



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
April 21, 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 second and final 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.
- B. Public Hearing to obtain citizen's views and comments regarding Special Use Permit 2026-04-01, a special use permit allowing the applicant, Jennifer Hatch, to establish a short term rental at 110 N 7th. The property owner of record is Jennifer Hatch. The Parcel ID of the subject property is 11839.
- C. Public Hearing to obtain citizen views and comments regarding Resolution 2026-04-12, a resolution naming City-owned real property located at the corner of 5th Street and Avenue E as "Artwalk Plaza"; Recognizing Artwalk Alpine as a historic cultural event contributing to

the development of downtown murals and tourism; Providing Findings of Fact; And providing for an Effective Date.

4. **PUBLIC PRESENTATIONS.**

A. Presentations & Recognitions

B. Proclamations

i) Proclamation of International Dark Sky Week for April 13-20, 2026.

ii) Proclamation of April 2026 as Earth Month.

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 April 7, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

B. Approval of the appointment of Lori Griffin to the Place 2 position on Planning & Zoning Commission. (E. Martinez, City Council)

C. Approval of the March 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)

- D. Approval of the 2nd Quarter Fiscal Year 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)
- E. Approval of the March 2026 invoice for Bojorquez Law Firm Services. (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 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)
- B. Presentation and submission of the proposed Five-Year Capital Improvement Program (CIP) for FY 2026–2030, including a general summary of the program, review of project priorities, funding considerations, and next steps in the planning process; and direction to staff. (H. Arredondo, City Manager)

10. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss current performance to City Fiscal Year 2025-2026 City Budget at top level. (R. Stephens, City Council)
- B. Discuss total amount of city debt by general fund and enterprise funds including debt for zipper, loader, pool and parks (approved in April 7 meeting). (R. Stephens, City Council)
- C. Discuss the status of the completion of the analysis regarding fund balance. (R. Stephens, City Council)
- D. Review the Fiscal Year 2026-2027 City budget schedule and preliminary expectations of funding needed to support the draft capital improvement plan. (R. Stephens, City Council)
- E. Discuss the status of repairs and improvements to the municipal pool and timeline moving forward. (C. Eaves, Mayor)
- F. Discussion regarding the extension of the City pool season and operating hours, including staffing, operational impacts, and associated costs. (C. Eaves, Mayor)
- G. Discussion regarding collaborative efforts between the City of Alpine and the Alpine Independent School District for joint use of the Manuel Payne Field located in Kokernot Park. (H. Arredondo, City Manager)
- H. Discussion of the Utilities Water Rate Study, originally conducted in 2023 and updated in 2025 by Communities Unlimited. (R. Rückes, City Council)

11. **ACTION ITEMS.**

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

- A. Approve the second and final reading of Ordinance 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)
- B. Approve the first reading of Ordinance 2026-04-05, an ordinance amending Chapter 23 – City Council of the Alpine Code of Ordinances; Amending Article II – Rules of Procedure by revising Section 23-9 (Agenda) to clarify that all members of the City Council, including the Mayor, may place items on the agenda subject to established administrative procedures; Ensuring consistency with the City Charter; And providing for Findings of Fact, Inclusion in the Code of Ordinances, Cumulative, Severability, Proper Notice and Meeting, Public Hearing, and an Effective Date. (H. Arredondo, City Manager)
- C. Approve Resolution 2026-04-12, a resolution naming City-owned real property located at the corner of 5th Street and Avenue E as “Artwalk Plaza”; Recognizing Artwalk Alpine as a historic cultural event contributing to the development of downtown murals and tourism; Providing Findings of Fact; And providing for an Effective Date. (R. Stephens, City Council)
- D. Approve Resolution 2026-04-13, a resolution approving and adopting an official city logo to represent the City of Alpine in public communications, marketing, and branding efforts. (H. Arredondo, City Manager)
- E. Approve Resolution 2026-04-14, a Resolution Establishing Policy Guidelines for the Operation of the Alpine Farmers Market; Providing for Fair and Consistent Market Administration; Supporting Vendor Participation; Aligning Market Practices with Applicable State Law; and Providing for an Effective Date. (R. Rückes, City Council)
- F. Approve award of RFP 2026-02-01 for a pet cremation incinerator to US Cremation Equipment, LLC, as the highest-ranked proposer based on best value criteria, and authorize the City Manager to negotiate and execute all necessary agreements. (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 P.M. on April 15, 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 15 day of April, 2026.


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

