



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

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

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

A. Workshop to begin the scoring of applications for the Community Services Grant Program and provide direction for funding allocations. (H. Arredondo, City Manager)

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

A. Pledge of Allegiance to the United States Flag.

B. Pledge of Allegiance to the Texas Flag.

C. Determination of a Quorum and Proof of Notice of the Meeting.

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

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

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

B. Public Hearing to obtain citizen views and comments regarding the first reading of Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock 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-4 Mixed Residential District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

- C. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124.
- D. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341.
- E. Public Hearing to obtain citizen views and comments regarding Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property Identification number is 13348.

5. **PUBLIC PRESENTATIONS.** -

A. Presentations & Recognitions

- i) Presentation of Certificates of Appreciation to City of Alpine Interns in recognition of their service, contributions, and dedication to the City. Recipients include: Josabeth Hernandez, Joshua Hernandez, Sebastian Lefeiloai, and Ebenezer Malone.

B. Proclamations

- i) National Travel and Tourism Week Sun, May 3, 2026 – Sat, May 9, 2026.
- ii) Proclamation of National Police Week Sun, May 10, 2026 – Sat, May 16, 2026.
- iii) Proclamation of National Public Service Appreciation Week for May 3, 2026 - May 9, 2026.
- iv) National Municipal Clerks Appreciation Week for May 3, 2026 - May 9, 2026.

C. Community Interest Items

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

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

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

- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.
- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.
- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.
7. **TIME SENSITIVE ITEMS.** -
- A. Discussion, presentation, and possible direction regarding the Skyway Gardens II water system improvements project, including updates on engineering design, infrastructure planning, and coordination with Jacob | Martin Engineering. (H. Arredondo, City Manager)
- B. Approve Amendment No. 1 to the Master Contract for Professional Services with Jacob & Martin, LLC, for water system improvements for Sky Way Gardens and authorize the City Manager to execute all necessary documents. (H. Arredondo, City Manager)
8. **CONSENT AGENDA.** -
- A. Approval of the April 21, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the excused absence of Councilor Martinez from the April 21, 2026 Regular City Council Meeting. (G. Calderon, City Secretary)
- C. Approval of the appointment of Coleman Riedling to the Place 5 position on the Parks and Recreation Board. (R. Stephens, City Council)
- D. Approval of the appointment of Rachel Ziegler to the Place 1 (Hotelier) position on the Hotel Occupancy Tax Committee. (R. Stephens, City Council)
9. **ITEMS REMOVED FROM THE CONSENT AGENDA.** -
10. **REPORTS & PRESENTATIONS.** - *Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.*
- A. Alpine Volunteer Fire Department Update from Chief James Etchison. (H. Arredondo, City Manager)
- B. Emergency Services Board update by Rusty Moore. (H. Arredondo, City Manager)
- C. Fiscal Year 2025-2026 1st Quarter Investment Report by Director of Finance, Victoria Sanchez. (H. Arredondo, City Manager)
- D. Fiscal Year 2025-2026 2nd Quarter Investment Report by Director of Finance, Victoria Sanchez. (H. Arredondo, City Manager)

- E. Financial Report - Budget Analysis Usage Report as of March 31, 2026 by Director of Finance, Victoria Sanchez. (H. Arredondo, City Manager)

11. **INFORMATION OR DISCUSSION ITEMS.** -

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

- A. Approve the second and final reading of Ordinance 2026-04-05, 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)
- B. Approve the first reading of Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock 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-4 Mixed Residential District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (H. Arredondo, City Manager)
- C. Approve Resolution 2026-05-01, a resolution authorizing the submission of an application to the Texas Water Development Board for the Water Supply and Infrastructure Grant (WSIG) Program under House Bill 500, requesting financial assistance for water system improvements, and authorizing the City Manager to execute all necessary documents related to the application. (H. Arredondo, City Manager)
- D. Approve Resolution 2026-05-02, a resolution adopting the municipal swimming pool fee schedule and activity schedule for the 2026 season, including revised pricing, elimination of season passes, updated pool party rates, and expanded hours of operation to increase community access and improve operational efficiency. (H. Arredondo, City Manager)
- E. Approve Resolution 2026-05-03, a resolution expressing the City Council’s intent to participate in a joint project with Alpine Independent School District for the improvement of Manuel Payne Field, including the potential expenditure of funds and the development of an interlocal agreement. (H. Arredondo, City Manager)
- F. Approve Special Use Permit 2026-05-01, a special use permit allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124. (H. Arredondo, City Manager)
- G. Approve Special Use Permit 2026-05-02, a special use permit allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341. (H. Arredondo, City Manager)
- H. Approve Special Use Permit Application 2026-05-03, a special use permit allowing the

applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property Identification number is 13348. (H. Arredondo, City Manager)

13. **EXECUTIVE REPORTS.** - *Executive reports are limited to 6 minutes each. A bell will ring when the six-minute timeframe has been reached. If further time is needed the presentation may be extended an additional four minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the city council. Executive reports do not require individual items to be listed for presentation, but no discussion may take place during this section unless the items are listed on the agenda.*

A. **City Mayor Report**

B. **City Manager Report:** Employee Compensation, 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.

14. **CITY COUNCIL MEMBER COMMENTS.** -

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

A. Personnel Matters § 551.074, Texas Government Code

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

16. **ACTION AFTER EXECUTIVE SESSION.** -


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

17. **ADJOURN.** -

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on April 29, 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 29th day of April 2026.



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

