



CITY OF ALPINE
WORKSHOP & REGULAR CITY COUNCIL MEETING
March 3, 2026 – 5:30 PM

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

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

- A. Workshop Discussion: Review, Refinement, and Direction Regarding Proposed Amendments to the City of Alpine Home-Rule Charter, Including Scope, Language, and Timeline for Potential Placement on the November 3, 2026 Uniform General Election Ballot. (H. Arredondo, City Manager)

2. CALL TO ORDER - REGULAR MEETING - 5:30 P.M.

- 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. 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 the first reading of Ordinance 2026-03-01, an Ordinance Approving Rezone Application 2026-03-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 707 E. Ave F and Legally Described as the South 69.44 Feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the Same Appears in Plat Envelope No. 112 on File in the Office of the County Clerk of Brewster County, Texas, Save and Except the East 17.3' of Lot 6 Deeded by F.E. Weyerts to the City of Alpine, Texas, for Street or Highway Purposes, Dated August 30, 1947, Recorded in Volume 111, Page 380, Deed Records of Brewster County, Texas; Rezoning the Subject Property from R-2 Two-Family District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

- B. Public Hearing to obtain citizen views and comments regarding Variance 2026-02-01, a variance which would allow the applicant, Nancy L. Whitlock, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City's Code. The nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 407 S. 6th Street and is legally described as Block 76, Lots 2, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is Nancy L. Whitlock. The property ID of the subject property is 12250. The current zoning classification of the property is R-3 Apartment District. If the variance is approved, the zoning classification of the subject property will remain R-3 Apartment District.
- C. Public Hearing to obtain citizen views and comments regarding Variance 2026-02-02, a variance which would allow the applicants, David Collier and Gregory O'Neal, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City's Code. The nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 202 W. Gallego Ave and is legally described as Block 76, Lots 6-8, East 42 of Lots 6, 7, and 8, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is David Collier and Gregory O'Neal. The property ID of the subject property is 12255. The current zoning classification of the property is R-4 Mixed Residential District. If the variance is approved, the zoning classification of the subject property will be R-4 Mixed Residential District.

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 February 17, 2026 Regular Meeting Minutes. (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.

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discussion, presentation, and possible direction regarding updates to water and wastewater infrastructure projects, related Capital Improvement Projects, and potential funding opportunities, including a report from Jacob | Martin Engineering. (H. Arredondo, City Manager)
- B. Discussion regarding City Council goals, priorities, and strategic direction, including budget priorities and considerations to guide City operations and financial planning. (H. Arredondo, City Manager)
- C. Discussion regarding the upcoming expiration of the Alpine Country Club lease and discuss renewal options to renew the lease ahead of the June 2026 expiration date. (H. Arredondo, City Manager)
- D. Discussion and Direction Regarding Strategic Capital Improvement and Community Health Projects for Potential Inclusion in the Rural Texas Strong Funding Application Under the Federal “Big Beautiful Bill.” (C. Eaves, Mayor)
- E. Discussion regarding the Texas Workforce Commission Summer Youth Program and potential City participation as a worksite employer to provide supervised work experience opportunities for local youth. (H. Arredondo, City Manager)
- F. Discussion regarding potential collaboration between the City of Alpine and Alpine Independent School District for grant funding, joint use, and improvements to the Historic Manuel Payne Field located in Kokernot Park. (H. Arredondo, City Manager)
- G. Discussion regarding the adoption of an official City of Alpine logo reflecting the City’s identity as the Heart of the Big Bend Dark Sky Reserve and authorizing its use for official

municipal purposes. (C. Eaves, Mayor)

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 first reading of Ordinance 2026-03-01, an Ordinance Approving Rezone Application 2026-03-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 707 E. Ave F and Legally Described as the South 69.44 Feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the Same Appears in Plat Envelope No. 112 on File in the Office of the County Clerk of Brewster County, Texas, Save and Except the East 17.3' of Lot 6 Deeded by F.E. Weyerts to the City of Alpine, Texas, for Street or Highway Purposes, Dated August 30, 1947, Recorded in Volume 111, Page 380, Deed Records of Brewster County, Texas; Rezoning the Subject Property from R-2 Two-Family District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (H. Arredondo, City Manager)
- B. Approve the first reading of Ordinance 2026-03-02, an ordinance amending Chapter 26 – Civic and Cultural Affairs and Facilities of the Alpine Code of Ordinances; Establishing Article IV – Alpine Public Library; Recognizing the Alpine Public Library as a Core Civic and Cultural Institution; Exempting the Alpine Public Library from the Community Services Grant Program; Authorizing Annual Consideration of funding through the City's budget process; Providing Findings of Fact; Providing for Inclusion in the Code of Ordinances; Providing a Cumulative clause; Providing a Severability Clause; Providing for Proper Notice and Meeting; And Providing an Effective Date. (H. Arredondo, City Manager)
- C. Approve Resolution 2026-03-01, a resolution approving the ratification of the City Manager's submission of a grant application to the Office of National Drug Control Policy for the High Intensity Drug Trafficking Areas Program (Assistance Listing 95.001), Program Fiscal Year 2026, in the requested amount of \$191,773.00. (H. Arredondo, City Manager)
- D. Approve Resolution 2026-03-02, a resolution Expressing Support for Freight Rail as a Critical Component of the National Transportation System and Authorizing Participation in a Joint Letter to the Texas Congressional Delegation Regarding the Upcoming Surface Transportation Reauthorization. (H. Arredondo, City Manager)
- E. Approve Resolution 2026-03-03, a resolution Expressing Concern Regarding Proposed Construction of a Physical Border Wall in the Big Bend Region and Affirming the Importance of the Rio Grande, Big Bend National Park, and Big Bend Ranch State Park to the Region's Economic, Environmental, and Cultural Well-Being. (H. Arredondo, City Manager)
- F. Approve Variance 2026-02-01, a variance which would allow the applicant, Nancy L. Whitlock, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City's Code. The nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 407 S. 6th Street and is legally described as Block 76, Lots 2, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is Nancy L. Whitlock. The property ID of the subject property is 12250. The current zoning classification of the property is R-3 Apartment District. If the variance is approved, the zoning classification of the subject property will remain R-3

Apartment District. (H. Arredondo, City Manager)

- G. Approve Variance 2026-02-02, a variance which would allow the applicants, David Collier and Gregory O’Neal, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the City’s Code. The nonconforming subject in question was established prior to adoption of the City’s Code and setback requirements. The subject property is located at 202 W. Gallego Ave and is legally described as Block 76, Lots 6–8, East 42 of Lots 6, 7, and 8, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is David Collier and Gregory O’Neal. The property ID of the subject property is 12255. The current zoning classification of the property is R-4 Mixed Residential District. If the variance is approved, the zoning classification of the subject property will be R-4 Mixed Residential District. (H. Arredondo, City Manager)
- H. Approval of the First Amendment to the Municipal Solid Waste Collection and Disposal Services Contract with Texas Disposal Systems, Inc., revising certain service provisions and attachments under the ten-year agreement awarded March 1, 2022. (H. Arredondo, City Manager)
- I. Approve a proposal from Landmark Aquatic for municipal pool renovation and improvement services, including resurfacing, mechanical and filtration upgrades, safety and accessibility enhancements, and related work, with final pricing subject to negotiated adjustments and execution of a formal agreement. (H. Arredondo, City Manager)

13. **EXECUTIVE REPORTS.**

Executive reports are limited to 6 minutes each. A bell will ring when the six-minute timeframe has been reached. If further time is needed the presentation may be extended an additional four 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. Executive reports do not require individual items to be listed for presentation, but no discussion may take place during this section unless the items are listed 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. Personnel Matters § 551.074, Texas Government Code:

- a. Operational, Finance, and Personnel Discussions and Considerations to ensure that the City Council and the City Manager are aligned. (H. Arredondo, City Manager)

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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on February 25, 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 25 day of February 2026.



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

