222

### **Host April -**

#### **SEVERE WEATHER ALERTS**

Tune into local radio stations KVLV 1240 AM or KALP 92.7 FM

#### **WIFI CONNECTION INFO**

**House Rules** – No smoking, no parties, no pets.

**TV Info** –

**Trash** – The dumpster is kind of a far walk. It is across the Walker Street (Hwy 118) and down the block on Ave K.

**Parking** – There is a covered carport for parking.

**Attractions** –

Museum of the Big Bend  
Museumofthebigbend.com

Gage Gardens  
gagehotel.com/experience/gage-gardens

Post Park  
texasmountaintrail.com

McDonald Observatory  
mcdonaldobservatory.org

Balmorhea State Park  
tpwd.texas.gov

Kokernot 06 Cowboys Baseball Stadium  
alpine.pecosleague.com

**Hiking** –

Point of Rocks  
Alltrails.com

Chihuahuan Desert Research Institute  
cdri.org

Hancock Hill/Desk Hike  
Alltrails.com

Big Bend National Park  
Nps.gov

Big Bend Rach State Park  
tpwd.texas.gov

Davis Mountain State Park  
tpwd.texas.gov

**Gas** – (\* Pro Tip – Full up before heading south)

Stripe's

The Triangle

Uncles

**Groceries, ATM** –

Blue Water Natural Food  
One Mile South 45978, TX-118  
Alpine, Texas 79830

Porter's Thriftway  
101 E Sul Ross Street  
Alpine, Texas 79830

**Events** – For updated info on Events check with:

Chamber of Commerce  
[www.visitalpinetx.com](http://www.visitalpinetx.com)

Big Bend Tourism Council  
visitbigbend.com

Alpine Avalanche  
alpineavalanche.com

**Laundry** – Alpine Laundromat 24/7 (801 N 5<sup>th</sup> St, Unit B, Alpine, TX 79830)

**Restaurants** – For updated info on local restaurants and food trucks check with [www.visitalpinetx.com](http://www.visitalpinetx.com)

## CHECKOUT INSTRUCTIONS

**Our housekeepers work very hard to make sure everything is clean and sanitized before your arrival. They would greatly appreciate if you could do the following:**

- Please leave all used beds unmade.
- Empty out the refrigerator completely.
- The dumpster is kind of a far walk. It is across the street and about a block away. The easiest way to access is to walk out the backdoor and take a right. Walk across the yard to the neighbor's driveway, turn right and walk across the main road. From here you can see the dumpster down the next block.
- Load and run the dishwasher and wash any other used dishes.
- Lock all windows and doors, including decks and porches.
- Set thermostats to 65 in the winter and 74 in the summer.
- Double check drawers, closets, and washer and dryer, and check for phone chargers – there is a \$25 minimum shipping fee to return your items.
- Remember to sign out of all apps on the smart TVs (Netflix, Hulu, Amazon Prime)

**Please text me so I know you have checked out. The housekeepers love when they can get an early start!**

THANK YOU FOR STAYING!  
COME BACK SOON!

## MORE ABOUT BIENVENIDO BIG BEND

Hi! I'm April and most likely have been corresponding with you before your arrival. I "married into Alpine" over 20 years ago when I met my husband who was born and raised here. Having grown up on a cotton farm, I was used to rural living. But I never expected to fall in the love with the desert mountains. Alpine and the entire Big Bend is a truly unique area. The love of the area and my love of hospitality were married when I had the opportunity to manage short term rentals. I began Bienvenido Big Bend and have continued to add to my portfolio of vacation homes in Alpine.

I am honored that the owners of The High Line have entrusted me to manage their home, and grateful that you have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to visitors in the area.

Enjoy your stay and next time Book Direct and save money!

[www.bienvenido.vacations](http://www.bienvenido.vacations)



**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 8C

Department: City Attorney

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



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**AGENDA ITEM**

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Approval of the December 2025 invoice for Bojorquez Law Firm Services. (G. Calderon, City Secretary)

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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- Alpine (c)Invoice #14267\_Redacted

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/27/2026  
Final Approval - 1/27/2026

**INVOICE**

Number	14267
Issue Date	12/31/2025
Due Date	2/13/2026

City of Alpine  
 Geoffrey Calderon, Interim City Manager  
 100 N 13th St.  
 Alpine, TX 79830

**Alpine - General**

Billed By	Rate	Sub
CT	\$216.00	\$129.60
CT	\$216.00	\$108.00
NEH	\$110.00	\$11.00
PH	\$258.00	\$361.20
CT	\$216.00	\$86.40
CT	\$216.00	\$410.40
CT	\$216.00	\$172.80
CT	\$216.00	\$21.60
CT	\$216.00	\$108.00
CT	\$216.00	\$43.20
<b>Professional Services Total</b>		<b>\$1,452.20</b>

Total for Alpine - General	\$1,486.57
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### Alpine - Land Use

Billed By	Rate	Sub
CT	\$216.00	\$151.20
NEH	\$110.00	\$11.00
<b>Professional Services Total</b>		<b>\$162.20</b>

Total for Alpine - Land Use	\$162.20
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### Alpine - Municipal Court

Billed By	Rate	Sub
NEH	\$110.00	\$11.00
CT	\$195.00	\$39.00
CT	\$195.00	\$19.50
NEH	\$110.00	\$33.00
NEH	\$110.00	\$22.00
NEH	\$110.00	\$11.00
CT	\$195.00	\$78.00
NEH	\$110.00	\$11.00
NEH	\$110.00	\$11.00
NEH	\$110.00	\$22.00
CT	\$195.00	\$39.00
CT	\$195.00	\$58.50
NEH	\$110.00	\$11.00
NEH	\$110.00	\$11.00
NEH	\$110.00	\$11.00
CT	\$195.00	\$370.50
CT	\$195.00	\$39.00
<b>Professional Services Total</b>		<b>\$797.50</b>

Total for Alpine - Municipal Court	\$797.50
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### Alpine - Utilities

Billed By	Rate	Sub
NEH	\$110.00	\$22.00
<b>Professional Services Total</b>		<b>\$22.00</b>

Total for Alpine - Utilities	\$22.00
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Total (USD)	\$2,468.27
Paid	\$0.00
Balance	\$2,468.27
I-14051 Previous Balance	\$1,915.00
I-14163 Previous Balance	\$4,215.20
Total Outstanding	\$8,598.47

### Terms & Conditions

WARNING: While this document is a public record subject to release under Tex. Gov't Code Ch. 552.022(a), it might contain Confidential/Privileged information exempt from disclosure.

Make checks payable to Bojorquez Law Firm, PC

11675 Jollyville Road, Suite 300  
 Austin, TX 78759

ALL PAST DUE AMOUNTS ARE SUBJECT TO INTEREST CHARGES

### Timekeeper Totals

Name	Rate	Hours	Total
CT	\$208.30	9.00	\$1,874.70
NEH	\$110.00	1.80	\$198.00
PH	\$258.00	1.40	\$361.20

**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 10A

Department: Police

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



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**AGENDA ITEM**

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Alpine Police Department 2025 Racial Profiling Report. (H. Arredondo, City Manager)

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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- 1. 2025 RACIAL PROFILING REPORT
- 

**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/23/2026  
Final Approval - 1/27/2026

# Racial Profiling Report | Full report

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Agency Name: ALPINE POLICE DEPARTMENT

Reporting Date: 1/22/2026

TCOLE Agency Number:

Chief Administrator: Chief Kirk Caughman

Agency Contact:

Phone: (432) 837-3486

Email:

Mailing Address: 309 W. Sul Ross Avenue, Alpine, TX 79830

This Agency filed a full report

ALPINE POLICE DEPARTMENT has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the ALPINE POLICE DEPARTMENT from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the ALPINE POLICE DEPARTMENT if the individual believes that a peace officer employed by the ALPINE POLICE DEPARTMENT has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the ALPINE POLICE DEPARTMENT who, after an investigation, is shown to have engaged in racial profiling in violation of the ALPINE POLICE DEPARTMENT
- 6) requires collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:
  - a. the race or ethnicity of the individual detained;
  - b. whether a search was conducted and, if so, whether the individual detained consented to the search;

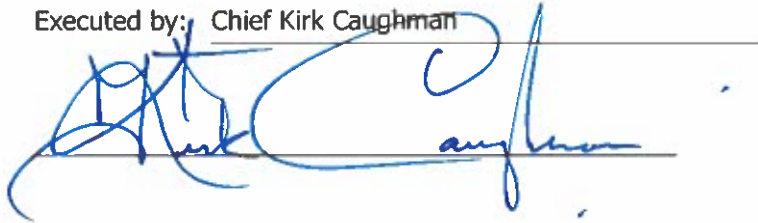
- c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
- d. whether the peace officer used physical force that resulted in bodily injury during the stop;
- e. the location of the stop;
- f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

- a. the Commission on Law Enforcement; and
- b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The ALPINE POLICE DEPARTMENT has satisfied the statutory data audit requirements as prescribed in Article 2, 133(c), Code of Criminal Procedure during the reporting period.

Executed by: Chief Kirk Caughman



Date: 1/22/2026

# Racial Profiling Report | Full Report

## ALPINE POLICE DEPARTMENT

### 1/1/2025 - 12/31/2025

Total stops: 2,187      100.00%

#### Street address or approximate location of the stop

City street: 962      43.99%  
 US highway: 1,102      50.39%  
 State highway: 117      5.35%  
 County road: 1      0.05%  
 Private property or other: 5      0.23%

#### Was race or ethnicity known prior to stop?

Yes: 2      0.09%  
 No: 2,185      99.91%

#### Race or ethnicity

Alaska Native/American Indian: 5      0.23%  
 Asian/Pacific Islander: 49      2.24%  
 Black: 84      3.84%  
 White: 910      41.61%  
 Hispanic/Latino: 1,139      52.08%

#### Gender

##### Female:

Total	<u>723</u>	<u>33.06%</u>				
	Alaska Native/American Indian	<u>1</u>	<u>0.14%</u>	Asian/Pacific Islander	<u>11</u>	<u>1.52%</u>
	Black	<u>18</u>	<u>2.49%</u>	White	<u>313</u>	<u>43.29%</u>
				Hispanic/Latino	<u>380</u>	<u>52.56%</u>

##### Male:

Total	<u>1,464</u>	<u>66.94%</u>				
	Alaska Native/American Indian	<u>4</u>	<u>0.27%</u>	Asian/Pacific Islander	<u>38</u>	<u>2.60%</u>
	Black	<u>66</u>	<u>4.51%</u>	White	<u>597</u>	<u>40.78%</u>
				Hispanic/Latino	<u>759</u>	<u>51.84%</u>

# Racial Profiling Report | Full Report

## ALPINE POLICE DEPARTMENT

### 1/1/2025 - 12/31/2025

### Reason for stop?

Violation of law:

Total	<u>32</u>	<u>1.46%</u>					
Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>1</u>	<u>3.13%</u>		
Black	<u>2</u>	<u>6.25%</u>	White	<u>11</u>	<u>34.38%</u>	Hispanic/Latino	<u>18</u> <u>56.25%</u>

Preexisting knowledge:

Total	<u>12</u>	<u>0.55%</u>					
Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>		
Black	<u>2</u>	<u>16.67%</u>	White	<u>3</u>	<u>25.00%</u>	Hispanic/Latino	<u>7</u> <u>58.33%</u>

Moving traffic violation:

Total	<u>1,618</u>	<u>73.98%</u>					
Alaska Native/American Indian	<u>4</u>	<u>0.25%</u>	Asian/Pacific Islander	<u>44</u>	<u>2.72%</u>		
Black	<u>60</u>	<u>3.71%</u>	White	<u>684</u>	<u>42.27%</u>	Hispanic/Latino	<u>826</u> <u>51.05%</u>

Vehicle traffic violation:

Total	<u>525</u>	<u>24.01%</u>					
Alaska Native/American Indian	<u>1</u>	<u>0.19%</u>	Asian/Pacific Islander	<u>4</u>	<u>0.76%</u>		
Black	<u>20</u>	<u>3.81%</u>	White	<u>212</u>	<u>40.38%</u>	Hispanic/Latino	<u>288</u> <u>54.86%</u>

### Was a search conducted?

Yes:

Total	<u>125</u>	<u>5.72%</u>					
Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>		
Black	<u>17</u>	<u>13.60%</u>	White	<u>31</u>	<u>24.80%</u>	Hispanic/Latino	<u>77</u> <u>61.60%</u>

No:

Total	<u>2,062</u>	<u>94.28%</u>					
Alaska Native/American Indian	<u>5</u>	<u>0.24%</u>	Asian/Pacific Islander	<u>49</u>	<u>2.38%</u>		
Black	<u>67</u>	<u>3.25%</u>	White	<u>879</u>	<u>42.63%</u>	Hispanic/Latino	<u>1,062</u> <u>51.50%</u>

### Reason for Search?

Consent:

Total	<u>70</u>	<u>3.20%</u>					
Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>		
Black	<u>8</u>	<u>11.43%</u>	White	<u>14</u>	<u>20.00%</u>	Hispanic/Latino	<u>48</u> <u>68.57%</u>

Contraband:

Total	<u>6</u>	<u>0.27%</u>					
Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>		
Black	<u>1</u>	<u>16.67%</u>	White	<u>4</u>	<u>66.67%</u>	Hispanic/Latino	<u>1</u> <u>16.67%</u>

# Racial Profiling Report | Full Report

## ALPINE POLICE DEPARTMENT

### 1/1/2025 - 12/31/2025

Probable cause:

Total	<u>37</u>		<u>1.69%</u>				
Alaska Native/American Indian	<u>0</u>		<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>		<u>0.00%</u>
Black	<u>8</u>		<u>21.62%</u>	White	<u>9</u>		<u>24.32%</u>
				Hispanic/Latino	<u>20</u>		<u>54.05%</u>

Inventory:

Total	<u>0</u>						
Alaska Native/American Indian	<u>0</u>			Asian/Pacific Islander	<u>0</u>		
Black	<u>0</u>			White	<u>0</u>		
				Hispanic/Latino	<u>0</u>		

Incident to arrest:

Total	<u>12</u>		<u>0.55%</u>				
Alaska Native/American Indian	<u>0</u>		<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>		<u>0.00%</u>
Black	<u>0</u>		<u>0.00%</u>	White	<u>4</u>		<u>33.33%</u>
				Hispanic/Latino	<u>8</u>		<u>66.67%</u>

### Was Contraband discovered?

Yes:

Total	<u>50</u>		<u>2.29%</u>	Did the finding result in arrest (total should equal previous column)?			
Alaska Native/American Indian	<u>0</u>		<u>0.00%</u>	Yes	<u>0</u>		<u>0.00%</u>
Asian/Pacific Islander	<u>0</u>		<u>0.00%</u>	No	<u>0</u>		<u>0.00%</u>
Black	<u>9</u>		<u>18.00%</u>	Yes	<u>2</u>		<u>22.22%</u>
White	<u>14</u>		<u>28.00%</u>	No	<u>7</u>		<u>77.78%</u>
Hispanic/Latino	<u>27</u>		<u>54.00%</u>	Yes	<u>4</u>		<u>28.57%</u>
				No	<u>10</u>		<u>71.43%</u>
				Yes	<u>7</u>		<u>25.93%</u>
				No	<u>20</u>		<u>74.07%</u>

No:

Total	<u>75</u>		<u>3.43%</u>				
Alaska Native/American Indian	<u>0</u>		<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>		<u>0.00%</u>
Black	<u>8</u>		<u>10.67%</u>	White	<u>17</u>		<u>22.67%</u>
				Hispanic/Latino	<u>50</u>		<u>66.67%</u>

### Description of contraband

Drugs:

Total	<u>31</u>		<u>1.42%</u>				
Alaska Native/American Indian	<u>0</u>		<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>		<u>0.00%</u>
Black	<u>6</u>		<u>19.35%</u>	White	<u>9</u>		<u>29.03%</u>
				Hispanic/Latino	<u>16</u>		<u>51.61%</u>

Currency:

Total	<u>0</u>		<u>0.00%</u>
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# Racial Profiling Report | Full Report

## ALPINE POLICE DEPARTMENT

### 1/1/2025 - 12/31/2025

	Alaska Native/American Indian	0		0.00%	Asian/Pacific Islander	0	0.00%
	Black	0		0.00%	White	0	0.00%
					Hispanic/Latino	0	0.00%
Weapons:							
	Total	1		0.05%			
	Alaska Native/American Indian	0		0.00%	Asian/Pacific Islander	0	0.00%
	Black	0		0.00%	White	0	0.00%
					Hispanic/Latino	1	100.00%
Alcohol:							
	Total	13		0.59%			
	Alaska Native/American Indian	0		0.00%	Asian/Pacific Islander	0	0.00%
	Black	1		7.69%	White	5	38.46%
					Hispanic/Latino	7	53.85%
Stolen property:							
	Total	0		0.00%			
	Alaska Native/American Indian	0		0.00%	Asian/Pacific Islander	0	0.00%
	Black	0		0.00%	White	0	0.00%
					Hispanic/Latino	0	0.00%
Other:							
	Total	7		0.32%			
	Alaska Native/American Indian	0		0.00%	Asian/Pacific Islander	0	0.00%
	Black	2		28.57%	White	1	14.29%
					Hispanic/Latino	4	57.14%

## Result of the stop

### Verbal warning:

	Total	1,511		69.09%			
	Alaska Native/American Indian	4		0.26%	Asian/Pacific Islander	33	2.18%
	Black	45		2.98%	White	675	44.67%
					Hispanic/Latino	754	49.90%

### Written warning:

	Total	243		11.11%			
	Alaska Native/American Indian	0		0.00%	Asian/Pacific Islander	4	1.65%
	Black	20		8.23%	White	85	34.98%
					Hispanic/Latino	134	55.14%

### Citation:

	Total	425		19.43%			
	Alaska Native/American Indian	1		0.24%	Asian/Pacific Islander	12	2.82%
	Black	19		4.47%	White	148	34.82%
					Hispanic/Latino	245	57.65%

# Racial Profiling Report | Full Report

## ALPINE POLICE DEPARTMENT

### 1/1/2025 - 12/31/2025

**Written warning and arrest:**

Total	4		<u>0.18%</u>				
Alaska Native/American Indian	0		<u>0.00%</u>	Asian/Pacific Islander	0		<u>0.00%</u>
Black	0		<u>0.00%</u>	White	1		<u>25.00%</u>
				Hispanic/Latino	3		<u>75.00%</u>

**Citation and arrest:**

Total	3		<u>0.14%</u>				
Alaska Native/American Indian	0		<u>0.00%</u>	Asian/Pacific Islander	0		<u>0.00%</u>
Black	0		<u>0.00%</u>	White	1		<u>33.33%</u>
				Hispanic/Latino	2		<u>66.67%</u>

**Arrest:**

Total	1		<u>0.05%</u>				
Alaska Native/American Indian	0		<u>0.00%</u>	Asian/Pacific Islander	0		<u>0.00%</u>
Black	0		<u>0.00%</u>	White	0		<u>0.00%</u>
				Hispanic/Latino	1		<u>100.00%</u>

### Arrest based on

**Violation of Penal Code:**

Total	6		<u>0.27%</u>				
Alaska Native/American Indian	0		<u>0.00%</u>	Asian/Pacific Islander	0		<u>0.00%</u>
Black	0		<u>0.00%</u>	White	2		<u>33.33%</u>
				Hispanic/Latino	4		<u>66.67%</u>

**Violation of Traffic Law:**

Total	1		<u>0.05%</u>				
Alaska Native/American Indian	0		<u>0.00%</u>	Asian/Pacific Islander	0		<u>0.00%</u>
Black	0		<u>0.00%</u>	White	0		<u>0.00%</u>
				Hispanic/Latino	1		<u>100.00%</u>

**Violation of City Ordinance:**

Total	0		<u>0.00%</u>				
Alaska Native/American Indian	0		<u>0.00%</u>	Asian/Pacific Islander	0		<u>0.00%</u>
Black	0		<u>0.00%</u>	White	0		<u>0.00%</u>
				Hispanic/Latino	0		<u>0.00%</u>

**Outstanding Warrant:**

Total	1		<u>0.05%</u>				
Alaska Native/American Indian	0		<u>0.00%</u>	Asian/Pacific Islander	0		<u>0.00%</u>
Black	0		<u>0.00%</u>	White	0		<u>0.00%</u>
				Hispanic/Latino	1		<u>100.00%</u>

# Racial Profiling Report | Full Report

## ALPINE POLICE DEPARTMENT

### 1/1/2025 - 12/31/2025

### Was physical force resulting in bodily injury used during stop?

Yes:

Total	0	0.00%				
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	0	0.00%	
Black	0	0.00%	White	0	0.00%	Hispanic/Latino
Injured Suspect	0	0.00%	Officer	0	0.00%	Both
						0.00%

No:

Total	2,187	100.00%				
Alaska Native/American Indian	5	0.23%	Asian/Pacific Islander	49	2.24%	
Black	84	3.84%	White	910	41.61%	Hispanic/Latino
						1,139
						52.08%

### Number of complaints of racial profiling?

Total	0	0.00%	
Resulted in disciplinary action	0	0.00%	
Did not result in disciplinary action	0	0.00%	

Submitted electronically to the



The Texas Commission on Law Enforcement

**Racial Profiling Report | Full Report**  
**ALPINE POLICE DEPARTMENT**  
**1/1/2025 - 12/31/2025**

**Comparative Analysis**

**Motor Vehicle Stops vs. Gender Ethnic Population of Service Area**  
**ALPINE POLICE DEPARTMENT**

<b>Racial Profile Data</b> Provided by Kologik COPsync Mobile	<b># of Stops</b>	<b>% of Stops</b>
<b>Male</b>	1,464	66.94%
<b>Female</b>	723	33.06%
<b>Alaska Native/American Indian</b>	5	0.23%
<b>Asian/Pacific Islander</b>	49	2.24%
<b>Black</b>	84	3.84%
<b>White</b>	910	41.61%
<b>Hispanic/Latino</b>	1,139	52.08%

<b>Agency Service Area Demographics</b> Provided by Agency Official (Not Kologik)	<b>Total Number</b>	<b>% of Population</b>
<b>Male</b>		
<b>Female</b>		
<b>Alaska Native/American Indian</b>		
<b>Asian/Pacific Islander</b>		
<b>Black</b>		
<b>White</b>		
<b>Hispanic/Latino</b>		
<b>Other/Not Reported Above</b>		

DATA SOURCE USED FOR AGENCY SERVICE AREA DEMOGRAPHICS:

**ADDITIONAL INFORMATION THAT MAY INFLUENCE AND/OR IMPACT DATA REPORTED:**

This form is produced in accordance with the Texas Code of Criminal Procedure Article 2.134 as required by the Texas Occupation Code Section 1701.164 and the Texas Commission on Law Enforcement. The Agency Service Area Demographics data was derived from available public data sources such as the US Census Bureau and other statistical services available to the reporting agency.



# Racial Profiling Report | Full

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Agency Name: ALPINE POLICE DEPT.  
Reporting Date: 01/22/2026  
TCOLE Agency Number: 043201

Chief Administrator: DARRELL R LOSOYA

Agency Contact Information:  
Phone: (432) 837-3486  
Email: losoya.police@cityofalpine.com

Mailing Address:  
309 W SUL ROSS AVE, ALPINE, TX, 798304513

This Agency filed a full report

ALPINE POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the ALPINE POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the ALPINE POLICE DEPT. if the individual believes that a peace officer employed by the ALPINE POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the ALPINE POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the ALPINE POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
  - a. the race or ethnicity of the individual detained;
  - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
  - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
  - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
  - e. the location of the stop;
  - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
  - a. the Commission on Law Enforcement; and
  - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The ALPINE POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

# Total stops: 2187

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**Street address or approximate location of the stop**

City street	962
US highway	1102
County road	1
State highway	117
Private property or other	5

**Was race or ethnicity known prior to stop?**

Yes	2
No	2185

**Race / Ethnicity**

Alaska Native / American Indian	5
Asian / Pacific Islander	49
Black	84
White	910
Hispanic / Latino	1139

**Gender**

<b>Female</b>	<b>723</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	11
Black	18
White	313
Hispanic / Latino	380
<b>Male</b>	<b>1464</b>
Alaska Native / American Indian	4
Asian / Pacific Islander	38
Black	66
White	597
Hispanic / Latino	759

**Reason for stop?**

<b>Violation of law</b>	<b>32</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	2
White	11

Hispanic / Latino	18
<b>Preexisting knowledge</b>	<b>12</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	3
Hispanic / Latino	7
<b>Moving traffic violation</b>	<b>1618</b>
Alaska Native / American Indian	4
Asian / Pacific Islander	44
Black	60
White	684
Hispanic / Latino	826
<b>Vehicle traffic violation</b>	<b>525</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	4
Black	20
White	212
Hispanic / Latino	288
<b>Was a search conducted?</b>	
<b>Yes</b>	<b>125</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	17
White	31
Hispanic / Latino	77
<b>No</b>	<b>2062</b>
Alaska Native / American Indian	5
Asian / Pacific Islander	49
Black	67
White	879
Hispanic / Latino	1062
<b>Reason for Search?</b>	
<b>Consent</b>	<b>70</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	8
White	14

Hispanic / Latino	48		
<b>Contraband</b>	<b>6</b>		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	8		
White	14		
Hispanic / Latino	48		
<b>Probable</b>	<b>37</b>		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	8		
White	9		
Hispanic / Latino	20		
<b>Inventory</b>	<b>0</b>		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	0		
Hispanic / Latino	0		
<b>Incident to arrest</b>	<b>12</b>		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	4		
Hispanic / Latino	8		
<b>Was Contraband discovered?</b>			
<b>Yes</b>	<b>50</b>	<b>Did the finding result in arrest?</b>	
		(total should equal previous column)	
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	9	Yes 2	No 7
White	14	Yes 4	No 10
Hispanic / Latino	27	Yes 7	No 20
<b>No</b>	<b>75</b>		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	8		
White	17		
Hispanic / Latino	50		

<b>Description of contraband</b>	
<b>Drugs</b>	<b>31</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	6
White	9
Hispanic / Latino	16
<b>Weapons</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
<b>Currency</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Alcohol</b>	<b>13</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	5
Hispanic / Latino	7
<b>Stolen property</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Other</b>	<b>7</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	1
Hispanic / Latino	4
<b>Result of the stop</b>	
Verbal warning	<b>1511</b>

Alaska Native / American Indian	4
Asian / Pacific Islander	33
Black	45
White	675
Hispanic / Latino	754
<b>Written warning</b>	<b>243</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	20
White	85
Hispanic / Latino	134
<b>Citation</b>	<b>425</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	12
Black	19
White	148
Hispanic / Latino	245
<b>Written warning and arrest</b>	<b>4</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	3
<b>Citation and arrest</b>	<b>3</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	2
<b>Arrest</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
<b>Arrest based on</b>	
<b>Violation of Penal Code</b>	<b>6</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	2
Hispanic / Latino	4
<b>Violation of Traffic Law</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
<b>Violation of City Ordinance</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Outstanding Warrant</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1

**Was physical force resulting in bodily injury used during stop?**

<b>Yes</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Resulting in Bodily Injury To:</b>	
Suspect	0
Officer	0
Both	0
<b>No</b>	<b>2187</b>
Alaska Native / American Indian	5
Asian / Pacific Islander	49
Black	84
White	910
Hispanic / Latino	1139

**Number of complaints of racial profiling**

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

**Comparative Analysis**

Use TCOLE's auto generated analysis	<input type="checkbox"/>
Use Department's submitted analysis	<input type="checkbox"/>

**Optional Narrative**

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

**Racial Profiling Report | Full Report**  
**ALPINE POLICE DEPARTMENT**  
**1/1/2025 - 12/31/2025**

**Comparative Analysis**  
**Motor Vehicle Stops vs. Gender Ethnic Population of Service Area**  
**ALPINE POLICE DEPARTMENT**

Racial Profile Data <small>Provided by Kologik COPSsync Mobile</small>	# of Stops	% of Stops
Male	1,464	66.94%
Female	723	33.06%
Alaska Native/American Indian	5	0.23%
Asian/Pacific Islander	49	2.24%
Black	84	3.84%
White	910	41.61%
Hispanic/Latino	1,139	52.08%

Agency Service Area Demographics <small>Provided by Agency Official (Not Kologik)</small>	Total Number	% of Population
Male	2721	45.1%
Female	3318	54.9%
Alaska Native/American Indian	23	0.4%
Asian/Pacific Islander	115	1.9%
Black	27	0.4%
White	2800	45.3%
Hispanic/Latino	3085	49.9%
Other/Not Reported Above		

DATA SOURCE USED FOR AGENCY SERVICE AREA DEMOGRAPHICS:  
[City-Data.com](http://City-Data.com)

**ADDITIONAL INFORMATION THAT MAY INFLUENCE AND/OR IMPACT DATA REPORTED:**

This form is produced in accordance with the Texas Code of Criminal Procedure Article 2.134 as required by the Texas Occupation Code Section 1701.164 and the Texas Commission on Law Enforcement. The Agency Service Area Demographics data was derived from available public data sources such as the US Census Bureau and other statistical services available to the reporting agency.



**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 11A

Department: City Council

Sponsor: Rick Stephens, Councilor

Memo Prepared By: Rick Stephens, City Council

Staff Recommendation: None



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**AGENDA ITEM**

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Process for city residents getting a temporary trash bin. (R. Stephens, City Council)

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**EXECUTIVE SUMMARY**

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The City of Alpine has a contract with TDS for residential trash collection services, which is billed to each resident on a monthly basis. There are occasions where a resident may need additional temporary trash collection services because their needs would overload the locally placed trash bin impacting their neighbors ability to dump trash. Further, many special trash collection needs are not appropriate for the bulky pickup process. The process for getting an additional temporary bin is slow, cumbersome, and requires action by the utility billing department because TDS, per contract, is not allowed to provide separate service. As a result, residents pursue other options for special residential trash collection.

Do we as a City want to pursue a better process for special trash collection, or do we want to let residents pursue other options for special trash collection.

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**SUPPORTING MATERIALS**

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None

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/27/2026  
Final Approval - 1/27/2026

**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 12A

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



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**AGENDA ITEM**

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Approve Resolution 2026-02-01, a resolution establishing Appendix E: Parks and Recreation fee schedule. (H. Arredondo, City Manager)

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**EXECUTIVE SUMMARY**

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On January 14, 2026, the Parks & Recreation Advisory Board was asked to review the current fees for the Kokernot Park Pavilion and the proposed fees for the Pueblo Nuevo Pavilion. The Board made a formal recommendation to the City Council during the Action Items portion of the meeting to set the fees as provided in the proposed resolution.

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**SUPPORTING MATERIALS**

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1. 2026-02-01 Parks and Recreation Fees

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**BUDGET CONSIDERATIONS**

---

Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

---

**APPROVERS**

---

Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/27/2026  
Final Approval - 1/27/2026

**RESOLUTION 2026-02-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS, ADOPTING APPENDIX E: PARKS AND RECREATION FEE SCHEDULE TO THE ALPINE CODE OF ORDINANCES; ESTABLISHING PARK PAVILION RENTAL FEES AND DEPOSITS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR SEVERABILITY.**

**WHEREAS**, the City of Alpine operates and maintains public parks and recreational facilities for the benefit of residents and visitors; and

**WHEREAS**, the City Council periodically reviews fees associated with the use of City parks and recreational facilities to ensure they are reasonable, equitable, and sufficient to offset operational and maintenance costs; and

**WHEREAS**, on January 14, 2026, the Parks & Recreation Advisory Board reviewed the existing rental fees for the Kokernot Park Pavilion and the proposed rental fees for the Pueblo Nuevo Park Pavilion; and

**WHEREAS**, following discussion, the Parks & Recreation Advisory Board made a formal recommendation during the Action Items portion of the meeting that the City Council adopt the fees as set forth in the proposed Parks and Recreation Fee Schedule; and

**WHEREAS**, the City Council finds that adoption of a dedicated Parks and Recreation Fee Schedule promotes transparency, consistency, and proper stewardship of City facilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS, THAT:**

**SECTION I.** Appendix E: Parks and Recreation Fees, attached hereto as Exhibit “A” and incorporated herein for all purposes, is hereby adopted as the official Parks and Recreation Fee Schedule of the City of Alpine.

**SECTION II.** The Parks and Recreation Fee Schedule shall govern fees and deposits associated with the rental and use of City park facilities, including but not limited to the Kokernot Park Pavilion and the Pueblo Nuevo Park Pavilion, and shall be administered by the appropriate City department.

**SECTION III.** The City Manager, or designee, is hereby authorized and directed to implement and enforce the Parks and Recreation Fee Schedule and to ensure it is posted on the City’s website at [www.cityofalpine.com/fees](http://www.cityofalpine.com/fees).

**PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE OF THE CITY COUNCIL ON THIS THE 3<sup>RD</sup> DAY OF FEBRUARY 2026 BY THE CITY COUNCIL OF**

ATTEST:

\_\_\_\_\_  
Catherine Eaves, Mayor

\_\_\_\_\_  
Geoffrey R. Calderon, City Secretary

**EXHIBIT "A"**

<b>Appendix E: Parks and Recreation Fees</b>		
<b>Description</b>	<b>Previous Fee</b>	<b>New Fee</b>
<b>Kokernot Park Pavilion Rental Rates &amp; Fees</b>		
Kokernot Pavilion Rental Deposit (Refundable)	\$30.00	\$30.00
Kokernot Pavilion Rental Fee (9:00 a.m. to 9:00 p.m.)	\$30.00	\$30.00
<b>Pueblo Nuevo Park Pavilion Rental Rates &amp; Fees</b>		
Pueblo Nuevo Pavilion Rental Deposit	\$0.00	\$30.00
Pueblo Nuevo Pavilion Rental Fee	\$0.00	\$30.00
<b>Pool Rates &amp; Fees</b>		
<b>Municipal Pool Rates</b>	<b>Set by Council Resolution</b>	<b>Set by Council Resolution</b>

# CITY COUNCIL AGENDA ITEM REPORT

February 3, 2026

Agenda Item No. 12B

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



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## AGENDA ITEM

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Approve Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (H. Arredondo, City Manager)

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## EXECUTIVE SUMMARY

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The Planning & Zoning Commission met on January 26, 2026 to consider approval of this request. The Commission recommended approval to the City Council.

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## SUPPORTING MATERIALS

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1. Replat 2026-02-01\_Redacted

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## BUDGET CONSIDERATIONS

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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## APPROVERS

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/28/2026  
Final Approval - 1/28/2026



# APPLICATION FOR PLAT

City of Alpine Building Services Department  
 309 W. Sul Ross Av., Alpine Texas, 79830  
 432.837.3281

Application Fee is \$500.00 per property (non-refundable)

\*Application must be completely filled out. Subsequent applications will require a new fee.

<b>Please check one.</b>		
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Preliminary Replat	<input checked="" type="checkbox"/> Final Replat	<input type="checkbox"/> Amended
<input type="checkbox"/> Minor		
<b>SECTION 1</b>		
Proposed Subdivision Name		Unit No.
Location Description/ Nearest Intersection 200 North Orange St Alpine, TX 79830		
Acreage .801	Number of existing lots 6	Proposed 2
Reason (s) for Platting/ Replatting Purchase		Parcel ID No. 11327
<b>SECTION 2</b>		
Owner/Applicant Eric Delaney		
(if applicant is person other than owner, a letter of authorization must be proved from owner)		
Address 203 Pinon Dr Alpine, TX 79830		
Primary Telephone Number	Email Address	
<b>SECTION 3</b>		
Licensed Engineer/ Surveyor Name Sawtooth Survey / Kevin Mueller	TDLR No.	
Address		
Primary Telephone Number	Email Address	
<b>SECTION 4</b>		
List any variances requested Setbacks on existing building (on Orange St + Ave E)		
Reason for request (list any hardships, and please provide an in-depth description of why application is required) Property has an existing structure that doesn't meet setback requirements		
City Limits: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Is any part of the property in a flood plain? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.		

**REQUIRED ITEMS FOR SUBMITTAL PACKAGE:**

*Completed application, including signature of owner/applicant and signed waiver.*

- Fee (see reverse)
- Traffic Impact Assessment worksheet, reviewed by City of Alpine's Building Official, and appropriate Level TIA (if required).
- 3 copies of the plat (accepted size: 18"x 24"), collated and folded so that the subdivision name is visible and 1 digital copy.
- 1 copy of preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants. 1 copy of preliminary drainage plan (if required).
- Tax Certificate from Brewster County showing that no delinquent taxes are due on the property (Texas Local Government Code Section 12.002).
- Current deed restrictions for Vacating Plats, and Townhouse and Zero Lot Line Subdivisions.
- Survey Showing any existing structures on the subject property.
- List of approved street names by the appropriate county.

I agree to comply with all platting and subdivision requirements of the City of Alpine.


*Eric Delaney*
*11/25/25*  
 Signature of Owner Printed Name & Title Date

*(If applicant is person other than owner, a notarized letter of authorization must be provided from owner.)  
Signature indicates authorization for plat application and acceptance of waiver statement.*

TYPE OF PLAT/ACREAGE	TYPE I (Not previously platted, in R-3, C or M zoning, or Non-residential plat)	TYPE II (replat requiring public hearing in platted residential subdivision in any zone)	TYPE III (amending plat; corrections without vacating plat)	MASTER PLAN
Less than 1 acre	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	\$100.00 base fee + \$1.00 per lot or \$2.00 per acre, whichever is greater
1 to 4.99 acres	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$230.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	
5 to 10 acres	\$225.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$345.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	
More than 10	\$300.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$460.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	

All filing fees for plats are payable at time of initial submittal.  
All necessary signatures must be included. Signatures include: Planning & Zoning chair, City Secretary, Mayor, County Clerk. (must include blank spaces for recollection information).

**\*\*All documents must indicate "replat", "amended" in the title if being revised.**

Open space fees are due at time of final plat submittal. If public improvements are required, open space fees are due prior to construction plan approval.

**IMPORTANT NOTES:**

\*For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.

**FOR STAFF USE ONLY**

Date Application Fee Received <i>12/29/2025</i>		Received By <i>Jessica Isley</i>		Receipt No. <i>25-008288</i>	Cash/Check No.	
Amount Received \$ <i>5000</i>	3 Copies <i>X</i>	Street names appr. list <i>X</i>	TxDOT approval letter <i>N/A</i>	Letter of authorization <i>X</i>	Proof of ownership <i>X</i>	HOA document <i>N/A</i>
Plat review meeting date			Planning Commission meeting date			

COUNTY CLERK RECORDING REQUIRED:

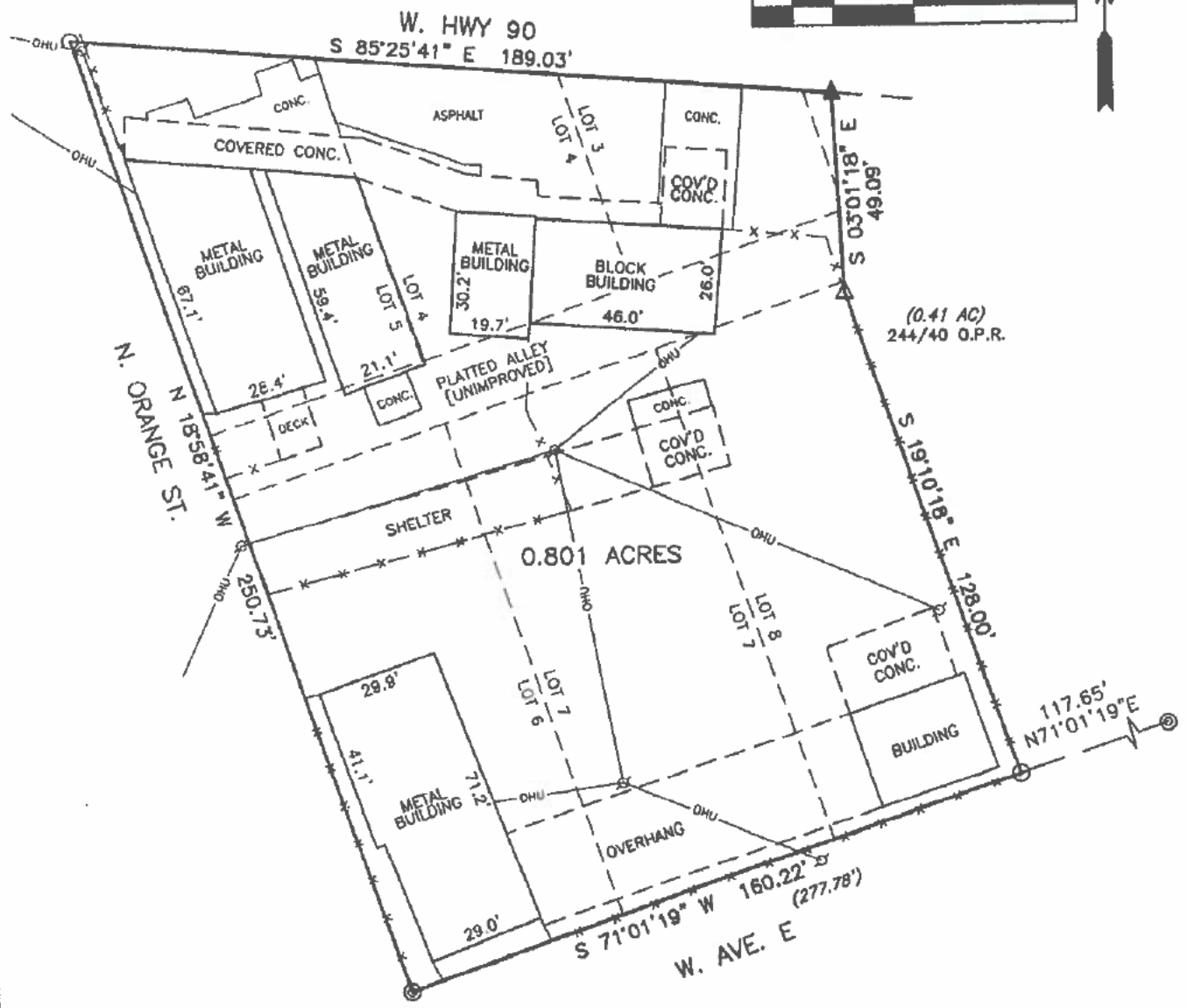


### SURVEY PLAT

0.801 ACRES OUT OF BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE  
ENVELOPE 95, PLAT RECORDS OF BREWSTER COUNTY, TEXAS

BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 286, PAGE 501  
OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS

ALPINE, TEXAS



AN INDEPENDENT EXHAUSTIVE SEARCH OF THE PUBLIC RECORD HAS NOT BEEN CONDUCTED. EASEMENTS/RESTRICTIONS NOT SHOWN HEREON MAY AFFECT THIS TRACT.

ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE X (AREAS OUTSIDE THE 500-YR FLOODPLANE).

**LEGEND**

- ⊙ IRON PIPE FOUND
  - ▲ PK NAIL FOUND
  - CAPPED IRON ROD SET [MUELLER]
  - △ NAIL SET
  - ⊕ UTILITY POLE
  - OHU — OVERHEAD UTILITY
  - x - x - FENCE
  - ( ) RECORD INFORMATION
- BEARING BASIS: WGS 84

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*[Signature]*  
KEVIN MUELLER  
105 N. COOKRELL ST.  
(512) 492-5502  
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

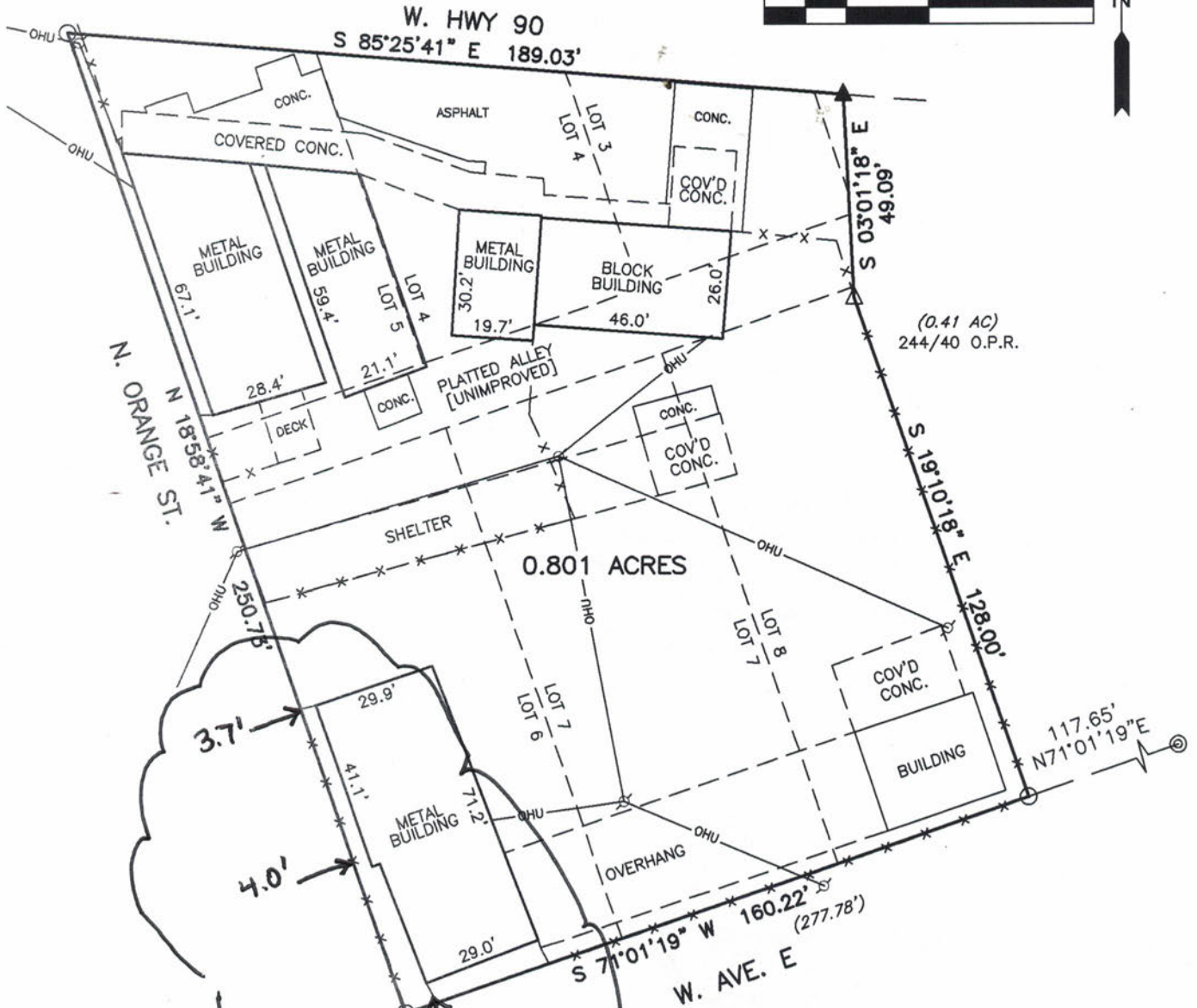
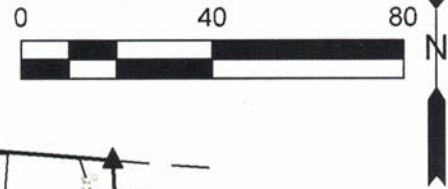
8-13-2021  
SAW TOOTH SURVEY  
P.O. BOX 1751  
ALPINE, TX 79831

# SURVEY PLAT

0.801 ACRES OUT OF BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE ENVELOPE 95, PLAT RECORDS OF BREWSTER COUNTY, TEXAS

BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 286, PAGE 501 OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS

ALPINE, TEXAS



AN INDEPENDENT EXHAUSTIVE SEARCH OF THE PUBLIC RECORD HAS NOT BEEN CONDUCTED. EASEMENTS/RESTRICTIONS NOT SHOWN HEREON MAY AFFECT THIS TRACT.

### LEGEND

- ⊙ IRON PIPE FOUND
- ▲ PK NAIL FOUND
- CAPPED IRON ROD SET [MUELLER]
- △ NAIL SET
- ⊕ UTILITY POLE
- OHU — OVERHEAD UTILITY
- x — x — FENCE
- ( ) RECORD INFORMATION

BEARING BASIS: WGS 84



ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE X [AREAS OUTSIDE THE 500-YR FLOODPLANE].

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

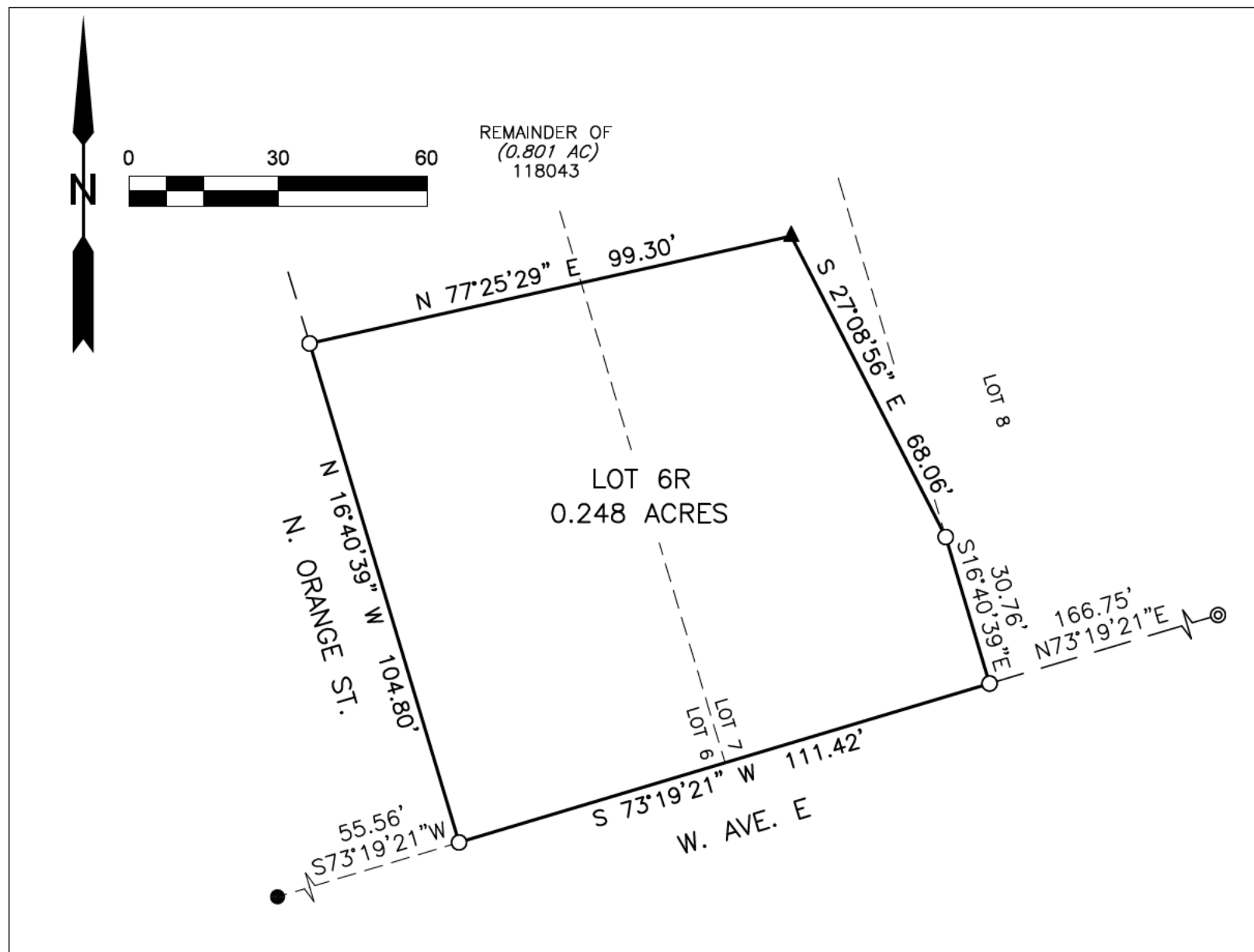
8-13-2021

KEVIN MUELLER  
 105 N. COCKRELL ST.  
 (512) 492-5502  
 KEVIN.MUELLER@SAWTOOTHSSURVEY.COM

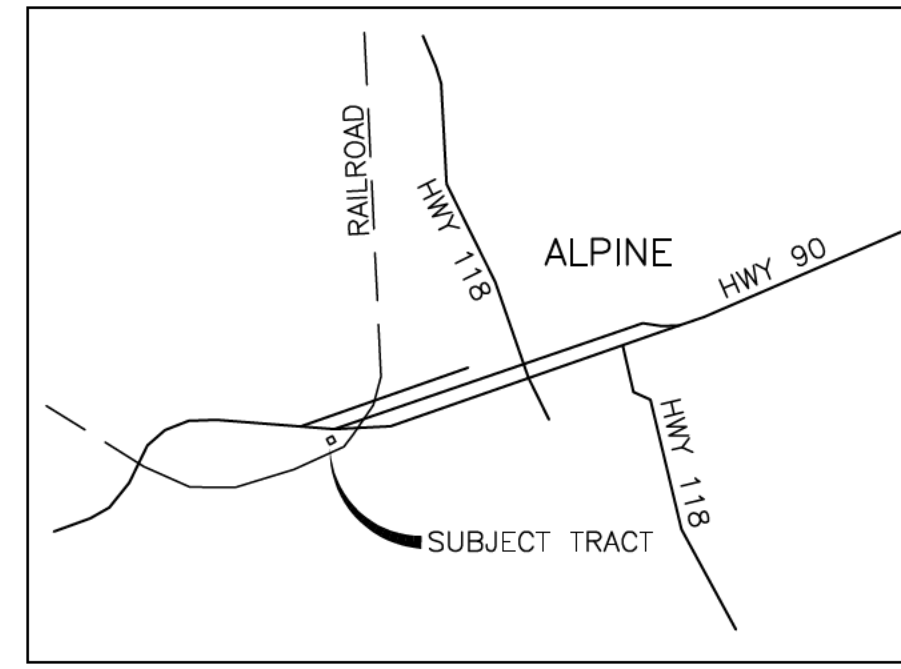
SAW TOOTH SURVEY  
 P.O. BOX 1751  
 ALPINE, TX 79831

# REPLAT OF 0.248 ACRE PORTION OF LOTS 6 AND 7, BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE

SUBDIVISION PLAT ON FILE IN ENVELOPE 95, PLAT RECORDS OF BREWSTER COUNTY, TEXAS



VICINITY MAP



N.T.S.

### LEGEND

- ⊙ IRON PIPE FOUND
  - IRON ROD FOUND [CAPPED AS NOTED]
  - ▲ FENCE CORNER POST
  - CAPPED IRON ROD SET [5911]
  - ( ) RECORD INFORMATION
- BEARING BASIS: NAD 83 TXSC 4204  
 COMBINED BEARING BASIS: 1.00028

### NOTES:

1. ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT LIES WITHIN ZONE X [AREAS OUTSIDE THE 500-YR FLOODPLAIN].
2. THIS TRACT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF ALPINE.
3. NO ROAD IMPROVEMENTS ARE PROPOSED WITH THIS REPLAT.

METES AND BOUNDS DESCRIPTION OF 0.248 ACRES, BEING A PORTION OF LOTS 6 AND 7, BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE, ON FILE IN ENVELOPE 95, PLAT RECORDS OF BREWSTER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 0.801 ACRE TRACT DESCRIBED IN DOCUMENT NO. 118043, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.801 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET [5911] FOR THE SOUTHWEST CORNER OF SAID BLOCK 3 AND SOUTHWEST CORNER OF SAID LOT 6, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTHEAST CORNER OF BLOCK 4 OF SAID METTA HARMS ADDITION BEARS, S 73°19'21" W, A DISTANCE OF 55.56 FEET;

THENCE WITH THE WEST LINE OF SAID BLOCK 3, N 16°40'39" W, A DISTANCE OF 104.80 FEET TO A CAPPED IRON ROD [5911] SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID LOTS 6 AND 7 THE FOLLOWING THREE (3) COURSES:

1. N 75°25'29" E, A DISTANCE OF 99.30 FEET TO A FENCE CORNER POST,
2. S 27°08'56" E, A DISTANCE OF 68.06 FEET TO A CAPPED IRON ROD SET [5911], AND
3. S 16°40'39" E, A DISTANCE OF 30.76 FEET TO A CAPPED IRON ROD [5911] SET IN THE SOUTH LINE OF SAID BLOCK 3 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE WITH THE SOUTH LINE OF SAID BLOCK 3, S 73°19'21" W, A DISTANCE OF 111.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.248 ACRES OF LAND, MORE OR LESS.

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALPINE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE THIS PLAT.

\_\_\_\_\_  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE THIS PLAT.

\_\_\_\_\_  
 MAYOR, CITY OF ALPINE

\_\_\_\_\_  
 ATTEST: CITY SECRETARY

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_  
 RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN PLAT ENVELOPE NO. \_\_\_\_\_  
 \_\_\_\_\_, BREWSTER COUNTY PLAT RECORDS.

\_\_\_\_\_  
 NOTARY PUBLIC'S SIGNATURE

\_\_\_\_\_  
 SARAH VASQUEZ  
 BREWSTER COUNTY CLERK



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Kevin Mueller*  
 12-19-2025

KEVIN MUELLER      SAW TOOTH SURVEY  
 105 N. COCKRELL ST.      P.O. BOX 1751  
 (432) 538-2115      ALPINE, TX 79831  
 KEVIN.MUELLER@SAWTOOTHSURVEY.COM

STATE OF TEXAS  
 COUNTY OF BREWSTER

I, BENJAMIN GARCIA, DO HEREBY CERTIFY THAT ALP-1610 W HWY 90, A PROTECTED SERIES OF BG REAL PROPERTY HOLDINGS, LLC, IS THE OWNER OF THE HEREON DESCRIBED TRACT. AS SHOWN ON DEED RECORDED IN DOCUMENT NO. 118043, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, AND DO HEREBY REPLAT 0.248 ACRES OF SAID TRACT TO BE KNOWN AS:

REPLAT OF 0.248 ACRE PORTION OF LOTS 6 AND 7, BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE

\_\_\_\_\_  
 BENJAMIN GARCIA  
 MANAGER, ALP-1610 W HWY 90  
 211 E. HOLLAND AVE.  
 ALPINE, TEXAS 79830

STATE OF TEXAS  
 COUNTY OF BREWSTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BENJAMIN GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAVE ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Issued By:

Brewster County Tax Office
107 W Ave E #1 432-837-6200 ext 209
Alpine, TX 79830

Property Information

Property ID: 11327 Geo ID: 972900030003000000
Legal Acres: 0.0000
Legal Desc: METTA HARM, BLOCK 3, LOT: NPT 4,5,& SPTS 6,7 PT-8, ALLEY
Situs: 1610 W HWY 90 ALPINE, TX 79830
DBA:
Exemptions:

Owner ID: 39890 100.00%
ALP-1610 W HWY 90, BG REAL
PROPERTY HOLDINGS, LLC
211 E. HOLLAND AVE
ALPINE, TX 79830-4733

For Entities

Alpine ISD
Big Bend Regional Hospital District
Brewster County
City of Alpine

Value Information

Improvement HS: 167,416
Improvement NHS: 0
Land HS: 44,284
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 211,700

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Table with 7 columns: Year, Entity, Taxable, Tax Due, Disc./P&I, Attorney Fee, Total Due. Rows include tax data for 2025 and 2024 for various entities like Alpine ISD, City of Alpine, Big Bend Regional Hospital Dis, and Brewster County.

Effective Date: 12/23/2025

Total Due if paid by: 12/31/2025

8,534.54

Table with 2 columns: Tax Certificate Issued for, Taxes Paid in 2025. Rows include Brewster County, Big Bend Regional Hospital District, City of Alpine, and Alpine ISD.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/23/2025
Requested By: ALP-1610 W HWY 90, BG REA
Fee Amount: 10.00
Reference #: ERIC DELANEY

Signature of Authorized Officer of Collecting Office

<b>Assessed Value:</b>	\$211,700
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

**Property Taxing Jurisdiction**

**Owner:** ALP-1610 W HWY 90, BG REAL %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
2	Brewster County	0.370007	\$211,700	\$211,700	\$783.30
4	Big Bend Regional Hospital District	0.073713	\$211,700	\$211,700	\$156.00
11	City of Alpine	0.424737	\$211,700	\$211,700	\$899.10
21	Alpine ISD	0.970200	\$211,700	\$211,700	\$2,053.90
CAD	Central Appraisal District	0.000000	\$211,700	\$211,700	\$0.00

**Total Tax Rate:** 1.838657

**Estimated Taxes With Exemptions:** \$3,892.43

**Estimated Taxes Without Exemptions:** \$3,892.43

# CITY COUNCIL AGENDA ITEM REPORT

February 3, 2026

Agenda Item No. 12C

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



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## AGENDA ITEM

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Consideration and possible action regarding authorization to obtain temporary or alternative financial resources to assist the Finance Department with completion of prior-year financial audits and current-year financial reporting. (H, Arredondo, City Manager)

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## EXECUTIVE SUMMARY

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The Finance Department is currently experiencing a significant backlog in completing prior-year financial audits and preparing required financial reports for the current fiscal year. These delays impact the City’s ability to meet statutory reporting deadlines, maintain compliance with auditing standards, and provide timely financial information to the City Council and the public. Additional support is needed to ensure that outstanding audit items are resolved and that current-year financial reporting remains accurate and up to date.

### **Requested Action:**

Staff requests City Council approval to obtain temporary or alternative financial resources—such as contracted municipal experienced accounting professionals, external financial consultants, or short-term staffing support—to assist the Finance Department in completing outstanding audit work and current-year financial reporting requirements. This authorization would allow staff to solicit proposals, engage qualified assistance, and allocate necessary budgeted funds to expedite the completion of all pending financial tasks.

### **Fiscal Impact:**

Costs will vary depending on the scope of services and provider selected. Staff will return to Council with any required budget amendments or contract approvals, if applicable.

### **Recommendation:**

Staff recommends approval to proceed with securing temporary or alternative financial resources to support the Finance Department in completing prior-year audits and current-year financial reporting.

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## SUPPORTING MATERIALS

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None

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## BUDGET CONSIDERATIONS

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Expenditure Required: N/A

Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 15A

Department: City Attorney

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



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**AGENDA ITEM**

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Consultation with Attorney § 551.072, Texas Government Code

- i. Discussion regarding the Municipal Pool, requirements under Texas Code, plans for the upcoming season, and status of personnel requisition. (H. Arredondo, City Manager)

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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None

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A  
Savings Anticipation: N/A  
Current Budget FY 2025-2026: N/A  
Additional Funding: N/A

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**APPROVERS**

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Alexandra Tackett, Deputy City Secretary  
Geoffrey R. Calderon, City Secretary

Approved - 1/28/2026  
Final Approval - 1/28/2026

**CITY COUNCIL AGENDA ITEM REPORT**

**February 3, 2026**

Agenda Item No. 15B

Department: Administration

Sponsor: Rick Stephens, Councilor

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



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**AGENDA ITEM**

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Deliberation of Real Property § 551.072, Texas Government Code

- i. Potential property acquisition by the City. (R. Stephens, City Council)

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**EXECUTIVE SUMMARY**

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None

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**SUPPORTING MATERIALS**

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None

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**BUDGET CONSIDERATIONS**

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Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2025-2026: N/A

Additional Funding: N/A

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**APPROVERS**

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