



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
April 7, 2026 – 5:30 PM

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

1. **CALL TO ORDER.** -

- A. Pledge of Allegiance to the United States Flag.
- B. Pledge of Allegiance to the Texas Flag.
- C. Determination of a Quorum and Proof of Notice of the Meeting.

2. **PUBLIC COMMENTS.**

Each person in attendance who desires to speak to the City Council on an item on the agenda shall speak during this section. A Public Comment Card must be filled out and turned in to the City Secretary at least 5 minutes prior to the start time of the meeting. The Public Comment Card may be filled out at www.cityofalpine.com/councilcomments. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. Please note that the City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Council from deliberating or taking action on an item not listed on the agenda. City Staff may ask commenters clarifying questions, respond with facts, and explain policy.

3. **PUBLIC HEARINGS.**

At this time, the Mayor will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.

- A. Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2026-03-05, an ordinance authorizing and ordering the issuance of City of Alpine, Texas Limited Tax Note, Series 2026; Specifying the terms and features of such note; Levying a continuing Direct Annual Ad Valorem Tax for the payment of said note; And resolving other matters incident and related to the issuance, sale, payment, and delivery of a Paying Agent/Registrar Agreement, And Providing an Effective Date.
- B. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2026-04-01, an ordinance amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinances; Amending Rules and Regulations for All City Parks; Providing the Establishment of Up to a \$500 Penalty per Occurrence for Violations of the Ordinance; Providing for the Establishment of Up to a \$4,000 Penalty for Certain Public Health and Safety Violations of the Ordinance; Providing for the Following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses.
- C. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2026-04-02, an ordinance Establishing Article X Low Speed and Utility Vehicles to

Chapter 94 – Traffic and Vehicles of the Alpine Code of Ordinances; Establishing Regulations Related to the Operation of Golf Carts, Pocket Bikes, Mini-Motorbikes, and Utility Task Vehicles Within the City; Providing for a Penalty of up to \$500 per Occurrence for Violations; and Providing for Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses.

- D. Public Hearing to obtain citizen views and comments regarding the first reading Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.
- E. Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2026-04-04, an ordinance amending the Fiscal Year 2025–2026 budget to appropriate Hotel Occupancy Tax funds for the purchase of real property to support tourism-related infrastructure; Authorizing the expenditure of said funds; And providing for Findings of Fact, Cumulative, Severability, Proper Notice and Meeting, and an Effective Date.

4. **PUBLIC PRESENTATIONS.** -

- A. Presentations & Recognitions
- B. Proclamations
 - i) Proclamation of April as National Safe Digging Month.
 - ii) Proclamation of National Public Safety Telecommunicators Week April 12-18, 2026.
 - iii) Proclamation of National Animal Care and Control Appreciation Week for April 12-18, 2026.
- C. Community Interest Items
 - i) Mayor Announcements
 - ii) City Manager Announcements
 - iii) Council Member Announcements

5. **CHANGES TO POSTED AGENDA.**

***NOTICE:** The City Council reserves the right to change the order of business at any time during the meeting. To change the order of business a motion, a second, and a majority vote is required.*

- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.
- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council

member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.

- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.
- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.

6. **TIME SENSITIVE ITEMS.** -

7. **CONSENT AGENDA.** -

- A. Approval of the March 17, 2026 Special & Regular Meeting Minutes. (G. Calderon, City Secretary)

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

9. **REPORTS & PRESENTATIONS.**

Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.

- A. Presentation of the City of Alpine 2025 Annual Report, including an overview of departmental operations, performance metrics, major projects, staffing changes, grant activity, and strategic planning efforts. (H. Arredondo, City Manager)
- B. Presentation and discussion regarding an introduction to Pape-Dawson Engineers, including an overview of services, prior work in the region, and potential opportunities to support City of Alpine projects and initiatives. (C. Eaves, Mayor)

10. **INFORMATION OR DISCUSSION ITEMS.** -

- A. Discussion and possible action regarding City Council support for the Texas Downtown Association Regional Roundtable to be held July 9–10, 2026, including consideration of funding in the amount of \$500 for the rental of The Granada venue, participation in the 5th and Holland ribbon cutting event, and consideration of a name for the public plaza located at 5th Street and Holland Avenue recently acquired by the City. (E. Martinez, City Council)
- B. 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)
- C. Discussion regarding the 2021 Interlocal Agreement (Memorandum of Understanding) between the City of Alpine and Sul Ross State University for the development, maintenance, and improvement of Kokernot Park and related properties, including a review of the agreement terms, obligations of each party, funding considerations, and potential future coordination efforts. (C. Eaves, Mayor)

11. **ACTION ITEMS.** - *Action items are to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).*

- A. Approve the first and final reading of Ordinance 2026-03-05, an ordinance authorizing and ordering the issuance of City of Alpine, Texas Limited Tax Note, Series 2026; Specifying the terms and features of such note; Levying a continuing Direct Annual Ad Valorem Tax for the payment of said note; And resolving other matters incident and related to the issuance, sale, payment, and delivery of a Paying Agent/Registrar Agreement, And Providing an Effective Date. (H. Arredondo, City Manager)
- B. Approve the second and final reading of Ordinance 2026-04-01, an ordinance amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinances; Amending Rules and Regulations for All City Parks; Providing the Establishment of Up to a \$500 Penalty per Occurrence for Violations of the Ordinance; Providing for the Establishment of Up to a \$4,000 Penalty for Certain Public Health and Safety Violations of the Ordinance; Providing for the Following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (H. Arredondo, City Manager)
- C. Approve the second and final reading of Ordinance 2026-04-02, an ordinance Establishing Article X Low Speed and Utility Vehicles to Chapter 94 – Traffic and Vehicles of the Alpine Code of Ordinances; Establishing Regulations Related to the Operation of Golf Carts, Pocket Bikes, Mini-Motorbikes, and Utility Task Vehicles Within the City; Providing for a Penalty of up to \$500 per Occurrence for Violations; and Providing for Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (H. Arredondo, City Manager)
- D. Approve the first reading of Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (H. Arredondo, City Manager)
- E. Approve the first and final reading of Ordinance 2026-04-04, an ordinance amending the Fiscal Year 2025–2026 budget to appropriate Hotel Occupancy Tax funds for the purchase of real property to support tourism-related infrastructure; Authorizing the expenditure of said funds; And providing for Findings of Fact, Cumulative, Severability, Proper Notice and Meeting, and an Effective Date. (H. Arredondo, City Manager)

12. **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, Personnel, and Organizational Development; Budget and Financial Administration; Capital Improvement Program and Infrastructure Projects; Streets and Transportation; Utilities Operations (Water, Wastewater, and Utility Systems); Smart Meter Implementation; Utility Billing Software Transition; Information Technology and Cybersecurity; Grants and Funding Opportunities; Requests for Proposals and Procurement Activities; Public Safety and Emergency Services Coordination; Economic Development and Tourism; Elections, Charter Amendments, and Governance Matters; Intergovernmental Relations and Regional Partnerships; Boards, Commissions, and Committees; Pending and Ongoing Projects.

13. **CITY COUNCIL MEMBER COMMENTS.** -

14. **EXECUTIVE SESSION.**

***NOTICE:** The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*

A. 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)

15. **ACTION AFTER EXECUTIVE SESSION.** -

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

16. **ADJOURN.** -

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on March 31, 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 31st day of March 2026.**



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



CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 3A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2026-03-05, an ordinance authorizing and ordering the issuance of City of Alpine, Texas Limited Tax Note, Series 2026; Specifying the terms and features of such note; Levying a continuing Direct Annual Ad Valorem Tax for the payment of said note; And resolving other matters incident and related to the issuance, sale, payment, and delivery of a Paying Agent/Registrar Agreement, And Providing an Effective Date.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 3B

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2026-04-01, an ordinance amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinances; Amending Rules and Regulations for All City Parks; Providing the Establishment of Up to a \$500 Penalty per Occurrence for Violations of the Ordinance; Providing for the Establishment of Up to a \$4,000 Penalty for Certain Public Health and Safety Violations of the Ordinance; Providing for the Following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 3C

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2026-04-02, an ordinance Establishing Article X Low Speed and Utility Vehicles to Chapter 94 – Traffic and Vehicles of the Alpine Code of Ordinances; Establishing Regulations Related to the Operation of Golf Carts, Pocket Bikes, Mini-Motorbikes, and Utility Task Vehicles Within the City; Providing for a Penalty of up to \$500 per Occurrence for Violations; and Providing for Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 3D

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the first reading Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 3E

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2026-04-04, an ordinance amending the Fiscal Year 2025–2026 budget to appropriate Hotel Occupancy Tax funds for the purchase of real property to support tourism-related infrastructure; Authorizing the expenditure of said funds; And providing for Findings of Fact, Cumulative, Severability, Proper Notice and Meeting, and an Effective Date.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 4Bi

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Proclamation of April as National Safe Digging Month.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-7-26 Proclamation Safe Digging month

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 - 3/27/2026
Final Approval - 3/27/2026

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, thousands of times each year, the underground infrastructure in Texas is damaged by those who do not have underground lines located prior to digging, resulting in service interruption, environmental damage, and threat to public safety; and

WHEREAS, in 2005, the Federal Communications Commission designated 811 to provide excavators and homeowners a simple number to contact utility operators to request the location of underground lines at the intended dig site; and

WHEREAS, the Damage Prevention Councils of Texas, a stakeholder-driven organization dedicated to the prevention of damage to underground facilities in all 254 Texas counties, promotes the National 811 notification system in an effort to reduce these damages; and

WHEREAS, damage prevention is a shared responsibility; by using safe digging practices, persons living and working in the City of Alpine, Brewster County, and Fort Davis, Jeff Davis County can save time and money and help keep our infrastructure safe and connected.

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby recognize the month of April 2026 as

Alpine Safe Digging Month

and encourage excavators and homeowners throughout the City of Alpine and Brewster County to always call 811 before digging. Safe digging is no ACCIDENT!

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April in the Year 2026.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 4Bii

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Proclamation of National Public Safety Telecommunicators Week April 12-18, 2026.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-7-26 Proclamation National Public Safety Telecommunications Week

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 - 3/27/2026
Final Approval - 3/27/2026

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, emergencies that require police, fire, or emergency medical services can occur at any time that require police, fire or emergency medical services; and

WHEREAS when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers, firefighters, and paramedics is dependent upon the quality and accuracy of information obtained from citizens who contact the City of Alpine emergency communications center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators of the City of Alpine have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby recognize April 12, 2026 to April 18, 2026, as

#National Public Safety Telecommunicators Week

In Alpine, Texas, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April in the Year 2026.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 4Biii

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Proclamation of National Animal Care and Control Appreciation Week for April 12-18, 2026.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-7-26 Proclamation National Animal Care and Control Officer Appreciation Week

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 - 3/27/2026
Final Approval - 3/27/2026

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, the National Animal Control Association has designated the second week of April each year as Animal Care and Control Officer Appreciation Week, and;

WHEREAS, the various Federal, State, and Local Government Officials throughout the Country take this time to recognize, thank, and commend all Animal Control Officers and Animal Control Staff for the dedicated service they provide to the citizens, various Public Safety, Public Service Agencies and Departments across the Country, and;

WHEREAS, every day, Animal Control Officers put themselves in potentially dangerous situations to protect the health and welfare of all kinds of animals and the public; and

WHEREAS, the City of Alpine would like to express its sincere thanks and appreciation for the outstanding service the Alpine Animal Control Officers and staff provide on a daily basis to the Citizens of the City and to the various Public Safety, Public Service Agencies and Departments, and;

WHEREAS, the City of Alpine recognizes and commends, Jennifer Stewart, Supervisor, Samantha Johnson, Morgan Gottlieb and Nicole Anderson, Animal Services Officers, and Yaritza Garcia and Aysiah Wiser, Animal Shelter Staff for the many dedicated and long hours in serving this community and for fulfilling the Animal Service commitment to providing the highest and most efficient level of customer service, and;

WHEREAS, the City of Alpine recognizes the Animal Control Officers who answer calls for assistance, capturing roaming and potentially dangerous animals, rescue animals in distress, investigate reports of animal cruelty and neglect, provide education for pet guardians about responsible pet care and mediate disputes between neighbors regarding conflicts involving animals.

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby recognize April 12, 2026 to April 18, 2026, as

National Animal Care and Control Officer Appreciation Week

In the City of Alpine, Texas and encourage all citizens to join me in expressing their sincere appreciation for the service and dedication of our Animal Control Officers and Staff.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April in the Year 2026.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 7A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the March 17, 2026 Special & Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 3-17-26 Special City Council Meeting Minutes
2. 3-17-26 Regular City Council Meeting Minutes

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 - 3/30/2026
Final Approval - 3/30/2026

City Of Alpine
CITY COUNCIL WORKSHOP MEETING
Tuesday, March 17, 2026 – 9:30 AM
Minutes

1. **JOINT WORKSHOP MEETING - 9:30 A.M. -**

Mayor Catherine Eaves & Brewster County Judge Greg Henington called the meeting to order at 9:30 A.M. The meeting was held at the Brewster County Courthouse, Commissioner's Court located at 201 West Avenue E in the City of Alpine, Texas. Mayor Eaves led the pledge of allegiance to the flags.

City Council Members Present:

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

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary

Not Present: None

Others Present: 10 other attendees.

Mayor Eaves announced that a quorum of the City Council was present at the City Council Chambers and City Secretary, Geoffrey Calderon, reported that the meeting agenda was posted by 2:00 P.M. on March 11, 2026.

- A. Joint workshop with the Brewster County Commissioner's Court to review the Emergency Medical Services (EMS) Task Force process and discuss recommendations for a strategic path forward based on workshops conducted in early 2026 to address EMS service delivery in the Alpine area. (H. Arredondo, City Manager)

2. **ADJOURN. -**

There being no further business, the meeting was adjourned by Mayor Eaves. (10:06 A.M.)

APPROVED:

ATTEST:

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 pursuant

to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on March 11, 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 11th day of March 2026.



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



City Of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, March 17, 2026 – 5:30 PM
Minutes

1. **CALL TO ORDER.** -

Mayor Catherine Eaves called the meeting to order at 5:30 P.M. The meeting was held at City Council Chambers located at 803 West Holland Avenue and via Zoom Videoconference in the City of Alpine, Texas. Mayor Eaves led the pledge of allegiance to the flags.

- A. Pledge of Allegiance to the United States Flag.
- B. Pledge of Allegiance to the Texas Flag.
- C. Determination of a Quorum and Proof of Notice of the Meeting.

City Council Members Present:

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

City Staff and Stakeholders Present:

Henry Arredondo, City Manager
Geoffrey R. Calderon, City Secretary
Cynthia Trevino, City Attorney
Kirk Caughman, Chief of Police
Victoria Sanchez, Director of Utilities
Mike Maciaz, Director of Utilities
Abel Hinojos, Airport Supervisor
Jessica Isley, Building Official
Jennifer Stewart, Animal Services Sup.
David Martinez, Parks Foreman
Adriana Holguin, Public Works

Not Present: None

Others Present: 5 other attendees

Mayor Eaves announced that a quorum of the City Council was present at the City Council Chambers and City Secretary, Geoffrey Calderon, reported that the meeting agenda was posted by 2:00 P.M. on March 11, 2026.

2. **PUBLIC COMMENTS.** - *Each person in attendance who desires to speak to the City Council on an item on the agenda shall speak during this section. A Public Comment Card must be filled out and turned in to the City Secretary at least 5 minutes prior to the start time of the meeting. The Public Comment Card may be filled out at www.cityofalpine.com/councilcomments. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. Please note that the City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Council from deliberating or taking action on an item not listed on the agenda. City Staff may ask commenters clarifying questions, respond with facts, and explain policy.*

Public Comments: None.

3. **PUBLIC HEARINGS.** - *At this time, the Mayor will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.*

Open (5:32 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding the second and final 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 69.4 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.

Public Comments: None.

- B. Public Hearing to obtain citizen views and comments regarding the second and final 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.

Public Comments: None.

- C. Public Hearing to obtain citizen views and comment regarding the first and final reading of Ordinance 2026-03-03, an ordinance amending the Fiscal Year 2025-2026 Budget to appropriate \$50,000 from the Alpine Volunteer Fire Department Reserve Account for Phase One Burn House renovations; ratifying Council intent regarding Addendum No. 1 to the Fire Training Facility Use Agreement; and authorizing payment of Invoice No. 1004 to the Alpine Emergency Services Board.

- James Etchison, Alpine Fire Department Chief.

- D. Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2026-03-04, an ordinance amending the Fiscal Year 2025-2026 Budget to

Appropriate Funds for Municipal Swimming Pool Improvements; Authorizing the Expenditure of Funds for the Municipal Pool Rehabilitation Project; Ratifying prior council actions related to the project; And Providing for Findings of Fact, Cumulative, Severability, Proper Notice and Meeting, and an Effective Date.

Public Comments: None.

- E. Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2026-03-05, an ordinance authorizing and ordering the issuance of City of Alpine, Texas Limited Tax Note, Series 2026; Specifying the terms and features of such note; Levying a continuing Direct Annual Ad Valorem Tax for the payment of said note; And resolving other matters incident and related to the issuance, sale, payment, and delivery of a Paying Agent/Registrar Agreement, And Providing an Effective Date.

Public Comments: None.

Close (5:37 P.M.)

4. **PUBLIC PRESENTATIONS.** -

- A. Presentations & Recognitions
- B. Proclamations
- C. Community Interest Items

RESOLUTION 2026-03-18: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to extend the Community Interest Items past 1 minute, the City Council unanimously adopted the motion with all members voting in favor.

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

5. **CHANGES TO POSTED AGENDA.** - ***NOTICE:*** *The City Council reserves the right to change the order of business at any time during the meeting. To change the order of business a motion, a second, and a majority vote is required.*

- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.

City Manager Henry Arredondo requested that item 12-A be continued to the next City Council Meeting.

- 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.

No items were removed from the consent agenda for separate discussion.

- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.

No action items were added to the Consent Agenda.

- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.

No time-sensitive items were added.

6. **TIME SENSITIVE ITEMS.** -

7. **CONSENT AGENDA.** -

- A. Approval of the March 3, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the February 2026 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)
- C. Approval of the February 2026 invoice for Bojorquez Law Firm Services. (G. Calderon, City Secretary)

RESOLUTION 2026-03-19: On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to approve the consent agenda as presented, the City Council unanimously adopted the motion.

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

9. **REPORTS & PRESENTATIONS.** - *Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.*

- A. Family Crisis Center of the Big Bend Update. (H. Arredondo, City Manager)
- B. Alpine Country Club Update. (H. Arredondo, City Manager)

10. **INFORMATION OR DISCUSSION ITEMS.** -

- A. Discussion regarding potential revisions to the City of Alpine Employee Handbook and employee incentive pay policies, including certification, GED, and degree requirements tied to position qualifications; review of associated employee data and timelines; and direction to staff on developing a comprehensive plan for policy amendments and implementation. (L. Escovedo, City Council)
- B. 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. (C. Eaves, Mayor)
- C. Discuss the working draft of the City’s Capital Improvement Plan (CIP), including project priorities, funding considerations, and next steps in the planning process. (H. Arredondo, City Manager)

Mayor Eaves called a short recess. (6:49 P.M.)

The meeting resumed. (6:54 P.M.)

11. **ACTION ITEMS.** - *Action items are to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).*

- A. Approve the second and final 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 69.4 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)

RESOLUTION 2026-03-20: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve the second and final reading of Ordinance 2026-03-01, the City Council unanimously adopted the motion.

- B. Approve the second and final 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)

RESOLUTION 2026-03-21: On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to approve the second and final reading of Ordinance 2026-03-02 as presented, the City Council unanimously adopted the motion.

- C. Approve the first and final reading of Ordinance 2026-03-03, an ordinance amending the Fiscal Year 2025-2026 Budget to appropriate \$50,000 from the Alpine Volunteer Fire Department Reserve Account for Phase One Burn House renovations; Ratifying Council intent regarding Addendum No. 1 to the Fire Training Facility Use Agreement; and authorizing payment of Invoice No. 1004 to the Alpine Emergency Services Board. (H. Arredondo, City Manager)

RESOLUTION 2026-03-22: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve the first and final reading of Ordinance 2026-03-03, the City Council unanimously adopted the motion.

- D. Approve the first and final reading of Ordinance 2026-03-04, an ordinance amending the Fiscal Year 2025-2026 Budget to Appropriate Funds for Municipal Swimming Pool Improvements; Authorizing the Expenditure of Funds for the Municipal Pool Rehabilitation Project; Ratifying prior council actions related to the project; And Providing for Findings of Fact, Cumulative, Severability, Proper Notice and Meeting, and an Effective Date. (H. Arredondo, City Manager)

RESOLUTION 2026-03-23: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve the first and final reading of Ordinance 2026-03-04 with compliments to everyone who made this happen, the City Council unanimously adopted the motion.

- E. Approve the first and final reading of Ordinance 2026-03-05, an ordinance authorizing and ordering the issuance of City of Alpine, Texas Limited Tax Note, Series 2026; Specifying the terms and features of such note; Levying a continuing Direct Annual Ad Valorem Tax for the payment of said note; And resolving other matters incident and related to the issuance, sale, payment, and delivery of a Paying Agent/Registrar Agreement, And Providing an Effective Date. (H. Arredondo, City Manager)

Item 12-E was continued to the next meeting during the Changes to the Posted Agenda Portion of the meeting.

- F. Approve the first reading of Ordinance 2026-04-01, an ordinance amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinances; Amending Rules and Regulations for All City Parks; Providing the Establishment of Up to a \$500 Penalty per Occurrence for Violations of the Ordinance; Providing for the Establishment of Up to a \$4,000 Penalty for Certain Public Health and Safety Violations of the Ordinance; Providing for the Following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (H. Arredondo, City Manager)

RESOLUTION 2026-03-24: On a motion by Councilor Richard Portillo and seconded by Councilor Robert Rückes to approve Ordinance 2026-04-01 as presented, the City Council unanimously adopted the motion.

- G. Approve the first reading of Ordinance 2026-04-02, an ordinance Establishing Article X Low Speed and Utility Vehicles to Chapter 94 – Traffic and Vehicles of the Alpine Code of Ordinances; Establishing Regulations Related to the Operation of Golf Carts, Pocket Bikes, Mini-Motorbikes, and Utility Task Vehicles Within the City; Providing for a Penalty of up to \$500 per Occurrence for Violations; and Providing for Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (H. Arredondo, City Manager)

RESOLUTION 2026-03-25: On a motion by Councilor Richard Portillo and seconded by Councilor Robert Rückes to approve Ordinance 2026-04-02 as written, the City Council unanimously adopted the motion.

- H. Approve Resolution 2026-03-17, a resolution Expressing Support for the Big Bend Regional Hospital District’s Efforts to Seek Federal Funding for Rural Healthcare Initiatives; Expressing the City’s Interest in Participating in Regional Healthcare Improvements That May Result from Such Funding; Authorizing the Mayor to Execute Related Documents; and Providing for an Effective Date. (H. Arredondo, City Manager)

RESOLUTION 2026-03-26: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve Resolution 2026-03-17, the City Council unanimously adopted the motion.

- I. Approval of the Tourism Job Descriptions:

-Tourism Administrator
-Visitor Center Assistant

(H. Arredondo, City Manager)

RESOLUTION 2026-03-27: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve the tourism job descriptions as presented, the City Council unanimously adopted the motion.

12. **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, Personnel, and Organizational Development; Budget and Financial Administration; Capital Improvement Program and Infrastructure Projects; Streets and Transportation; Utilities Operations (Water, Wastewater, and Utility Systems); Smart Meter Implementation; Utility Billing Software Transition; Information Technology and Cybersecurity; Grants and Funding Opportunities; Requests for

Proposals and Procurement Activities; Public Safety and Emergency Services Coordination; Economic Development and Tourism; Elections, Charter Amendments, and Governance Matters; Intergovernmental Relations and Regional Partnerships; Boards, Commissions, and Committees; Pending and Ongoing Projects.

13. **CITY COUNCIL MEMBER COMMENTS.** -

RESOLUTION 2026-03-28: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to recess into executive session, the City Council unanimously adopted the motion. **(7:31 P.M.)**

14. **EXECUTIVE SESSION.** - **NOTICE:** *The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*

A. 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)

15. **ACTION AFTER EXECUTIVE SESSION.** -

RESOLUTION 2026-03-29: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to move into regular session, the City Council unanimously adopted the motion. **(8:10 P.M.)**

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

RESOLUTION 2026-03-30: On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to take no action after executive session, the City Council unanimously adopted the motion.

16. **ADJOURN.** -

There being no further business, the meeting was adjourned by Mayor Eaves. (8:10 P.M.)

APPROVED:

ATTEST:

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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on March 11, 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 11th day of March 2026.



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



CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 9A

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Presentation of the City of Alpine 2025 Annual Report, including an overview of departmental operations, performance metrics, major projects, staffing changes, grant activity, and strategic planning efforts. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

The City of Alpine's 2025 Annual Report provides a comprehensive overview of departmental operations, key accomplishments, and organizational challenges experienced throughout the year.

In 2025, the City navigated significant leadership transitions, including the departure of the City Manager, Chief of Police, and Utilities Manager, while maintaining continuity of operations under interim leadership. Despite these challenges, the City successfully adopted a balanced budget and Capital Improvement Plan (CIP), expanded staffing in critical areas, and continued to deliver essential services.

Major highlights include:

- Continued legislative and governance activity, including the adoption of ordinances and resolutions, regular council and board meetings, and administration of municipal elections.
- Progress in human resources with active recruitment, onboarding, and employee engagement initiatives.
- Strong financial operations and successful pursuit of multiple grants supporting airport improvements, public safety equipment, utilities, environmental programs, and infrastructure resilience.
- Infrastructure and operational improvements across utilities, including wastewater treatment upgrades, compliance reporting, and system maintenance.
- Environmental and community initiatives, including recycling programs, public outreach events, and beautification efforts.
- Ongoing development activity reflected in permitting, inspections, code enforcement, and commercial and residential projects.
- Public safety and judicial operations, including police activity, municipal court case processing, and revenue collection.

The report also outlines forward-looking efforts, including the development of a strategic plan to guide future policy, budgeting, and operational priorities.

Overall, the 2025 Annual Report reflects a year of transition, resilience, and continued service delivery, positioning the City for future growth and organizational stability.

SUPPORTING MATERIALS

- 1. City Manager 2025 Annual Report Presentation 2

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 - 3/27/2026
Final Approval - 3/27/2026



City of Alpine 2025 Annual Report

March 20, 2026



2025 Overview

It is my privilege to present the City of Alpine’s 2025 End of Year Report. This report serves as a comprehensive snapshot of the year, offering an overview of the progress, challenges and milestones we have achieved as a city government in 2025.

The purpose of this report is to highlight the collective accomplishments of our various departments and celebrate the dedication and hard work of our city staff. 2025 was a challenging year with the City Manager, the Chief of Police and the Utilities Manager leaving the city. Our Interim City Manager maintained the course for seven months until I had the opportunity to join the City of Alpine in January 2026.

This report not only showcases our successes but also sets the stage for continued growth and collaboration in the years to come. I am enthusiastic and thankful for your continued support and engagement as we work together to make Alpine a stronger, more vibrant community.

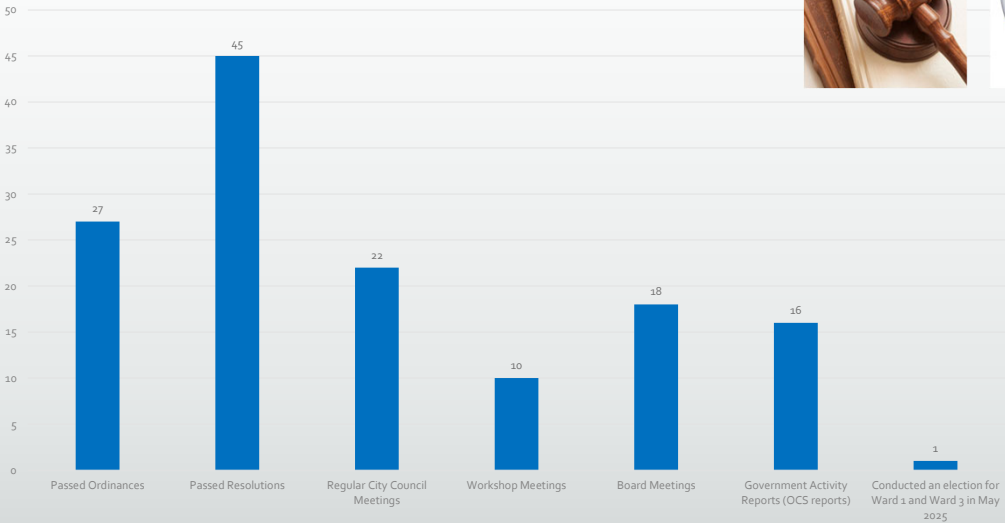
Henry Arredondo
City Manager

Office of the City Manager

- Transition of City Manager position
 - June 2025: previous City Manager resigned.
 - June – Dec 2025: Interim City Manager Geo Calderon.
- Presented balanced budget and Capital Improvement Plan (CIP)
- Established new full-time positions:
 - Deputy City Secretary (Office of the City Secretary)
 - Economic Development Administrator (Office of the City Manager)
 - Grant Writer (Officer of the City Manager)
- Employee Appreciation Events:
 - 3rd Annual Award Banquet
 - National Public Service Recognition Week (Smashburger Cook-Off Competition)



Office of the City Secretary



Human Resources



- Interviews: 60
- On-Boards: 36
- Hiring Events: 3
- Successful Unemployment Defenses: 5
- Special Employee Events: 3

Payroll & Benefits



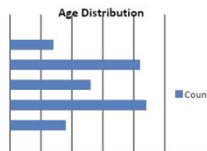
Employee Snapshot Dashboard

Calendar Year: 2025
 Snapshot Date: 12/31/2025
 Imported source: TEMP PLATE.xlsx
 Reminder: Complete Birth Year, Work Location, and any 2025 term dates before finalizing

Headcount: 81 Avg Age: 42.2

Avg Salary: \$48,141.99

Male: 48 Female: 33

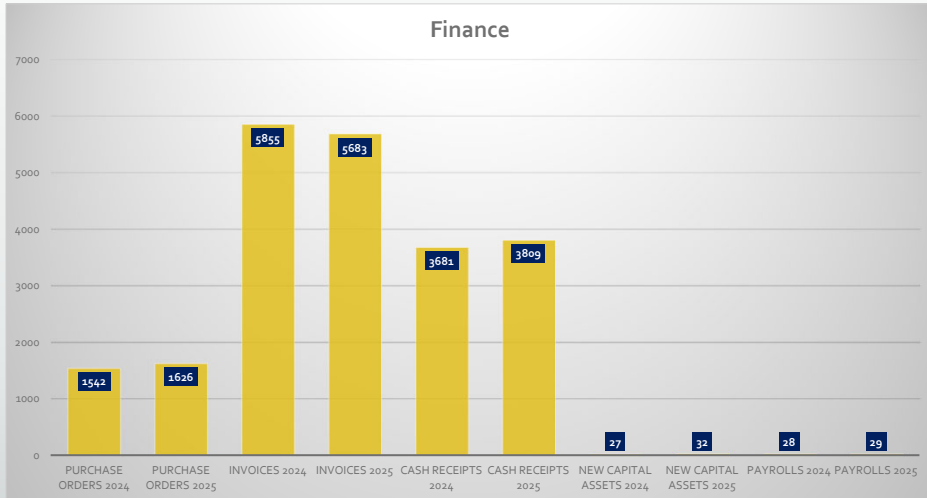


Age	Count	Salary	Count
14-19	0	\$25k-\$50k	53
20-24	9	\$50k-\$75k	20
25-34	22	\$75k-\$100k	7
35-44	13	\$100k+	1
45-54	21		
55-64	7		
>65	0		



Blue cells = user input on Employee_Data. Dashboard counts Active in Snapshot = Yes.

Finance Department



Grants 2025



Airport:

- TxDOT Aviation:
- RAMP (Routine Airport Maintenance Program)
- Airport Layout Plan
- Automated Weather Observing System (AWOS) Relocation

Alpine Police Department:

- High Intensity Drug Trafficking Area (HIDTA): 2 undercover officer, equipment, vehicles.
- Operation Lonestar: work to secure the border
- Body Armor heavy-duty rifle-resistant vests (Office of the Governor – Public Safety Office)
- Ballistic Resistant Shield (Office of the Governor – Public Safety Office): active-shooter shield
- Two Mobile Digital Message Boards with Camera (Office of the Governor, Public Safety Office)

Grants 2025



Environmental Services:

- Keep Alpine Beautiful
- Solid Waste Tire Disposal (Texas Commission on Environmental Quality)

Parks:

- Pueblo Nuevo Park. Completed.

Utilities :

- Federal Emergency Management Agency (FEMA) – Hazard Mitigation Grant Program – Texas Department of Emergency Management (TDEM): Generators for Water Department pumps and wells

Wastewater:

- TWDB - Asset Management Program for Small Systems (AMPSS)

Flood Mitigation:

- RIOCOG / TWDB - Floodplain Management



Gas Department



- Texas Municipal League Intergovernmental Risk Pool Audit-May 7th, 2025

Performance Rating: **100%**

PERCENTAGE OF TOTAL SCORE	
DOCUMENTS AND RECORDS	15 OF 15%
PIPELINE SAFETY COMPLIANCE	20 OF 20%
UNACCOUNTED FOR GAS	20 OF 20%
SAFETY AND TRAINING	15 OF 15%
QUALIFICATION OF PERSONNEL	15 OF 15%
GAS SYSTEM CONDITION AND INTEGRITY	15 OF 15%
2025 PERFORMANCE RATING: 100%	
2024 PERFORMANCE RATING: 99%	



Gas Department



Railroad Commission of Texas Audit-Inspection Package: Activity/Classification: Specialized/Gas O and M Proc – Distribution-June 27th, 2025

No alleged violations of the applicable safety regulations were found in the areas reviewed.

DIMP 2025: Facilities Replaced During Prior Year

29 steel services replaced for system (210003) Alpine Segment 2

4 steel services replaced for system (210213) Fort Davis Segment 1

Infrastructure Repairs and Maintenance:

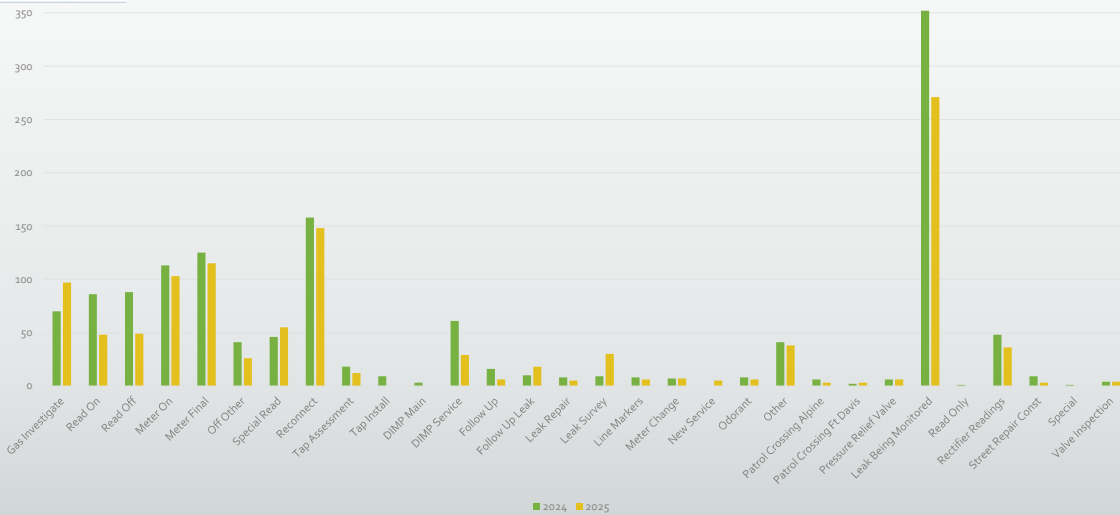
Completed essential infrastructure repairs and routine maintenance.

Re-Qualifications-November 17th thru 20th 2025

All employees are qualified for the next 3 years.



2024 VS 2025 Gas Department Work Orders



Utilities Department

- New positions created:
 - Assistant Director of Utilities
 - Part Time Water Meter Readers
- Infrastructure Repairs and Maintenance:
 - Completed multiple infrastructure repairs and routine maintenance tasks
 - Completion of Work Orders: successfully addressed and completed submitted work orders
 - Required Reporting: completed all monthly, quarterly, and annual reports.
 - Procured contractor for the second phase of wastewater treatment plant repairs
- Lead & Copper:
 - We did our first round of inventory.
 - We sent TCEQ the first two samples for daycares.



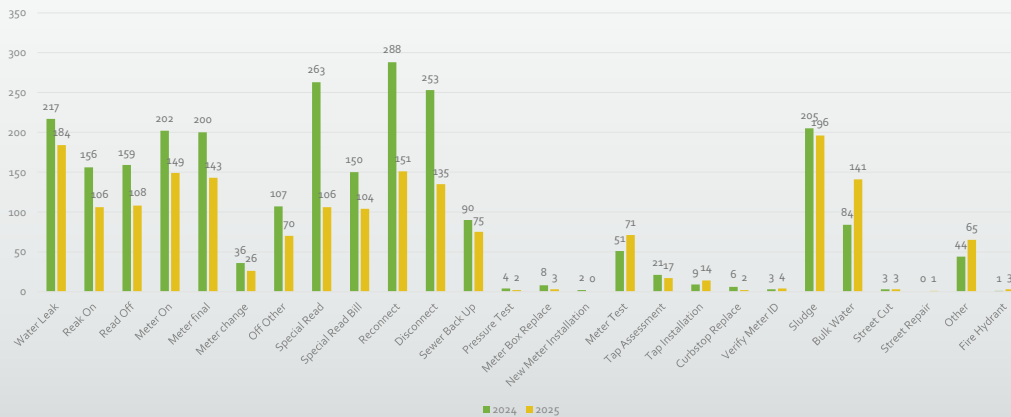
Utilities Department

- Repaired long standing leak under barn in Lewis Field
- Completed monthly water meter reads on time for the first time (in a long time) in July-September (prior to software change)
- New Director: Michael Maciaz in July 2025
- New Assistant Director: Kera McDaniel in November 2025
- Began construction of new clarifier at waste water treatment plant
- Began renovation of old firehouse

Utilities Department



2024 vs 2025
Water Dept. Work Orders



Environmental Services

- Keep Alpine Beautiful Administrator training:
- 13 webinars, eight of which were KTB trainings.
- Completed 14-hours of continued education (Code Enforcement License)
- Attended 5 webinars for recycling and environmental law enforcement trainings.
- Texas Disposal Systems (TDS) returned zero negative reports on loads from Alpine in 2025, concluding there was "little to no contamination" in the recyclable material deliveries.
- In 2025, approximately 411.85 tons of cardboard, mixed paper, plastics (1 & 2), tin, aluminum, newspaper, tires, and electronics were recycled, extending the landfill's life by an estimated 20.59 days.



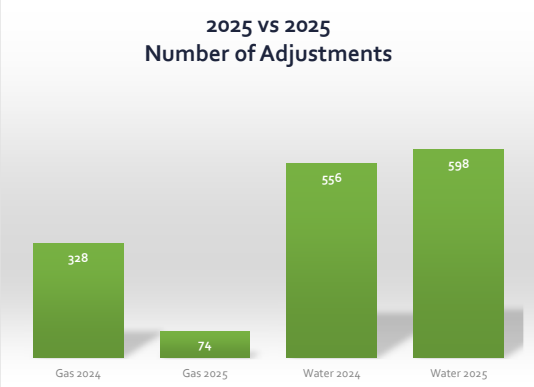
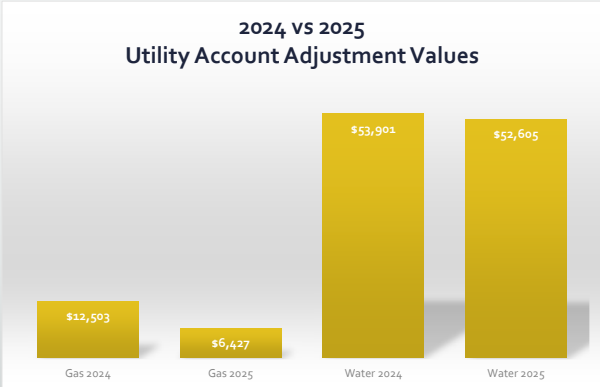
Environmental Services



- The City hosted outreach efforts by hosting 9 community events.
- Events:
 - Earth Day 4/26/25 where there were multiple environmental education booths and projects for children.
 - Partnered with Alpine Cub Scouts for a community cleanup event during Fall Sweep.
 - Adopt a Tree program.
 - Illegal Dumping Abatement Program.
 - Big Bend Little League partnership to collect recycling during the spring and summer games.

Utilities Customer Service Billing

- Infrastructure Repairs and Maintenance: completed essential infrastructure repairs and routine maintenance.
- Completion of Work Orders – fulfilled all work orders in a timely fashion



PUBLIC WORKS DEPARTMENTS

BUILDING MAINTENANCE: 120 Work Orders Completed
VEHICLE MAINTENANCE: 243 Work Orders Completed

PARKS & RECREATION DEPARTMENT:

- Completed 16 work orders for Parks.
- American Legion Improvements: Replaced fiberglass roof panels and planted 3 trees.
- Baines Park Improvements: Installed a new park sign, new sprinkler system timers, and repainted picnic tables.
- Centennial Park Improvements: Repaired the stucco wall and limestone structure, and repainted the park sign.
- Dog Park Improvements: Installed a new shade structure.
- Kokernot Park Improvements: Repainted existing picnic tables, added one new picnic table, and planted 8 new trees.
- Medina Park Improvements: Completed dead tree removals.
- Pool Improvements: Repainted the pool floor and pool house flooring.



- Pueblo Nuevo Park Improvements: Completed electrical work, installed new grills and playground equipment, and replaced the park sign.
- All Fields Improvements: Placed new signs and a new scoreboard on International Field.

PUBLIC WORKS DEPARTMENTS

STREETS DEPARTMENT:

- Established official addresses and Geographic Information System (GIS) coordinates for all fields, parks, and memorial sites.
- Initiated and implemented all Safety, Fire, and Emergency Protocols.
- Completed 186 Street Work Orders.
- Successfully integrated new equipment, including the 930M Loader, Asphalt Zipper, and Hot Box.
- Completed 31 blocks of seal coat application.



- Conducted the annual Cleaning of the Creeks initiative.
- Managed the yearly maintenance and installation of street and traffic signs.
- Maintained access roads leading to the Water Waste System.
- Maintained roads surrounding the Airport fire burn area.
- Maintained all easement roads.
- Completed 2 miles of road blading leading to the Landfill.
- Ensured completion of all mandatory Traffic Control Training.



Building Services

- Permits: \$79,530.25
- Permit Applications: 455 (**each having at least one or more inspections)
- Code Cases: 499
- Demolitions: 6
- Short Term Rental Inspections:
 - 93 active applications with inspections
 - 16 new applications



Building Services



Commercial New Construction:

- Holland & Maverick restoration
- Ole' Crystal Bar conversion to Sunshine House mixed use
- Crisis Center Renovation
- TexPac New Office
- Holiday Inn & Suites Remodel
- 1000 E. Lechuguilla Skyway Phase 2

Building Services

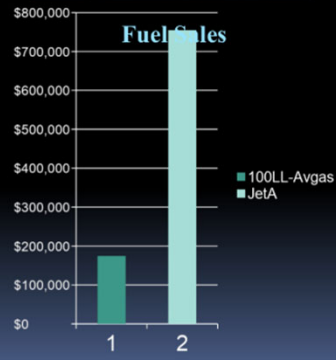
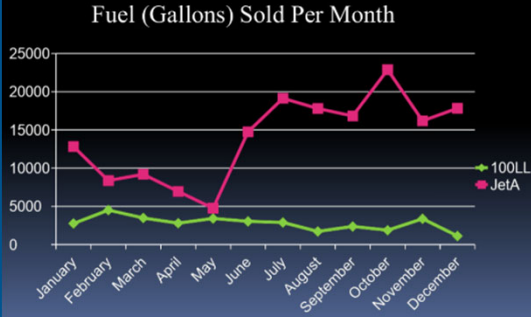


- **New Residential Homes:**
 - 6 total
- **Appendix C – Zoning Article I.-**
 - Basic Ordinance General Zoning
 - Regulations Updates
- **Appendix B: Building Services Fees**
 - Updated

Alpine Casparis Municipal Airport



- Completed Airport Layout Plan(ALP) and submitted to the Federal Aviation Administration for approval. Current plan is over 20 years old. Plan will help prioritize Capital Improvement Plan for short-term and long-term investments and growth for the airport.
- Increased fuel sales from 2024 by a little over 35.60%
- Flights and missions averaged 174 per month; however, this figure does not include flights conducted by local private pilots and ARMY(Medivac)Blackhawk helicopters.



Alpine Police Department

Monthly Activity Report



2025

Calls For Service	911 Calls
7,246	2,653
Traffic Stops	Arrests
3,119	160
Assaults	Narcotics and Alcohol
92	130
Crimes Against Person and Property	Traffic Accidents
159	97



Chief of Police Kirk Caughman
 309 W. Sul Ross Ave.
 Alpine, Texas 79830
 Phone: (432) 837-3486
 Fax: (432) 837-2616
 Email: Caughman.police@cityofalpine.com





Municipal Court

- **Total new cases in 2025: 855**
- 571 - Alpine PD Citations
- 271 - Animal Control Citations
- 13 - Code Enforcement and Environmental Services
- **Most common cited violations**
- Speeding - 236
- Animals at Large - 89
- Public Intoxication - 52

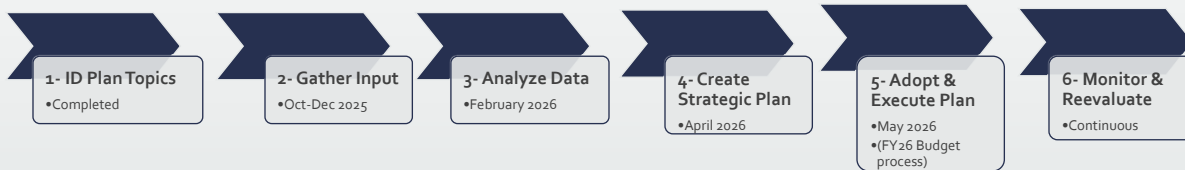


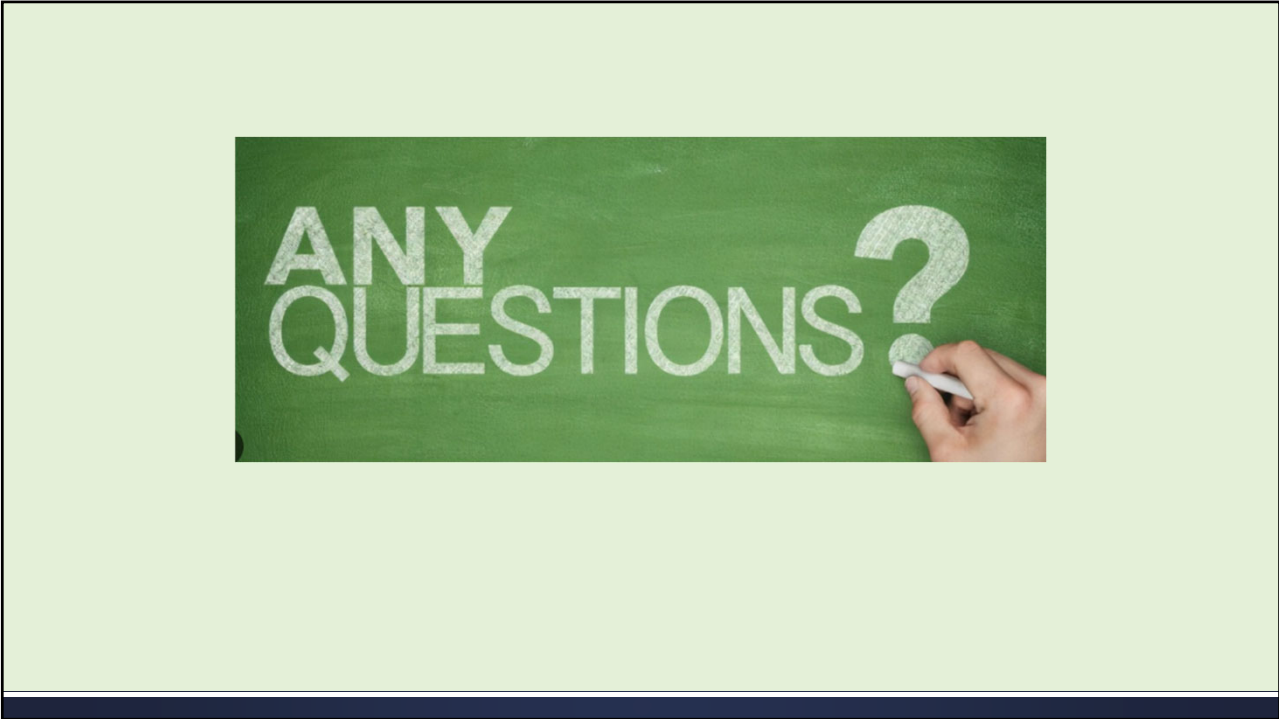
Municipal Court



- 2025 Cases already Disposed - 520
- Fri, Mar 6, 2026 at 11:34 AM
- Cases Currently pending Resolution (Payment plans, Driver Safety, and Deferred Disposition) - 58
- Percentage of new 2025 cases already resolved or pending resolution 68%
- Revenue Collected - \$98, 044.56
- Retained - \$54, 919.12
- Docket Days - 17
- Jury Trial - 1
- Warrant Dockets - 1

Strategic Plan: Tentative Schedule and Milestones





CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 9B

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Presentation and discussion regarding an introduction to Pape-Dawson Engineers, including an overview of services, prior work in the region, and potential opportunities to support City of Alpine projects and initiatives. (C. Eaves, Mayor)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

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 - 3/27/2026
Final Approval - 3/27/2026

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 10A

Department: City Council

Sponsor: Eva Martinez, Councilor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion and possible action regarding City Council support for the Texas Downtown Association Regional Roundtable to be held July 9–10, 2026, including consideration of funding in the amount of \$500 for the rental of The Granada venue, participation in the 5th and Holland ribbon cutting event, and consideration of a name for the public plaza located at 5th Street and Holland Avenue recently acquired by the City. (E. Martinez, City Council)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Texas Downtown Regional Workshop
2. 12-6-22 POLICY FOR NAMING MUNICIPAL PROPERTY AND STREETS

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 - 3/27/2026
Final Approval - 3/27/2026



Time	Session Title	Description & Speaker Focus
DAY 1 HALF DAY		Museum of the Big Bend
2:00 PM	Welcome to the Museum of the Big Bend	The Museum of the Big Bend is a 5-time winner of Texas Travel Award for the Best Small Museum in Texas. Welcome from Museum Director, Emily Wilkinson and Alpine Mayor Catherine Eaves.
2:15 PM	Bringing the Smithsonian Home: Funding Museum on Main Street	<p>Speaker: Museum on Main Street Program overview from Texas Historic Commission.</p> <p>Wendy Little, Director of Texas Mountain Trail and Emily Wilkinson, Director, Museum of the Big Bend. A step-by-step guide on how to apply for and successfully host a Smithsonian Museum on Main Street (MoMS) exhibition. Focus will be placed on partnering with the Texas Humanities Council, developing companion exhibits, securing local matching funds, and maximizing community engagement.</p>
3:15 PM	Break	Snacks made by local downtown business Bread Garden Bakery.
3:30 PM	Guided Museum Tours	<p>3 separate tours happening simultaneously in smaller groups.</p> <ol style="list-style-type: none"> 1. The permanent exhibit; Big Bend Legacy 2. Cultural & Events Center 3. Smithsonian: <i>Spark, Places of Innovation</i>
4:30 PM	That's a Wrap	Closing remarks from Visit Alpine, Museum of the Big Bend, and Texas Downtown. Enjoy the amazing views and music by Guitar in the Big Bend.



**5:00
PM**

Explore Alpine

Dinner, drinks, music: checkout the local nightlife on your own.

**10:00
PM**

**Stargazing in the
Greater Big Bend
International Dark Sky
Reserve - OPTIONAL**

A truly unique, AND OPTIONAL, chance to get a look at the dark skies of West Texas. Stargazing in the Big Bend is a winner of the Texas Travel Award for Best Outdoor Activity. This will be a chance to get a walk through the constellations with McDonald Observatory Dark Sky Expert, Stephen Hummel. And he will do it all within the city limits of Alpine, at Kokernot Park.

DAY 2 FULL DAY

Granada Theatre

**6:00
AM**

**Hike to Our Famous
"Desk" - OPTIONAL**

You need to add an iconic piece of furniture with a view to your feed! The views from Hancock Hill and "The Desk" are both winners of Texas Travel Awards. Join the Borderlands Research Institute of Sul Ross for a guided hike up Hancock Hill that will end at our famous desk!

**9:00
AM**

Alpine Coffee Club

Continental breakfast provided by Vise Coffee and Picnic Basket. Everyone will become members of the Alpine Coffee Club, receiving our reuseable, sustainable mug, that gets you discounts all over downtown! Keep Alpine Beautiful and Visit Alpine will pass out the mugs and explain how the program was started and funded.

**9:30
AM**

**Welcome to the
"Coolest" Regional
Roundtable in Texas**

Welcome remarks by City of Alpine, City Manager Henry Arrendando and Director of Tourism, Chris Ruggia providing an overview of Alpine's downtown economic drivers.

**10:00
AM**

**Money Talks:
Maximizing
Advertising Dollars
with Ad Co-ops**

Speaker: Chris Ruggia, Director of Tourism, City of Alpine. A focused program on stretching limited marketing budgets. This session will explore how small destinations can pool resources to execute larger, more impactful co-operative advertising campaigns across print, digital, and



regional tourism publications. A practical business model that can easily be implanted for any downtown business or organization.

11:00 AM	Texas Historic Commission	Speaker: THC will present on their programs Front street? How to become a historic district?
12:00 PM	Networking Lunch	Catered lunch provided by Granada Catering/Lunch and Learn with a chance to talk with and explore sponsor tables.
1:00 PM	NOT CONFIRMED Terlingua Ghost Town – Not Your Typical Downtown	Speaker: Bill Ivy, Owner Terlingua Ghost Town, Greg Henington, Brewster County Judge & Head of Brewster County Tourism Board. Not every downtown is city streets or the courthouse square. Once abandoned, the Terlingua Ghost Town is now the heart of town and brings people from around the world to experience food, drinks and entertainment that is uniquely Terlingua. How did they do it? What is the approach to tourism in such a remote location?
2:00 PM	Painting the Town: Making Downtown an Open-Air Art Gallery	Speaker: Kerri Blackman, Founder of Alpine Artwalk, discussing grassroots funding and Randy Ham, Director of Odessa Arts, leveraging HOT funds for mural projects. A practical guide to funding, permitting, and implementing large-scale public art projects. The session will cover how to secure funding for murals (grants, private commissions), identify key community partners, and collaborate with local artists to drive foot traffic and cultural tourism. Live Demo: Monty Welt, Alpine Mural Artist.
3:00 PM	Mural Park Ribbon Cutting	The City of Alpine is investing in downtown and ensuring Alpine’s most iconic murals are the center of town. Join us for the ribbon cutting at the heart of downtown, 5 th & Holland, future home of the Visit Alpine Downtown Kiosk.
3:30 PM	Alpine Historic & Mural Walking Tour	Guided tours by Alpine Historians and ambassadors showcasing Alpine's unique downtown assets, including our vibrant public art installations and historic landmarks. We will split into 4 separate groups so the size is manageable.



**4:30
PM**

Adjourn & Networking

Informal networking at historic downtown establishments (Front Street Books, Cedar Coffee, Alcove Social, Holland Hotel Lobby Bar, 5th Street Gallery, Big Bend Gallery). This will give attendees a chance to go back and spend more time in galleries and shops they saw along the tour.

**5:00
PM**

Social Hour

Join us at The Ritchey, Winner of Best Small Music Venue in Texas. Once a hotel for cattlemen shipping from the railyard, The Ritchey is now the hub of evening entertainment. Music and light bites sponsored by Visit Alpine and Texas Mountain Trail.

**6:00
PM**

Dinner on your own

Enjoy a lovely evening at one of Alpine’s dining establishments. Alpine Restaurant Guides will be included in the event bags attendees get at registration.

**7:00
PM**

Archives of the Big Bend 50th Anniversary Celebration

The Archives of the Big Bend is celebrating its 50th Anniversary. Everyone is invited to attending the celebration at the Museum of the Big Bend.



**POLICY FOR NAMING MUNICIPAL PROPERTY AND STREETS.
APPROVED ON DECEMBER 6, 2022.**

I. PURPOSE AND INTENT

The purpose of this policy is to establish formal, fair, and consistent guidelines and criteria for the naming of municipal property in the City of Alpine, Texas. It is the intent of the City Council to review and evaluate the naming or re-naming of municipal property in accordance with this policy.

II. GUIDELINES AND CRITERIA

Names given for a municipal property shall identify one of the following:

- A. *Naming for persons* - There are occasions when it seems appropriate to name a park, street, facility, etc., in honor of a person. It should be one who has made a significant contribution to the public good; whose moral character and demonstrated leadership have been a major contribution to the City's quality of life; and/or has been instrumental in acquiring the area. In most instances, the person should be honored posthumously.
- B. *Naming after Elected Officials* - Naming of parks, streets, facilities, etc., after elected officials should generally be done posthumously. Consideration should be given to an elected official only if they have made a major contribution to any level of government, or community, and/or have been instrumental in acquiring a site/facility or funds.
- C. *Naming after Donor or Donation* - A site or facility may be named after the donor providing the donor wishes the same. A minimum of 80% of the total cost of the site, project, or facility development is required in order for a facility to be named after the donor. If a matching grant is secured, a minimum of 50% of the cost of the development is required. If a gift meets these requirements and stipulates naming a site after a living person, then criteria #1 must be evaluated thoroughly.
- D. *Predominant natural features* - Geographic, geologic, ecologic, botanical, horticultural, or scientific features of the City or a particular part of the City.
- E. *An adjoining street or subdivision.*

- F. *A Historic/Heroic Event, Location, Landmark, or Person* - This may be local, state, or national and be substantiated through research and documentation.
- G. *Street names may be proper nouns*-All street names must be chosen so as to be easily identifiable and understood, such that a child could remember and pronounce, for purposes of dispatching public safety personnel.

III. PROCESS AND PROCEDURES

The City Council has the sole right and responsibility to approve the names of municipal property.

A. ***Facilities and real property*** - The City Council will formally name each facility and City building by the passage of a Resolution. The Resolution will be considered during a meeting of the City Council following a Public Hearing. Notice of the Public Hearing will be published in a newspaper of general circulation and on the City's website 72 hours in advance of the hearing.

1. *City-initiated naming or renaming* - The City Manager will present a list of suggested names to the City Council for its consideration. The names suggested will comply with the criterion in Section II of this policy. Upon consideration of the suggested names or any alternatives which may be suggested by the City Council, the City Council will formally name or rename the facility or property. In cases where a previous City Council has formally named a facility or property, the City may initiate renaming under special circumstances, acknowledging the circumstances under which the previous City Council chose to formally name the facility or property. Special circumstances may include changes in the use or function of the facility; factors that have rendered the current name obsolete, impractical, confusing, or no longer in the public interest; or other circumstances which, in the decision of the City Council, necessitate the facility or property be renamed. Facilities or property named in honor of any nationally recognized figure may not be changed.
2. *Citizen-initiated naming or renaming* - A citizen or citizens of the City of Alpine must submit a written request to the City Manager to propose a facility or real property name or rename. The request must clearly identify the facility or real property and must show compliance with the criteria and guidelines set forth within this policy. In the case of a proposal to rename a facility or property, the written request must also include the documented history of how and why the facility or real property was named originally and an explanation of why the current name should be replaced with the name proposed.

B. Streets

1. *Residential streets* - names for streets constructed as part of a residential subdivision development will be proposed by the Developer during the

platting process in compliance with the subdivision regulations and criteria in Section II of this policy. The name of a new residential street will be formally granted upon the City's approval of the final plat.

2. *All other streets* - new streets constructed by the City will be named in accordance with the guidelines and criteria in Section II of this policy upon the City's award of the construction contract.
3. *City-initiated renaming of Streets* - City reserves the right to initiate the renaming of a street if the City determines a name change is appropriate to eliminate driver confusion, enhance economic development, improve emergency response, or other circumstances which, in the decision of the City Council, necessitate the street be renamed. The renaming of any street will be in accordance with this policy and the subdivision regulations. The City Commission will formally rename a street by the passage of an Ordinance. The Ordinance will be considered at a City Council meeting following a Public Hearing. Notice of the final Public Hearing will be published in a newspaper of general circulation at least ten (5) days in advance of the hearing and will be on the city's website. At least ten (10) days prior to the hearing, notice will also be mailed to all property owners and tenants owning or occupying property abutting the street of the proposed name change. This notice will contain the date, time, and location for a public hearing to receive public input on the proposed name change.
4. *Citizen-initiated renaming of Streets* - A request may be submitted to the City Secretary by a citizen or citizens to rename an existing street in the City of Alpine. The request must contain (1) a location map showing the street or portion of the street proposed for renaming; (2) a petition signed and dated by at least 90% of the property owners abutting the street with printed names and addresses next to the signatures; and (3) reasons supporting the street name change. Suggested names must be in compliance with the Guidelines and Criteria set forth in Section I of this policy. Name changes will not be considered if (1) the proposed street name is a duplication of an existing street name in the City; (2) the existing street name has significant historical value to the City; (3) the street name requested is perceived to be offensive to segments of the City's citizenry; or (4) if the proposed street name change is longer than 14 characters. Once the application has been received will be reviewed for compliance and submitted to the City Council for approval by Ordinance.

IV. MISCELLANEOUS PROVISIONS

- A. No facility or real property shall be given the same name as an existing site or facility except where sites abut one another. Only one site shall be named for any individual or group.

- B. The City Council reserves the right to deny a request for naming/renaming or dedicating a City facility or real property from any person, business or organization. The consideration by the City Council will not be based on race, age, color, religion, sex, ancestry, national origin, disability, or place of birth, but on what the City Council and/or City Staff determines in its sole discretion to be in the best interest of the City.
- C. No name of any municipal property may bring dishonor on the citizens of Alpine or their government.
- D. Names may be removed from consideration or from a facility if the individual is convicted of a felony or any crime involving moral turpitude, is convicted of a lesser included offense pursuant to a plea when the originally charged offense is a felony or if the individual accepts deferred adjudication for a felony or a crime involving moral turpitude.

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 10B

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

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)

EXECUTIVE SUMMARY

Purpose

The purpose of this item is to facilitate City Council discussion regarding the **fourth iteration** of a proposed official logo for the City of Alpine and to receive direction following prior Council deliberation on March 3, 2026, and additional feedback from employees, residents, and stakeholders.

Background

On September 30, 2025, the City of Alpine and Brewster County held a joint workshop to discuss regional economic development initiatives. A primary focus of the discussion was leveraging Alpine’s location within the Big Bend International Dark Sky Reserve—the largest recognized Dark Sky Reserve in the world—to promote tourism and economic activity in the region.

Following this workshop, the Mayor and Interim City Manager requested that the Director of Tourism, Chris Ruggia, develop draft logo concepts that would highlight Alpine’s connection to the Dark Sky Reserve and strengthen the City’s tourism branding.

The City Council reviewed preliminary designs on January 6, 2026, provided feedback, and recommended refinements. The Council discussed revised versions again on February 17, 2026, where additional adjustments were considered based on Council input.

An item was initially placed on the March 3, 2026 agenda for formal adoption of a new official logo. During that meeting, the City Council conducted discussion and received stakeholder input, which resulted in the item being continued for further refinement rather than adoption.

Since that time, additional feedback has been incorporated, and the design presented at this meeting represents the **fourth version of the proposed City logo**, reflecting updates made in response to Council direction and stakeholder concerns.

Stakeholder Feedback

Feedback received during prior discussions and following the March 3, 2026 meeting indicated that earlier versions of the proposed logo:

- Did not clearly reference the “City of Alpine” or municipal identity
- Appeared heavily focused on Sul Ross State University (SRSU)
- Could be interpreted as representing the University rather than the City
- Did not fully reflect the broader community or municipal government

The current fourth iteration seeks to address these concerns while continuing to emphasize Alpine’s identity as the “Heart of the Big Bend Dark Sky Reserve,” with more deliberate consideration of municipal representation and branding balance.

Discussion Goals

Council discussion may include:

- Whether the revised (fourth iteration) design appropriately represents the City’s identity
- The role of Dark Sky branding in official municipal communications
- The degree to which partnerships (such as SRSU) should be reflected in an official City logo
- Whether the current design sufficiently distinguishes the City from other entities
- Potential additional revisions or alternative design approaches
- Whether to proceed toward adoption or continue refinement

Fiscal Impact

None associated with discussion. Any future implementation costs would depend on Council direction and would likely be phased over time.

Recommendation

This item is presented for discussion only. Staff seeks City Council guidance on whether to proceed with the fourth iteration of the proposed logo, direct further revisions, solicit additional stakeholder input, or consider formal adoption at a future meeting.

SUPPORTING MATERIALS

1. dark-sky-seal-draft-4

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 - 3/27/2026
Final Approval - 3/27/2026

Fourth Round Review Draft for City of Alpine Dark Sky City Seal



CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 10C

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding the 2021 Interlocal Agreement (Memorandum of Understanding) between the City of Alpine and Sul Ross State University for the development, maintenance, and improvement of Kokernot Park and related properties, including a review of the agreement terms, obligations of each party, funding considerations, and potential future coordination efforts. (C. Eaves, Mayor)

EXECUTIVE SUMMARY

This item provides City Council with an opportunity to review and discuss the 2021 Interlocal Agreement (Memorandum of Understanding) between the City of Alpine and Sul Ross State University regarding the development, maintenance, and improvement of Kokernot Park and adjacent properties.

The agreement reflects a collaborative, multi-entity effort to enhance the broader Kokernot complex, including City-owned park facilities and University-owned properties such as Kokernot Lodge, with support from additional community partners and stakeholders.

The MOU generally contemplates shared responsibilities between the City and Sul Ross State University, including coordination of maintenance, capital improvements, and long-term planning. It also anticipates leveraging joint resources such as funding, staffing, grant opportunities, and community partnerships to maximize the impact of improvements across the site.

The attached materials further outline a broader vision for the Kokernot area as a unified recreational, cultural, and community asset, raising key considerations such as:

- Clarification of each entity's roles, obligations, and permissible uses of the properties
- Coordination of funding sources, including existing budgets, grants, and potential tourism-related revenues
- Opportunities for shared staffing, maintenance, and administrative support
- Phased planning and prioritization of improvements across multiple properties and facilities

This discussion also provides an opportunity to evaluate the current status and effectiveness of the 2021 agreement, identify any gaps or ambiguities in responsibilities or funding

commitments, and consider whether updates, additional agreements, or more formalized coordination mechanisms may be necessary moving forward.

Overall, this item is intended to support a policy-level discussion regarding intergovernmental collaboration, resource alignment, and long-term planning for Kokernot Park and the surrounding area to ensure the continued development and sustainability of this important community asset.

SUPPORTING MATERIALS

1. MOU - Interlocal Agreement SRSU Kokernot Lodge
2. Kokernot Lodge Project Overview

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 - 3/27/2026
Final Approval - 3/27/2026

In consideration of the promises and the agreements herein set forth, it is agreed as follows:

**I.
OBLIGATIONS**

The City of ALPINE agrees to:

1. Obtain approval by TCEQ for authorization for use of reclaimed water under 30 TAC 210 for pond project;
2. Modify the existing pond area as needed to reflect the agreed restoration concept and monitor for potential ASR;
3. Install temporary piping from the effluent tank to ponds with funding by City of Alpine – Public Utilities Department;
4. Test the ponds approximately 90-120 days after the installation of temporary piping;
5. Apply for extension of the trail system and educational signage for grassland and riparian restoration project;
6. Apply for grant under Texas Parks and Wildlife to fund the project; and to
7. Apply for grant from Texas Wildlife Department to fund a project for bird blind installation.

SUL ROSS State University agrees to:

1. Provide full access to any areas on the property of SUL ROSS as needed to complete the agreed projects; and
2. Provide maintenance, to include mowing, a minimum of once a year.

II.
FUNDING SOURCE

City of ALPINE will coordinate with available funding sources (grants, donations, city funds) to obtain necessary funding for the term of the contract.

III.
TERM

1. This agreement shall be effective on JUNE 15, 2021, for a period of 30 years. After the 30 years, the City and Sul Ross have the option to renew.
2. Either party may revoke and rescind his agreement without cause upon written notice to the other party at least ninety (90) days prior to the termination date.
3. The Agreement may be terminated by mutual agreement of the parties at any time specified in writing.

IV.
GENERAL PROVISIONS

1. **COMPLETE AGREEMENT.** This Agreement sets forth and establishes the entire understating between the City of ALPINE and SUL ROSS State University relating to the Kokernot Park and Alpine Master Park Projects. Any prior discussions or representations by or between ALPINE and SUL ROSS are merged into and rendered null and void by this Agreement. This Agreement supersedes any and all other Agreements, either oral or in writing, between the parties hereto with respect to the subject matter of this Agreement which is not contained herein. The parties by mutual written agreement may amend any provision of this Agreement during the term of this Agreement; such amendments shall be incorporated and made a part of this Agreement.

2. **SAVINGS CLAUSE.** If any term or provision of this Agreement, as applied to any party to any circumstance, is declared by a court of competent jurisdiction hereof to be illegal, unenforceable or void in any situation and in any jurisdiction, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending provision in any other situation or in any other jurisdiction. The parties agree that the court or arbitrator making such determination shall have the power to reduce the scope, duration, area or applicability of the term or provision, to delete specific words or phrases or to replace any illegal, unenforceable or void term or provision with a term or provision that is valid and enforceable and that comes closest to expressing the intention of the invalid or unenforceable term or provision.
3. **INDEMNIFICATION.** Sul Ross State University agrees to indemnify the City of Alpine and save it harmless against any and all liabilities, including judgments, costs and reasonable attorneys' fees for anything done or omitted by the City of Alpine in the execution of this Agreement, except as a result of the City of Alpine's gross negligence, willful misconduct, or bad faith.
4. **CONTROLLING LAW.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Texas and shall be performable in Brewster County, Texas, unless otherwise provided by law.
5. **NOTICE.** All notices under this Agreement shall be sent as follows:


City of Alpine
City Manager
100 N. 13h Street
Alpine, Texas 79830

Sul Ross State University
Office of the President
BAB 200 C-100
East Hwy. 90
Alpine, Texas 79830

6. EXECUTED and effective as of the date of approval of the governmental body as shown below.

DATE: 16 JUNE 2022

CITY OF ALPINE

By: 
Alpine City Manager - Maiream

ATTEST: 
City Secretary

SUL ROSS STATE UNIVERSITY

By: 
Pete P. Gallego
President, Sul Ross State University

Kokernot
Lodge
Park
Field

A joint* project of
Sul Ross State University
the City of Alpine
Alpine Independent School District
Brewster County

DRAFT



***With support from Alpine Community Projects; the Alpine Cowboys baseball team; BBT; Borderlands Research Institute (SRSU); Center for Big Bend Studies (SRSU); Historic Alpine; Keep Alpine Beautiful (City); Lone Star Cowboy Poetry Gathering; Museum of the Big Bend (SRSU); Native Plant Society of Texas, Big Bend Chapter; Texas A&M AgriLIFE Extension Office; Texas Master Naturalist Tierra Grande Chapter; Texas Mountain Trails Region, Texas Historic Commission; Visit Alpine (City); Visit Big Bend (County); and many, many community member volunteers.**

Project: To join forces to renew the entire Kokernot complex to be better than it's ever been.

Overarching questions:

- What is our ideal vision for this land?
- Does KVLFF want to be officially involved?
- What do the deeds allow or restrict? If any legal restriction gets in the way, is there a remedy?
- What written agreements are necessary between parties? Is one umbrella MOU adequate at this point so that we can get started? There will likely be more specific written agreements necessary later as the project develops.
- As we're planning and doing the work on this project, what other things (that need doing) in the city, county, school district, or college could be done at the same time (cheaper or better because we're already doing the work for this project)?
- What can each entity offer — money; expertise; manual labor; admin staff; access to specific grants; network of friends and employees; social media presence...
- What budget items and staff allocations for the properties are already in each entity's budgets?
 - What can we do better by joining those existing budgets toward a goal?
 - How can we organize (or share) staff for physical maintenance?
 - How can we organize (or share) staff for grant writing and management?
 - How can we organize (or share) staff for other fundraising and volunteer-raising for this project?
- In this coming budget season, where can we each think about shifting funds toward this project?

Vision for each space

Sul Ross Property:

<i>Kokernot Lodge and Grounds</i>		
<i>Springs and Creek</i>		
<i>Land to North of Trail (including Poet's Grove)</i>		
<i>Land to South of Trail</i>		
<i>Outdoor Theater</i>		
<i>Old Amphitheater</i>		

City Property:

<i>Kokernot Park (main play area)</i>		
<i>Pool and Pool Parking</i>		
<i>Soccer Field</i>		
<i>Ball Field 1</i>		
<i>Ball Field 2</i>		

<i>Ball Field 3</i>		
<i>Dog Park</i>		
<i>Big Parking Lot</i>		
<i>Old Solar Panel Area</i>		

AISD Property:

<i>Kokernot Field Ballpark</i>		
<i>Tennis Courts</i>		
<i>?Parking Lots on Hendryx Between Fighting Buck and Cherry Ln?</i>		

Funding sources

<i>Existing or New SRSU, City, District Budgets</i>		
<i>County funds?</i>		
<i>City or County HOT Funds?</i>		
<i>SRSU Foundation?</i>		
<i>Foundation Grants</i>		
<i>Government Grants</i>		
<i>Private Fundraising</i>		
<i>Any type of financing?</i>		

Phases

1st Meeting When?

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 11A

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the first and final reading of Ordinance 2026-03-05, an ordinance authorizing and ordering the issuance of City of Alpine, Texas Limited Tax Note, Series 2026; Specifying the terms and features of such note; Levying a continuing Direct Annual Ad Valorem Tax for the payment of said note; And resolving other matters incident and related to the issuance, sale, payment, and delivery of a Paying Agent/Registrar Agreement, And Providing an Effective Date. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

This item requests City Council approval of the first and final reading of Ordinance 2026-03-05, authorizing the issuance of the City of Alpine, Texas Limited Tax Note, Series 2026, in an aggregate principal amount of **\$927,000**.

The proposed note is issued pursuant to Chapter 1431 of the Texas Government Code and is intended to provide financing for critical capital improvements, including:

- Repair and rehabilitation of the City's public pool
- Installation and improvement of baseball and park lighting
- Payment of costs associated with issuance of the note

The note will bear an interest rate of approximately **4.75%** and will mature on **April 15, 2033**, with structured annual principal payments beginning in 2027. The note may be prepaid at any time without penalty, providing flexibility for early payoff if financial conditions allow.

To secure repayment, the ordinance levies a continuing annual **ad valorem tax** within legal limits sufficient to cover both principal and interest, with revenues deposited into a dedicated Debt Service Fund established solely for this obligation.

The ordinance also authorizes the execution of a Paying Agent/Registrar Agreement with West Texas National Bank, which will administer payment, registration, and transfer of the note.

Overall, this financing mechanism enables the City to address priority infrastructure needs while spreading costs over time in a structured and legally compliant manner. Approval of this

ordinance will authorize issuance, sale, and delivery of the note and establish the necessary financial and administrative framework for repayment.

SUPPORTING MATERIALS

- 1. 1 - 2026-03-05 Limited Tax Note - Council Packet

BUDGET CONSIDERATIONS

Expenditure Required: \$927,000
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 - 3/27/2026
Final Approval - 3/27/2026

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS §

COUNTY OF BREWSTER §

We, the undersigned officers of the City of Alpine, Texas (the “City”), hereby certify as follows:

1. The City Council of the City convened in a regular meeting (the “Meeting”) on April 7, 2026, at the regular meeting place, within the City, and the roll was called of the duly constituted officers and members of the City Council, to wit:

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

and all of such persons, except _____, were present, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting:

ORDINANCE AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF ALPINE, TEXAS LIMITED TAX NOTE, SERIES 2026; SPECIFYING THE TERMS AND FEATURES OF SUCH NOTE; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID NOTE; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT, AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

A written (the “Ordinance”) was duly introduced for the consideration of the City Council. It was then duly moved and seconded that the Ordinance be adopted on first reading, and, after due discussion, such motion, carrying with it the adoption of the Ordinance, prevailed and carried by the following vote:

FOR: ___ AGAINST: ___ ABSTAINED: ___

2. That a true, full, and correct copy of the Ordinance is attached to and follows this certificate; that the Ordinance has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full, and correct excerpt from the City Council's minutes of the Meeting pertaining to the adoption of the Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place, and subject of the Meeting, and that the Ordinance would be introduced and considered for adoption at the Meeting, and each of such officers and members consented, in advance, to the holding of the Meeting for such purpose; that the Meeting was open to the public as required by law; and that public notice of the date, hour, place, and subject of the Meeting was given as required by the Open Meetings Law, Chapter 551, Texas Government Code, as amended.

SIGNED this 7th day of April, 2026.

City Secretary

ORDINANCE 2026-03-05

AN ORDINANCE AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF ALPINE, TEXAS LIMITED TAX NOTE, SERIES 2026; SPECIFYING THE TERMS AND FEATURES OF SUCH NOTE; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID NOTE; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT, AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

ARTICLE I

FINDINGS AND DETERMINATIONS

Section 1.1. Findings and Determinations.

The City Council hereby officially finds and determines that:

City of Alpine, Texas (the “City”), acting through its City Council, is authorized pursuant to and in accordance with the provisions of Texas Government Code, Chapter 1431, as amended (the “Act”), specifically §1431.004(a)(1), to issue anticipation notes to provide all or part of the funds to pay contractual obligations incurred or to be incurred for purposes authorized by the Act, to wit, to finance the cost of (i) repair of the City’s pool; (ii) baseball/park lighting; and (iii) payment of the costs of issuing the Note.

ARTICLE II

DEFINITIONS AND INTERPRETATIONS

Section 2.1. Definitions.

As used herein, the following terms shall have the meanings specified, unless the context clearly indicates otherwise:

“Act” shall mean Texas Government Code, Chapter 1431, as amended.

“Attorney General” shall mean the Attorney General of the State of Texas.

“City Council” shall mean the governing body of the City.

“Code” shall mean the Internal Revenue Code of 1986, as amended.

“Comptroller” shall mean the Comptroller of Public Accounts of the State of Texas.

“Interest Payment Date,” when used in connection with any Note, shall mean October 15, 2026 and each April 15 and October 15 thereafter until maturity or prior redemption.

“Issuance Date” shall mean the date on which the Note is delivered to and paid for by the initial purchaser.

“Note” or “Notes” shall mean the City of Alpine, Texas Limited Tax Note, Series 2026, authorized by this Ordinance.

“Ordinance” shall mean this Ordinance and any and all amendments hereof and supplements hereto.

“Outstanding,” when used with reference to the Note, shall mean, as of a particular date, any Note theretofore and thereupon delivered pursuant to this Ordinance except: (a) any Note canceled by or on behalf of the City at or before such date; (b) any Note defeased pursuant to the defeasance provisions of this Ordinance or otherwise defeased as permitted by applicable law; and (c) any Note in lieu of or in substitution for which a replacement Note shall have been delivered pursuant to this Ordinance.

“Paying Agent/Registrar” shall mean West Texas National Bank in Alpine, Texas and its successors in that capacity.

“Paying Agent/Registrar Agreement” shall mean the agreement between the City and the Paying Agent/Registrar setting forth the duties and obligations of the Paying Agent/Registrar with respect to the Note.

“Purchaser” shall mean West Texas National Bank.

“Record Date” shall mean the close of business on the fifteenth day of the calendar month immediately preceding the applicable Interest Payment Date.

“Register” shall mean the registration books for the Note kept by the Paying Agent/Registrar in which are maintained the names and addresses of, and the principal amounts registered to, each Registered Owner of any Note.

“Registered Owner” or “Owner” shall mean the person or entity in whose name any Note is registered in the Register.

Section 2.2. Interpretations.

All terms defined herein and all pronouns used in this Ordinance shall be deemed to apply equally to singular and plural and to both genders and the neuter state. The titles and headings of the articles and sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof. This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of the Note and the validity of the levy of ad valorem taxes to pay the principal of and interest on the Note.

ARTICLE III

TERMS OF THE NOTE

Section 3.1. Amount, Purpose and Authorization.

The Note shall be issued in fully registered form, without coupons, under and pursuant to the authority of the Act in the total authorized aggregate principal amount of NINE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS (\$927,000) to finance the cost of (i) repair of the City’s pool; (ii) baseball/park lighting; and (iii) payment of the costs of issuing the Note.

Section 3.2. Designation, Date, and Interest Payment Dates.

The Note shall be designated as the “City of Alpine Limited Tax Note, Series 2026,” shall be dated April 1, 2026 and shall be in the denomination of the full principal amount of the Note. The Note shall bear interest at the rates set forth in Section 3.3 below, from the later of the Issuance Date or the most recent Interest Payment Date to which interest has been paid or duly provided for, calculated on the basis of a 360-day year of twelve 30-day months, payable on October 15, 2026 and each April 15 and October 15 thereafter until maturity or prior redemption.

If interest on any Note is not paid on any Interest Payment Date and continues unpaid for thirty (30) days thereafter, the Paying Agent/Registrar shall establish a new record date for the payment of such interest, to be known as a Special Record Date. The Paying Agent/Registrar shall establish a Special Record Date when funds to make such interest payment are received from or on behalf of the City. Such Special Record Date shall be fifteen (15) days prior to the date fixed for payment of such past due interest and notice of the date of payment and the Special Record Date shall be sent by United States mail, first class, postage prepaid, not later than five (5) days prior to the Special Record Date, to each affected Registered Owner as of the close of business on the day prior to mailing of such notice.

Section 3.3. Numbers, Denomination, Interest Rates, and Maturities.

The Note shall be initially issued bearing the numbers, in the principal amounts and may be transferred and exchanged as set out in this Ordinance. The Note shall initially bear interest at the rate of 4.750% until the date of maturity or prepayment prior to maturity and may be transferred as set out in this Ordinance.

Principal on the Note shall be payable in installments as set forth in the following schedule. The Note shall mature on April 15, 2033 and all outstanding principal and accrued interest shall be due and payable on such date. Notes delivered in transfer of or in exchange for other Notes shall be numbered in order of their authentication by the Paying Agent/Registrar, shall be in the denomination of \$1,000 or integral multiples thereof, and shall mature on the same date and bear interest at the same rate as the Note or Notes in lieu of which they are delivered. Principal on the Note shall be payable in annual installments on the dates and in the principal amounts, respectively, as shown below:

<u>Payment Date</u>	<u>Principal Payment</u>
--------------------------------	-------------------------------------

4/15/2027	\$116,000
4/15/2028	120,000
4/15/2029	126,000
4/15/2030	132,000
4/15/2031	138,000
4/15/2032	144,000
4/15/2033	151,000

Section 3.4. Optional Redemption.

The City reserves the right, at its option, to prepay the Note, in whole or in part, at any time, at a price of par plus accrued interest to the date of redemption. Notice of any redemption identifying the Note to be redeemed in whole shall be given by the Paying Agent/Registrar at least thirty (30) days prior to the date fixed for redemption by sending written notice by first class mail, postage prepaid, to the Owner of each Note to be redeemed in whole at the address shown on the Register. Such notices shall state the redemption date, the redemption price, and the place at which the Note is to be surrendered for payment. Any notice given as provided in this Section 3.4 shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice. By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the redemption price of the Note to be redeemed, plus accrued interest to the date fixed for redemption. When the Note has been called for redemption in whole and due provision has been made to redeem the same as herein provided, the Note so redeemed shall no longer be regarded as Outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Owners to collect interest which would otherwise accrue after the redemption date on any Note or portion thereof called for redemption shall terminate on the date fixed for redemption.

Section 3.5. Manner of Payment, Characteristics, Execution, and Authentication.

The Paying Agent/Registrar is hereby appointed the paying agent for the Note. The Note shall be payable, shall have the characteristics, and shall be executed, registered, and authenticated, all as provided and in the manner indicated in the FORM OF NOTE set forth in Article IV of this Ordinance. If any officer of the City whose manual or facsimile signature shall appear on the Note shall cease to be such officer before the authentication of the Note or before the delivery of the Note, such manual or facsimile signature shall nevertheless be valid and sufficient for all purposes as if such officer had remained in such office.

The approving legal opinion of Jackson Walker LLP, Houston, Texas, Bond Counsel, may be printed on the Note over the certification of the City Secretary, which may be executed in facsimile. CUSIP numbers also may be printed on the Note, but errors or omissions in the printing of either the opinion or the numbers shall have no effect on the validity of the Note.

Section 3.6. Authentication.

Except for the Note to be initially issued, which need not be authenticated by the Paying Agent/Registrar but shall be registered by the Comptroller, only such Note shall bear thereon a certificate of authentication, substantially in the form provided in Article IV of this Ordinance,

manually executed by an authorized representative of the Paying Agent/Registrar, shall be entitled to the benefits of this Ordinance or shall be valid or obligatory for any purpose. Such duly executed certificate of authentication shall be conclusive evidence that the Note so authenticated was delivered by the Paying Agent/Registrar hereunder.

Section 3.7. Ownership.

The City, the Paying Agent/Registrar, and any other person may treat the person in whose name any Note is registered as the absolute owner of such Note for the purpose of making and receiving payment of the principal thereof and interest thereon and for all other purposes, whether or not such Note is overdue, and neither the City nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary. All payments made to the person deemed to be the Registered Owner of any Note in accordance with this Section shall be valid and effective and shall discharge the liability of the City and the Paying Agent/Registrar upon such Note to the extent of the sums paid.

Section 3.8. Registration, Transfer and Exchange.

The Paying Agent/Registrar is hereby appointed the registrar for the Note. So long as any Note remains Outstanding, the Paying Agent/Registrar shall keep the Register at its designated corporate trust office in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of the Note in accordance with the terms of this Ordinance. The Note may only be transferred to: (i) an affiliate of the Purchaser; (ii) a "Bank" as defined in Section 3(a)(2) of the Securities Act of 1933 as amended (the "Securities Act"); (iii) an "Accredited Investor" as defined in Regulation D under the Securities Act; or (iv) a "Qualified Institutional Buyer" as defined in Rule 144A under the Securities Act.

Each Note shall be transferable only upon the presentation and surrender thereof at the designated corporate trust office of the Paying Agent/Registrar, accompanied by an assignment duly executed by the Registered Owner or his authorized representative in form satisfactory to the Paying Agent/Registrar. Upon due presentation of any Note for transfer, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor, within seventy-two (72) hours after such presentation, a new Note or Notes, registered in the name of the transferee or transferees, in authorized denominations, and of the same maturity and aggregate principal amount and bearing interest at the same rate as the Note or Notes so presented and surrendered.

All Notes shall be exchangeable upon the presentation and surrender thereof at the designated corporate trust office of the Paying Agent/Registrar for a Note or Notes, of like maturity and interest rate and in any authorized denomination, in an aggregate principal amount equal to the unpaid principal amount of the Note or Notes presented for exchange. The Paying Agent/Registrar shall be and is hereby authorized to authenticate and deliver exchange Notes in accordance with the provisions of this Section. Each Note delivered by the Paying Agent/Registrar in accordance with this Section shall be entitled to the benefits and security of this Ordinance to the same extent as the Note or Notes in lieu of which such Note is delivered.

All Notes issued in transfer or exchange shall be delivered to the Registered Owners thereof at the designated corporate trust office of the Paying Agent/Registrar or sent by United States mail, first class, postage prepaid.

The City or the Paying Agent/Registrar may require the Registered Owner of any Notes to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Note. Any fee or charge of the Paying Agent/Registrar for such transfer or exchange shall be paid by the City.

Section 3.9. Replacement Notes.

Upon the presentation and surrender to the Paying Agent/Registrar of a damaged or mutilated Note, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Note, of the same maturity, interest rate, and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Registered Owner of such Note to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection therewith and any other expenses connected therewith, including the fees and expenses of the Paying Agent/Registrar and the City.

If any Note is lost, apparently destroyed, or wrongfully taken, the City, pursuant to the applicable laws of the State of Texas and Ordinances of the City, and in the absence of notice or knowledge that such Note has been acquired by a bona fide purchaser, shall execute, and the Paying Agent/Registrar shall authenticate and deliver, a replacement Note of the same maturity, interest rate, and principal amount, bearing a number not contemporaneously outstanding, provided that the Registered Owner thereof shall have:

- (a) furnished to the City and the Paying Agent/Registrar satisfactory evidence of the ownership of and the circumstances of the loss, destruction, or theft of such Note;
- (b) furnished such security or indemnity as may be required by the Paying Agent/Registrar and the City to save and hold them harmless;
- (c) paid all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar, and any tax or other governmental charge that may be imposed; and
- (d) met any other reasonable requirements of the City and the Paying Agent/Registrar.

If, after the delivery of such replacement Note, a bona fide purchaser of the original Note in lieu of which such replacement Note was issued presents for payment such original Note, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Note from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City or the Paying Agent/Registrar in connection therewith.

If any such mutilated, lost, apparently destroyed, or wrongfully taken Note has become or is about to become due and payable, the City in its discretion may, instead of issuing a replacement Note, authorize the Paying Agent/Registrar to pay such Note.

Each replacement Note delivered in accordance with this Section shall be entitled to the benefits and security of this Ordinance to the same extent as the Note or Notes in lieu of which such replacement Note is delivered.

Section 3.10. Cancellation.

All Notes paid in accordance with this Ordinance, and all Notes in lieu of which exchange Notes or replacement Notes are authenticated and delivered in accordance herewith, shall be canceled and destroyed upon the making of proper records regarding such payment. The Paying Agent/Registrar shall periodically furnish the City with certificates of destruction of such Notes.

ARTICLE IV

FORM OF NOTE

The Note, including the Form of Comptroller’s Registration Certificate, Form of Paying Agent/Registrar Authentication Certificate, and Form of Assignment shall be in substantially the following forms, with such omissions, insertions, and variations as may be necessary or desirable, and not prohibited by this Ordinance:

UNITED STATES OF AMERICA
STATE OF TEXAS

CITY OF ALPINE, TEXAS
LIMITED TAX NOTE, SERIES 2026

NUMBER		DENOMINATION
I-1 ¹		\$927,000.00
REGISTERED		REGISTERED
INTEREST RATE:	4.750%	
DATED DATE:	APRIL 1, 2026	
ISSUANCE DATE:	APRIL 28, 2026	

¹ The number of the initial Notes shall be preceded by the letter “I”; the number of Notes issued in exchange or transfer for other Notes shall be preceded by the letter “R”.

MATURITY DATE: APRIL 15, 2033

REGISTERED OWNER: WEST TEXAS NATIONAL BANK

PRINCIPAL AMOUNT: NINE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS

THE CITY OF ALPINE, TEXAS (the “City”), for value received, promises to pay to the Registered Owner identified above or its registered assigns, upon presentation and surrender of this Note at the designated corporate trust office of West Texas National Bank in Alpine, Texas, or its successor (the “Paying Agent/Registrar”), as set forth in the following schedule:

<u>Payment Date</u>	<u>Principal Payment</u>
4/15/2027	\$ 116,000
4/15/2028	120,000
4/15/2029	126,000
4/15/2030	132,000
4/15/2031	138,000
4/15/2032	144,000
4/15/2033	151,000

payable in any coin or currency of the United States of America which on the date of payment of such principal is legal tender for the payment of debts due the United States of America prior to maturity, calculated on the basis of a 360-day year composed of twelve 30-day months, from the later of the Delivery Date specified above, or the most recent interest payment date to which interest has been paid or duly provided for. Interest on this Note is payable on October 15, 2026 and each April 15 and October 15 thereafter until maturity or prior redemption of this Note, by check sent by United States mail, first class, postage prepaid, by the Paying Agent/Registrar to the Registered Owner of record as of the close of business on the last day of the calendar month immediately preceding the applicable interest payment date, as shown on the registration books kept by the Paying Agent/Registrar. Any accrued interest payable at maturity shall be paid upon presentation and surrender of this Note at the principal corporate trust office of the Paying Agent/Registrar.

THIS NOTE IS ONE OF A DULY AUTHORIZED SERIES OF NOTES (the “Note”) in the aggregate principal amount of \$927,000 issued pursuant to an Ordinance adopted by the City Council of the City on April 7, 2026 (the “Ordinance”), for the purpose of providing all or part of the funds to pay contractual obligations incurred or to be incurred to finance the cost of (i) repair of the City’s pool; (ii) baseball/park lighting; and (iii) payment of the costs of issuing the Note.

THIS NOTE shall not be valid or obligatory for any purpose or be entitled to any benefit under the Ordinance unless this Note either (i) is registered by the Comptroller of Public Accounts of the State of Texas by due execution of the registration certificate endorsed hereon or (ii) is authenticated by the Paying Agent/Registrar by due execution of the authentication certificate endorsed hereon.

THE CITY RESERVES THE RIGHT at its option, to prepay the Note, in whole or in part, at any time, at a price of par plus accrued interest to the date of redemption.

NOTICE OF ANY REDEMPTION shall be given at least thirty (30) days prior to the date fixed for redemption by first class mail, postage prepaid, addressed to the registered owner of each Note to be redeemed in whole at the address shown on the books of registration kept by the Paying Agent/Registrar. When the Note has been called for redemption, and due provision has been made to redeem the same, the principal amounts so redeemed shall be payable solely from the funds provided for redemption, and interest which would otherwise accrue on the amounts called for redemption shall terminate on the date fixed for redemption.

THIS NOTE IS TRANSFERABLE only upon presentation and surrender at the designated corporate trust office of the Paying Agent/Registrar, accompanied by an assignment duly executed by the Registered Owner or its authorized representative, subject to the terms and conditions of the Ordinance. This Note may only be transferred to: (i) an affiliate of the Registered Owner; (ii) a "Bank" as defined in Section 3(a)(2) of the Securities Act of 1933 as amended (the "Securities Act"); (iii) an "Accredited Investor" as defined in Regulation D under the Securities Act; or (iv) a "Qualified Institutional Buyer" as defined in Rule 144A under the Securities Act.

THIS NOTE IS EXCHANGEABLE at the designated corporate trust office of the Paying Agent/Registrar for a Note or Notes of the same maturity and interest rate and in the principal amount of \$1,000 or any integral multiple thereof, subject to the terms and conditions of the Ordinance.

THE CITY OR PAYING AGENT/REGISTRAR may require the Registered Owner of any Note to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of a Note. Any fee or charge of the Paying Agent/Registrar for a transfer or exchange shall be paid by the City.

THE REGISTERED OWNER of this Note by acceptance hereof acknowledges and agrees to be bound by all the terms and conditions of the Ordinance.

IT IS HEREBY DECLARED AND REPRESENTED that this Note has been duly and validly issued and delivered; that all acts, conditions, and things required or proper to be performed, exist, and to be done precedent to or in the issuance and delivery of this Note have been performed, exist, and have been done in accordance with law; that the Note does not exceed any constitutional or statutory limitation; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Note, as such interest comes due and such principal matures, have been levied and ordered to be levied, within the limits prescribed by law, against all taxable property in the City and have been irrevocably pledged for such payment.

REFERENCE IS HEREBY MADE TO THE ORDINANCE, a copy of which is filed with the Paying Agent/Registrar, for the full provisions thereof, to all of which the Registered Owners of the Note assent by acceptance of the Note.

IN WITNESS WHEREOF, the City has caused this Note to be signed by the Mayor and countersigned by the City Secretary by their manual, lithographed, or printed facsimile signatures on this Note.

CITY OF ALPINE, TEXAS

Mayor

COUNTERSIGNED:

City Secretary

* * *

FORM OF COMPTROLLER’S REGISTRATION CERTIFICATE

The following form of Comptroller’s Registration Certificate shall be attached or affixed to each of the Notes initially delivered:

COMPTROLLER’S REGISTRATION CERTIFICATE

OFFICE OF THE COMPTROLLER §
OF PUBLIC ACCOUNTS § REGISTER NO. _____
THE STATE OF TEXAS §

I hereby certify that this certificate has been examined, certified as to validity, and approved by the Attorney General of the State of Texas, and that this certificate has been registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____.

(SEAL)

Acting Comptroller of Public Accounts
of the State of Texas

* * *

FORM OF PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

The following form of authentication certificate shall be printed on the face of each of the Notes other than those initially delivered and registered by the Comptroller of Public Accounts of the State of Texas:

AUTHENTICATION CERTIFICATE

This Note is one of the Notes described in and delivered pursuant to the within-mentioned Ordinance; and, except for the Note initially delivered, this Note has been issued in exchange for or replacement of a Note, Notes, or a portion of a Note or Notes of an issue which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

WEST TEXAS NATIONAL BANK, as Paying Agent/Registrar

By: _____
Authorized Signature: _____
Date of Authentication: _____

FORM OF ASSIGNMENT

The following form of assignment shall be printed on the back of each Note:

ASSIGNMENT

For value received, the undersigned hereby sells, assigns, and transfers unto

(Please print or type name, address and zip code of Transferee)

(Please insert Social Security or Taxpayer Identification Number of Transferee)

the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Note on the books kept for registration thereof, with full power of substitution in the premises.

DATED: _____

Signature Guaranteed:

Registered Owner

NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The signature above must correspond to the name of the registered owner as shown on the face of this Note in every particular, without any alteration, enlargement, or change whatsoever.

* * *

ARTICLE V

SECURITY FOR THE NOTE

Section 5.1. Pledge and Levy of Taxes.

(a) To provide for the payment of principal of and interest on the Note, there is hereby levied, within the limits prescribed by law, for the current year and each succeeding year thereafter, while the Note or any part of the principal thereof and the interest thereon remain outstanding and unpaid, an ad valorem tax upon all taxable property within the City sufficient to pay the interest on the Note and to create and provide a sinking fund of not less than 2% of the principal amount of the Note or not less than the principal payable out of such tax, whichever is greater, with full allowance being made for tax delinquencies and the costs of tax collection, and such taxes, when collected, shall be applied to the payment of principal of and interest on the Note by deposit to the Debt Service Fund (defined below) and to no other purpose.

(b) The City hereby declares its purpose and intent to provide and levy a tax legally sufficient to pay the principal of and interest on the Note, it having been determined that the existing and available taxing authority of the City for such purpose is adequate to permit a legally sufficient tax. As long as any Note remains outstanding, all moneys on deposit in, or credited to, the Debt Service Fund shall be secured by a pledge of security, as provided by law for cities in the State of Texas.

Section 5.2. Debt Service Fund.

The City of Alpine, Texas Limited Tax Note, Series 2026 Debt Service Fund (the "Debt Service Fund") is hereby created as a special fund solely for the benefit of the Note. The City shall establish and maintain such fund at an official City depository and shall keep such fund separate and apart from all other funds and accounts of the City. Any amount on deposit in the Debt Service Fund shall be maintained by the City in trust for the Registered Owners of the Note. Such amount, plus any other amounts deposited by the City into such fund and any and all

investment earnings on amounts on deposit in such fund, shall be used only to pay the principal of, premium, if any, and interest on the Note.

Section 5.3. Further Proceedings.

After the Note to be initially issued have been executed, it shall be the duty of the Mayor to deliver the Note to be initially issued and all pertinent records and proceedings to the Attorney General for examination and approval. After the Note to be initially issued shall have been approved by the Attorney General, they shall be delivered to the Comptroller for registration. Upon registration of the Note to be initially issued, the Comptroller (or a deputy lawfully designated in writing to act for the Comptroller) shall manually sign the Comptroller's registration certificate prescribed herein to be affixed or attached to the Note to be initially issued, and the seal of said Comptroller shall be impressed or placed in facsimile thereon.

ARTICLE VI

CONCERNING THE PAYING AGENT/REGISTRAR

Section 6.1. Acceptance.

West Texas National Bank is hereby appointed as the initial Paying Agent/Registrar for the Note pursuant to the terms and provisions of the Paying Agent/Registrar Agreement by and between the City and the Paying Agent/Registrar. The Paying Agent/Registrar Agreement shall be substantially in the form attached hereto as Exhibit A, the terms and provisions of which are hereby approved, and the Mayor or, in the Mayor's absence, the Mayor Pro Tem is hereby authorized to execute and deliver such Paying Agent/Registrar Agreement on behalf of the City in multiple counterparts and the City Secretary is hereby authorized to attest thereto. Such initial Paying Agent/Registrar and any successor Paying Agent/Registrar, by undertaking the performance of the duties of the Paying Agent/Registrar hereunder, and in consideration of the payment of any fees pursuant to the terms of any contract between the Paying Agent/Registrar and the City and/or the deposits of money pursuant to this Ordinance, shall be deemed to accept and agree to abide by the terms of this Ordinance.

Section 6.2. Trust Funds.

All money transferred to the Paying Agent/Registrar in its capacity as Paying Agent/Registrar for the Note under this Ordinance (except any sums representing Paying Agent/Registrar's fees) shall be held in trust for the benefit of the City, shall be the property of the City, and shall be disbursed in accordance with this Ordinance.

Section 6.3. Notes Presented.

Subject to the provisions of Section 6.4, all matured Notes presented to the Paying Agent/Registrar for payment shall be paid without the necessity of further instructions from the City. Such Notes shall be canceled as provided herein.

Section 6.4. Unclaimed Funds Held by the Paying Agent/Registrar.

Funds held by the Paying Agent/Registrar that represent principal of and interest on the Note remaining unclaimed by the Registered Owner thereof after the expiration of three years from the date such funds have become due and payable (a) shall be reported and disposed of by the Paying Agent/Registrar in accordance with the provisions of Title 6 of the Texas Property Code, as amended, to the extent such provisions are applicable to such funds, or (b) to the extent such provisions do not apply to the funds, such funds shall be paid by the Paying Agent/Registrar to the City upon receipt by the Paying Agent/Registrar of a written request therefor from the City.

The Paying Agent/Registrar shall have no liability to the Registered Owners of the Note by virtue of actions taken in compliance with this Section.

Section 6.5. Paying Agent/Registrar May Own Notes.

The Paying Agent/Registrar, in its individual or any other capacity, may become the owner or pledgee of Notes with the same rights it would have if it were not the Paying Agent/Registrar.

Section 6.6. Successor Paying Agents/Registrars.

The City covenants that at all times while any Note is Outstanding it will provide a legally trust company, financial institution, or other agency to act as Paying Agent/Registrar for the Note. The City reserves the right to change the Paying Agent/Registrar for the Note on not less than sixty (60) days' written notice to the Paying Agent/Registrar, as long as any such notice is effective not less than 60 days prior to the next succeeding principal or interest payment date on the Note. Promptly upon the appointment of any successor Paying Agent/Registrar, the previous Paying Agent/Registrar shall deliver the Register or a copy thereof to the new Paying Agent/Registrar, and the new Paying Agent/Registrar shall notify each Registered Owner, by United States mail, first class, postage prepaid, of such change and of the address of the new Paying Agent/Registrar. Each Paying Agent/Registrar hereunder, by acting in that capacity, shall be deemed to have agreed to the provisions of this Ordinance.

ARTICLE VII

PROVISIONS CONCERNING SALE AND APPLICATION OF PROCEEDS OF NOTE

Section 7.1. Sale of Note.

The sale of the Note to the Purchaser, at a price equal to the par value thereof, is hereby approved, and delivery of the Note to the Purchaser shall be made upon receipt by the City of the purchase price therefor. The Purchase Letter shall be substantially in the form attached hereto as Exhibit B, the terms and provisions of which are hereby approved, and the City Mayor or, in the Mayor's absence, the Mayor Pro Tem is hereby authorized to execute and deliver such Purchase Letter on behalf of the City in multiple counterparts and the City Secretary is hereby authorized

to attest thereto. The undersigned hereby finds, determines and declares that the terms of sale of the Note is in the best interest of the City.

Section 7.2. Approval, Registration, and Delivery.

The Mayor is hereby authorized to have control and custody of the Note and all necessary records and proceedings pertaining thereto pending their delivery, and the Mayor and other officers and employees of the City are hereby authorized and directed to make such certifications and to execute such instruments as may be necessary to accomplish the delivery of the Note and to assure the investigation, examination, and approval thereof by the Attorney General and the registration of the initial Note by the Comptroller. Upon registration of the Note, the Comptroller (or the Comptroller's certificates clerk or an assistant certificates clerk lawfully designated in writing to act for the Comptroller) shall manually sign the Comptroller's Registration Certificates prescribed herein to be attached or affixed to each Note initially delivered and the seal of the Comptroller shall be impressed or printed or lithographed thereon.

Section 7.3. Application of Proceeds of the Note.

Proceeds from the sale of the Note shall, promptly upon receipt by the City, be applied as follows:

- (1) Accrued interest, if any, shall be deposited into the Debt Service Fund created in Section 5.2 of this Ordinance;
- (2) A portion of the proceeds shall be applied to pay expenses arising in connection with the issuance of the Note;
- (3) The remaining proceeds shall be applied, together with other funds of the City, to provide funds for the purposes in Section 3.1.
- (4) Any proceeds from the sale of the Note remaining after making all the foregoing deposits and payments shall be deposited into the Debt Service Fund and used to pay debt service on the Note.

Section 7.4. Tax Exemption.

The City intends that the interest on the Note shall be excludable from gross income of the owners thereof for federal income tax purposes pursuant to sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable temporary, proposed, and final regulations (the "Regulations") and procedures promulgated thereunder and applicable to the Note. For this purpose, the City covenants that it will monitor and control the receipt, investment, expenditure, and use of all gross proceeds of the Note (including all property, the purchase and refurbishment of which is to be financed directly or indirectly with the proceeds of the Note) and take or omit to take such other and further actions as may be required by sections 103 and 141 through 150 of the Code and the Regulations to cause interest on the Note to be and remain excludable from the gross income, as defined in section 61 of the Code, of the owners of the Note for federal income tax purposes. Without limiting the generality of the foregoing, the City shall comply with each of the following covenants:

(a) The City will use all of the proceeds of the Note to provide funds to pay contractual obligations incurred or to be incurred (i) for the projects described in Section 3.1 and (ii) to pay the costs of issuing the Note. The City will not use any portion of the proceeds of the Note to pay the principal of or interest or redemption premium on, any other obligation of the City or a related person;

(b) The City will not directly or indirectly take any action or omit to take any action, which action or omission would cause the Note to constitute “private activity bonds” within the meaning of section 141(a) of the Code;

(c) Principal of and interest on the Note will be paid solely from ad valorem taxes, collected by the City, investment earnings on such collections, other legally available funds, and as available, proceeds of the Note;

(d) Based upon all facts and estimates now known or reasonably expected to be in existence on the date the Note is delivered, the City reasonably expects that the proceeds of the Note will not be used in a manner that would cause the Note or any portion thereof to be an “arbitrage bond” within the meaning of section 148 of the Code;

(e) At all times while the Note is outstanding, the City will identify and properly account for all amounts constituting gross proceeds of the Note in accordance with the Regulations. The City will monitor the yield on the investments of the proceeds of the Note and, to the extent required by the Code and the Regulations, will restrict the yield on such investments to a yield which is not materially higher than the yield on the Note. To the extent necessary to prevent the Note from constituting “arbitrage bonds,” the City will make such payments as are necessary to cause the yield on all yield restricted nonpurpose investments allocable to the Note to be less than the yield that is materially higher than the yield on the Note;

(f) The City will not take any action or knowingly omit to take any action that, if taken or omitted, would cause the Note to be treated as “federally guaranteed” obligations for purposes of section 149(b) of the Code;

(g) The City represents that not more than fifty percent (50%) of the proceeds of the Note will be invested in nonpurpose investments (as defined in section 148(f)(b)(A) of the Code) having a substantially guaranteed yield for four years or more within the meaning of section 149(g)(3)(A)(ii) of the Code, and the City reasonably expects that at least eighty-five percent (85%) of the spendable proceeds of the Note will be used to carry out the governmental purpose of the Note within the three-year period beginning on the date of issue of the Note;

(h) The City will take all necessary steps to comply with the requirement that certain amounts earned by the City on the investment of the gross proceeds of the Note, if any, be rebated to the federal government. Specifically, the City will (i) maintain records regarding the receipt, investment, and expenditure of the gross proceeds of the Note as may be required to calculate such excess arbitrage profits separately from records of amounts on deposit in the funds and accounts of the City allocable to other obligations of

the City or moneys which do not represent gross proceeds of any obligations of the City and retain such records for at least six years after the day on which the last outstanding Note is discharged, (ii) account for all gross proceeds under a reasonable, consistently applied method of accounting, not employed as an artifice or device to avoid in whole or in part, the requirements of section 148 of the Code, including any specified method of accounting required by applicable Regulations to be used for all or a portion of any gross proceeds, (iii) calculate, at such times as are required by applicable Regulations, the amount of excess arbitrage profits, if any, earned from the investment of the gross proceeds of the Note, and (iv) timely pay, as required by applicable Regulations, all amounts required to be rebated to the federal government. In addition, the City will exercise reasonable diligence to assure that no errors are made in the calculations required by the preceding sentence and, if such an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter, including payment to the federal government of any delinquent amounts owed to it, interest thereon and any penalty;

(i) The City will not directly or indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the gross proceeds of the Note that might result in a reduction in the amount required to be paid to the federal government because such arrangement results in a smaller profit or a larger loss than would have resulted if such arrangement had been at arm's length and had the yield on the Note not been relevant to either party;

(j) The City will timely file or cause to be filed with the Secretary of the Treasury of the United States the information required by section 149(e) of the Code with respect to the Note on such form and in such place as the Secretary may prescribe;

(k) The City will not issue or use the Note as part of an "abusive arbitrage device" (as defined in Section 1.148-10(a) of the Regulations). Without limiting the foregoing, the Note is not and will not be a part of a transaction or series of transactions that attempts to circumvent the provisions of section 148 of the Code and the Regulations, by (i) enabling the City to exploit the difference between tax-exempt and taxable interest rates to gain a material financial advantage, or (ii) increasing the burden on the market for tax-exempt obligations;

(l) Proper officers of the City charged with the responsibility for issuing the Note is hereby directed to make, execute, and deliver certifications as to facts, estimates, or circumstances in existence as of the date of issuance of the Note and stating whether there are facts, estimates, or circumstances that would materially change the City's expectations. On or after the date of issuance of the Note, the City will take such actions as are necessary and appropriate to assure the continuous accuracy of the representations contained in such certificates; and

(m) The covenants and representations made or required by this Section are for the benefit of the holders of the Note and any subsequent holder of a Note and may be

relied upon by the holders of the Note and any subsequent holder of a Note and bond counsel to the City.

In complying with the foregoing covenants, the City may rely upon an unqualified opinion issued to the City by Jackson Walker LLP or other nationally recognized bond counsel that any action by the City or reliance upon any interpretation of the Code or Regulations contained in such opinion will not cause interest on the Note to be includable in gross income for federal income tax purposes under existing law.

Notwithstanding any other provision of this Ordinance, the City's representations and obligations under the covenants and provisions of this Section 7.4 shall survive the defeasance and discharge of the Note for as long as such matters are relevant to the exclusion of interest on the Note from the gross income of the owners for federal income tax purposes.

Section 7.5. Qualified Tax-Exempt Obligations.

The City hereby designates the Note as "qualified tax-exempt obligations" as defined in section 265(b)(3) of the Code. With respect to such designation, the City represents the following: (a) that during the calendar year 2026 the City (including all entities which issue obligations on behalf of the City), has not designated nor will designate obligations, which when aggregated with the Note will result in more than \$10,000,000 of "qualified tax-exempt obligations" being issued and (b) that the City has examined its financing needs for the calendar year 2026 and reasonably anticipates that the amount of notes, bonds, leases, loans, or other obligations, together with the Note and any other tax-exempt obligations heretofore issued by the City (plus those of all entities which issue obligations on behalf of the City) during the calendar year 2026 when the higher of the face amount or the issue price of each such tax-exempt obligation issued for the calendar year 2026 by the City is taken into account, will not exceed \$10,000,000.

Section 7.6. Related Matters.

In order that the City shall satisfy in a timely manner all of its obligations under this Ordinance, the Mayor, City Secretary, and all other appropriate officers, agents, representatives, and employees of the City are hereby authorized and directed to take all other actions that are reasonably necessary to provide for the issuance and delivery of the Note, including, without limitation, executing and delivering on behalf of the City all certificates, consents, receipts, requests, notices, and other documents as may be reasonably necessary to satisfy the City's obligations under this Ordinance and to direct the transfer and application of funds of the City consistent with the provisions of this Ordinance.

ARTICLE VIII

MISCELLANEOUS

Section 8.1. Defeasance.

The City may defease the provisions of this Ordinance and discharge its obligations to the Registered Owners of any Note or all of the Notes to pay the principal of and interest thereon in any manner permitted by law, including by depositing with the Paying Agent/Registrar or with the Comptroller either:

(a) cash in an amount equal to the principal amount of such Note plus interest thereon to the date of maturity; or

(b) pursuant to an escrow or trust agreement, cash and/or (i) direct noncallable obligations of United States of America, including obligations that are unconditionally guaranteed by the United States of America; (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the issuer adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent; or (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the issuer adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, which, in the case of (i), (ii), or (iii), may be in book-entry form, and the principal of and interest on which will, when due or redeemable at the option of the holder, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon, provide money in an amount which, together with other moneys, if any, held in such escrow at the same time and available for such purpose, shall be sufficient to provide for the timely payment of the principal of and interest thereon to the date of maturity.

Upon such deposit, such Note shall no longer be regarded to be Outstanding or unpaid. Any surplus amounts not required to accomplish such defeasance shall be returned to the City.

Section 8.2. Legal Holidays.

In any case where the date interest accrues and becomes payable on the Note or principal of the Note matures or a Record Date shall be a Saturday, Sunday, legal holiday, or a day on which banking institutions in the State of Texas are authorized by law to close, then payment of interest or principal need not be made on such date, or the Record Date shall not occur on such date, but payment may be made or the Record Date shall occur on the next succeeding day which is not a Saturday, Sunday, legal holiday, or a day on which banking institutions in the State of Texas are authorized by law to close with the same force and effect as if (i) made on the date of maturity and no interest shall accrue for the period from the date of maturity to the date of actual payment or (ii) the Record Date had occurred on the fifteenth day of that calendar month.

Section 8.3. Ordinance a Contract - Amendments.

This Ordinance shall constitute a contract with the Registered Owners from time to time, be binding on the City, and shall not be amended or repealed by the City so long as any Note

remains Outstanding except as permitted in this Section. The City may, without the consent of or notice to any Registered Owners, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Registered Owners, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the City may, with the consent of Registered Owners who own in the aggregate 51% of the principal amount of the Note then Outstanding, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Registered Owners of Outstanding Notes, no such amendment, addition, or rescission shall (i) extend the time or times of payment of the principal of and interest on the Note, reduce the principal amount thereof or the rate of interest thereon, or in any other way modify the terms of payment of the principal of or interest on the Note, (ii) give any preference to any Note over any other Note, or (iii) reduce the aggregate principal amount of Note required to be held by Registered Owners for consent to any such amendment, addition, or rescission.

Section 8.4. No Recourse Against City Officials.

No recourse shall be had for the payment of principal of or interest on any Note or for any claim based thereon or on this Ordinance against any official of the City or any person executing any Note.

Section 8.5. Power to Revise Form of Documents.

Notwithstanding any other provision of this Ordinance, the Mayor or Mayor Pro Tem is hereby authorized to make or approve such revisions, additions, deletions, and variations to this Ordinance and in the form of the documents attached hereto as exhibits as, in the judgment of the Mayor, and in the opinion of Bond Counsel to the City, may be necessary or convenient to carry out or assist in carrying out the purposes of this Ordinance, or as may be required for approval of the Note by the Attorney General of Texas; provided, however, that any changes to such documents resulting in substantive amendments to the terms and conditions of the Note or such documents shall be subject to the prior approval of the City Council. If insurance is obtained on any of the Notes, the Notes shall bear, as appropriate and applicable, a legend concerning insurance as provided by the municipal bond insurance company issuing any such insurance.

Section 8.6. Severability.

If any Section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such Section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 8.7. Open Meeting.

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place, and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed,

considered, and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

Section 8.8. Repealer.

All orders, resolutions, and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 8.9. Effective Date.

This Ordinance shall be in force and effect from and after its passage on the date shown below.

PASSED AND APPROVED this April 7, 2026.

Mayor

City Secretary

EXHIBIT A
PAYING AGENT/REGISTRAR AGREEMENT

See Tab 2

PAYING AGENT/REGISTRAR AGREEMENT

THIS PAYING AGENT/REGISTRAR AGREEMENT (together with any amendments or supplements hereto, this “Agreement”) is entered into as of April 28, 2026 by and between the CITY OF ALPINE, TEXAS (the “Issuer”), and WEST TEXAS NATIONAL BANK in Alpine, Texas, as paying agent/registrar (together with any successor in such capacity, the “Bank”).

WITNESSETH:

WHEREAS, the Issuer has duly authorized and provided for the issuance of its Limited Tax Note, Series 2026 (the “Note”) in the aggregate principal amount of \$927,000 to be issued as a fully registered Note;

WHEREAS, all things necessary to make the Note the valid obligation of the Issuer, in accordance with its terms, will be done upon the issuance and delivery thereof;

WHEREAS, the Issuer and the Bank wish to provide the terms under which the Bank will act as Paying Agent to pay the principal of and interest on the Note, in accordance with the terms thereof, and under which the Bank will act as Registrar for the Note; and

WHEREAS, the Issuer and the Bank have duly authorized the execution and delivery of this Agreement; and all things necessary to make this Agreement the valid agreement of the parties, in accordance with its terms, have been done.

NOW, THEREFORE, it is mutually agreed as follows:

ARTICLE ONE

APPOINTMENT OF BANK AS
PAYING AGENT AND REGISTRAR

Section 1.01. Appointment.

The Issuer hereby appoints the Bank to act as Paying Agent with respect to the Note, to pay to the Registered Owner of the Note, in accordance with the terms and provisions of this Agreement and the Ordinance authorizing the issuance of the Note, the principal installments of and interest on the Note. The Issuer hereby appoints the Bank as Registrar with respect to the Note and the Bank hereby accepts its appointment and agrees to act as Paying Agent and Registrar.

Section 1.02. Compensation.

As compensation for the Bank's services as Paying Agent and Registrar, the Issuer hereby agrees to pay the Bank the fees set forth in the Bank's fee schedule attached as Exhibit A hereto upon receipt of any invoice therefor. The Bank reserves the right to amend the fee schedule at any time, provided the Bank shall have furnished the Issuer with a written copy of such amended fee schedule at least 75 days prior to the date that the new fees are to become effective.

ARTICLE TWO

DEFINITIONS

Section 2.01. Definitions.

For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires:

“Bank” means West Texas National Bank in Alpine, Texas.

“Issuer” means the City of Alpine, Texas.

“Note” or “Notes” means any one or all of the Issuer’s Limited Tax Note, Series 2026.

“Paying Agent” means the Bank when it is performing the function of paying agent.

“Person” means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization, or government or any agency or political subdivision of a government or any entity whatsoever.

“Registrar” means the Bank when it is performing the function of registrar.

All other capitalized terms shall have the meanings assigned to them in the Ordinance.

ARTICLE THREE

DUTIES OF THE BANK

Section 3.01. Initial Delivery of Note.

The Note will be initially registered and delivered to the purchaser designated by the Issuer as set forth in the Ordinance.

Additionally, the Bank is authorized to transfer funds relating to the closing and initial delivery of the Obligations in the manner described in the closing memorandum or letter prepared by the Issuer’s financial advisor or other agent of the Issuer. The Bank may act on a facsimile or e-mail transmission of the closing memorandum or letter acknowledged by the Issuer, the Issuer’s financial advisor or other agent as the final closing memorandum or letter. The Bank shall not be liable for any losses, costs or expenses arising directly or indirectly from the Bank’s reliance upon and compliance with such instructions.

Section 3.02. Duties of Paying Agent.

As Paying Agent, the Bank shall, provided adequate collected funds have been provided to it for such purpose by or on behalf of the Issuer, pay on behalf of the Issuer the principal installments of and interest on the Note in accordance with the provisions of the Ordinance.

The Issuer acknowledges that Paying Agent shall not be responsible for delays in payment of principal installments or interest on the Note to the extent such delays are caused by the Issuer's failure to provide adequate collected funds for such payments.

Section 3.03. Duties of Registrar.

The Bank shall provide for the proper registration of the Note and the exchange, replacement, and registration of transfer of the Note in accordance with the provisions of the Ordinance. Any changes to Registered Owners for such exchange, replacement, and registration shall be made by the Bank only in accordance with the Ordinance. The Bank will maintain the books of registration in accordance with the Ordinance and the Bank's general practices and procedures in effect from time to time. The Bank shall maintain a copy of the books of registration at its offices in _____, Texas.

Section 3.04. Unauthenticated Note.

The Issuer shall provide an adequate inventory of unauthenticated Note to facilitate transfers. The Bank covenants that it will maintain such unauthenticated Note in safekeeping and will use reasonable care in maintaining such Note in safekeeping, which shall be not less than the care it maintains for debt securities of other government entities or corporations for which it serves as registrar, or which it maintains for its own notes.

Section 3.05. Reports.

The Bank will provide the Issuer reports upon request (but not more often than once each three months). The Issuer may also inspect and make copies of the information in the books of registration at any time the Bank is customarily open for business, provided that reasonable time is allowed the Bank to provide an up-to-date listing or to convert the information into written form.

Section 3.06. Canceled Note.

All Notes surrendered for payment, transfer, exchange, or replacement, if surrendered to the Bank, shall be promptly canceled by it and, if surrendered to the Issuer, shall be delivered to the Bank and, if not already canceled, shall be promptly canceled by the Bank. The Issuer may at any time deliver to the Bank for cancellation any Notes previously authenticated and delivered which the Issuer may have acquired in any lawful manner whatsoever, and any Notes so delivered shall be promptly canceled by the Bank. All canceled Notes held by the Bank shall be destroyed and evidence of such destruction furnished to the Issuer.

Section 3.07. Reliance on Documents, Etc.

(a) The Issuer acknowledges and agrees that the Bank (i) shall be obligated only for the performance of such duties as are specifically set forth herein; (ii) shall not be obligated to take any legal or other action hereunder which might in its judgment involve expense or liability unless it shall have been furnished with indemnity acceptable to it; (iii) may rely on and shall be protected in acting or refraining from acting upon any written notice, instruction, instrument, statement, request, or document furnished to it hereunder and believed by it to be genuine and to have been signed or presented by the proper person, and shall have no responsibility for determining the accuracy thereof; and (iv) may consult counsel satisfactory to it, including in-house counsel, and the advice or opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted by it hereunder in good faith and in accordance with the advice or opinion of such counsel.

(b) Neither the Bank nor any of its directors, officers, or employees shall be liable to anyone for any action taken or omitted to be taken by it or any of its directors, officers, or employees hereunder except in the case of negligence or willful misconduct. To the extent permitted by law, the Issuer covenants and agrees to indemnify the Bank and hold it harmless without limitation from and against any loss, liability, or expense of any nature incurred by the Bank arising out of or in connection with the Agreement or the administration of its duties hereunder, including, but not limited to, legal fees and expenses and other costs and expenses of defending or preparing to defend against any claim of liability in the premises, unless such loss shall be caused by the Bank's negligence or willful misconduct.

(c) The Bank shall not be liable to the Issuer for actions taken under this Agreement as long as it acts in good faith and exercises due diligence, reasonableness and care, as prescribed by law, with regard to its duties hereunder.

(d) This Agreement is not intended to require the Bank to expend its own funds for performance of any of its duties hereunder.

(e) The Bank may exercise any of the powers hereunder and perform any duties hereunder either directly or by or through agents or attorneys.

Section 3.08. Money Held by Bank.

A paying agent account shall at all times be kept and maintained by the Bank for receipt, safekeeping, and disbursement of moneys received from the Issuer hereunder for the payment of the Note.

The Bank shall deposit all moneys received from the Issuer into a trust account to be held in a paying agent capacity for the payment of the Note, with such moneys in the account that exceed the deposit insurance available by the Federal Deposit Insurance Corporation to be fully collateralized with securities or obligations that are eligible under the laws of the State of Texas to secure and be pledged as collateral for trust accounts until the principal and interest on such Note have been presented for payment and paid to the Registered Owners.

The Bank shall be under no obligation to pay interest on any money received by it hereunder.

Any money deposited with the Bank for the payment of the principal, redemption premium, if any, or interest on any Note and remaining unclaimed by the Registered Owner after the expiration of three years from the date such funds have become due and payable shall be reported and disposed of by the Bank in accordance with the provisions of Texas law including, to the extent applicable, Title 6 of the Texas Property Code, as amended. To the extent such provisions of the Property Code do not apply to the Interest and Sinking Fund, such funds shall be paid by the Bank to the Issuer upon receipt of a written request therefor from the Issuer. The Bank shall have no liability to the Registered Owner of the Note by virtue of actions taken in compliance with the foregoing provision.

All money deposited with the Bank hereunder shall be secured in the manner and to the fullest extent required by law (including Ch. 2257, Texas Government Code) for the security of funds of the Issuer.

ARTICLE FOUR

MISCELLANEOUS PROVISIONS

Section 4.01. May Own Note.

The Bank, in its individual or any other capacity, may become the owner or pledgee of the Note with the same rights it would have if it were not the Paying Agent and Registrar for the Note.

Section 4.02. Amendment.

This Agreement may be amended only by an agreement in writing signed by both of the parties hereto.

Section 4.03. Assignment.

This Agreement may not be assigned by either party without the prior written consent of the other.

Section 4.04. Notices.

Any request, demand, authorization, direction, notice, consent, waiver, or other document provided or permitted hereby to be given or furnished to the Issuer or the Bank shall be mailed or delivered to the Issuer or the Bank, respectively, at the addresses shown herein, or such other address as may have been given by one party to the other by 15 days' prior written notice.

Section 4.05. Effect of Headings.

The Article and Section headings herein are for convenience only and shall not affect the construction hereof.

Section 4.06. Successors and Assigns.

All covenants and agreements herein by the Issuer and the Bank shall bind their successors and assigns, whether so expressed or not.

Section 4.07. Severability.

If any provision of this Agreement shall be invalid or unenforceable, the validity and enforceability of the remaining provisions hereof shall not in any way be affected or impaired.

Section 4.08. Benefits of Agreement.

Nothing herein, express or implied, shall give to any Person, other than the parties hereto and their successors hereunder, any benefit or any legal or equitable right, remedy, or claim hereunder.

Section 4.09. Ordinance Governs Conflicts.

This Agreement and the Ordinance constitute the entire agreement between the parties hereto relative to the Bank acting as Paying Agent and Registrar and if any conflict exists between this Agreement and the Ordinance, the Ordinance shall govern.

Section 4.10. Term and Termination.

This Agreement shall be effective from and after its date and may be terminated for any reason by the Issuer or the Bank at any time upon 60 days' written notice; provided, however, that no such termination shall be effective until a successor has been appointed and has accepted the duties of the Bank hereunder. The Issuer shall notify the Registered Owner of the Note of the appointment of a successor Paying Agent/Registrar in accordance with the Ordinance. In the event of early termination of this Agreement, regardless of circumstances, the Bank shall deliver to the Issuer or its designee all funds, Notes, and all books and records pertaining to the Bank's role as Paying Agent and Registrar with respect to the Note, including, but not limited to, the books of registration.

Section 4.11. Governing Law.

This Agreement shall be construed in accordance with and shall be governed by the laws of the State of Texas.

Section 4.12. Force Majeure.

The Bank shall not be responsible for delays or failures in performance resulting from acts beyond its control. Such acts shall include, but not be limited to, acts of God, strikes, lockouts, riots, acts of war, epidemics, governmental regulations superimposed after the fact, fire, communication line failures, computer viruses, power failures, earthquakes, or other disasters.

Section 4.13. Reproduction of Documents.

This Agreement and all documents relating thereto, including, without limitation, (a) consents, waivers, and modifications which may hereafter be executed, and (b) certificates and other information previously or hereafter furnished, may be reproduced by any photographic, photostatic, microfilm, optical disks, micro-card, miniature photograph, or other similar process. The parties hereto agree that any such reproduction shall be as admissible in evidence as the original itself in any judicial or administrative proceeding, whether or not the original is in existence and whether or not such reproduction was made by a party in the regular course of its business, and that any enlargement, facsimile, or further reproduction shall likewise be admissible in evidence.

Section 4.14. Counterparts.

This Agreement may be executed in several counterparts, each of which, when so executed, shall be deemed to be an original, but such counterparts together shall constitute but one and the same instrument.

Section 4.15. No Boycott of Israel.

The Bank hereby verifies that the Bank does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Bank is a company as defined in Section 808.001(2) of the Texas Government Code, which means a for profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit. The Bank's representations, warranties and covenants hereunder shall survive the termination of this Agreement until the statute of limitations has run.

Section 4.16. Compliance with Subchapter F of Chapter 2252 of the Texas Government Code.

The Bank hereby verifies and warrants that at the time of execution and delivery of this Agreement neither the Bank nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Bank (i) engages in business with Iran, Sudan or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller under Sections 806.051, 807.051 or 2252.153 of the Texas Government Code. The term “foreign terrorist organization” as used in this section has the meaning assigned to such term in section 2252.151 of the Texas Government Code.

Section 4.17. Texas Government Code 2274.002(a)(2) and 2276.002(a)(2).

The Bank represents, warrants and covenants that the value of this contract is less than \$100,000, and if it is legally determined that the value of this contract is equal to or greater than \$100,000, this contract is void, the Bank is required to return all monies or assets it received under this contract to the Issuer and the Issuer shall have no liability hereunder. The Bank’s representations, warranties and covenants hereunder shall survive the termination of this Agreement until the statute of limitations has run.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF ALPINE, TEXAS

Mayor

Address: 100 N 13th St
Alpine, Texas 79830

Attest:

City Secretary

WEST TEXAS NATIONAL BANK

By: _____

Name: _____

Title: _____

Address: Attn: Phillip Carey
 PO Box 1769
 Alpine TX 79831

EXHIBIT A
FEE SCHEDULE

None

EXHIBIT B
FORM OF PURCHASE LETTER

See Tab 5

PURCHASE LETTER

April 7, 2026

City of Alpine, Texas
100 N 13th St
Alpine, Texas 79830

Jackson Walker LLP
1401 McKinney Street, Suite 1900
Houston, Texas 77010

Re: \$927,000 City of Alpine, Texas Limited Tax Note, Series 2026 (the “Note”)

Ladies and Gentlemen:

This letter is intended to constitute a private placement letter and may be relied on by each of you listed as addressees above. The undersigned (the “Purchaser”) has agreed to purchase the referenced Note from the City of Alpine, Texas (the “City”) in the principal amount of \$927,000 at a price equal to par. The Purchaser acknowledges that (a) the Note is a limited obligation of the City payable solely from annual ad valorem taxes levied, within the limits prescribed by law, against all taxable property in the City; (b) Jackson Walker LLP, Bond Counsel, has not undertaken steps to ascertain the accuracy or completeness of information furnished to the Purchaser by the City with respect to the City or the Note, and the Purchaser has not looked to such firm for, nor has such firm made, any representations to the Purchaser with respect to that information; and (c) the Note (i) is not being registered under the Securities Act of 1933 and is not being registered or otherwise qualified for sale under the “Blue Sky” laws and regulations of any state, (ii) will not be listed on any stock or other securities exchange and (iii) will not carry any rating from any rating service.

The Purchaser hereby represents and warrants that:

1. it is a financial institution or other institutional accredited investor as defined in the Securities Act of 1933, Regulation D, 17 Code of Federal Regulations §230.501(a), accustomed to purchasing tax-exempt obligations in large denominations;
2. it is a bank and financial institution and, as such, has knowledge and experience in financial and business matters that make it, without reliance on others, capable of evaluating the merits of the Note, the risks of purchasing the Note, and its ability to bear the economic risks of such a purchase;
3. it (a) has been afforded the opportunity to make inquiry of the City and (b) has been furnished with such financial, statistical, and other information with respect to the

City and the Note, including the Ordinance dated as of April 7, 2026 (the “Ordinance”), as it has requested of the City as a result of the Purchaser having attached significance thereto in order to enable it, without reliance upon others, to make an informed decision concerning its purchase of the Note;

4. it intends to purchase the Note for its own portfolio and account (and not on behalf of another) as evidence of a loan; and it intends to hold the Note to maturity, earlier redemption, or mandatory tender, and has no present intention of reselling, or view to making a distribution of, the Note, but the Purchaser reserves all rights under the Ordinance, including the right to sell, pledge, transfer, convey, hypothecate, mortgage or dispose of the Note at some future date, provided however, that the Purchaser will not sell or otherwise transfer the Note (except to an affiliate of the Purchaser) unless such sale or transfer is in compliance with applicable Federal securities laws, including 17 Code of Federal Regulations § 240.15c2-12, as then in effect; the Note may only be transferred to: (i) an affiliate of the Purchaser; (ii) a “Bank” as defined in Section 3(a)(2) of the Securities Act of 1933 as amended (the “Securities Act”); (iii) an institutional “Accredited Investor” as defined in Regulation D under the Securities Act; or (iv) a “Qualified Institutional Buyer” as defined in Rule 144A under the Securities Act;
5. it has satisfied itself that it may lawfully purchase the Note;
6. the Purchaser hereby verifies and warrants that at the time of execution and delivery of this Purchaser Letter neither the Purchaser nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Purchaser (i) engages in business with Iran, Sudan or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller under Sections 806.051, 807.051 or 2252.153 of the Texas Government Code. The term “foreign terrorist organization” as used in this section has the meaning assigned to such term in section 2252.151 of the Texas Government Code;
7. the Purchaser hereby verifies that the Purchaser does not boycott Israel and will not boycott Israel through the term of this agreement. For purposes of this verification, “boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Purchaser is a company as defined in Section 808.001(2) of the Texas Government Code, which means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit; and
8. the Purchaser hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies through the term of this Purchaser Letter. The foregoing

verification is made solely to enable Borrower to comply with Section 2276.002, Texas Government Code (as added by Senate Bill 13 in the 87th Texas Legislature, Regular Session). As used in the foregoing verification, “boycott energy companies,” a term defined in Section 2274.001(1), Texas Government Code (as enacted by such Senate Bill) by reference to Section 809.001, Texas Government Code (also enacted by such Senate Bill) shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

9. the Purchaser hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate through the term of this Purchaser Letter against a firearm entity or firearm trade association. The foregoing verification is made solely to enable Borrower to comply with Section 2274.002, Texas Government Code (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session). As used in the foregoing verification, ‘discriminate against a firearm entity or firearm trade association’ (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company’s refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity’s or association’s status as a firearm entity or firearm trade association. As used in the foregoing verification, (b) ‘firearm entity’ means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (i.e., weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (i.e., devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (i.e., a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (as defined by Section 250.001, Texas Local Government Code), and (c) ‘firearm trade association’ means a person, corporation, unincorporated

association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

10. the Purchaser is not a fiduciary for the City or broker, dealer, municipal securities underwriter or municipal advisor. Purchaser has not provided, and will not provide, financial, legal, tax, accounting or other advice to or on behalf of the City with respect to the proposed issuance. The City shall represent in the documentation that the City has sought and obtained financial, legal, tax, accounting and other advice (including as it relates to structure, timing, terms and similar matters) with respect to the proposed issuance from its financial, legal and other advisors (and not Purchaser) to the extent that the City desired to obtain such advice.
11. notwithstanding anything contained herein, the representations and covenants contained in Sections 6, 7, 8 and 9 hereof shall survive termination of this Purchaser Letter until the statute of limitations has run.

WEST TEXAS NATIONAL BANK

By: _____
Name: _____
Title: _____

AGREED TO AND ACCEPTED THIS April 7, 2026:

CITY OF ALPINE, TEXAS

By: _____
Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 11B

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the second and final reading of Ordinance 2026-04-01, an ordinance amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinances; Amending Rules and Regulations for All City Parks; Providing the Establishment of Up to a \$500 Penalty per Occurrence for Violations of the Ordinance; Providing for the Establishment of Up to a \$4,000 Penalty for Certain Public Health and Safety Violations of the Ordinance; Providing for the Following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

The purpose of this item is to approve the **first reading of Ordinance 2026-04-01**, which amends **Chapter 74 – Parks and Recreation, Article I – In General, of the Alpine Code of Ordinances** to update and clarify the rules and regulations governing the use of all City parks and recreational facilities.

The City of Alpine owns and operates a number of public parks and recreational amenities that serve residents, families, youth programs, and community events. As a **home-rule municipality**, the City has the authority to adopt ordinances regulating the use of municipal property and establishing rules necessary to protect the **public health, safety, and welfare**.

The current park regulations were previously established through **Ordinance 2002-05-04 and most recently updated by Ordinance 2025-01-02**. The **Parks and Recreation Advisory Board** reviewed the existing provisions and recommended amendments to clarify park rules, address operational issues, and improve the City’s ability to manage park facilities and respond to public health and safety concerns.

The proposed ordinance updates and consolidates several provisions within Chapter 74, including:

- Establishing updated **definitions and administrative provisions** related to park use, permits, reservations, and park facilities;
- Clarifying rules regarding **park hours, alcohol possession, noise, commercial activity, special events, parking, animals, and facility use**;

- Authorizing the **City Manager or designee** to administer permits, develop facility-specific rules, and regulate special events or restricted park uses;
- Providing additional guidance related to **park closures, littering, smoking, amplified sound, and other conduct that may impact park safety or public enjoyment**; and
- Updating enforcement provisions to ensure consistent compliance with park regulations.

The ordinance also establishes enforcement penalties consistent with state law, including:

- A **fine of up to \$500 per occurrence** for general violations of park regulations; and
- A **fine of up to \$4,000 for certain public health and safety violations**, such as illegal dumping or hazardous conditions that may affect public health.

The ordinance was prepared for review by the Parks and Recreation Advisory Board and subsequently scheduled for Council consideration following the City’s standard ordinance review process.

SUPPORTING MATERIALS

1. Ordinance 2026-04-01 Chapter 74 Parks and Recreation

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 - 3/27/2026
 Final Approval - 3/27/2026

COUNTY OF BREWSTER

ORDINANCE 2026-04-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 74 – PARKS AND RECREATION, ARTICLE I – IN GENERAL, TO THE ALPINE CODE OF ORDINANCES; AMENDING RULES AND REGULATIONS FOR ALL CITY PARKS; PROVIDING THE ESTABLISHMENT OF UP TO A \$500 PENALTY PER OCCURRENCE FOR VIOLATIONS OF THE ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF UP TO A \$4,000 PENALTY FOR CERTAIN PUBLIC HEALTH AND SAFETY VIOLATIONS OF THE ORDINANCE; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, PENALTY, SAVINGS, SEVERABILITY, PROPER NOTICE AND MEETING, AND EFFECTIVE DATE CLAUSES.

WHEREAS, the City of Alpine, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution, and Chapter 9 of the Texas Local Government Code; and

WHEREAS, as a home-rule municipality, the City has full power of local self-government and may enact ordinances to protect the public health, safety, and welfare, and to regulate the use of City property; and

WHEREAS, the City Council of the City of Alpine (“City”) adopted Ordinance No. 2002-05-04 and Ordinance 2025-01-02 establishing rules and regulations for parks located in the City; and

WHEREAS, the Parks and Recreation Advisory Board is composed of community members who advise the City Council on policy decisions that affect Parks and Recreation programs of the City; and

WHEREAS, the Parks and Recreation Board has recommended changes to the City Council that would amend the rules and regulations for all city parks; and

WHEREAS, the amendments recommended by the Parks and Recreation Board will provide clarification and enhancements to the existing rules, and ensure that city parks are properly taken care of, managed, and regulated to the benefit of all park users; and

WHEREAS, the City, as the owner and operator of municipal parks and recreational facilities, may adopt reasonable rules governing use of such facilities to protect public safety and preserve City property; and

WHEREAS, the City is authorized to enforce municipal ordinances by criminal penalties as allowed by Texas law and deems it to be in the benefit of the general public to adopt the regulations recommended by the Parks and Recreation Advisory Board.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ALPINE, TEXAS THAT:

**SECTION I
FINDINGS OF FACT**

The Alpine Code of Ordinances is hereby amended to reflect the changes hereto attached as Exhibit “A.” The premises attached as Exhibit “A” are found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact.

**SECTION II
INCLUSION IN THE CODE OF ORDINANCES**

The provisions of this ordinance shall become and be made a part of the Code of Ordinances of Alpine, Texas. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article,” or any other appropriate word. The codifier of the City is empowered to make amendments to match the style of the existing code.

**SECTION III
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**SECTION IV
PENALTY CLAUSE**

Any person, corporation, or entity who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00. Any person, corporation, or entity who intentionally, knowingly, recklessly, or with criminal negligence violates certain health and safety violations contained in the ordinance shall be fined in an amount not to exceed \$4,000.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

**SECTION V
SAVINGS CLAUSE**

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

**SECTION VI
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION VII
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. A public hearing was held on April 7, 2026, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearing and notice of how to obtain copies of the proposed ordinance was published in the Alpine Avalanche, the official newspaper of the City of Alpine on April 2, 2026.

**SECTION VIII
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 7th DAY OF APRIL 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING
MARCH 17, 2026

SECOND AND FINAL READING
APRIL 7, 2026

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

EDITOR'S NOTE:

Additions are Underlined. ~~Omissions appear in Strikethrough Text.~~

Chapter 74 PARKS AND RECREATION[1]

ARTICLE I. IN GENERAL[2]

Sec. XX – XX. Definitions.

The following words and phrases, when used in this Article, shall have the following meanings ascribed to them:

- a) Alcoholic beverages means spirits, wine, beer, ale or other liquid containing more than one-half of one percent of alcohol by volume, excluding non-alcoholic beer, non-alcoholic wine, or kombucha which is fit for beverage purposes or intended for beverage purposes.
- b) Noise-making device. A device that makes noise that could reasonably be considered to disturb the comfort, peace, and quiet of a city park.
- c) City Park or Park means any park, greenbelt, playground, trail, open space, recreation area, athletic field, court, pavilion, restroom facility, parking area, or other recreational property owned, leased, operated, maintained, or controlled by the City of Alpine, whether improved or unimproved.
- d) Park Facility means any structure, amenity, improvement, or designated area within a City park, including but not limited to pavilions, restrooms, playgrounds, benches, picnic areas, grills, trails, courts, fields, concessions areas, parking lots, and similar facilities.
- e) Permit means written authorization issued by the City, or by the City Manager or the City Manager’s designee, allowing a person to engage in an activity that is otherwise restricted or prohibited by this Chapter. A permit may include conditions, limitations, dates, times, and location requirements.
- f) Reservation means a confirmed reservation approved by the City for the exclusive or scheduled use of a park facility or park area for a specified date and time, which may require payment of a fee and compliance with City rules and permit conditions.
- g) Closed area means any park, park area, or park facility that is temporarily or permanently closed to public access or use, including areas posted with a “Closed” sign, barricaded, locked, fenced, or otherwise restricted by the City Manager, the City Manager’s designee, or authorized City staff.
- h) Commercial Activity means selling, offering for sale, renting, soliciting, advertising, providing services for compensation, conducting paid instruction or training, or otherwise engaging in an activity primarily intended to generate revenue, compensation, or private financial benefit, whether or not money changes hands on-site.
- i) Smoking means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, pipe, or other lighted or heated tobacco or plant product intended for inhalation.
- j) City Manager’s designee means a City employee or official authorized by the City Manager, either in writing or by job assignment, to administer, approve, or enforce provisions of this Chapter, including issuing permits, authorizations, or special rules.

- k) Special event means any organized activity, gathering, festival, tournament, or function conducted in a City park that requires a permit, reservation, fee payment, City services, exclusive use of a park facility or area, or attendance reasonably expected to exceed fifty (50) persons.
- l) Person means an individual, firm, partnership, association, corporation, organization, or any other legal entity.
- m) Amplified sound means sound increased in volume by any electrical, electronic, mechanical, or motorized device, including speakers, amplifiers, megaphones, public address systems, or vehicle sound systems.
- n) Litter means garbage, refuse, rubbish, waste material, or any discarded or abandoned item, including paper, plastic, glass, cans, food waste, cigarette butts, and similar materials.

Sec. 74-1. Alcoholic beverages generally.

(a) ~~Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning.~~

~~Alcoholic beverages means spirits, wine, beer, ale or other liquid containing more than one-half of one percent of alcohol by volume, excluding non-alcoholic beer, non-alcoholic wine, or kombucha which is fit for beverage purposes or intended for beverage purposes.~~

- (b) *Consumption prohibited in certain areas.* No person shall consume any alcoholic beverage while in or upon prohibitive areas defined in this section.
- (c) *Sale.* It shall be unlawful for any person, firm or corporation to sell alcoholic beverages within the boundaries of all designated city parks, except as authorized by city council.
- (d) *Possession and consumption.* It shall be unlawful for any person to consume, or to have in his possession, an alcoholic beverage within the boundaries of any city park, except where authorized by permit approved by the city manager and the chief of police. It shall be unlawful for any person to consume, or to have in his possession, an alcoholic beverage within the parking lots, baseball fields, walking and jogging track and soccer field located in Kokernot Park, except where authorized by permit approved by the city manager and chief of police.
- (e) *Signs and notices.* Signs shall be posted in appropriate locations stating substantially "No alcoholic beverage may be brought into this park or consumed in this park in violation of city ordinances which are strictly enforced." The signs shall be placed in locations to be visible on entering areas where possession or consumption of alcoholic beverages are prohibited.
- (f) ~~Noise-making device. A device that makes noise that could reasonably be considered to disturb the comfort, peace, and quiet of a city park.~~

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-2. Playing of golf and other dangerous sports in city parks.

- (a) *Application.* This section shall not apply to the Alpine Municipal Golf Course operated by the Alpine Country Club.
- (b) *Prohibited; signs to be posted.* It shall be unlawful for any person to practice, hit golf balls or play golf in any park located within the city. It shall further be unlawful for any person to carry on any activity for which the park was not specifically designed and the performance of which would constitute a hazard to the health and safety of those lawfully using the park facilities. Signs shall be posted in appropriate locations determined by the city council or the city manager advising citizens of the restricted activities permitted in any city park.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-3. Hours of operation for city parks.

- (a) *Hours of operation.* City parks will be open for the public's use and enjoyment only between the hours of 5:00 a.m. and 11:00 p.m. daily, and closed to the public between the hours of 11:00 p.m. and 5:00 a.m. daily. No one, except with specific city authorization, shall be permitted to be on the premises of a city park during the hours that such park is closed, without prior authorization from the city.
- (b) *Violation; penalty.* It is a class C misdemeanor offense to violate the mandates of this section and if found guilty may be assessed the maximum fine that, by law, may be assessed by the municipal court.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-4. Use of park facilities generally.

- (a) *Availability.* A park facility is generally available for public use on a first-come, first-served basis, subject to:
 - (1) A requirement, if any, for a permit.
 - (2) A requirement, if any, to pay an entrance fee, reservation fee, or other fee.
 - (3) A previous reservation.
- (b) *Signs.* A person shall comply with city signs and markers in a park.
- (c) *Entrance or use fees.*
 - (1) A person may not enter or use a park facility for which an entrance or use fee has been established, unless the person has first paid the fee or is otherwise authorized to enter.
 - (2) A person must display an entrance permit or receipt to a city employee on request.

- (d) *Reservations.*
- (1) A person may not use or occupy a facility or area for which another person has paid a reservation fee when the person's use conflicts with the use of the facility or area by the person who has made a reservation.
 - (2) Persons wanting exclusive use of a park area and time, must make a reservation in accordance with the established reservation policies by the city.
 - (3) A person must display documentation of a confirmed reservation on request to a city employee charged with the supervision or patrolling of parks.
- (e) *Permits.* When this Code or approved city council rule requires a person to obtain a permit or written authorization for a use or prohibits a use without a permit or written authorization, a person is required to obtain the permit or authorization prior to use. A person who wishes to apply for a permit or authorization may contact city hall to reach the designated parks and recreation staff member.
- (f) *Restricted uses.* A person may not use a court or field designed for a specific sport for another sport, unless the alternative use is permitted by the city manager or the city manager's designee. For example, a person may not use a tennis court for lacrosse, or a baseball field for soccer.
- (g) *Occupancy limit.*
- (1) The city may establish and post a maximum occupancy for any park area or facility.
 - (2) A person may not enter, or remain in, an area or facility for which the city has established an occupancy limit when the person's entrance will have the effect of exceeding the established occupancy limit. Compliance with this rule does not eliminate any additional requirements that may be imposed by the city code or city rules regarding an event on city property.
- (h) *Closed areas.*
- (1) The city manager or the city manager's designee may close a park area or facility to public entry or otherwise restrict use until the area or facility can be made available for public use.
 - (2) If practicable, the city shall post notice of a closed area. A person may not enter a closed or restricted area.
 - (3) A person may not enter an area closed due to flooding, toppled trees, or debris, or which is otherwise closed due to health or safety issues.
- (i) *Special rules for specific parks facilities or events.*

- (1) The city manager or city manager's designee may develop special rules and regulations that address problems specific to a facility or event.
- (2) Special rules shall be in writing, approved by the city manager or city manager's designee, and posted at the facility or provided to a person holding or attending an event.
- (3) A person shall comply with all special rules and regulations posted at a facility or provided to the person.

(j) *Smoking.*

- (1) A person may not smoke in a park, except in a temporary designated smoking area, designated by the city manager, for a special event. Smoking outside the indicated temporary location for an event or not during an event is a violation and any person found to be in violation of this section shall be fined, upon conviction, an amount not to exceed \$500.00.
- (2) Disposing of a cigarette or cigar butt outside of a trashcan or dumpster is considered littering.

(k) *Metal Detectors.*

(1) The use of any kind of metal detectors shall be prohibited, unless authorized by the Parks Supervisor.

(2) Excavation or digging is prohibited without prior permission from the Parks Supervisor.

(3) A person may not remove, disturb, or carry away any soil, vegetation, rocks, artifacts, or park property.

(l) *Electrical Use.*

(1) Electrical access in parks or fields may be provided only with written authorization by the Parks Supervisor, subject to approval by the City Manager or designee. Electrical use may be restricted based on safety, capacity, scheduled events, or protection of City equipment. Misuse or unauthorized access is prohibited

(2) Electrical use policies, restrictions, priorities, and consequences for misuse may be established by written administrative policy approved by the City Manager or designee.

~~(k)~~(m) *Littering, illegal dumping, and public health and safety violations.* It shall be unlawful for a person to throw, place or deposit, or cause to be thrown, placed or deposited, or suffer or permit his servant or any other person in his family to throw or deposit in any street, alley, gutter, ditch, lot or other place in this city, the carcass of any dead animal or fowl or any meat, fish, hides, skins, bones, offal, manure, fruit, vegetables, litter, debris, melon rinds, fruit peelings, slop, trash or other unsound or offensive matter or matter liable to become offensive or injurious to the health of those who reside in the vicinity or owned or controlled by him, or to throw, place or deposit, or cause to be thrown, place or

deposit in any street, alley, gutter, ditch or other public place, or upon any lot or other premises not owned or controlled by him, tires, bottles, cans, loose paper, rags, scrapes of leather, shavings, dishwater, chips, debris, litter or trash.

Any individual group of individuals, business, or corporation who illegally disposes of litter, solid waste, tires, hazardous materials, bulky wastes, or other such materials can be charged with the following offenses and penalties:

(1) Class C misdemeanor: five pounds/five gallons or less: fine up to \$500.00.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-5. Assembly.

A person organizing an event in a park that the person reasonably knows will be attended by more than 50 people must provide notice, at least one week before the event begins, to the city by calling city hall. Subject to compliance with all other applicable rules and ordinances, the event may be allowed upon approval of the city manager and the chief of police in consideration of the following criteria:

- (1) Health and Safety Impacts.
- (2) Conflicts with Reservations.
- (3) Traffic and Parking Impacts.
- (4) Need for Police, Fire, and/or EMS Presence.
- (5) Sanitation and Trash Plan.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-6. Festival permitting, event permitting, and other permitting requirements.

The city council may implement permitting processes and procedures for festivals, large gatherings, events, and other permitting requirements by city council resolution.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-7. Costs and fees associated with city parks.

All costs and fees associated with city parks, including reservation fees, may be approved by city council resolution.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-8. Disruptive behavior; ejection from facilities.

(a) If a person's conduct violates these rules, or is unlawful, disruptive, destructive, or hazardous, the person may be warned and asked to stop the conduct immediately by any city police officer.

(b) If a person persists in the conduct after a warning, a city police officer may eject the person from the park. If a person's conduct is criminal, poses an imminent threat of injury or property damage, or prevents the public enjoyment of the premises, a city police officer may eject the person from the park and take all other actions authorized by law.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-9. Peace and quiet.

- (a) A person shall preserve the peace and quiet enjoyment of a park by observing the applicable laws and ordinances governing noise and amplified sound, unless a specific exception is approved by the city manager.
- (b) A person may not use offensive language, make unreasonable noise, discharge weapons or fireworks, or engage in gestures or conduct in a park that would be offensive to a person of ordinary sensibility. Fireworks are allowed only with explicit authorization from the city.
- (c) A person may not operate a noise-making device in a park in violation of applicable law.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-10. Weapons and firearms.

- (a) A person may not carry or possess a weapon or firearm while in a park, except where explicitly authorized by state and federal law.
- (b) The use of a firearm, air gun, paintball gun, pellet or B.B. gun, bow and arrow, or projectile device capable of inflicting personal injury is prohibited unless conducted under permit or in a park facility where the city manager or city manager designee has authorized the use.
- (c) A person may not display a firearm or other weapon in a park in a manner that will alarm or threaten another person, except where explicitly allowed by state and federal law.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-11. Abandoned or unattended property.

- (a) A person may not abandon a vehicle or other personal property in a park. The city may remove, impound, and dispose of abandoned property under applicable law.
- (b) A person may not leave a vehicle or other property unattended at any park in such a manner as to create a hazardous or unsafe condition. The city may impound the unattended property or move the unattended property to a safe place at expense of owner.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-12. Parking.

- (a) Unless parking is otherwise prohibited, a person may park a motor vehicle in a park only in a designated area.
- (b) A person may not park, store, or leave a vehicle or trailer in an area posted "restricted" or with "no parking" signs.
- (c) Unless specifically authorized by the city manager, overnight parking in city parks is strictly prohibited.
- (d) The city may impound a parked vehicle or trailer that creates a hazardous or unsafe condition.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-13. Commercial activity.

(a) *Generally.* Unless a person is specifically authorized to do so by a permit or contract, or is acting in conjunction with a specifically permitted use of a reserved park facility; a person may not:

- (1) Sell or rent a good or service in a park.
- (2) Place a stand, cart, or vehicle in a park for a commercial purpose.
- (3) Affix an advertisement to park property.

(b) *Providing commercial classes and instruction.*

- (1) A person may not conduct classes or instructional activities for compensation in a park unless the person obtains a permit from the city obtains a permit and completes a waiver of liability.
- (2) A person may not provide a free class or instruction as an inducement or advertisement for a paid class or instruction unless the person has a permit from the city to conduct classes for compensation.

(c) *Field commercial classes and Instruction.*

(1) No person may conduct classes or instructional activities for compensation in a field unless an exception is approved by the City Manager.

(2) A person may not provide a free class or instruction as an inducement or advertisement for a paid class or instruction unless an exception is approved by the City Manager.

(3) Priority of Use for Practice and Game Fields: Fields are reserved free of charge for team practices and games to encourage and promote field use for teams over commercial activity or personal

profit. Permits for commercial use at practice and game fields will not be approved, with the exception of authorized fund raisers or special events approved by the City Manager.

- (d) *Performing artists.* A person may perform as an artist or entertainer in a park, but the person:
- (1) May not block a sidewalk or trail, or impede pedestrian or vehicular traffic;
 - (2) May not block or impede access to a park;
 - (3) May not perform at a restricted-access event without the written permission of the event organizer;
 - (4) May not juggle potentially hazardous materials or items such as knives or fire; and
 - (5) Must comply with all otherwise applicable laws, ordinances, and rules.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-14. Animals.

- (a) A person bringing a pet or other animal into a park shall keep the animal under confinement or direct control. Leads or leashes used to control animals may not be more than six feet long. A person who brings a dog into a park may allow the dog to be without a leash in a designated off-leash area; provided that the dog must at all times remain under the person's immediate personal supervision and command. A person who brings a dog into a designated off-leash area must carry a leash in order to restrain the dog should the need arise.
- (b) A person shall remove waste left by an animal under the person's care and control and shall dispose of the waste only in an appropriate waste receptacle.
- (c) A person who brings an animal into a park may not permit the animal to remain unattended or create a disturbance or a hazard.
- (d) A person may not bring livestock into a park, or permit livestock to range at a park, except with the written approval of the city manager or city manager's designee.
- (e) A person may not ride, drive, lead, or keep a horse at a park except as authorized under a contract, or permit.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-15. Cremation remains.

A person may not disperse or dispose of cremation remains in a park.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-16. Fires, firewood, and fireworks.

- (a) A person may not light, build, or maintain a fire in a park, except in a device provided, maintained, and designated for that purpose, or as authorized by the city.
- (b) A portable camp stove or portable barbecue grill of metal construction may be used in a designated picnic area.
- (c) During a period of extreme fire hazard, the city manager or city manager's designee may prohibit or restrict fires in designated areas.
- (d) A person may not cut, gather, or collect wood or other combustible material at a park, for use as firewood or fuel.
- (e) A person may not possess or use any kind of fireworks in a city park, unless explicitly authorized by the city.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-17. Camping and overnight use.

Camping and overnight use of city parks and parking areas is strictly prohibited ~~in accordance with V.T.C.A., Penal Code § 48.05, incorporated herein for all purposes.~~

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Sec. 74-18. Enforcement.

- (a) Any person, firm, or organization violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed \$500.00.
- (b) Any person, firm, or organization violating public health and safety provisions described in subsection 74-4(k) shall be deemed guilty of the offenses listed within that section and upon conviction thereof shall be fined up to \$4,000.00 for the relevant violations listed in that section.

(Ord. No. 2025-01-02, § I(Exh. A), 2-4-25)

Secs. 74-19—74-35. Reserved.

ARTICLE II. RESERVED[3]

Secs. 74-36—74-75. Reserved.

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 11C

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the second and final reading of Ordinance 2026-04-02, an ordinance Establishing Article X Low Speed and Utility Vehicles to Chapter 94 – Traffic and Vehicles of the Alpine Code of Ordinances; Establishing Regulations Related to the Operation of Golf Carts, Pocket Bikes, Mini-Motorbikes, and Utility Task Vehicles Within the City; Providing for a Penalty of up to \$500 per Occurrence for Violations; and Providing for Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

This item requests City Council approval of the **second and final reading of Ordinance 2026-04-02**, which establishes Article X – Low-Speed and Utility Vehicles within Chapter 94 (Traffic and Vehicles) of the Alpine Code of Ordinances. The ordinance creates a comprehensive regulatory framework governing the operation of golf carts, utility task vehicles (UTVs), pocket bikes, and mini-motorbikes on public streets within the City of Alpine.

The ordinance reflects several months of City Council discussion regarding the increasing presence of these vehicle types on public roadways and the need to establish clear, enforceable regulations that prioritize public safety while allowing limited, practical use for short-distance travel within the community.

An earlier version of the ordinance (Ordinance 2026-01-01) was considered by the City Council in January 2026 but did not advance due to identified gaps in vehicle classifications, equipment standards, and legal considerations under the Texas Transportation Code. Following that review, staff were directed to further refine the ordinance.

Subsequent revisions were developed through additional Council input and a workshop held on February 17, 2026, which included participation from the Texas Department of Public Safety to ensure alignment with state law and practical enforcement considerations. The revised ordinance incorporates updated statutory references, expanded definitions, enhanced equipment and safety requirements, and the establishment of a local permitting and inspection program administered by the Alpine Police Department.

Key provisions of the ordinance include restrictions on roadway eligibility (limited to streets with speed limits of 30 miles per hour or less), prohibition of operation on state highways,

operator licensing and insurance requirements, mandatory vehicle registration and inspection, and clearly defined equipment standards. The ordinance also prohibits the operation of pocket bikes and mini-motorbikes on public streets, sidewalks, and park areas, and establishes enforcement authority with penalties of up to \$500 per violation.

Overall, Ordinance 2026-04-02 is intended to provide a clear and legally compliant framework to regulate low-speed and utility vehicles within the City, improving roadway safety while accommodating limited community use. Approval of this item will formally adopt the ordinance and implement the regulatory program as outlined.

SUPPORTING MATERIALS

1. 2026-04-02 Regulated Vehicle Ordinance
2. Regulated Vehicle Permit Application 2026

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 - 3/27/2026
Final Approval - 3/27/2026

ORDINANCE 2026-04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS, ESTABLISHING ARTICLE X LOW SPEED AND UTILITY VEHICLES TO CHAPTER 94 – TRAFFIC AND VEHICLES TO THE ALPINE CODE OF ORDINANCES; ESTABLISHING REGULATIONS RELATED TO THE OPERATION OF GOLF CARTS, POCKET BIKES, MINI-MOTORBIKES, AND UTILITY TASK VEHICLES 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.

WHEREAS, the City of Alpine, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Texas Transportation Code section 551.404 authorizes the governing body of a municipality to regulate and control the operation of golf carts within the city's legal boundaries and on its public streets to ensure the public safety of the community; and

WHEREAS, Texas Transportation Code section 551A.053 authorizes the governing body of a municipality to expand the use of Off-Highway Vehicles; and

WHEREAS, pursuant to Texas Transportation Code section 311.002, the City has exclusive control over the highways, streets, and alleys within the City; and

WHEREAS, Texas Transportation Code Chapter 551A authorizes municipalities to regulate the operation of off-highway vehicles, including utility task vehicles and side-by-sides, on public streets and highways within their jurisdiction when determined necessary for public safety; and

WHEREAS, the Texas Local Government Code section 51.001 provides the City general authority to adopt an Ordinance or police regulations that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds the regulations of golf carts and motorized bikes of various types on public streets is necessary to prevent safety hazards on the public roadways; and

WHEREAS, golf carts are not normally equipped with many of the traditional safety features that are customarily required on more commonly used motor vehicles, and passenger injuries can be reduced by requiring additional safety equipment and providing rules of operation; and

WHEREAS, the City Council finds that the regulations established for golf carts and motorized bikes as provided for herein are in the best interest of the health, safety, and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ALPINE, TEXAS THAT:

**SECTION I
FINDINGS OF FACT**

The City Council of the City of Alpine, Texas, hereby finds and declares that the statements and premises set forth in *Exhibit "A"*, attached hereto and incorporated herein by reference, are true and correct and constitute the legislative and factual findings of the City Council for purposes of this ordinance. The Alpine Code of Ordinances is hereby amended to establish **Article X – Low-Speed and Utility Vehicles** within **Chapter 94 – Traffic and Vehicles**, as set forth in *Exhibit "A."*

**SECTION II
INCLUSION IN THE CODE OF ORDINANCES**

The provisions of this ordinance shall become and be made a part of the Code of Ordinances of Alpine, Texas. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word. The codifier of the City is empowered to make amendments to match the style of the existing code.

**SECTION III
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**SECTION IV
PENALTY CLAUSE**

Any person, corporation, or entity who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

**SECTION V
SAVINGS CLAUSE**

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

**SECTION VI
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the

Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION VII
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. A public hearing was held on April 7, 2026, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearing and notice of how to obtain copies of the proposed ordinance was published in the Alpine Avalanche, the official newspaper of the City of Alpine on April 2, 2026.

**SECTION VIII
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 17TH DAY OF APRIL 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING
MARCH 17, 2026

SECOND AND FINAL READING
APRIL 7, 2026

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney

EXHIBIT "A"

ARTICLE X. LOW SPEED AND UTILITY VEHICLES.

REGULATION OF GOLF CARTS AND SIMILAR VEHICLES (POCKET BIKES, MINI -MOTORBIKES, AND UTILITY TASK VEHICLES).

Sec. 1. General.

(a) **Purpose.** The purpose of this article is to provide a convenient and safe means of travel within the city through the regulated operation of golf carts, pocket bikes, mini-motorbikes, and utility task vehicles. When used properly, these types of vehicles can offer an efficient and practical way to travel short distances within the city, particularly during times of increased congestion. However, to ensure public safety and welfare, the operation of such vehicles must comply not only with standard traffic regulations but also with the special safety requirements detailed in this article. These requirements are intended to protect the operator, passengers, pedestrians, and other individuals operating motor vehicles on the roadways. The intent of this ordinance is not to encourage unrestricted use of these vehicles on public roadways, but to establish uniform regulations to ensure safe and lawful operation within the City of Alpine. For the purposes of this article, references to “golf carts” shall also include other regulated vehicles as defined herein, except where the context clearly indicates otherwise.

(b) **Definitions.** The following words, terms, and phrases, when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Golf cart, as referenced hereafter, shall have the meaning assigned by Texas Transportation Code section 551.401, as it exists or may be amended, and includes a motor vehicle designed by the manufacturer primarily for transporting persons on a golf course.

Operator shall mean a person who drives or has physical control of a golf cart.

Owner shall have the meaning assigned by Texas Transportation Code section 502.001 (31), and shall mean the person who has legal title to the golf cart, has the legal right of possession of the golf cart, or has the legal right of control of it.

Parking area means those areas accessible to the public by motor vehicular traffic, and which are designated for temporary parking of motor vehicles, usually in places referred to as parking lots.

Pocket bike or mini-motorbike means a self-propelled vehicle that is equipped with an electric motor or internal combustion engine having a piston displacement of less than 50 cubic centimeters, is designed to propel itself with not more than two wheels in contact with the ground, has a seat or saddle for the use of the operator, is not designed for use on a highway, and is ineligible for a certificate of title under Chapter 501. The term does not include:

- (A) a moped or motorcycle;
- (B) an electric bicycle;
- (C) a motorized mobility device, as defined by Section 552A.0101;
- (D) an electric personal assistive mobility device, as defined by Section 551.201; or
- (E) a neighborhood electric vehicle, as defined by Section 551.301.

Public safety personnel means any employee or officer of a governmental law enforcement agency or the City or its department(s).

Public street means the public roadways of the city by whatever name, e.g. road, alley, avenue, highway, route, boulevard, etc. within the corporate boundaries of the City of Alpine. May also be referred to as public roadway.

Regulated vehicle means, collectively, a golf cart, utility task vehicle (UTV), as each is defined in this article. Unless otherwise specified, any provision in this article referring to a “golf cart” shall apply equally to all regulated vehicles when the context so permits.

Regulated Vehicle permit shall mean a privilege granted upon compliance with terms of this article to legally operate a golf cart upon a local street, public highway, or parking area within the corporate boundaries of the City of Alpine for the term that the permit was issued.

Regulated Vehicle permit decal shall mean a certificate for attachment to a golf cart identifying the golf cart as permitted by the city and giving an expiration date.

Sidewalk means the portion of a street that is between a curb or lateral line of a roadway and the adjacent property line and intended for pedestrian use.

Slow-moving-vehicle-emblem means a triangular emblem that conforms to standards and specifications adopted by the Director of the Texas Department of Transportation under Section 547.104 of the Texas Transportation Code and is displayed in accordance with Section 547.703 of the Texas Transportation Code.

Utility Task Vehicle means a motor vehicle that is not a golf cart, as defined by Section 551.401 on the Texas Transportation code, or lawn mower and is:

- (a) equipped with side-by-side seating for the use of the operator and a passenger;
- (b) designated to propel itself with at least four tires in contact with the ground;
- (c) designated by the manufacturer for off-highway use only;

and

- (d) designated by the manufacturer primarily for utility work and not for recreational purposes.

Sec. 2. Operation regulations. Unless otherwise stated, the terms and requirements contained in this section apply to all regulated vehicles, including golf carts, utility task vehicles, operated within the City of Alpine. The operation of regulated vehicles within the corporate limits of the city upon public streets is hereby authorized under the following terms and conditions:

- (a) Operation of regulated vehicles must be by a licensed driver;
- (b) Operation of regulated vehicles is restricted to the following locations:

1. Public streets with a posted speed limit of not more than 30 miles per hour;

2. Recreation lane or path when provided;
 3. Shared-use paths above eight feet (8') in width;
 4. Crossing a street at an intersection including an intersection with a street that has a posted speed limit of more than 35 miles per hour; and
 5. Designated locations associated with a city-sponsored event.
- (c) Golf carts may not pull trailers, boats, jet skis, other objects, or people on public streets or City rights-of-way;
- (d) Regulated vehicles shall follow all rules of the road as required as defined by the Texas Transportation Code;
- (e) Regulated vehicles shall carry liability insurance in the amounts required for motor vehicles;
- (f) Operation of regulated vehicles is allowed during the daytime, as defined by Texas Transportation Code Sec. 541.401(i), and up to midnight;
- (g) Regulated vehicles shall not carry more passengers than those for which the regulated vehicle was designed by the manufacturer;
- (h) Regulated vehicles operating on roads at a speed of 30 miles per hour or less must be equipped with a slow-moving-vehicle emblem that:
1. Has a reflective surface designed to be clearly visible in daylight or at night from the light of standard automobile headlamps at a distance of at least 500 feet;
 2. Is mounted base down on the rear of the vehicle at a height from three to five feet above the road surface; and
 3. Is maintained in a clean, reflective condition.
- (i) Golf carts must be equipped with the following minimum equipment as mandated by section 547.3215 of the Texas Transportation Code, as amended:
1. Headlamps;
 2. Tail lamps;
 3. Reflectors;
 4. Parking brake; and
 5. Mirrors;
- (j) Utility task vehicles operated on public streets shall meet the minimum equipment

requirements set forth in Section 547.3215 of the Texas Transportation Code, as it exists or may be amended:

1. Operational brakes;
 2. Headlamps;
 3. Tail lamps;
 4. A working muffler;
 5. A spark arrester;
 6. And a slow-moving-vehicle emblem when operated on streets with a posted speed limit of 30 mph or less.
- (k) Regulated vehicles must move to the right and yield the right-of-way to faster moving vehicles;
- (l) Regulated vehicles must remain in the outside lane of multi-lane streets, unless turning left;
- (m) The driver and every occupant of a regulated vehicle must remain seated in a seat designed to hold passengers while the regulated vehicle is in motion;
- (n) Child safety seats or booster seats are required pursuant to Texas Transportation Code section 545.412; and
- (o) No person may ride in the lap of the driver or any other occupant.
- (p) If a regulated vehicle is manufactured with seat belts, it is subject to the use of seat belts, pursuant to Texas Transportation Code 545.413 and 551A.072.
- (q) Golf Carts are required to have the lights on the vehicle to be activated at all times while being operated on a lawful street or highway as required by Texas Transportation Code 547.302.

Sec. 3. Operation of Regulated Vehicles Prohibited in Certain Areas.

Notwithstanding other prohibitions in this Ordinance, the following items are prohibited:

- (a) Operations of regulated vehicles is prohibited on the following streets:
1. Highways SH 118 & US Hwy 67/90 (Avenue E & Holland Avenue).
- (b) Golf carts which have been altered to allow them to travel at speeds greater than 25 mph.

Sec. 4. Golf Cart Exceptions.

(a) Regulated vehicles or utility task vehicles owned or operated for official government purposes by the City of Alpine or any other governmental entity are exempt from the requirements of this article.

Sec. 5. Pocket bikes and mini-motorbikes prohibited.

(a) It shall be unlawful for a person to operate a pocket bike or mini-motorbike on or in a:

1. public street;
2. path set aside for the exclusive operation of bicycles;
3. sidewalk;
4. City playground or park area; or
5. City owned parking space or area.

Sec. 6. Permit Required.

For purposes of this section, the term ‘regulated vehicles’ shall include all regulated vehicles, as defined in Section 1, unless the context clearly indicates otherwise. The owner of a regulated vehicle must register said golf cart with and be provided a permit by the City of Alpine Police Department before it may be operated on the public streets within the City. The city permit process includes the following:

(a) The applicant shall complete the city-supplied permit application which shall contain the:

1. Name and physical and mailing address of the applicant owner.
2. Location where the vehicle is regularly stored overnight.
3. Model, make and regulated vehicle ID number.
4. Current driver's license information of owner.
5. Golf Carts and other regulated vehicles require golf cart or off-highway license plates to be displayed on the vehicles when they are operated on a lawful street or highway, pursuant to Texas Transportation Code Sec. 551.402 and 551A.052.
6. A statement that the applicant has been furnished a copy of this Ordinance and agrees to comply with all conditions contained in this Ordinance and with any local, state or federal laws governing the use of regulated vehicles.
7. A statement that the permit holder and any user shall indemnify and hold harmless the City of Alpine, Texas for any and all civil liability associated with said permit and that the permit holder and operator waive any and all rights to sue or allow subrogation by insurance company.

8. Any other information that the city may reasonably require.

(b) The permit application shall be:

1. Accompanied by the permit fee of \$50.00 for first time applicants and \$25.00 for bi-annual renewals thereafter.
2. Accompanied by proof of financial responsibility consistent with the minimum requirements of the Texas Transportation Code for the operation of motor vehicles. A copy of the certificate of insurance shall be attached to the application.
3. Accompanied by a copy of the applicant's Texas Driver's license.
4. Signed by the applicant/owner.
5. Upon receipt of the completed application and permit fee, a member of the police department shall make arrangements to inspect the regulated vehicle for adherence to this Ordinance.
6. When the inspector has approved the vehicle, the annual regulated vehicle permit decal shall be issued to the owner. The decal shall be immediately affixed to the front panel of the driver's side of the golf cart so as to be clearly visible.
7. The regulated vehicle permit shall be effective for two years from the date of issuance or until such time as revoked for non-compliance or when the regulated vehicle is transferred to a new owner.

Sec. 7. Revocation of the golf cart registration permit.

For purposes of this section, the term 'Regulated Vehicles' shall include all regulated vehicles, as defined in Section 1, unless the context clearly indicates otherwise. The golf cart permit may be revoked if:

- (a) The owner or operator of the golf cart fails to abide by the rules and regulations of this Ordinance, including failure to maintain liability insurance.
- (b) The owner or operator of the Regulated Vehicles fails to abide by the traffic laws and/or operates the cart in an unauthorized area, specifically including the use of a wireless communication device in a school zone during restricted school hours.

Sec. 8. Regulated Vehicle permit is not transferable.

For purposes of this section, the term 'regulated vehicles' shall include all regulated vehicles, as defined in Section 1, unless the context clearly indicates otherwise. The regulated vehicle permit is not transferable. Upon transfer of ownership to another person who intends to operate the regulated vehicles in the City of Alpine the new owner must register the regulated vehicle in his/her name and pay the required permit fee as outlined in this article.

Sec. 9. Liability.

For purposes of this section, the term ‘regulated vehicles’ shall include all regulated vehicles, as defined in Section 1, unless the context clearly indicates otherwise.

- (a) Nothing in this article shall be construed as an assumption of liability by the City for any injuries (including death) to persons, pets, or property which may result from the operation of a regulated vehicle by an authorized operator; and
- (b) Owners are fully liable and accountable for the actions of any individual that they allow to operate and drive their regulated vehicle.

Sec. 10. Criminal offense and penalties.

Any person, firm, entity, or corporation who violates any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding \$500.00. Each continuing day's violation under this article shall constitute a separate offense. The Alpine Police Department, and any other duly licensed peace officer, is authorized to issue citations and impound vehicles operated in violation of this article.



REGULATED VEHICLE PERMIT APPLICATION

100 N. 13th St
Alpine, Texas 79830
(432) 837-3301 x 1

APPLICANT				
Contact Name				
Address				
Daytime telephone number		Work phone number		Date of application / /
Date of birth / /	Driver's license No.	State	Exp / /	
Regulated vehicle overnight storage address if different location than above				
Business or Company (if applicable)				
Business Contact Name			Business Contact Number	
REGULATED VEHICLE INFORMATION				
Vehicle Identification Number and or Serial Number			Electric or Gas	
Regulated Vehicle License Plate Number				
Year	Make	Model	Color 1	Color 2
Identifying Features (If applicable)				
<p>In making this application, I affirm that I have read and understand all provisions included within Ordinance 2026-04-02 (as codified in Chapter 94 of the Alpine Code of Ordinances) and acknowledge that this permit may be revoked at any time by the City if I or any operator fails to abide by the established rules and regulations.</p> <ol style="list-style-type: none"> (1) Child safety seats or booster seats are required when applicable pursuant to Texas Transportation Code §545.412. (2) Operators are not permitted to operate regulated vehicles on the following streets: <ul style="list-style-type: none"> • State Highway 118 • U.S. Highway 67/90 (Avenue E and Holland Avenue) (3) Operators must comply with all federal, state, and local laws and ordinances. (4) Operators must possess a valid driver's license. (5) Operators must maintain proof of financial responsibility <i>in the amounts required for motor vehicles under Texas law.</i> (6) The permit decal must be affixed to the front driver-side panel of the regulated vehicle and remain clearly visible at all times. (7) The applicant acknowledges that the regulated vehicle must be inspected and approved by the Alpine Police Department prior to the issuance of a permit decal. 				

(REV. 2026)

- (8) All equipment required for the issuance of this permit is installed and will be kept operational during the permit period ***in accordance with Ordinance 2026-04-02 and applicable provisions of the Texas Transportation Code.***
- (9) I and any user shall indemnify and hold harmless the ***City of Alpine, Texas*** for any and all civil liability associated with said permit and waive any and all rights to sue or allow subrogation by an insurance company.

By signing below, the applicant acknowledges that the regulated vehicle permit is a privilege granted by the City of Alpine and agrees to comply with all provisions of Ordinance 2026-04-02 and all applicable local, state, and federal laws governing the operation of regulated vehicles.

Applicant's Signature

Date



Regulated Vehicle Inspection Checklist

Regulated Vehicle Permit	\$50.00 Initial Permit Fee
Regulated Vehicle Re-Inspect	\$25.00 Renewal Fee (bi-annual)
Replacement Permits	\$25.00

Permit validity: Two (2) years from date of issuance unless revoked or transferred.

- Valid Driver's License
- Financial Responsibility (proof)
- Working Head Lamps
- Working Tail Lamps
- Reflectors (as required by Texas Transportation Code §547.3215)
- Parking Brake
- Vehicle Identification Number / Serial Number Verified
- Rear View Mirror (With clear unobstructed view of at least 200ft to the rear)
- Slow Moving Vehicle Emblem (Base down on rear of vehicle in clear reflective condition)
- Exhaust System — If Applicable (In good working order with all factory equipped emissions equipment in place and in working order)

Pass Fail

Signature of Inspector	Date
------------------------	------

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 11D

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading of Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

This item requests City Council approval of the **first reading of Ordinance 2026-04-03**, which would amend the City of Alpine's Official Zoning Map by rezoning the property located at **205 S. Berkeley** from **R-2 Two Family District to R-4 Mixed Residential District**.

The rezoning request was initiated by the property owner to allow for the placement of a **manufactured home**, a use that is not permitted under the current R-2 zoning designation.

In accordance with state law and City procedures, the Planning & Zoning Commission conducted a public hearing on March 23, 2026, and **recommended approval** of the requested zoning change. Public notice requirements were satisfied through publication in the City's official newspaper and mailed notice to property owners within 200 feet of the subject property.

The proposed rezoning is intended to provide greater flexibility in residential land use while remaining consistent with the City's authority to regulate zoning under Chapter 211 of the Texas Local Government Code and the City Charter.

Approval of this ordinance on first reading will advance the zoning amendment process and allow for subsequent consideration on second and final reading following required public hearings.

SUPPORTING MATERIALS

1. 2026-04-03 Ordinance Rezone A. Leyva 205 S. Berkeley
2. REZONE 2026-04-01 - ART LEYVA - 205 S. BERKELEY - PID 33770 redacted (1)

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 - 3/27/2026
Final Approval - 3/27/2026

ORDINANCE 2026-04-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS APPROVING REZONE APPLICATION 2026-04-01; AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING THE PROPERTY LOCATED AT 205 S. BERKELEY AND LEGALLY DESCRIBED AS ALL OF LOTS EIGHT (8), NINE (9), TEN (10), AND ELEVENT (11) IN BLOCK TWO (2) OF THE BERKELEY ADDITION TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, AS THE SAME APPEARS IN THE MAP OR PLAT RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREWSTER COUNTY, TEXAS; REZONING THE SUBJECT PROPERTY FROM R-2 TWO FAMILY DISTRICT TO R-4 MIXED RESIDENTIAL DISTRICT; PROVIDING FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, PROPER NOTICE, AND HEARING CLAUSES.

WHEREAS, Arturo G. Leyva, record property owner, initiated a zoning change to update the zoning designation from R-2 Two Family District to R-4 Mixed Residential District for the property located at 205 S. Berkeley; and

WHEREAS, the subject property is legally described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Two (2) of the Berkeley Addition to the City of Alpine, Brewster County, Texas, as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas; and

WHEREAS, the subject property has a property identification number of 33770 in the public records of Brewster County, Texas, and the record owner of the property is Arturo G. Leyva; and

WHEREAS, the applicant of the rezoning application seeks to establish a manufactured home at the subject property, the use of which is not acceptable under the current zoning designation; and

WHEREAS, on March 23, 2026, the Planning & Zoning Commission of the City of Alpine held a public hearing regarding the request to rezone, public notice of which was duly provided to the public in the March 5, 2026 edition of the City's official newspaper; and

WHEREAS, the Planning & Zoning Commission voted to recommend approval of the rezoning request; and

WHEREAS, the City Council held a public hearing on April 7, 2026 and April 21, 2026, regarding the request to rezone, public notice of which was duly provided to the public in the March 5, 2026 and April 16, 2026 edition of the Official Newspaper of the City; and

WHEREAS, notices were sent by United States Postal Service mail to property owners within 200 feet regarding the times and places of the public hearings at least 10 days prior to said hearings; and

WHEREAS, Chapter 211 of the Texas Local Government Code provides that municipalities have the authority to regulate zoning; and

WHEREAS, Section 2.01(B)(8) of the City’s Charter provides the City with authority to establish land use and development regulations, including zoning regulations, by ordinance; and

WHEREAS, after receiving a recommendation from the Planning & Zoning Commission, receiving resident feedback, and receiving feedback from City Staff, the City Council deems it to be in the best interest of the City to approve the zoning change of the subject property as requested by the applicant; and

WHEREAS, the City Council has given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings; and

WHEREAS, all requirements of the State Statutes, regarding the preparation of the report of the Planning & Zoning Commission and subsequent action of the City Council have been met.

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

**SECTION I
FINDINGS OF FACT**

The City Council of the City of Alpine hereby makes the following findings of fact, consistent with the recommendation of the Planning & Zoning Commission and based on evidence presented at public hearings and in staff reports:

The zoning designation of R-4 Mixed Residential District is hereby approved for the property located at 205 S. Berkeley and legally described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Two (2) of the Berkeley Addition to the City of Alpine, Brewster County, Texas, as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas.

Each one of the above findings, along with the recitals in the preamble of this ordinance, are incorporated herein and adopted as legislative findings of the City Council.

**SECTION II
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**SECTION III
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall

not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION IV
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION V
PUBLIC HEARING**

A public hearing was held on April 7, 2026 and April 21, 2026, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearings, and notice of how to obtain copies of the proposed documents, was published in the Alpine Avalanche, the official newspaper of the City of Alpine, on March 5, 2026 and April 16, 2026.

**SECTION VI
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 21ST DAY OF APRIL 2026 BY MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

APRIL 7, 2026

SECOND AND FINAL READING

APRIL 21, 2026

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney



APPLICATION FOR REZONE

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)

*Section 21.03. The city council shall have jurisdiction with respect to all rezone requests.
 The planning and zoning commission shall review and submit a recommendation to the city council on all applications for rezoning.*

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

PROPERTY INFORMATION	
Address of property <i>205 S. Berkeley</i>	Parcel ID# <i>33770</i>
Legal Description <i>Berkeley, Block 2, Lot 8-11</i>	
Acreage of Site <i>3/4 acre</i>	Current Zone <i>R-2</i>
OWNER INFORMATION	
Property Owner <i>Art Leyva</i>	
Applicant Name <i>Art Leyva</i>	
Applicant Mailing Address <i>PO Box 1349</i>	
City, State, Zip <i>Alpine, TX 79831</i>	
Telephone Number	Email Address
Project for which Rezoning is Sought <i>To set a manufactured / mobile home. (R-4)</i>	
Applicable Section/ Subjection Ordinance <i>ZONING - Appendix C</i>	Specific Use of the Property <i>Residential</i>
Existing Uses of Adjacent Properties <i>Residential</i>	Survey Included Yes _____ No <i>X</i> <i>Recd</i>

*** If the applicant is not the legal owner of the property, a notarized statement by the owner that the applicant is the authorized agent of the owner of the property.*

REZONING CHECKLIST

Initiation of zoning or rezoning:

- Section 21.01. Zoning or rezoning of property may be initiated by the:
- Council;
- Planning and zoning commission;
- Record owner;

PREPARED BY:
RTN Sylvia Leyva
505 East Ave. F
Alpine, TX 79830

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Arturo Leyva
BOX 1349
Alpine, TX 79831

MAIL TAX STATEMENTS TO:

Arturo Leyva
BOX 1349
Alpine, TX 79831

Doc# 91914
Pages 3
03/15/2012 1:51PM
Filed & Recorded in
Official Records of
BREWSTER COUNTY
BERTA RIOS-MARTINEZ
COUNTY CLERK
Fees \$24.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

Doc# 91914

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 15th day of MARCH, 20 12, between Sylvia Leyva, a single person, whose address is 505 East Ave. F, Alpine, Texas 79830 ("Grantor"), and Arturo Leyva, a single person, whose address is BOX 1349, Alpine, Texas 79831 ("Grantee").

FOR FULL CONSIDERATION, in the amount of \$10.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantee, the property located in Brewster County, Texas, described as:

All of lots Eight(8), Nine(9), Ten(10), Eleven(11) in Block Two(2) of the Berkeley Addition to the City of Alpine, Brewster County, Texas, as the same appear in the map or plat records on file in the office of the County Clerk of Brewster County, Texas

Prior instrument reference: General Warranty Deed, Volume/Book 160, Page 654, Document No. _____, of the Recorder of Brewster, Texas, recorded Monday, June 10, 1968.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs,

executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 10164

IN WITNESS WHEREOF the Grantor has executed this deed on the 15th day of MARCH, 2012.

3/15/12
Date

Sylvia Leyva
Sylvia Leyva, Grantor

State of Texas
County of BREWSTER

Before me, CHRISTY P. MUNIZ on this day personally appeared Sylvia Leyva, known to me, or proved to me on the oath of _____, or through description of identity card or other document to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 15 day of MARCH, 2012.

(Personalized Seal)
Christy P. Muniz
Notary's Public Signature



My Commission expires: 1-31-2013

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.



Berta Lisa Martinez
County Clerk, Brewster County, Texas

VOL. 278 PAGE 632
RECORDED 3-19-2012

IN WITNESS WHEREOF the Grantee has executed this deed on the 15th day of MARCH, 20 12.

3/15/12
Date

Arturo Leyva
Arturo Leyva, Grantee

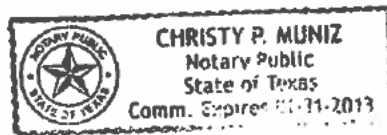
State of TEXAS
County of BREWSTER

Before me, CHRISTY P. MUNIZ on this day personally appeared ARTURO LEYVA, known to me, or proved to me on the oath of _____, or through description of identity card or other document to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 15th day of MARCH, 20 12

(Personalized Seal)

Christy P. Muniz
Notary's Public Signature

My Commission expires: 1-31-2013



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.



Berta Rios Martinez
County Clerk, Brewster County, Texas

VOL 278 PAGE 632
RECORDED 3-19-2012

Doc# 91914
± Pages 3
03/15/2012 1:51PM
Filed & Recorded in
Official Records of
BREWSTER COUNTY
BERTA RIOS-MARTINEZ
COUNTY CLERK
Fees \$24.00

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 11E

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the first and final reading of Ordinance 2026-04-04, an ordinance amending the Fiscal Year 2025–2026 budget to appropriate Hotel Occupancy Tax funds for the purchase of real property to support tourism-related infrastructure; Authorizing the expenditure of said funds; And providing for Findings of Fact, Cumulative, Severability, Proper Notice and Meeting, and an Effective Date. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

Purpose:

To amend the Fiscal Year 2025–2026 Budget to appropriate Hotel Occupancy Tax (HOT) funds in the amount of \$295,000 for the purchase of real property located in the downtown area to support tourism-related infrastructure, including preservation of existing City-funded murals and the future establishment of a visitor kiosk.

Background:

The subject property has been discussed by the City Council on multiple occasions in executive session in accordance with the Texas Open Meetings Act for the deliberation of real property acquisition. Following those discussions, the City Council authorized staff to proceed with making an offer on the property through the adoption of Resolution 2026-02-15 on February 17, 2026.

The property contains two public murals previously funded by the City, which serve as a cultural and visual attraction that contributes to Alpine’s tourism economy. Acquisition of the property will ensure long-term preservation, public accessibility, and enhancement of these assets.

Additionally, the City intends to establish a visitor kiosk at this location to provide information and services to visitors, further promoting tourism and supporting the local hotel and convention industry. The use of HOT funds for this purpose is consistent with Chapter 351 of the Texas Tax Code, as it directly enhances and promotes tourism.

The proposed budget amendment transfers funds from HOT reserves and establishes a new appropriation for real estate acquisition in the amount of \$295,000, as detailed in Exhibit “A.”

Recommendation:

Staff recommends approval of Ordinance 2026-04-04 amending the Fiscal Year 2025–2026

Budget to appropriate HOT funds for the purchase of the subject property and to authorize the City Manager to execute all necessary documents and actions to complete the acquisition and implement related tourism improvements.

SUPPORTING MATERIALS

- 1. 2026-04-04 Budget Amendment Property Purchase 5th and Holland
- 2. FY2025-2026 Budget Amendment - Property Purchase - HOT Funds

BUDGET CONSIDERATIONS

Expenditure Required: \$295,000
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 - 3/27/2026
Final Approval - 3/27/2026

ORDINANCE 2026-04-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING THE FISCAL YEAR 2025–2026 BUDGET TO APPROPRIATE HOTEL OCCUPANCY TAX FUNDS FOR THE PURCHASE OF REAL PROPERTY TO SUPPORT TOURISM-RELATED INFRASTRUCTURE; AUTHORIZING THE EXPENDITURE OF SAID FUNDS; AND PROVIDING FOR FINDINGS OF FACT, CUMULATIVE, SEVERABILITY, PROPER NOTICE AND MEETING, AND AN EFFECTIVE DATE.

WHEREAS, the City of Alpine (“City”) is authorized to expend Hotel Occupancy Tax (“HOT”) funds for purposes that directly enhance and promote tourism and the convention and hotel industry, as provided by Chapter 351 of the Texas Tax Code; and

WHEREAS, the City has previously funded and supported the creation of public murals located on a downtown corner lot, which serve as a cultural and visual attraction contributing to Alpine’s tourism economy; and

WHEREAS, the City Council has determined that acquisition of the property on which such murals are located will ensure long-term preservation, accessibility, and enhancement of these tourism assets; and

WHEREAS, the City Council has determined that acquisition of the property on which such murals are located will ensure long-term preservation, accessibility, and enhancement of these tourism assets; and

WHEREAS, the City Council finds that the acquisition of the property and development of a visitor kiosk constitute authorized uses of HOT funds as they promote tourism and the hotel industry; and

WHEREAS, City staff has identified available HOT fund reserves to support the purchase of the property without impacting general fund operations; and

WHEREAS, the proposed budget amendment provides for the transfer and appropriation of HOT funds in the amount of Two Hundred Ninety-Five Thousand Dollars (\$295,000) for the purchase of real property, as reflected in Exhibit “A” – FY 2025–2026 Budget Amendments attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council finds that the acquisition of this property serves a valid public purpose by preserving tourism-related assets, enhancing visitor engagement, and supporting the economic vitality of the downtown area.

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

**SECTION I
FINDINGS OF FACT**

The recitals set forth above are hereby found to be true and correct and are incorporated herein as findings of fact for all purposes. The City Council further finds that the acquisition of the property and establishment of a visitor kiosk promote tourism and directly benefit the hotel and convention industry.

**SECTION II
AMENDMENT TO FY 2025-2026 BUDGET**

The Fiscal Year 2025-2026 Budget of the City of Alpine is hereby amended as reflected in Exhibit “A,” attached hereto and incorporated herein for all purposes.

The amendment includes, among other adjustments:

- The transfer of funds from the Hotel Occupancy Tax fund reserves;
- The recognition of revenue from Hotel Occupancy Tax reserves; and
- The establishment of a new appropriation for real estate acquisition in the amount of \$295,000

All amendments are more fully described as Exhibit “A.”

**SECTION III
APPROPRIATION AND AUTHORIZATION**

Funds appropriated through this Ordinance are hereby authorized for expenditure for the purchase of the subject real property and related tourism-supporting improvements.

- a. Execute all documents necessary to acquire the property;
- b. Allocate and expend appropriated Hotel Occupancy Tax funds in accordance with the amended budget.
- c. Develop, install, or facilitate the establishment of a visitor kiosk and related improvements; and
- d. Take all administrative actions necessary to carry out the intent of this Ordinance in compliance with applicable law and City policies.

**SECTION IV
CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which case the conflicting provisions are hereby repealed.

SEVERABILITY CLAUSE

It is hereby declared the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable. If any phrase, clause, sentence, paragraph, or section of this ordinance is declared unconstitutional or invalid by the valid judgment of a court of competent jurisdiction, such ruling shall not affect the validity of the remaining portions, which shall continue in full force and effect, as the City Council would have enacted them regardless of the invalid portion.

**SECTION V
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this ordinance was adopted was open to the public and that proper notice of the time, place, and purpose of said meeting was given in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION VI
EFFECTIVE DATE**

This Ordinance shall take effect immediately upon its passage and publication as required by state and local law.

PASSED, APPROVED, AND ADOPTED THIS 7th DAY OF APRIL 2026, BY A MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

FIRST AND FINAL READING

APRIL 7, 2026

ATTEST:

Catherine Eaves, Mayor

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

"Exhibit A"

FY 2025-2026 Budget Amendments

Requestor: Henry Arredondo

1) Purchase Real Estate Property

Department	Line - Item	Description	Original Budget	Amended Budget	Proposed Amendment	Amended Budget
TOURISM HOT FUNDS			Increase/(Decrease)			
Transfer In	06-599-9100	Transfer In TxClass - HOT Reserves	\$ 171,429.00	\$ -	\$ 295,000.00	\$ 466,429.00
				Revenue	\$ 295,000.00	
Appropriation	06-656-9800	Real Estate Purchase	\$ -	\$ -	\$ 295,000.00	\$ 295,000.00
				Appropriation	\$ 295,000.00	

CITY COUNCIL AGENDA ITEM REPORT

April 7, 2026

Agenda Item No. 14A

Department: City Attorney

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

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)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

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