



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
May 19, 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 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.

4. **PUBLIC PRESENTATIONS.** -

- A. Presentations & Recognitions
- B. Proclamations
 - i) Proclamation of May as Community Action 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 May 1, 2026 Emergency Meeting Minutes (G. Calderon, City Secretary)
 - B. Approval of the May 5, 2026 Workshop & Regular Meeting Minutes. (G. Calderon, City Secretary)
 - C. Approval of the April 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 April 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. Tourism Update by Director of Tourism, Chris Ruggia. (H. Arredondo, City Manager)
 - B. Alpine Public Library Update. (H. Arredondo, City Manager)

10. INFORMATION OR DISCUSSION ITEMS. -

- A. Discussion regarding updates to the municipal pool rehabilitation project, including ongoing repairs, infrastructure improvements, and project progress being completed by Landmark Aquatic in preparation for the 2026 summer season. (C. Eaves, Mayor)
- B. Discussion regarding a proposed ordinance relating to enterprise fund financial management policies, reserve requirements, rate sufficiency standards, and restrictions on the use and transfer of enterprise fund revenues. (R. Rückes, Council Member)

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 2026-05-01, 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)
- B. Approve the first reading of Ordinance 2026-06-01, an ordinance amending Chapter 10 – Animals of the Alpine Code of Ordinances; Amending Section 10-1 – Definitions to Include Terms Describing Human-Wildlife Interactions; Amending Section 10-10 – Human-Wildlife Interactions; Repealing Section 10-11 – Hunting; Establishing Regulations Concerning Human-Wildlife Interactions; Providing for the Establishment of up to a \$500 Penalty per Occurrence for Violations of the Ordinance; and 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 Resolution 2026-05-05, a resolution increasing water utility base rates to support debt service associated with financing the construction of a new municipal water well and related system improvements, which are necessary to address the emergency loss of water production capacity and maintain system reliability. (H. Arredondo, City Manager)
- D. Approve Resolution 2026-05-26 authorizing intervention in AEP Texas Inc.'s application to amend its Rider Mobile Temporary Emergency Electric Energy Facilities before the Public Utility Commission of Texas; approving cooperation with the Cities Served by AEP Texas; authorizing the hiring of Lloyd Gosselink attorneys and consulting services to negotiate with the company and direct any necessary litigation and appeals; and requiring reimbursement of cities' rate case expenses (H. Arredondo, City Manager)
- E. Approve Resolution No. 2026-05-27, a resolution authorizing Visit Alpine to apply for Humanities Texas Rural Grants on a year-round rolling basis for qualifying humanities-based projects and authorizing the submission and administration of grant applications and awarded funds in accordance with Humanities Texas program requirements. (H. Arredondo, City Manager)
- F. Approve a plan for the Alpine Municipal Pool and plan moving forward for the Summer 2026 Season. (C. Eaves, Mayor)

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. Consultation with Attorney § 551.071, Texas Government Code

- a. Cause No. 25485, Allen v. Brewster County, Et Al. (C. Trevino, City Attorney)
b. Update on Open Meeting closed session requirements.(C. Trevino, City Attorney)

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 May 13, 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 13 day of May, 2026.



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



CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 3A

Department: Administration

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 2026-05-01, 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.

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 - 5/13/2026
Final Approval - 5/13/2026

CITY COUNCIL AGENDA ITEM REPORT

May 19, 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 May as Community Action Month.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 5-19-25 Proclamation Community council South Central TX 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 - 5/12/2026
Final Approval - 5/12/2026

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, The Community Council of South-Central Texas, Inc. was established as a Community Action agency on May 11, 1965; and

WHEREAS, the service area encompasses the Greater South Central and West Texas Counties of Atascosa, Bandera, Bee, Brewster, Comal, Crane, Culberson, Dimmit, Edwards, Frio, Gillespie, Guadalupe, Hudspeth, Jeff Davis, Karnes, Kendall, Kerr, Kinney, La Salle, Live Oak, Maverick, McMullen, Medina, Pecos, Presidio, Real, Terrell, Uvalde, Val Verde, Wilson, Zavala; and

WHEREAS, Community Action has made essential contributions to individuals and families across this Nation by creating economic opportunities and strengthening communities; and

WHEREAS, Community Action is a robust state and local force connecting people to life changing services and creating pathways to prosperity in 99% of all American counties; and

WHEREAS, Community Action builds and promotes economic stability as an essential aspect of enabling and enhancing stronger communities and stable homes; and

WHEREAS, Community Action promotes community-wide solutions to challenges throughout our cities, suburbs, and rural areas; and

WHEREAS, Community Action delivers innovative services and supports that create greater opportunities for families and children to succeed; and

WHEREAS, Community Action insists on community participation and involvement ensuring that all sectors of the community have a voice and will be heard; and

WHEREAS, Community Action is celebrating 61 years of innovation, impact, and providing proven results for Americans.

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

Community Action Month

In recognition of the hard work and dedication of all Alpine, Texas Community Action Agencies.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of May in the Year 2026.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

May 19, 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 May 1, 2026 Emergency Meeting Minutes (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. 5-1-26 Emergency City Council Meeting Minutes (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 - 5/12/2026
Final Approval - 5/12/2026

City Of Alpine
EMERGENCY CITY COUNCIL MEETING
Friday, May 1, 2026 – 3:00 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.

Board 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
Alexandra Tackett, Deputy City Secretary
Mike Macias, Director of Utilities
Kera McDaniel, Asst. Director of Utilities
Randy Guzman, Gas Utility Director

Not Present: None

Others Present: 7 other attendees

Mayor Eaves announced that a quorum of the City Council was present at the City Council Chambers and Deputy City Secretary, Alexandra Tackett, reported that the meeting agenda was posted by 9:00 P.M. on April 30, 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.*

- Oscar Cobos, Ward 5, Water issues.

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.

4. **PUBLIC PRESENTATIONS.** -

A. Presentations & Recognitions

B. Proclamations

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.** -

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.*

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

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. Pursuant to Texas Government Code, Section 551.045 an emergency meeting is called regarding an urgent public necessity creating an imminent threat to the public health and safety due to a municipal water well and distribution system disruption and discussion of matters related thereto:

Approve Resolution declaring an emergency related to municipal water supply failure, authorizing emergency procurement pursuant to Texas Local Government Code §252.022, and authorizing the City Manager to take all necessary actions to protect public health and safety, including repair or replacement of municipal well infrastructure and related services. (H. Arredondo, City Manager)

RESOLUTION 2026-04-23: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve the Texas Government Code, Section 551.045, Resolution declaring an emergency related to municipal water supply failure, authorizing emergency procurement pursuant to Texas Local Government Code §252.022, and authorizing the City Manager to take all necessary actions to protect public health and safety, including repair or replacement of municipal well infrastructure and related services, 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.** -

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).

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

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

16. **ADJOURN.** -

There being no further business, the meeting was adjourned by Mayor Eaves. (3:38 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 551.045, Texas Government Code. The said notice was posted by 9:00 P.M. on April 30, 2026, and remained so posted for at least one hour preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 30th day of April, 2026.



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



CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 7B

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the May 5, 2026 Workshop & Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 5-5-26 Workshop & 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 - 5/12/2026
Final Approval - 5/12/2026

City Of Alpine
WORKSHOP & REGULAR CITY COUNCIL MEETING
Tuesday, May 5, 2026 – 5:30 PM
Minutes

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)

Mayor Catherine Eaves called the workshop meeting to order at 4:00 P.M. The meeting was held at City Council Chambers located at 803 West Holland Avenue and via Zoom Videoconference in the City of Alpine, Texas.

City Council Members Present:

Councilor Lucy Escovedo
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
Mike Macias, Utilities Director

Not Present: Councilor Rick Stephens

Others Present: 0 other attendees

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

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

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

City Council Members Present:

Councilor Lucy Escovedo
Councilor Rick Stephens, *present virtually*
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
Wyatt Chopelas, Police Sgt.
Elizabeth Bryan-Dirmeyer, APD Assistant
Abel Hinojos, Airport Supervisor
Ann Marie Torres, Adm. Receptionist
Vianey Olivas, Records Clerk
Randy Guzman, Gas Utility Director
Jessica Isley, Building Official
Mike Maciaz, Utilities Director
Kera McDaniel, Asst. Director of Utilities
Eddie Molinar, Director of Public Works

David Martinez, Parks Supervisor
Kim Morrow, Recreational Coordinator
Adriana Holguin, Asst. Public Works
Chris Ruggia, Director of Tourism
Carmen Rodriguez, Cust. Serv. Supervisor
Alexandra Tackett, Deputy City Secretary

Not Present: None.

Others Present: 25 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 Workshop & Regular Council meeting agenda was posted by 2:00 P.M. on April 29, 2026, notice of the first Emergency Addendum was posted by 8:00 P.M. on May 2, 2026 & notice the second Emergency Addendum was posted by 3:00 P.M. on May 5, 2026.

3. **PUBLIC COMMENTS.** - *Each person in attendance who desires to speak to the City Council on an item on the agenda shall speak during this section. A Public Comment Card must be filled out and turned in to the City Secretary at least 5 minutes prior to the start time of the meeting. The Public Comment Card may be filled out at www.cityofalpine.com/councilcomments. 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.*

- Carol Fairlie, Ward 4, discussing item, 12D
- Oscar Cobos, Ward 5, discussing item 12D, 12C, 2A.

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.

Open (5:35 P.M.)

Public Comments: None.

- 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.

Public Comments: None.

- 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.

Public Comments: None.

- 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.

Public Comments: None.

- 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.

Public Comments: None.

Close (5:38 P.M.)

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.

*Mayor Eaves called a short recess. (5:54 P.M.)
The meeting resumed. (6:00 P.M.)*

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.

No items to be continued or withdrawn from the consent agenda.

- 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 to be removed from the consent agenda.

- 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 to be 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 additional items were added to the Time Sensitive Items portion of the agenda, excluding the previously scheduled items.

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)

RESOLUTION 2026-05-08: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve Amendment No. 1 to the Master Contract for Professional Services with Jacob and Martin, the City Council unanimously adopted the motion.

- C. Discuss and consider an emergency update regarding the failure of a municipal water well requiring plugging and removal from service, resulting in reduced water production capacity and potential impacts to system pressure and fire flow, and provide direction and authorization for any immediate actions necessary to protect public health and safety. (H. Arredondo, City Manager)
- D. Approve Resolution 2026-05-05, a resolution increasing water utility base rates to support debt service associated with financing the construction of a new municipal water well and related system improvements, which are necessary to address the emergency loss of water production capacity and maintain system reliability. (H. Arredondo, City Manager)

RESOLUTION 2026-05-09: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve Resolution 2026-05-05, discussion ensued.

RESOLUTION 2026-05-10: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to withdraw Resolution 2026-05-05, the City Council unanimously adopted the motion.

RESOLUTION 2026-05-11: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to postpone the discussion for the next council meeting, the City Council unanimously adopted the motion.

- E. Approve Resolution 2026-05-06, a resolution authorizing the City to apply for and receive loan funds from Communities Unlimited for the purpose of financing the construction of a new municipal water well and related water system improvements, and authorizing the City Manager to execute all necessary documents. (H. Arredondo, City Manager)

RESOLUTION 2026-05-12: On a motion by Councilor Lucy Escovedo and seconded by Councilor Eva Martinez to approve Resolution 2026-05-06, discussion ensued.

RESOLUTION 2026-05-13: On a motion by Councilor Robert Ruckes and seconded by Councilor Richard Portillo to amend Resolution 2026-05-06 to authorize the City Manager to transfer the Entreprise funds within our Utilities Reserve Account for the construction of a new water well, the City Council unanimously adopted the motion.

- F. Approve Resolution 2026-05-07, a resolution expressing official intent to reimburse certain expenditures related to the construction of a new municipal water well and related water system improvements from the proceeds of future obligations, including utility system revenue bonds; and providing for related matters. (H. Arredondo, City Manager)

RESOLUTION 2026-05-14: On a motion by Councilor Richard Portillo and seconded by Councilor Eva Martinez to approve Resolution 2026-05-07, the City Council unanimously denied adoption of the motion and the motion to approve failed.

Mayor Eaves called a short recess. (7:29 P.M.)

The meeting resumed. (7:36 P.M.)

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)

RESOLUTION 2026-05-15: On a motion by Councilor Lucy Escovedo and seconded by Councilor Robert Rückes to approve the consent agenda as presented, the City Council unanimously adopted the motion.

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)

RESOLUTION 2026-05-16: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve the second and final reading of Ordinance 2026-04-05, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-05-17: On a motion by Councilor Robert Rückes and seconded by Councilor Eva Martinez to approve the first reading of Ordinance 2026-05-01, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-05-18: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve Resolution 2026-05-01, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-05-19: On a motion by Councilor Lucy Escovedo and seconded by Councilor Eva Martinez to approve Resolution 2026-05-02, discussion ensued.

RESOLUTION 2026-05-20: On a motion by Councilor Richard Portillo and seconded by Councilor Robert Rückes to extend the meeting past 9:00 P.M., the City Council unanimously adopted the motion. **(8:53 P.M.)**

RESOLUTION 2026-05-21: On a motion by Councilor Robert Rückes and seconded by Councilor Eva Martinez to amend Resolution 2026-05-02 to reflect the updated pricing and hours of operation as discussed, the City Council unanimously adopted the motion. The City Council subsequently adopted the original motion as amended.

- 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)

RESOLUTION 2026-05-22: On a motion by Councilor Robert Rückes and seconded by Councilor Eva Martinez to approve Resolution 2026-05-03, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-05-23: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve Special Use Permit 2026-05-01, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-05-24: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve Special Use Permit 2026-05-02, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-05-25: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve Special Use Permit 2026-05-03, the City Council unanimously adopted the motion.

*Mayor Eaves called a short recess. (9:19 P.M.)
The meeting resumed. (9:25 P.M.)*

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).*

The Mayor canceled executive session.

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.** -

There being no further business, the meeting was adjourned by Mayor Eaves. (9:45 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 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



CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 7C

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the April 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)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-2026 OCS Report FY 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 - 5/13/2026
Final Approval - 5/13/2026

OFFICE OF THE CITY SECRETARY

APRIL ACTIVITY REPORT



LEGISLATIVE SERVICES & CITY COUNCIL ACTIVITIES

Legislative Services / City Council activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances, resolutions, proclamations and other documents for Legislative Services and other city departments. Each item that is included on a City Council agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Meeting Type	April 2026	FY 2026 YTD
Regular Meetings	2	13
Special Meetings	0	0
Workshops	0	10

Document Type	April 2026	FY 2026 YTD
Agendas Prepared/Posted	2	14
Packets Prepared/Posted	2	14
Minutes Completed/Approved	2	15

Agenda Items Processed	April 2026	FY 2026 YTD
Ordinances	5	19
Resolutions	3	28
Orders	0	0
Proclamations	5	6
Contracts/Agreements	0	8
Policy Revisions	0	0
General Special/Conditional Use Permit	0	0
Short Term Rental	0	4
Alcoholic Beverage Permit	0	0
Coin-Operated / Gameroom Permit	0	0
Rezone	0	0
Replat	0	1
Annexation	0	0
Variance	0	2

Board Appointments	1	9
Other	18	144

Enrolled (Passed) Documents	April 2026	FY 2026 YTD
Ordinances	5	20
Resolutions	3	28
Orders	0	0

APPROVED ORDINANCES

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. *The City Council approved this item on April 7, 2026.*

Ordinance 2026-04-01: an 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. *The City Council approved this item on April 7, 2026.*

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. *The City Council approved this item on April 7, 2026.*

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. *The City Council approved this item on April 7, 2026.*

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. *The City Council approved this item on April 21, 2026.*

UNAPPROVED ORDINANCES – None.

APPROVED RESOLUTIONS

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. *The City Council approved this item on April 21, 2026.*

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. *The City Council approved this item on April 21, 2026.*

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. *The City Council approved this item on April 21, 2026.*

UNAPPROVED RESOLUTIONS – None.

APPROVED SPECIAL USE PERMITS – None.

UNAPPROVED SPECIAL USE PERMITS – None.

APPROVED ORDERS – None.

APPROVED REPLATS – None.

APPROVED CONTRACTS / AGREEMENTS / REQUESTS FOR PROPOSALS / MISC.

Approval of 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. *The City Council approved this item on April 21, 2026.*

WORKSHOPS & PRESENTATIONS – None.

TRANSPARENCY IN GOVERNMENT: HEARINGS, LETTERS, & PUBLIC NOTICES

The City held 8 public hearings in April 2026. Additionally, we sent 32 letters to owners within 200 feet of properties where proposed zoning and land use changes were being considered.

Public Hearings	April 2026	FY 2026 YTD
No. of Hearings Conducted	8	36

Letters	April 2026	FY 2026 YTD
No. of Letters Sent	32	152

Official Newspaper Notices	April 2026	FY 2026 YTD
Notice of Public Hearing	8	21
Notice of Passed Ordinance	5	12
Misc. Public Notice (RFP, Workshop, Etc.)	3	7

PUBLIC INFORMATION REQUESTS

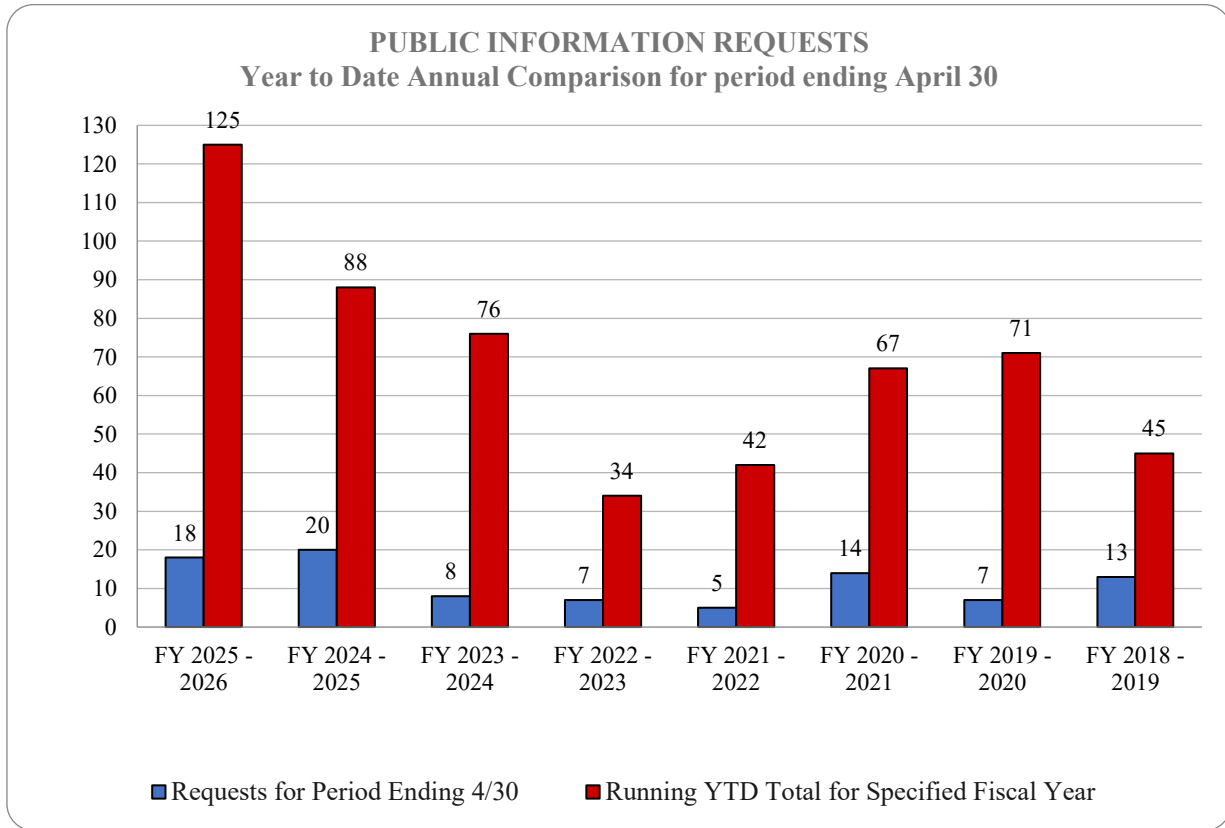
Public Information Requests	April 2026	FY 2026 YTD
Requests Received	18	125
Average Completion Time	3.86 days	2.8 days
Referred to Attorney General	0	1

Requests by Department	April 2026	FY 2026 YTD
Administration	2	11
Animal Services	0	1
Building Services / Planning / Code	3	10
Finance	1	8
Police	12	87
Public Works	0	0
Utilities	0	0
Utility Billing	0	0
Human Resources	0	2
Redirected to another agency	0	6

PUBLIC INFORMATION REQUESTS –

Year to Date Annual Comparison for period ending April 30.

Annual Comparison	Requests for Period Ending 4/30	Running YTD Total for Specified Fiscal Year
FY 2025 - 2026	18	125
FY 2024 - 2025	20	88
FY 2023 - 2024	8	76
FY 2022 - 2023	7	34
FY 2021 - 2022	5	42
FY 2020 - 2021	14	67
FY 2019 - 2020	7	71
FY 2018 - 2019	13	45



BOARDS, COMMISSIONS, & COMMITTEES ACTIVITIES

Boards, Commissions, and Committees activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances and other documents for Legislative Services and other city departments. Each item that is included on a Board agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Document Type	April 2026	FY 2026 YTD
Agendas Prepared/Posted	4	15
Packets Prepared/Posted	4	15
Minutes Completed	4	15

Board Meetings Held	April 2026	FY 2026 YTD
Animal Advisory Board	1	2
Hotel Occupancy Tax Committee	0	0
Music Advisory Board	1	3
Parks and Recreation	1	6

Planning & Zoning	1	4
Building & Standards	0	0

Animal Advisory Board

The Animal Advisory Board met on April 14th to discuss:

- Presentation and discussion regarding the Big Bend Pets 2025 Community Cat Program results, including program outcomes, fiscal impact, and cost savings associated with Trap-Neuter-Return (TNR) and Return-to-Field (RTF) strategies.
- Discussion and possible recommendation regarding proposed revisions to Section 10-58 (Animal protection) and Section 10-59 (Animals in vehicles), including provisions related to animals left unattended in vehicles, humane transport requirements, and enforcement authority.
- Discussion and possible recommendation regarding proposed revisions to Section 10-85 (Application for permit for livestock and fowl), including application requirements, site documentation, and sanitation standards.
- Discussion and possible recommendation regarding proposed revisions to Section 10-93 (Permit required for exotic animals), including permitting authority, public safety considerations, and coordination with state regulatory requirements.
- Discussion and possible recommendation regarding proposed revisions to Section 10-117 (Running at large prohibited), including enforcement procedures, identification requirements, and animal services protocols for impoundment and owner notification.
- Discussion and possible recommendation regarding proposed revisions to Section 10-119 (Redemption of impounded animals), including redemption timelines, adoption requirements, spay/neuter provisions, and shelter operations.
- Discussion and possible recommendation regarding proposed revisions to Section 10-221 (Permits for kennels, breeders, and animal-related businesses), including permitting thresholds, inspection requirements, public hearing procedures, and operational standards.
- Approve a recommendation to the City Council to implement Ordinance 2026-06-01, an Ordinance of the City Council of the City of Alpine, Texas, Amending Chapter 10 – Animals of the Alpine Code of Ordinances; Amending Section 10-1 – Definitions to Include Terms Describing Human-Wildlife Interactions; Amending Section 10-10 – Human-Wildlife Interactions; Repealing Section 10-11 – Hunting; Establishing Regulations Concerning Human-Wildlife Interactions; Providing for the Establishment of up to a \$500 Penalty per Occurrence for Violations of the Ordinance; and Providing for the Following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses.

Hotel Occupancy Tax Committee – None

Music Advisory Board

The Music Advisory Board met on April 28th to discuss:

- Musician Mixer for Alpine and surrounding communities. This event will provide an overview of the Music Friendly Community program and serve as an opportunity to gather ideas and input from the local music community.

Parks & Recreation Board.

The Parks & Recreation Board met on April 28th to discuss:

- Discussion regarding City fields, reservations, processes, and procedures; Discuss proposed amendments to the current processes The Municipal Swimming Pool and plans to move forward with the rehabilitation project.

Planning & Zoning Commission

The Planning & Zoning Commission met on April 27th to discuss:

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.

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.

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.

Special Use Permit 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.

Building & Standards Commission – None.

BOARD APPOINTMENTS, RESIGNATIONS, AND VACANCIES.

BOARD APPOINTMENTS

Planning & Zoning

Place 2: Lori Griffin

BOARD RESIGNATIONS / REMOVAL

Parks & Recreation

Place 5: Coleman Reidling

Hotel Occupancy Tax Committee

Place 1: Kari Wilson

BOARD VACANCIES

Parks & Recreation

Place 4

Planning & Zoning

Place 3

Building & Standards

Place 6

Place 7

TRAINING ACTIVITY & SPECIAL EVENTS – None.

ELECTION ACTIVITY – None.

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 7D

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the April 2026 invoice for Bojorquez Law Firm Services. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Invoice #14861 C_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: \$4,779.70

Savings Anticipation: N/A

Current Budget FY 2025-2026: \$100,000

Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Geoffrey R. Calderon, City Secretary

Approved - 5/12/2026

Final Approval - 5/12/2026

INVOICE

Number	14861
Issue Date	4/30/2026
Due Date	5/30/2026

City of Alpine
 Henry Arredondo, City Manager
 100 N 13th St.
 Alpine, TX 79830

Alpine - Code Enforcement

Total for Alpine - Code Enforcement	\$280.80
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Alpine - General

Total for Alpine - General	\$1,858.00
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Alpine - Litigation

Total for Alpine - Litigation	\$65.20
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Alpine - Municipal Court

Total for Alpine - Municipal Court	\$1,576.50
------------------------------------	------------

Alpine - Open Records

Total for Alpine - Open Records	\$216.80
---------------------------------	----------

Alpine - Real Estate

Total for Alpine - Real Estate	\$130.40
--------------------------------	----------

Alpine - Utilities

Total for Alpine - Utilities	\$652.00
------------------------------	----------

Total (USD)	\$4,779.70
Paid	\$0.00
Balance	\$4,779.70

Terms & Conditions

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

Make checks payable to Bojorquez Law Firm, PC

11675 Jollyville Road, Suite 300
Austin, TX 78759

ALL PAST DUE AMOUNTS ARE SUBJECT TO INTEREST CHARGES

Timekeeper Totals

Name	Rate	Hours	Total
Cynthia Trevino	\$208.86	20.30	\$4,239.90
Nicole E Hipp-Follweiler	\$110.00	3.50	\$385.00
Marianne Banks	\$258.00	0.60	\$154.80

CITY COUNCIL AGENDA ITEM REPORT

May 19, 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

Tourism Update by Director of Tourism, Chris Ruggia. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. 2026-05-19-council-tourism-report-slides meeting
-

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 - 5/12/2026
Final Approval - 5/12/2026

Q1 Tourism Report 2026

data provided by
Placer.ai



Visitor Number Q1 2026

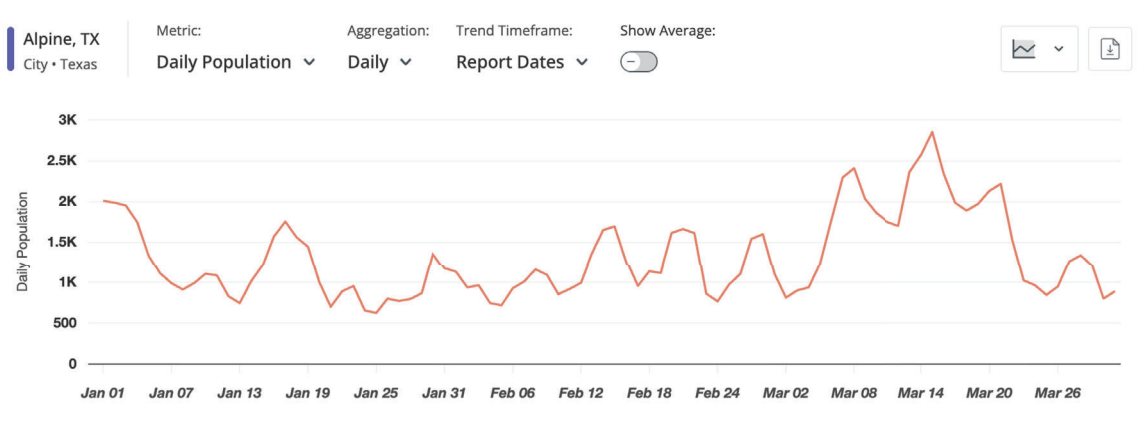
149.9K
Total Visits to
Greater Alpine

Overview Report Dates
January 2026 - March 2026

Time Period 2026-Q1 Home distance 50+ Miles 150+ Miles

<p>Total Trips + YoY +5.1% - QoQ -10.9%</p> <p>120.3K</p> <p>vs. 114.4K previous year (Q1 '25) vs. 134.9K previous quarter (Q4 '25)</p>	<p>Avg. Monthly Visitors + YoY +5.2% - QoQ -12.0%</p> <p>17.8K</p> <p>vs. 16.9K previous year (Q1 '25) vs. 20.2K previous quarter (Q4 '25)</p>	<p>Visit Nights + YoY +0.0% - QoQ -17.1%</p> <p>236.3K</p> <p>vs. 236.3K previous year (Q1 '25) vs. 285.0K previous quarter (Q4 '25)</p>	<p>Total Visitor Spend + YoY -5.1% - QoQ -13.1%</p> <p>\$5.2M</p> <p>vs. \$5.5M down from (Q1 '25) vs. \$6.0M down from previous quarter</p>
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Population Trend ?

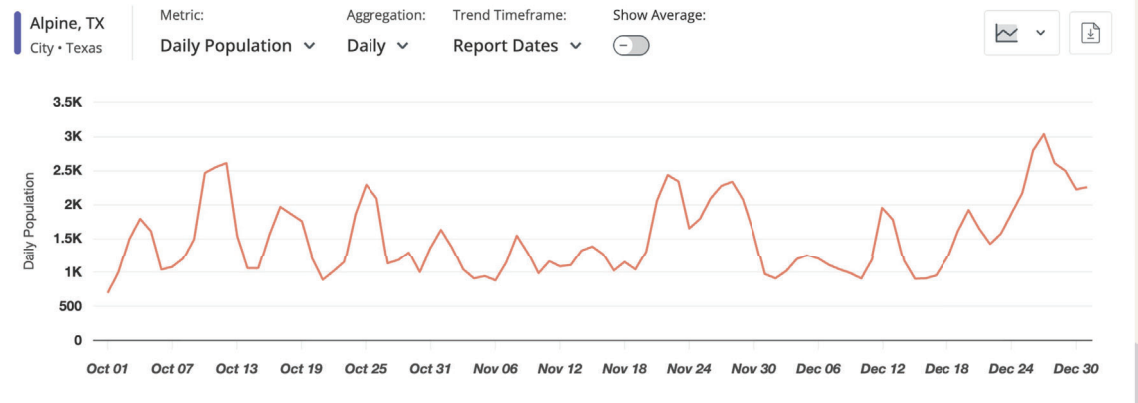


Visitor Number Q4 2025

152.7K
Total Visits to Greater Alpine

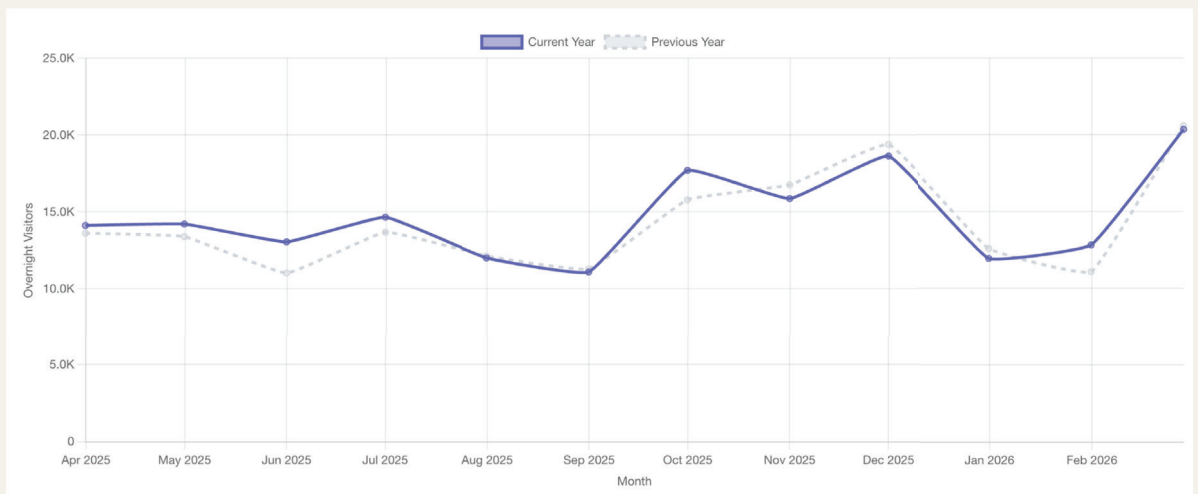


Population Trend ?



Overnight Visitation Last 12 Months

462K
Visit Nights vs. 450K previous year



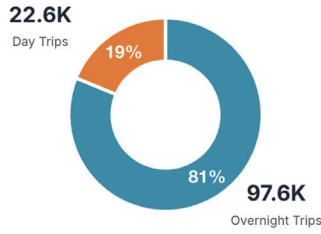
Overnight Visitation Q1 2026 vs. Q4 2025

Q1 2026

Q4 2025

Day vs Overnight Trips

Trips Avg. Monthly Visitors



Overnight Trips



AVERAGE DURATION

3.4

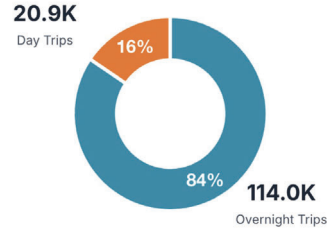
days (97.6K trips)

↑ YoY +1.2%

↓ QoQ -2.0%

Day vs Overnight Trips

Trips Avg. Monthly Visitors



Overnight Trips



AVERAGE DURATION

3.5

days (114.0K trips)

↑ YoY +1.7%

↑ QoQ +9.7%

Leakage Report Last 12 Months

Top Leakage Destinations

Where are your leaked visitors staying?

Table Map

Metric

Leakage Nights

Search

Search destination...

Max Leakage Distance

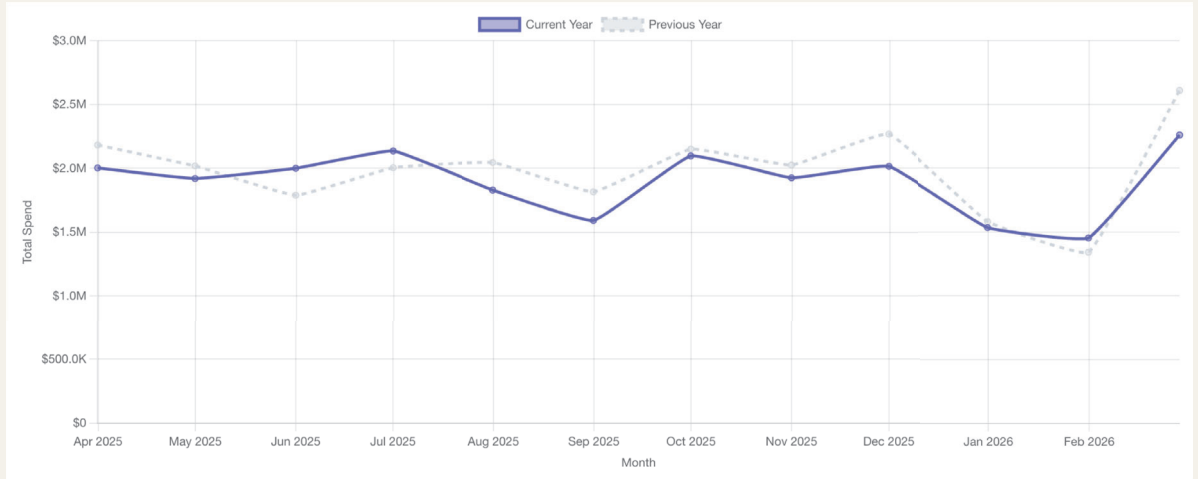
200 Miles

RANK	DESTINATION CITY	STATE	LEAKAGE NIGHTS	YOY	% OF TOTAL
1	Marfa	TX	10.3K	↑ 91.3%	38.8%
2	Fort Stockton	TX	6.2K	↑ 225.6%	23.5%
3	Valentine	TX	3.2K	↓ 25.6%	11.9%
4	El Paso	TX	1.4K	↑ 23.8%	5.4%
5	Midland	TX	1.1K	↑ 32.6%	4.2%
6	Odessa	TX	1.1K	↑ 25.0%	4.1%
7	Presidio	TX	826	↓ 22.1%	3.1%
8	Van Horn	TX	758	↑ 68.3%	2.9%
9	Town of Pecos	TX	559	↑ 92.5%	2.1%
10	Monahans	TX	280	↑ 217.5%	1.1%

Total Spend Last 12 Months

\$22.8M

vs. \$23.8M down from April '24 - March '25



Top Feeder Markets Q1 2026 vs. Q4 2025

Top Feeder Markets Q1 2026:

- Midland-Odessa 50%
- San Antonio 7%
- Dallas-Fort Worth 6%
- Austin 6%
- Houston 5%
- El Paso (Las Cruces) 5%
- Lubbock 2%
- San Angelo 1%
- Waco-Temple-Bryan 1%
- Albuquerque-Santa Fe 1%

Top Feeder Markets Q4 2025:

- Midland-Odessa 46%
- San Antonio 8%
- Dallas-Fort Worth 7%
- Austin 7%
- El Paso (Las Cruces) 6%
- Houston 5%
- Lubbock 2%
- San Angelo 1%
- Waco-Temple-Bryan 1%
- Albuquerque-Santa Fe 1%

LONE STAR POETRY VISITATION REPORT



How many people attended the event year over year?

Visitors spent over **2.5 hours** at the event on average both years demonstrating strong engagement and meaningful time spent in Alpine.

February 19-20, 2026

2,201

Total Visits

1,600

Unique Visitors

1.38

Visit Frequency

168 min

Avg Dwell Time

February 20-22, 2025

1,900

Total Visits

1,300

Unique Visitors

1.51

Visit Frequency

195 min

Avg Dwell Time

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 9B

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Alpine Public Library Update. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. March 26 web
-

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 - 5/12/2026
Final Approval - 5/12/2026

Between the Lines

ALPINE PUBLIC LIBRARY

March 2026



What's Happening at Alpine Public Library?

Alpine Public Library has been accepted to participate in the Family Place library program. Childhood education has been a priority at APL for many years. The Texas State Library and Archives Commission initiated the Family Place Libraries™ Project in 2015 to help public libraries address early learning with a goal of ensuring that all children enter school ready and able to learn. The grant is a highly prescriptive program centered on creating a welcoming, family-centered environment that empowers caregivers of young children as they become their child's first teacher. This grant provides funding for equipment and training necessary to host workshops for children 0–3 and their caregivers, to develop an interactive space for this age group to play and learn in the library, and to forge strong partnerships with organizations serving young children and their families.

Summer reading programs will start soon. The national theme this year is Unearth a Story and centers on dinosaurs. Other programs are in the works for kids during the summer break.

The adult education program will have a graduation of new GED recipients soon. The GED program continues to provide resources to adult learners to achieve their high school equivalence certificate. A new program, Integrated Education and Training, recently started, and students are preparing for Microsoft certification in PowerPoint and Excel.

—Don Wetterauer, MLS, PHD
Executive Director

Board of Directors

Officers

Kay Tscheyka, President
Vice President, Open
Cathy Lammons, Secretary
Susie Celaya, Treasurer
Maggie Bootman, Past President

Directors

Judy Bowers
Justin Burrus
Greg Hennington
Kathy Johnson
Rick Stephens

Library Staff

Don Wetterauer
Executive Director
don@alpinepubliclibrary.org
Christine Cavazos
Technical Services Librarian
tech@alpinepubliclibrary.org
Casey Costa
Youth Services Librarian
casey@alpinepubliclibrary.org
Lauren Furr
Circulation Librarian
lauren@alpinepubliclibrary.org
Joseline Cintrón
Circulation Librarian
joseline@alpinepubliclibrary.org
Nan Hatty Edwards
Circulation Librarian
nanhatty@alpinepubliclibrary.org
Sherri Gilbert
Circulation Librarian
sherri@alpinepubliclibrary.org
Bianca Barrera
Adult Education Coordinator
biancab@alpinepubliclibrary.org



The Alpine Public Library works to build community, encourage literacy, and promote lifelong learning. We endeavor to create and maintain a welcoming facility with relevant and enriching resources that connect our diverse and geographically remote area to the world.

kids at APL

Hi, y'all! My name is Casey Costa, and I've been the Youth Services Librarian at APL since August. You may recognize me (and probably my boys!) from the front desk, where I started working in 2019. I wanted to share some of the things we've been working on and some things we have coming up.

I've always been passionate about kids, reading, and making reading more accessible and exciting for kids, even before I started in this position. That's why I started about this time last year with a little facelift of the kids' collections. I created a chapter book section, which bridges the gap for new readers between the beginning reader books (think Dick and Jane) and the regular kids' fiction (think Harry Potter). Separating out these books makes it easier for new readers to find something on their level.

I also reorganized our fiction books a bit to have a little more of a bookstore feel. They say not to judge a book by its cover, but a lot of us are doing that, right? I know I do, and a lot of our books have some pretty cool covers! We've put many of the series into bins to make it easier to find them, and we've forward faced as many of the books as we can. People seem to like these setups, and the numbers don't lie—checkouts for the chapter books and the fiction books are up 25%, meaning 400 more books got checked out in 2025 than in 2024!

Another project we've been working on is a complete overhaul of our picture books. Picture books are AWESOME, but in a sea of books sorted by author, it can be pretty difficult to find a book on any particular topic. So, we've re-sorted these by subject, and it wasn't easy. It took almost 9 months to do with careful consideration for the main subject of each story, but we've narrowed all 2,000+ picture books down to 9 categories: animals, celebrations and holidays, favorite characters, concepts, things to do, imagine, all about me, science, tales, and transportation. Our toddler families are excited about the change, and we hope you'll come check it out.

I've also moved around the collection a bit to make a display area. We've always displayed picture books above the picture-



book shelves, but we wanted to create an area to highlight other books, too, not just picture books. We look forward to displaying seasonal books, highlighting different holidays, and maybe just putting out some fun subjects here and there.

Collection stuff is all well and good, but what about programs? We took the time over the fall and winter to make all of these changes to the collection so they would be done by the time we got to our busiest program season, summer. In the meantime, we've kept Toddler Time going every Thursday morning at 10, with strong attendance. We've had regular class visits from Alpine Child Development Center, the Alpine Montessori school, and area homeschool groups, and many kids have been in to make things with our 3-D printers.

So, what comes next? I've been planning our Summer Reading Program for some time now, and we're using the national theme this year, "Unearth a Story," centering on dinosaurs. In 2026 we'll be bringing back TinkerCAD classes, collaborating with the McDonald Observatory folks to hold programs here, and offering a few new programs that we're not quite ready to unveil. Lots of things are in the works behind the scenes. Stay tuned!

—Casey Costa, Youth Services Librarian

Adult Ed at APL

With the end of our academic year rapidly approaching, we will soon begin plans for our fourth graduation ceremony at APL. We have five graduates and expect a few more. Our remaining students have completed at least one of the required GED tests or have passed the practice test and are planning to take the test soon. We are very excited to celebrate and honor their perseverance and hard work and to celebrate another year of GED at Alpine Public Library.

We are also excited to announce the start of a new class. One key component of adult education and literacy is to provide classes, like ESL, that help students gain a better understanding of English or classes, like GED, that help students obtain their high school equivalency. Another key component is to offer classes that provide skills that will benefit students in a workplace setting. These classes are called Integrated Education and Training, or IET. In February, we began a Microsoft Certification Class. This class will give students a thorough understanding of PowerPoint and Excel and prepare them for the Microsoft certification test. Certificates in Microsoft applications can improve a person's position in the workplace or help attract employment for those seeking to reenter the workforce.

—Bianca Barrera, Adult Education Coordinator/ Bookkeeper

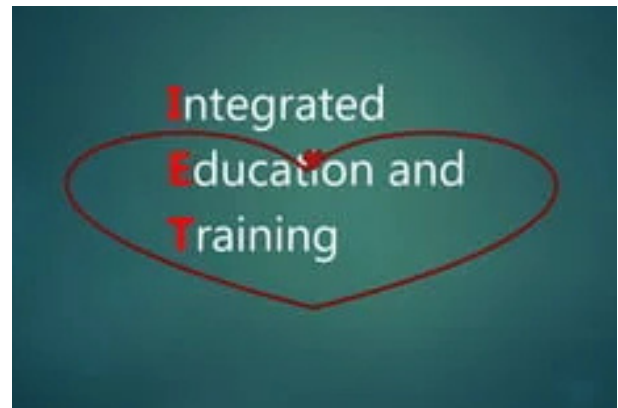


Alpine Public Library

ESL & Citizenship Classes * * *

Clases de inglés y ciudadanía

English Conversation **Citizenship**
 Conversación en inglés Ciudadanía



SAVE THE DATE

Save the date for a fun weekend!

When: Saturday, June 6 and Sunday, June 7

What: Family Fun Putt Putt Weekend

How: We will be revamping the Alpine Public Library into an 18-hole putt-putt golf course!

Why: This will be our summer fundraiser.

There are many ways to get involved:

- Sponsor a hole
- Donate golf balls or putters
- Volunteer to help



Most importantly, plan to come out and have some fun! We are even planning an over-21 golf tournament with some special plans in the works.

We look forward to seeing you there!

Special Donations

In Memory of	From
Mary Jane Morgan	Jeremy Morgan
Elizabeth R. Goettle	Mando and Jerri Garza
In Honor of	From
Kathy Bork	Sheryl & Terry Horton
Kathy Donnell	Julie Balovich
Kathy Donnell	Lori Donnell
Kathy & Albert Bork	Ken Durham & Patsy Culver

Find out what's happening this month at APL at alpinepubliclibrary.org/calendar/

Thank You
Business,
Friends!

*Alpine Radio
Big Bend Coffee Roasters
Cheshire Cat Antiques
Desert Heart Jewelry
Front Street Books
Hog Eye Cattle Company
Salon Americana
Talley-Reed Insurance
Twin Peaks Liquors
Vast Graphics
Wassermann Wranch
WR Ranch
WTX Real Estate Photography*



2026



March 27

Linda Hedges, Rick Reese, and Kathy and Albert Bork on New Zealand

7 PM, AEP Foundation Multipurpose Room

If you have an adventure you'd like to share in 2026, contact Matt Walter:
matt.walter.777@gmail.com

Alpine Public Library Biblioteca Pública de Alpine

Toddler Time

Actividades infantiles en inglés

Thursdays at 10:00 am
for ages 0 to 5 years

Jueves a las 10:00 am
edades de 0 a 5 años

**VOLUNTEERS
NEEDED**

Re-Reads

Gently Used Books

A Project of the Alpine Public Library

Monday–Friday 10 AM–4 PM
Saturday 10 AM–1 PM

[Amazon Storefront](https://www.amazon.com/aplmembers.org/aplireads)

aplmembers.org/aplireads

SALE
Buy one, get one

March religion & inspiration
April gardening
May health, fitness, & diet

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 10A

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding updates to the municipal pool rehabilitation project, including ongoing repairs, infrastructure improvements, and project progress being completed by Landmark Aquatic in preparation for the 2026 summer season. (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 - 5/13/2026
Final Approval - 5/13/2026

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 10B

Department: Administration

Sponsor: Robert Ruckes, Councilor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding a proposed ordinance relating to enterprise fund financial management policies, reserve requirements, rate sufficiency standards, and restrictions on the use and transfer of enterprise fund revenues. (R. Ruckes, Council Member)

EXECUTIVE SUMMARY

Purpose

To provide the City Council with an opportunity to discuss a proposed ordinance submitted by Council Member Robert Ruckes relating to enterprise fund financial management policies, utility rate sufficiency standards, reserve requirements, and restrictions on the use and transfer of enterprise fund revenues.

Background

The proposed ordinance would establish formal financial management policies for the City’s enterprise funds, including the water, wastewater, and gas utility systems. Major provisions of the ordinance include requirements for annual utility rate reviews, minimum reserve thresholds, restrictions on transfers from enterprise funds to other funds, annual financial reporting requirements, and policies intended to promote long-term infrastructure sustainability and financial stability of utility operations.

The ordinance also proposes limitations on the transfer of enterprise fund revenues to support unrelated General Fund operations, including requirements for supermajority approval and financial analysis prior to any transfer. Additional sections establish corrective action requirements if enterprise funds fall below reserve or financial compliance thresholds.

Pursuant to Section 23-5 of the Code of Ordinances, proposed ordinances are subject to the City’s adopted ordinance procedures, including submission to the City Council and City Attorney for a minimum two-week review period prior to formal consideration at a first reading. Following Council discussion and direction, the proposed ordinance may be revised, referred for additional review, or scheduled for formal consideration in accordance with the City’s ordinance procedures and publication requirements.

Recommendation

This item is presented for discussion and Council direction. No formal action on adoption of the ordinance is anticipated at this time.

SUPPORTING MATERIALS

- 1. Article VII - Enterprise Fund Financial Management

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 - 5/13/2026
Final Approval - 5/13/2026

SECTION 1 – PURPOSE

The purpose of this article is to establish enforceable financial policies governing the management of enterprise funds to ensure the long-term sustainability of utility systems and the proper use of revenues generated from those systems.

This article is intended to ensure that revenues derived from utility services, including water, wastewater, and gas systems, are used for their intended utility purposes and are managed in a manner that:

- (1) fully funds operations and maintenance;
- (2) meets all debt service obligations;
- (3) supports capital improvements and infrastructure replacement; and
- (4) maintains adequate financial reserves.

It is further the intent of this article to promote disciplined rate management, reduce the likelihood of deferred maintenance or financial instability, and ensure that utility systems are operated as financially self-supporting enterprise funds for the benefit of current and future ratepayers.

SECTION 2 – ENTERPRISE FUND DESIGNATION AND APPLICABILITY

(a) The City's utility systems, including water, wastewater, and gas services, are and shall continue to be accounted for as enterprise funds and operated as self-supporting activities financed primarily through user charges.

(b) The provisions of this article shall apply to all revenues, expenditures, and financial resources derived from or associated with the operation of such utility systems.

(c) Enterprise fund revenues and resources shall be accounted for separately from General Fund revenues and shall not be commingled except as expressly authorized under this article.

(d) No exception to the requirements of this article shall be made except by formal action of the City Council through ordinance or resolution.

SECTION 3 – RATE SUFFICIENCY AND ANNUAL REVIEW

(a) The City Council shall review utility rates and fee schedules annually and adopt adjustments by resolution as necessary to ensure compliance with this article.

(b) Utility rates shall be established and maintained at levels sufficient to:

- (1) fully fund operations and maintenance (O&M);
- (2) meet all debt service obligations;
- (3) maintain required reserve levels; and
- (4) fund capital improvements and infrastructure replacement.

(c) If at any time actual or projected revenues are insufficient to meet the requirements of this section, the City Council shall adopt corrective rate adjustments during the next budget cycle.

(d) In establishing rates, the City Council shall consider cost-of-service principles, system demand, inflationary impacts, and long-term financial sustainability.

(e) Nothing in this section shall be interpreted to limit the City Council's authority to implement multi-year rate plans, provided such plans are consistent with the requirements of this article.

SECTION 4 – INTERPRETATION AND CONSISTENCY

This article shall be interpreted in a manner consistent with generally accepted municipal finance principles for enterprise funds.

In the event of a conflict between this article and any other provision of the Code of Ordinances, the provisions of this article shall control with respect to enterprise fund management.

Nothing in this article shall be construed to limit the City Council's authority to set rates or manage municipal finances, provided such actions remain consistent with the requirements of this article.

SECTION 5 – CONTINUOUS RATE ADJUSTMENT AND LONG-TERM FINANCIAL SUSTAINABILITY

(a) Following the completion of any adopted multi-year rate plan, including any rate study implementation, the City Council shall continue to review and adjust utility rates annually as necessary to maintain compliance with this article.

(b) It is the policy of the City to implement timely and incremental rate adjustments to address changes in operating costs, system demand, inflationary impacts, and long-term infrastructure needs, with the objective of minimizing the need for large or infrequent rate increases.

(c) In conducting annual rate reviews, the City Council shall consider:

- (1) changes in operations and maintenance costs;
- (2) capital improvement and infrastructure replacement needs;
- (3) system demand and usage patterns;
- (4) inflationary and economic conditions; and
- (5) long-term financial sustainability of the utility system.

(d) The failure to implement necessary rate adjustments that results in projected or actual noncompliance with the requirements of this article shall require corrective action pursuant to Section 3 of this article.

SECTION 6 – RESERVE REQUIREMENTS AND FUND BALANCE POLICY

(a) Each enterprise fund shall maintain a minimum unrestricted reserve equal to three (3) months of operations and maintenance (O&M) expenses.

(b) The City shall achieve and maintain a reserve level of at least six (6) months of O&M expenses within a reasonable period of time through rate adjustments and financial management practices.

(c) It shall be the policy of the City to maintain a long-term reserve target of nine (9) to twelve (12) months of O&M expenses where feasible.

(d) If an enterprise fund's reserve level falls below the minimum requirement established in subsection (a), the City Council shall take corrective action during the next budget cycle, which may include rate adjustments, expenditure controls, or other financial measures necessary to restore compliance.

(e) Reserve funds shall be used only for:

- (1) emergency repairs or system failures;
- (2) unanticipated revenue shortfalls;
- (3) critical capital expenditures necessary to maintain system operation, safety, or regulatory compliance; or
- (4) other circumstances directly impacting the continued operation, safety, or regulatory compliance of the utility system;

(f) Use of reserve funds for any purpose other than those listed above shall require approval by a supermajority vote of the City Council and must be supported by a written financial justification demonstrating that such use will not impair the long-term financial stability of the enterprise fund.

SECTION 7 – RESTRICTION ON USE OF ENTERPRISE FUND REVENUES

(a) Revenues generated by each enterprise fund shall be used solely for the purposes of operating, maintaining, repairing, improving, and replacing the utility system from which such revenues are derived, including the payment of debt service, funding of capital improvements, and maintenance of required reserves.

(b) Enterprise fund revenues shall not be used to support unrelated General Fund operations, programs, or capital projects, except as expressly authorized under this article.

(c) All expenditures of enterprise fund revenues shall be consistent with the requirements of this article and shall not impair the enterprise fund's ability to meet its obligations for operations and maintenance, debt service, reserve requirements, and capital improvement needs.

SECTION 8 – LIMITED TRANSFER AUTHORITY

(a) Transfers from an enterprise fund to the General Fund or any other fund shall not exceed five percent (5%) of the enterprise fund's annual operating revenue in any fiscal year.

(b) Any transfer of enterprise fund revenues shall require approval by a supermajority vote of the City Council, defined as at least two-thirds (2/3) of the full council membership, or such greater voting requirement as may be required by the City Charter or applicable law.

(c) Transfers shall be permitted only for the following purposes:

(1) documented shared administrative or operational services that directly benefit the enterprise fund; or

(2) extraordinary circumstances impacting public health, safety, or critical infrastructure.

(d) Transfers shall not be used to support routine General Fund operations, budget deficits, or unrelated capital projects.

(e) Prior to approval of any transfer, the City shall prepare a written financial analysis demonstrating that the proposed transfer will not impair the enterprise fund's ability to:

(1) fully fund operations and maintenance;

(2) meet all debt service obligations;

(3) maintain required reserve levels; and

(4) support planned capital improvements.

(f) All transfers shall be disclosed as part of the annual budget and financial reporting process.

SECTION 9 – CONDITIONS FOR TRANSFER

(a) No transfer of funds from an enterprise fund shall be authorized unless the enterprise fund is in compliance with the requirements of this article at the time of the proposed transfer.

(b) For purposes of this section, compliance shall require that the enterprise fund:

(1) is fully funding operations and maintenance (O&M);

(2) is meeting all current and projected debt service obligations;

(3) is maintaining reserve levels at or above the minimum required under Section 6 of this article; and

(4) is reasonably funding capital improvements and infrastructure needs necessary to maintain system operation, safety, and regulatory compliance.

(c) If an enterprise fund is projected to fall below any of the requirements listed in subsection (b) as a result of a proposed transfer, such transfer shall not be approved.

(d) Determination of compliance shall be based on the most recent audited financial statements, where available, together with current budget projections and any financial analysis required under this article.

(e) In the absence of current audited financial statements, the City shall utilize the most recent available financial data and shall proceed in good faith to restore compliance with audit requirements in accordance with applicable state law and reporting standards.

(f) Nothing in this article shall be interpreted to prohibit transfers required by law or necessary to meet legally binding obligations of the City.

SECTION 10 – ANNUAL FINANCIAL REPORTING AND TRANSPARENCY

(a) As part of the annual budget process, the City shall prepare and present a utility financial report for each enterprise fund.

(b) The report shall include, at a minimum:

- (1) total revenues and expenditures;
- (2) operations and maintenance (O&M) costs;
- (3) debt service obligations and coverage;
- (4) reserve levels expressed in months of O&M;
- (5) capital improvement funding and planned infrastructure needs; and
- (6) a comparison of actual financial performance to adopted budget projections.

(c) The report shall include a written determination of compliance with the requirements of this article, including, but not limited to:

- (1) rate sufficiency;
- (2) reserve requirements; and
- (3) any transfers authorized during the fiscal year.

(d) If the report identifies any actual or projected noncompliance with this article, the City Council shall take corrective action during the next budget cycle in accordance with Sections 3 and 5 of this article.

(e) The report shall be presented to the City Council in a public meeting and shall be made available for public review.

SECTION 11 – COMPLIANCE AND REQUIRED ACTION

(a) The City shall operate all enterprise funds in compliance with the requirements of this article.

(b) If at any time an enterprise fund is identified as being out of compliance with any provision of this article, the City Council shall take corrective action during the next budget cycle.

(c) Corrective action may include, but is not limited to:

(1) rate adjustments;

(2) expenditure reductions;

(3) deferral or reprioritization of capital projects; or

(4) other financial measures necessary to restore compliance.

(d) Failure to maintain compliance shall not relieve the City of its obligation to take corrective action under this article.

SECTION 12 – SEVERABILITY

If any provision of this article or its application to any person or circumstance is held invalid, such invalidity shall not affect the remaining provisions of this article, and to this end the provisions of this article are declared to be severable.

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 11A

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the second and final 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)

EXECUTIVE SUMMARY

This ordinance approves a request to rezone the property located at 901 E. Gallego from R-4 Mixed Residential to C-1 Neighborhood Commercial.

The applicant is seeking to establish a commercial plant nursery, which is not permitted under the current zoning designation. The Planning & Zoning Commission held a public hearing and recommended approval, and all required public notices and hearings have been completed in accordance with state law and City procedures .

Approval of this ordinance will amend the Official Zoning Map and allow for neighborhood-scale commercial use at this location.

SUPPORTING MATERIALS

- 1. 2026-05-01 Ordinance Rezone J. O'Bryan 901 E Gallego
- 2. REZONE 2026-05-01 - 901 E Gallego Rezone_Redacted

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 - 5/13/2026
Final Approval - 5/13/2026

ORDINANCE 2026-05-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS 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 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.

WHEREAS, Nancy Davila, applicant, with authorization from James O’Bryan, record property owner, initiated a zoning change to update the zoning designation from R-4 Mixed Residential District to C-1 Neighborhood Commercial District for the property located at 901 E Gallego; and

WHEREAS, the subject property is 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; and

WHEREAS, the subject property has a property identification number of 10750 in the public records of Brewster County, Texas, and the record owner of the property is James Thomas O’Bryan; and

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

WHEREAS, on April 27, 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 April 9, 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 May 5, 2026 and May 19, 2026, regarding the request to rezone, public notice of which was duly provided to the public in the April 9, 2026 and May 14, 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 C-1 Neighborhood Commercial District is hereby approved for 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.

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 May 5, 2026 and May 19, 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 April 9, 2026 and May 14, 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 19TH DAY OF MAY 2026 BY MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

MAY 5, 2026

SECOND AND FINAL READING

MAY 19, 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 901 E Gallego, Alpine Texas	Parcel ID# 10750
Legal Description Hancock block 34, lot 1, 2, 9, 10 south 83.07 feet of 1 lot 1 & 2	
Acreage of Site .57	Current Zone R-4
OWNER INFORMATION	
Property Owner James O'Bryan	
Applicant Name Nancy Davila	
Applicant Mailing Address 1102 E. Ave H	
City, State, Zip Alpine Tx 79830	
Telephone Number	Email Address
Project for which Rezoning is Sought Open a plant nursery at 901 E Gallego ✓ brown dog gardens	
Applicable Section/ Subjection Ordinance Appendix C	Specific Use of the Property Commercial
Existing Uses of Adjacent Properties Commercial	Survey Included Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

*** 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;

- Petition of:
 - a. The owners of at least 51 percent of the land, by land area, in the proposed district; or
 - b. At least 51 percent of the owners of individual properties in the proposed district.
 - 1. Property owned by the City of Alpine or other governmental entities shall be fully excluded from the area subject to petition of the owners, except such property may be included in support if it contains structures or features that contribute to the historic character of the district, as determined by the historic landmark commission. The amount of such property to be calculated as supporting shall not exceed one-third of the 51 percent of the land in the proposed district.

(Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

Section 21.02. Proposed district boundaries must be contiguous.

Except as provided in section 21.01, the boundaries of the districts proposed in a zoning or rezoning application must be contiguous.

*** The boundaries of the districts proposed in a zoning application may be noncontiguous if the zoning is initiated by the council or the planning and zoning commission. (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16.*

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION:

I, as owner of the property, hereinafter referenced, do hereby execute this document, and acknowledge the above statements to be true and accurate to the best of knowledge. I have received, read and understand the terms and conditions of this request and agree to compliance with all applicable codes and ordinances of the City. I authorize the City or their representatives to visit and inspect the property for which this application is being submitted.

OPTIONAL:

_____ I authorize my duly authorized agent to coordinate with the City and its representatives and speak in my behalf for the purpose of representing me in regards to this request.

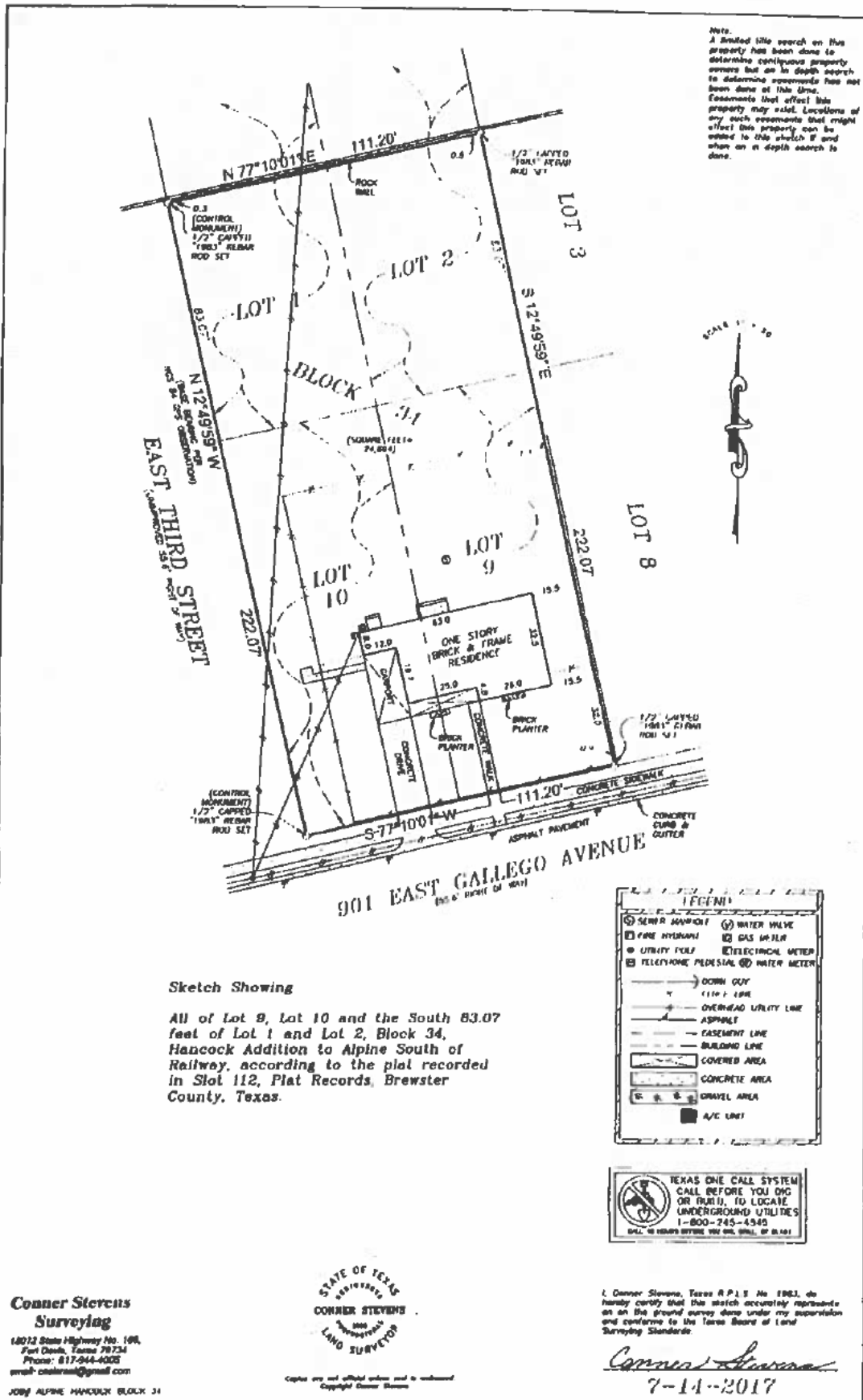
N. Davila Nancy Davila March 30, 2026
 Applicant's Signature Printed Name Date

FOR STAFF USE ONLY		
Permit No. <u>26-008394</u>	Total Fees <u>\$500⁰⁰</u>	Date <u>03/30/2026</u>

Section 21.15 Refunds
The fees established shall be non-refundable to the applicant, unless the request is completely withdrawn before the procedure of notices as set forth in section 20.13 have begun.
 (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

Section 21.04
 Fee is non-refundable. Subsequent applications will require a new fee.

 **PAID**
 CK# 1732



Conner Stevens Surveying
18012 State Highway No. 196,
Fort Davis, Texas 79734
Phone: 817-944-6025
www.connerstevens.com



Conner Stevens, Texas R.P.L.S. No. 1490, do hereby certify that this sketch accurately represents as on the ground survey done under my supervision and conforms to the Texas Board of Land Surveying Standards.

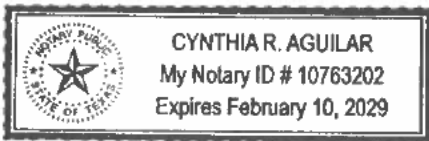
Conner Stevens
7-11-2017

EXHIBIT A

March 18, 2026

I appoint Nancy Davila to represent
me on all matters pertaining to
property at 901 E. Salgado in Alpine,
Texas

Jim O'Bryan
owner of property



Subscribed and sworn to before me this 18 day of March, 2026
Cynthia R. Aguilar
NOTARY PUBLIC REAGAN COUNTY, TEXAS
NOTARY SEAL

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 11B

Department: Office of the City Manager

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading of Ordinance 2026-06-01, an ordinance amending Chapter 10 – Animals of the Alpine Code of Ordinances; Amending Section 10-1 – Definitions to Include Terms Describing Human-Wildlife Interactions; Amending Section 10-10 – Human-Wildlife Interactions; Repealing Section 10-11 – Hunting; Establishing Regulations Concerning Human-Wildlife Interactions; Providing for the Establishment of up to a \$500 Penalty per Occurrence for Violations of the Ordinance; and 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

This ordinance was recommended by the Animal Advisory Board and would amend Chapter 10 of the City Code to establish updated regulations concerning human-wildlife interactions within the City of Alpine. The proposed amendments expand definitions related to wildlife interactions, prohibit activities such as feeding, harassing, capturing, or unlawfully possessing wildlife, establish regulations regarding waste management and wildlife attractants, and consolidate existing hunting regulations into a broader wildlife interaction framework. The ordinance also provides enforcement authority to Animal Services, Code Compliance, and law enforcement personnel, establishes educational outreach efforts, and maintains penalties of up to \$500 per occurrence for violations. The proposed amendments are intended to promote public safety, reduce conflicts between humans and wildlife, and protect native wildlife consistent with state law and best management practices.

SUPPORTING MATERIALS

1. Ordinance 2026-06-01 Human-Wildlife Interactions

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

Approved - 5/13/2026

Geoffrey R. Calderon, City Secretary

Final Approval - 5/13/2026

ORDINANCE 2026-06-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 10 – ANIMALS TO THE ALPINE CODE OF ORDINANCES; AMENDING SECTION 10-1 – DEFINITIONS TO INCLUDE TERMS DESCRIBING HUMAN-WILDLIFE INTERACTIONS; AMENDING SECTION 10-10 – HUMAN-WILDLIFE INTERACTIONS; REPEALING SECTION 10-11 – HUNTING; ESTABLISHING REGULATIONS CONCERNING HUMAN-WILDLIFE INTERACTIONS; PROVIDING THE ESTABLISHMENT OF UP TO A \$500 PENALTY PER OCCURRENCE FOR VIOLATIONS OF THE ORDINANCE; AND 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, the City Council of the City of Alpine (“City”) adopted Ordinance No. 2008-11-01, Ordinance 2015-11-01, Ordinance 2021-02-02, Ordinance No. 2021-03-02, Ordinance No. 2021-05-03, Ordinance No. 2024-05-03, and Ordinance No. 2024-09-02, and 2025-06-05, which implemented regulations relating to the keeping of animals and for animal control services in the City; and

WHEREAS, the Animal Advisory Board is composed of community members who advise the City Council on policy decisions that affect the health and safety of animals within the City; and

WHEREAS, the Animal Advisory Board has recommended amendments to the City Council that would establish regulations concerning human-wildlife interaction; and

WHEREAS, the amendments recommended by the Animal Advisory Board will allow the Animal Services Department to provide a more effective and efficient service to the community and to ensure adequate animal welfare within the City; and

WHEREAS, the Texas Parks and Wildlife Code, including Chapters 61, 62, and 63, establishes the State of Texas’ authority to regulate and protect wildlife, prohibit unlawful feeding, harassment, capture, or taking of wildlife, and protect wildlife nests, dens, and offspring, and authorizes cooperation between municipalities and the Texas Parks and Wildlife Department in furtherance of these purposes; and

WHEREAS, Chapter 821 of the Texas Health and Safety Code provides for the humane treatment of animals and authorizes municipal enforcement of animal welfare regulations applicable within the city limits; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation 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, it is deemed by the City Council to be in the best interest of the City to amend the current animal ordinances as recommended by the Animal Advisory Board and that such amendments will serve to protect the health, safety, and welfare of the citizens of the City and are in the best interest of the public.

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. 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 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 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 June 2, 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 May 28, 2026.

**SECTION VII
EFFECTIVE DATE**

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

PASSED AND ADOPTED THIS 2ND DAY OF JUNE 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

MAY 19, 2026

SECOND AND FINAL READING

JUNE 2, 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.~~

The portion of text replaced by the trunkus symbol (***) indicates that the portion of the code replaced by the symbol remains unchanged from one section to the next.

Sec. 10-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adequate shelter means a sturdy structure:

- (1) [That has] a weatherproof top, bottom, and sides;
- (2) [That has] an opening on no more than one side that allows the dog to remain dry and provides adequate shade during daylight hours to prevent overheating and discomfort to the dog;
- (3) [That has] a floor that is level and dry;
- (4) [That is] free from cracks, depressions, and rough areas that might be conducive to insects, parasites, and other pests;
- (5) [That is] of adequate size to allow the dog to stand erect with the dog's head up, to turn around easily, and to sit and lie down in a comfortable and normal position.
- (6) [That has] sufficient clean and dry bedding material or other means of protection from the weather that will allow the dog to retain body heat when the weather is colder than what a dog of that breed and condition can tolerate;
- (7) [That provides] suitable means for the prompt elimination of excess liquids;
- (8) [That is] structurally sound, maintained in good repair, and constructed with material that protects the dog from injury; and
- (9) Allows the dog in and out.

Altered animal means an animal having been spayed or neutered.

Animal means every living nonhuman creature, vertebrate or invertebrate, domestic or wild.

Animal control officer, animal services officer, or ACO means a duly authorized person responsible for the enforcement of this chapter including peace officers.

Animal shelter means any premises designated or operated by the city for the purpose of impounding and caring for animals under the authority of this chapter.

Appendix C: Animal Services Fees means the official animal services fee schedule, established by city council resolution and available during normal business hours at city hall or online by visiting www.cityofalpine.com/fees.

Attack means definite vigorous, aggressive action by a dog directly against a person or other animal which results in the infliction of bodily injury, or the threat of bodily injury, by such dog to a person or other animal.

Authorized Agency means City of Alpine Animal Services, law enforcement, or other agencies designated by the city, and Texas Parks and Wildlife Department (TPWD).

Bee, bee keeping and bee hives means any of numerous hairy-bodied insects including social and solitary species, the cultivation of bees on any commercial scale for the production of honey or bees, and a hive is a manmade receptacle that houses a swarm of bees.

Bite means an abrasion, scratch, puncture, tear or piercing of the skin actually or suspected of being caused by the mouth of any animal.

City or City of Alpine means officials of the City of Alpine including, but not limited to, the city manager, the animal control officer, and any City of Alpine peace officer.

Collar means a band, chain, harness or other suitable device worn about the neck of an animal to which a current rabies vaccination registration tag can be affixed.

Continual noise or frequent or long continued noise means noise pollution, unwanted or excessive sound, a nuisance that interferes with activities, for example owning an animal that causes frequent or long-continued noise, by barking or howling, that disturbs the comfort of any person.

Current vaccination means vaccinated and satisfying the following:

(1) The animal must have been vaccinated against rabies with a vaccine licensed by the United States Department of Agriculture (USDA) for that species at or after the minimum age requirement as determined by Texas state law and using the recommended route of administration for the vaccine.

(2) At least 30 days have elapsed since the initial vaccine.

(3) The time elapsed since the most recent vaccination has not exceeded the recommended interval for booster vaccination as established by the manufacturer.

Dangerous animal means any animal that:

(1) Has inflicted severe injury on a human being without provocation;

(2) Has injured or killed a domestic animal without provocation; or

(3) Has been previously found to be potentially dangerous, the owner having received notice of such and the animal again aggressively bites, attacks, or endangers the safety of humans or domestic animals.

Potentially dangerous animal means any animal that when unprovoked:

(1) Inflicts injury on a human or a domestic animal; or

(2) Chases or approaches a person upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack; or

(3) Has a known propensity, tendency, or disposition to attack, or to cause injury or otherwise to threaten the safety of humans or domestic animals.

Dangerous dog means a dog that:

(1) Makes an unprovoked attack on a person that causes bodily injury and occurs in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own; or

(2) Commits unprovoked acts in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own and such acts cause a person to reasonably believe that the dog will attack and cause bodily injury to that person.

Dilapidated means a building, structure or material that has fallen into partial ruin by neglect or misuse or into a condition of partial decay.

Dog means any member of the *canis familiaris* species.

Domestic animals means animal species which generally have their breeding controlled by people and which by their long association with people have been developed into breeds or types for specific uses by people.

Domesticated means a tame animal that is subject to the dominion and control of an owner and accustomed to living in or near human habitation without requiring extraordinary restraint or unreasonably disturbing such human habitation.

Dwelling means any building or portion thereof which is designed and used for residential purposes. An attached garage shall be deemed to be part of a dwelling.

Enclosure means a building or other similar structure that is fully enclosed with a roof and sides to provide a degree of protection as well as preventing the ability of escape.

Euthanasia means putting to death of an animal in a manner and method which causes no pain or distress to the animal, and is in compliance with the provisions of V.T.C.A., Health and Safety Code ch. 821, subch. C. Shooting firearms into a pen or enclosure containing multiple animals is prohibited by the Texas Health and Safety Code and shall not satisfy the requirement under the definition of euthanasia or

humane destruction of animals. Lethal injection shall, throughout this chapter, be presumed to be the method of euthanasia employed by the city.

Euthanize means to kill in a humane manner.

Exotic animal means any animal that is not livestock or a domesticated animal and includes, but is not limited to: all alligators and crocodiles; all bears; all cats other than the commonly accepted domesticated cats, including but not limited to cheetah, leopard, lion, lynx, panther, cougar, mountain lion, bobcat, and tiger; all dogs other than domesticated dogs, including but not limited to wolf, part wolf, fox, part fox, coyote, and part coyote; all porcupines; all nonhuman primates; all raccoons; all skunks; all venomous fish and piranha; all venomous snakes and lizards; and all weasels other than ferrets.

Exposed to rabies means an animal which has been exposed to rabies either by being bitten by another animal or has been in contact with any animal known to be or suspected of being infected with rabies.

Feeding means the intentional or negligent placement of food, water, salt licks, or attractants for the purpose of attracting animals.

Feral animal means formerly domesticated animals and their offspring which have roamed at large for a sufficient period of time and with sufficient success at survival as to be deemed no longer domesticated.

Feral cat means a domestic cat who has been born and raised without contact with humans, or a cat who has not had contact with humans for a significant period of time and has become unsocialized. It can also mean a free-roaming domestic cat which is not owned.

Feral cat colony means any group of feral cats which have a keeper who is maintaining and caring for the feral cats by providing food and water and other forms of sustenance.

Feral keeper means any person or organization, harboring, regularly feeding or having in his or her possession any feral cat. A person becomes a "keeper" when any person has possession of or control over the animal and has fed the cat for three or more consecutive days. Also, a "keeper" can be any individual who permits a cat to habitually be or remain on or be lodged or fed within such persons property or premises.

Fowl means any domesticated bird used as food by people, such as chickens, ducks, turkeys, geese, guinea fowl, peafowl or pigeons.

Harass means any action that disturbs, chases, injures, stresses, or alters the natural behavior of an animal.

Harness means a set of straps constructed of nylon, leather, or similar material, specifically designed to restrain or control a dog.

Horse means any member of the equine family.

Hunting is the practice of seeking, pursuing, capturing or killing wildlife or feral animals.

Inclement weather includes rain, hail, sleet, snow, high winds, extreme low temperatures, or extreme high temperatures.

Interaction means any intentional or negligent action that causes direct or indirect contact with wildlife, including feeding, touching, handling, harassing, or attempting to capture.

Keep or harbor means to have charge, custody or control of an animal or fowl, or permitting the animal or fowl to habitually remain or be lodged or fed within the property of the owner or occupant of the premises.

Kennel means any premises on which four or more dogs or four or more cats, four months of age or older, are kept; or where the business of buying, selling, breeding, grooming, training or boarding of dogs or cats is conducted. The term "kennel" does not include veterinary hospitals or animal shelters.

Large livestock animal means cattle, horses, mules, beasts of burden, or any other similar domesticated animal.

License, registration or permit means a printed authorization issued by the city allowing the holder to keep the animal described within the city limits.

Livestock means domestic animals of the equine, bovine, ovine, caprine or porcine genera.

Nuisance means disturbing the peace, emitting noxious or offensive odors or otherwise endangering or being offensive to the environment of the city.

Own means to keep, harbor or have charge, custody or control of an animal or fowl.

Owner means any person who owns, harbors, keeps, causes or permits to be harbored or kept, or has in their care, an animal or bird on or about their premises; or any person keeping, harboring, having charge or control of, or

permitting to habitually be or remain on such person's premises any animal for a period of three consecutive days or more.

Pet animal means dogs, cats, birds, guinea pigs, hamsters, mice, snakes, iguana and turtles. Pet animal shall also include any domesticated animal that a person owns or that is sold or offered for sale for the purpose of being kept indoors as household pets.

Properly fitted means, with respect to a collar or harness, a collar or harness that:

- (1) Is appropriately sized for the dog based on the dog's measurements and body weight;
- (2) Does not choke the dog or impede the dog's normal breathing or swallowing; and
- (3) Does not cause pain or injury to the dog.

Provoke, provoking, or provocation means that:

- (1) A situation or action that encourages or incites a dog to bite someone. It can also be actions that excite a dog or cause it to feel defensive, regardless of a person's intent.

Quarantine means to place an animal in a secure enclosure which precludes physical contact with any other animal.

Rabies means an acute viral disease of man and animal affecting the central nervous system and usually transmitted by an animal bite.

Restrained or confined means an animal restricted to the property of the owner or under the direct physical control of a competent person.

Restraint means a chain, rope, tether, leash, cable, or other device that attaches a dog to a stationary object or trolley system.

Retail sale means the business of selling pet animals directly to consumers of the public.

Run at large means free of physical restraint beyond an enclosed or fenced area; includes any animal that is not under the actual control of its owner.

Service animals are defined as dogs that are individually trained to do work or perform tasks for people with disabilities. Examples of such work or tasks include guiding people who are blind, alerting people who are deaf, pulling a wheelchair, alerting, and protecting a person who is having a seizure, reminding a person with mental illness to take prescribed medications, calming a person with Post Traumatic Stress Disorder (PTSD) during an anxiety attack, or performing other duties. Dogs whose sole function is to provide comfort or emotional support do not qualify as service animals under the Americans with Disabilities Act.

Small livestock animal means swine, sheep, goats or any other domesticated or wild animal of smaller stature, except pet animals or fowl.

Stray means any animal running free with no physical restraint beyond the premises of the owner.

Swine means any member of the Suidae species.

Unaltered animal means an animal that has not been spayed or neutered.

Vaccination means the inoculation of an animal with a vaccine that is licensed by the United States Department of Agriculture, and which is administered by a veterinarian for the purpose of immunizing the animal against rabies or other diseases.

Veterinarian means a veterinarian holding a current and valid license to practice veterinary medicine in the state.

Wild animal means any non-domestic animal.

Wildlife means ~~any undomesticated animals living in the wild.~~ Any non-domesticated mammal, bird, reptile, amphibian, or other animal species native to or migrating through the region, including but not limited to deer, javelina, feral hogs, coyotes, foxes, raccoons, skunks, snakes, and birds of prey.

(Ord. No. 2008-11-01, § 1, 1-6-09; Ord. No. 2015-11-01, Exh. A, 6-21-16; Ord. No. 2021-03-02, § I(Exh. A), 3-16-21; Ord. No. 2021-05-03, § I(Exh. A), 7-20-21; Ord. No. 2022-02-01, § 1(Exh. A), 3-15-22); Ord. No. 2022-05-02, § I(Exh. A), 6-7-22; Ord. No. 2023-05-02, § I(Exh. A), 5-16-23; Ord. No. 2024-05-03, § I(Exh. A), 6-18-24; Ord. No. 2024-09-02, § I(Exh. A), 10-1-24)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 10-10. ~~Wildlife feeding.~~ Human-Wildlife Interactions

The purpose of this ordinance is to:

- (1) Protect public health and safety.
- (2) Protect native and migratory wildlife from harm or habituation.
- (3) Reduce conflicts between humans and wildlife.
- (4) Promote responsible and lawful wildlife interactions consistent with state and federal law.

(a) Feeding of wildlife prohibited.

(1) Except as provided below in subsections (b)(1) and (2) below, a person commits an offense if the person intentionally feeds wildlife by making food available for consumption on private or public property within the city limits.

(2) A person shall be deemed to have purposely fed or caused wildlife to be fed if the person places food and/or water, as defined in this section, in any form, (not including live vegetation such as ornamental landscaping or flowers) on the ground, or within reach of wildlife.

(3) A person who violates any provision of this section commits an offense.

(b) Harassment or harm of wildlife prohibited.

(1) it shall be unlawful to harass, chase, capture, injure, or kill wildlife, except as allowed by state law or in defense of human life.

(c) Keeping wildlife as pets prohibited.

(1) it shall be unlawful to possess, confine, or keep wildlife as pets without proper state and federal permits.

(d) Interfering with nests or dens prohibited.

(1) it shall be unlawful to disturb, destroy, or remove nests, dens, or offspring of wildlife.

(2) No person shall remove or have in their possession the young eggs, or nest of any wildlife within city limits.

(e) Improper waste management prohibited.

(1) it shall be unlawful to leave trash, food waste, or attractants accessible to wildlife in a manner that creates a nuisance or safety hazard. This section can also be classified as a public nuisance under section 10-42 of this chapter.

(f) Hunting.

(1) Hunting of any kind is strictly prohibited within the city limits unless it is for the capture and or control of nuisance animals by an authorized government official.

(b) (g) Exceptions; affirmative defenses.

(1) This section does not apply to the placement of food into feeders kept at a minimum of five feet above the ground surface and intended for birds.

(2) This section does not apply to an animal control officer, veterinarian, peace officer, city employee, federal or state wildlife official, who is acting pursuant to a lawfully authorized program to treat, manage, capture, trap, hunt, or remove wildlife and who is acting within the scope of the person's authority.

(3) This section does not apply to licensed wildlife rehabilitators operating under state and federal permits.

(4) This section does not apply when emergency actions are taken in immediate defense of human life.

~~(3)~~ (5) It is an affirmative defense to prosecution under this section if a person places food, in good faith, for the purpose of feeding domestic livestock or domestic pets located on their property.

(e) (h) Enforcement.

~~(1) Animal control officers, park rangers, code compliance officers and police officers are hereby given full power and authority to enforce this section.~~ This ordinance shall be enforced by City of Alpine law enforcement officers, animal services officers, and other authorized agencies.

(2) It is a violation to hinder, molest or interfere with anyone authorized or empowered to perform any duty under this section.

(3) Officers may issue warnings, citations, or take other lawful actions deemed necessary to ensure compliance

(4) Wildlife posing an immediate threat to public safety may be handled in accordance with state law and best management practices.

~~(d)~~ (i) Penalties.

(1) A person who commits a violation of this section will first be given a warning and will be provided information on the negative impacts of wildlife feeding. A second offense will result in prosecution in municipal court. Any violation of this section is deemed a class C misdemeanor punishable by a fine of not less than \$75.00 or more than \$500.00. Each day any violation of any provision of this section shall continue shall constitute a separate offense.

(2) Nothing in this section shall be construed as to limit any civil action the city may take to enforce the terms of this section.

(3) Each day a violation continues shall constitute a separate offense.

(j) Public education

The City of Alpine shall encourage public education efforts regarding wildlife safety, coexistence practices, and responsible behavior through signage, outreach programs, and coordination with Texas Parks and Wildlife Department.

(k) Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid, such invalidity shall not affect the remaining portions of this ordinance.

(Ord. No. 2021-03-02, § I(Exh. A), 3-16-21; Ord. No. 2024-09-02, § I(Exh. A), 10-1-24)

~~Sec. 10-11. Hunting.~~

~~(a) Hunting of any kind is strictly prohibited within the city limits unless it is for the capture and or control of nuisance animals by an authorized government official.~~

~~(b) No person shall remove or have in their possession the young eggs, or nest of any wildlife within city limits.~~

~~(Ord. No. 2021-03-02, § I(Exh. A), 3-16-21; Ord. No. 2024-09-02, § I(Exh. A), 10-1-24)~~

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 11C

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Resolution 2026-05-05, a resolution increasing water utility base rates to support debt service associated with financing the construction of a new municipal water well and related system improvements, which are necessary to address the emergency loss of water production capacity and maintain system reliability. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

This item was previously postponed by the City Council at the May 5, 2026 meeting and has been returned for further consideration with additional supporting information, including a comprehensive 2025 Water Rate Study prepared through USDA Rural Development assistance. The proposed resolution would authorize increases to water utility base rates to support debt service associated with financing the construction of a new municipal water well and related infrastructure improvements needed to address the emergency loss of water production capacity and maintain system reliability. The rate study identifies existing operational deficits within the water utility system, outlines multiple rate adjustment scenarios, and concludes that additional recurring revenue is necessary to fund critical infrastructure improvements, improve emergency preparedness, strengthen reserve funding, and support eligibility for future grants and low-interest financing opportunities. The study further notes that Alpine’s current base rates remain below comparable regional systems and that proactive rate adjustments are intended to stabilize the utility system, reduce reliance on emergency funding, and ensure the long-term sustainability of the City’s water infrastructure.

SUPPORTING MATERIALS

- 1. 2026-05-05 Increasing Water Utility Base Rate
- 2. Alpine 5.11.2026 rates Final

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 - 5/13/2026
Final Approval - 5/13/2026

RESOLUTION 2026-05-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS INCREASING WATER UTILITY BASE RATES TO SUPPORT DEBT SERVICE ASSOCIATED WITH FINANCING THE CONSTRUCTION OF A NEW MUNICIPAL WATER WELL AND RELATED SYSTEM IMPROVEMENTS; PROVIDING FOR FINDINGS OF PUBLIC NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alpine operates and maintains a municipal water system to provide safe and reliable water service to residents and businesses; and

WHEREAS, the City has experienced a failure of a municipal water well resulting in a significant reduction in available water production capacity, creating risks to system pressure, fire flow capability, and overall water supply reliability; and

WHEREAS, the City Council finds that such conditions constitute an imminent threat to public health and safety requiring immediate action; and

WHEREAS, the City is evaluating the construction of a new municipal water well and related system improvements to restore and maintain adequate water supply; and

WHEREAS, the City has received information indicating that financing such improvements may require borrowing between approximately \$500,000 and \$1,000,000, with estimated annual debt service obligations ranging from approximately \$53,000 to \$107,859; and

WHEREAS, rate analysis indicates that an increase in water utility base rates, including at least a \$5 base rate increase, may be necessary to support such debt service and ensure the financial stability of the utility system; and

WHEREAS, the City Council finds that adjusting water utility base rates is necessary to support the financing of critical infrastructure improvements and to protect the public health, safety, and welfare of the community.

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

SECTION I.

The City Council hereby approves an increase in water utility base rates as necessary to support debt service associated with financing the construction of a new municipal water well and related system improvements.

SECTION II.

The City Manager and Finance Director are authorized and directed to implement the rate adjustments in accordance with the City's rate schedule and billing practices.

SECTION III.

The City Council finds that this action is necessary to respond to an emergency condition affecting the City's water system and to maintain system reliability and public safety.

SECTION IV.

This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE OF THE CITY COUNCIL ON THIS THE 19th DAY OF MAY, 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

Catherine Eaves, Mayor

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

EXHIBIT A

Water Rate Adjustment Summary

- **Estimated loan range: \$500,000 – \$1,000,000**
- **Estimated annual debt service: \$53,000 – \$107,859**
- **Estimated monthly debt service: \$4,494 – \$8,988**
- **Recommended base rate increase: Minimum \$5 per account**
- **Purpose: Support financing of new municipal water well and related infrastructure**

City of Alpine
2025 WATER RATE STUDY
Water System Financial Sustainability & Rate
Review

May 2026

The 2025 Water Rate Study Update was funded through USDA Rural Development to assist the City of Alpine in evaluating the financial health and long-term sustainability of its water utility system.

Prepared By

COMMUNITIES
Unlimited

Community Infrastructure Division:

Rebecca Manriquez Fuentes

Community Infrastructure Management Specialist

Rebecca.manriquez@communitiesu.org
479-966-5659

Background:

The City of Alpine is facing major challenges with its water supply infrastructure, particularly regarding well capacity and system reliability. An evaluation of current conditions highlights the urgent need to replace a failing well pump and related transmission line, which is estimated to cost around \$1 million. These parts are critical for maintaining proper system pressure, fulfilling daily water demands, and protecting public health and safety.

Purpose: Deciding on a rate adjustment that will allocate current and future funds for prioritized capital, with a focus on urgent water system needs and enhancing the City's financial resilience.

Proposed Use of Rate Adjustments:

Rate Adjustments will go towards Critical Water Infrastructure Improvements. Funds would be directed to water line replacements, treatment system upgrades, facility maintenance, and the replacement of the aging well pump and transmission line. These investments are necessary to stabilize the water system, reduce service disruptions, and ensure the long-term sustainability of Alpine's water delivery to its residents.

Emergency Reserve Replenishment:

Additional revenues may also be used to rebuild the City's emergency reserves. Strengthening these reserves will enable the City to respond promptly to unplanned infrastructure failures, drought conditions, and other emergencies without delaying essential repairs or services.

Overview

This rate study examines the City of Alpine's current base rate fee structure and assesses how proposed increases might affect revenue. It is based on six months of billing data within the city, covering all accounts, rates, and meter sizes. The goal is to identify how changing base rates could address the existing revenue shortfall, support infrastructure projects outlined in the Capital Improvement Plan (CIP), and restore emergency reserve funds.

Current Financial Position

- Water Expenses: \$2,054,410
- Water Revenue: \$1,961,000
- **Current Deficit: \$93,410**
- **Current Base Rate Revenue: \$295,788**

The system is currently operating at a deficit, which limits the City's ability to invest in long-term projects, address system maintenance needs, and maintain sufficient reserves for emergencies.

Base Rate Fee Scenarios and Revenue Impact

The following projections show the annual impact of increasing the base rate fee for all customer classes.

Proposed Base Fee Increase	Total Annual Revenue	Additional (New) Revenue
\$3 Increase	\$396,408	\$100,044
\$5 Increase	\$463,104	\$166,740
\$4 Increase	\$429,756	\$133,392
\$2 Increase	\$363,060	\$66,696

Base Rate Increase

The rate models below are based on a meter-size-based base rate fee, where all customers pay a fixed monthly minimum charge based on meter size, regardless of water usage. The purpose of this type of rate is to recover the utility's fixed costs, such as operations, maintenance, billing, administration, and infrastructure readiness.

Single Option 1: \$3

Base Rate Fee: Revenue					\$3 Increase
Accounts	Customer Count	Minimum Rate	Annual Revenue	Annual Revenue	
Residential					2415
3/4 inch	2267	\$ 8	\$ 217,632	\$ 299,244	
1 inch	120	\$ 11	\$ 15,840	\$ 20,160	
1 1/2 inch	4	\$ 16	\$ 768	\$ 912	
2 inch	20	\$ 20	\$ 4,800	\$ 5,520	
			\$ 239,040	\$ 325,836	
Commercial					295
3/4 inch	225	\$ 9	\$ 24,300	\$ 32,400	
1 inch	48	\$ 12	\$ 6,912	\$ 8,640	
1 1/2 inch	1	\$ 17	\$ 204	\$ 240	
2 inch	78	\$ 19	\$ 17,784	\$ 20,592	
3 inch	7	\$ 34	\$ 2,856	\$ 3,108	
4 inch	7	\$ 43	\$ 3,612	\$ 3,864	
6 inch	1	\$ 69	\$ 828	\$ 864	
8 inch	1	\$ 69	\$ 828	\$ 864	
	2710		\$ 57,324	\$ 70,572	
Total Revenues			\$ 296,364	\$ 396,408	
			New Revenue	\$ 100,044	

Total Active Accounts: 2,710

Residential: 2,415 (approximately 89%) vs. Commercial: 295 (approximately 11%)

Rate Design Structure: • Fixed base (minimum) charge based on meter size

- ✓ Tiered usage rates increasing by customer class
- ✓ Proposed modifications will impact both fixed revenue adequacy and volumetric recovery.

Base Rate Increase Analysis (\$3.00)

Revenue Impact/Total New Annual Base Revenue on Base Rate only: \$396,408

Residential: \$325,836 (82%)

Commercial: \$70,572(18%)

Increase over current rates: +\$99,684 per year

The increase in the base rate yields:

- ✓ Stable, drought-resistant revenue
- ✓ Predictable cost recovery for fixed operation and maintenance (labor, billing, debt, administration)

Meter-size differentiation appropriately allocates costs:

- ✓ ¾-inch meters produce most of the revenue in small systems
- ✓ Larger meters reflect a greater system capacity burden
- ✓ This base increase will: enhance revenue stability, comply with cost-of-service principles, and reduce dependence on usage fluctuations.

Potential Concerns:

- Higher fixed charges might reduce incentives for conservation.
- lower-income households could face greater affordability challenges'

Single Option 2: \$5

Base Rate Fee: Revenue					\$3 Increase	\$5 Increase	Base Fee
Accounts	Customer Count	Minimum Rate	Annual Revenue	Annual Revenue	Annual Revenue	Annual Revenue	
Residential					2415		
3/4 inch	2267	\$ 8	\$ 217,632	\$ 299,244	\$ 353,652		
1 inch	120	\$ 11	\$ 15,840	\$ 20,160	\$ 23,040		
1 1/2 inch	4	\$ 16	\$ 768	\$ 912	\$ 1,008		
2 inch	20	\$ 20	\$ 4,800	\$ 5,520	\$ 6,000		
			\$ 239,040	\$ 325,836	\$ 383,700		
Commercial					295		
3/4 inch	225	\$ 9	\$ 24,300	\$ 32,400	\$ 37,800		
1 inch	48	\$ 12	\$ 6,912	\$ 8,640	\$ 9,792		
1 1/2 inch	1	\$ 17	\$ 204	\$ 240	\$ 264		
2 inch	78	\$ 19	\$ 17,784	\$ 20,592	\$ 22,464		
3 inch	7	\$ 34	\$ 2,856	\$ 3,108	\$ 3,276		
4 inch	7	\$ 43	\$ 3,612	\$ 3,864	\$ 4,032		
6 inch	1	\$ 69	\$ 828	\$ 864	\$ 888		
8 inch	1	\$ 69	\$ 828	\$ 864	\$ 888		
	2710		\$ 57,324	\$ 70,572	\$ 79,404		
Total Revenues			\$ 296,364	\$ 396,408	\$ 463,104		
			New Revenue	\$ 100,044	\$ 166,740		

Total Active Accounts: 2,710

Residential: 2,415 (approximately 89%) vs. Commercial: 295 (approximately 11%)

Larger meters pay higher base fees – because-

- ✓ Greater capacity of demands on the system
- ✓ Requires infrastructure sized to meet the peak demands

Again, the smaller residential meters account for most of the customers and therefore generate the majority of base revenue.

Current Base Revenue:

Total: 296,364 annually; residential: \$239,040; commercial: \$57,324

Base Rate increase (\$5.00)

New Total Base Revenue: \$463,104

Residential: \$383,700

Commercial: \$79,404

Increase over current: +\$166,740 per year

- ✓ Stable and predictable revenue
- ✓ Improves operating and debt coverage ratios
- ✓ Commonly supported by lenders and grants agencies: USDA/TWDB

Increase bills for all customers regardless of usage.

The rate is progressive by meter size:

- Customers with larger meters pay higher base charges
- Most residential customers are on ¾-inch meters, keeping impacts relatively uniform

- Commercial customers pay higher fixed charges reflecting higher system capacity needs

Base Rate Fee: Revenue				Base Fee Increase			
				\$3 Increase	\$5 Increase	\$4 Increase	\$2 Increase
Accounts	Customer Count	Minimum Rate	Annual Revenue	Annual Revenue	Annual Revenue	Annual Revenue	Annual Revenue
Residential	2415						
3/4 inch	2267	\$ 8	\$ 217,632	\$ 299,244	\$ 353,652	\$ 326,448	\$ 272,040
1 inch	120	\$ 11	\$ 15,840	\$ 20,160	\$ 23,040	\$ 21,600	\$ 18,720
1 1/2 inch	4	\$ 16	\$ 768	\$ 912	\$ 1,008	\$ 960	\$ 864
2 inch	20	\$ 20	\$ 4,800	\$ 5,520	\$ 6,000	\$ 5,760	\$ 5,280
			\$ 239,040	\$ 325,836	\$ 383,700	\$ 354,768	\$ 296,904
Commercial	295						
3/4 inch	225	\$ 9	\$ 24,300	\$ 32,400	\$ 37,800	\$ 35,100	\$ 29,700
1 inch	48	\$ 12	\$ 6,912	\$ 8,640	\$ 9,792	\$ 9,216	\$ 8,064
1 1/2 inch	1	\$ 17	\$ 204	\$ 240	\$ 264	\$ 252	\$ 228
2 inch	78	\$ 19	\$ 17,784	\$ 20,592	\$ 22,464	\$ 21,528	\$ 19,656
3 inch	7	\$ 34	\$ 2,856	\$ 3,108	\$ 3,276	\$ 3,192	\$ 3,024
4 inch	7	\$ 43	\$ 3,612	\$ 3,864	\$ 4,032	\$ 3,948	\$ 3,780
6 inch	1	\$ 69	\$ 828	\$ 864	\$ 888	\$ 876	\$ 852
8 inch	1	\$ 69	\$ 828	\$ 864	\$ 888	\$ 876	\$ 852
	2710		\$ 57,324	\$ 70,572	\$ 79,404	\$ 74,988	\$ 66,156
Total Revenues			\$ 296,364	\$ 396,408	\$ 463,104	\$ 429,756	\$ 363,060
			New Revenue	\$ 100,044	\$ 166,740	\$ 133,392	\$ 66,696

\$2 Monthly Base Rate Increase

Annual New Revenue: \$66,696

Total Annual System Revenue: \$363,060

Advantages

- ✓ It has the lowest financial impact on both residential and commercial customers.
- ✓ It is the most straightforward to implement from a public acceptance standpoint.
- ✓ Additionally, it offers modest support for emergency reserve replenishment, routine maintenance, and minor repairs.

Limitations

- ✓ Insufficient funds to support significant capital upgrades.
- ✓ Would necessitate: Several consecutive increases, or Heavy dependence on grants, loans, or emergency funds.
- ✓ Results in slower progress in mitigating known system risks

The \$2 increase emphasizes short-term affordability but reduces the City's capacity to actively address infrastructure liabilities. While suitable as a temporary or phased measure, this approach does not fully match the scale or urgency of existing water system requirements.

\$4 Monthly Base Rate Increase

Annual New Revenue: \$133,392

Total Annual System Revenue: \$429,756

Advantages

- ✓ Generates meaningful, recurring revenue, Fund capital improvements on a predictable timeline

Strengthens the City's ability to:

- ✓ Address the failing well pump and transmission line
- ✓ Improve emergency preparedness and system resilience

- ✓ Reduces future dependence on borrowing or crisis-driven rate increases
- ✓ Demonstrates financial capacity when pursuing grants or state funding

The \$4 increase balances affordability with fiscal responsibility and aligns more closely with the City’s long-term infrastructure obligations. This option supports proactive asset management and reduces the risk of emergency failures and higher future costs.

Monthly Base Rate Increase	Annual New Revenue	Customer Affordability Impact	Capital Project Readiness	Emergency Preparedness	Long-Term Sustainability	General Assessment
\$2 Increase	\$66,696	Low	Low	Minimal	Challenging	Reduces short-term customer impact but offers limited ability to tackle major infrastructure needs; additional funding or future increases are likely needed.
\$3 Increase	\$100,044	Low-Moderate	Moderate	Moderate	Improving	A middle-ground option that starts building reserves and capital capacity but is not enough on its own for large, urgent system replacements.
\$4 Increase	\$133,392	Moderate	High	Substantial	Improved	Balances affordability with fiscal responsibility, effectively supporting capital planning, emergency preparedness, and long-term system stability.
\$5 Increase	\$166,740	Moderate-High	Very High	Strong	Strong	Creates the most robust financial position but could lead to affordability issues without a phased rollout or specific customer support.

Rate Increase by Water Usage

Usage Rate Fee: Revenue

Customer Class	Rate Fee (\$)	Avg. Accounts	Avg. Usage in 1000/Gal	Annual Revenue	Usage Rate Increase	
					Rate Increase \$1.00	Rate Increase \$1.50
Commercial						
Under 2000	\$ 8.57	30	1.00	\$ 3,085	\$ 3,445	\$ 3,625
2001 - 4000	\$ 3.30	7	4	\$ 1,109	\$ 1,445	\$ 1,613
4001 - 10000	\$ 3.35	16	7	\$ 4,502	\$ 5,846	\$ 6,518
10,001-15,000	\$ 3.40	5	13	\$ 2,652	\$ 3,432	\$ 3,822
15,001 - 20,000	\$ 3.40	4	18	\$ 2,938	\$ 3,802	\$ 4,234
20,001 - 25,000	\$ 3.40	5	24	\$ 4,896	\$ 6,336	\$ 7,056
25,001 - 50,000	\$ 3.50	16	36	\$ 24,192	\$ 31,104	\$ 34,560
50,001 - 75,000	\$ 3.50	10	64	\$ 26,880	\$ 34,560	\$ 38,400
75,001 - 100,000	\$ 3.50	6	79	\$ 19,908	\$ 25,596	\$ 28,440
> 100,000	\$ 3.60	23	440	\$ 437,184	\$ 558,624	\$ 619,344
				\$ 527,346	\$ 674,190	\$ 747,612
Residential						
Under 2000	\$ 8.57	1014	1	\$ 104,280	\$ 116,448	\$ 122,532
2001 - 4000	\$ 3.30	512	4	\$ 81,101	\$ 105,677	\$ 117,965
4001 - 10000	\$ 3.35	592	7	\$ 166,589	\$ 216,317	\$ 241,181
10,001-15,000	\$ 3.40	157	13	\$ 83,273	\$ 107,765	\$ 120,011
15,001 - 20,000	\$ 3.40	78	17	\$ 54,101	\$ 70,013	\$ 77,969
20,001 - 25,000	\$ 3.40	46	23	\$ 43,166	\$ 55,862	\$ 62,210
25,001 - 50,000	\$ 3.50	75	35	\$ 110,250	\$ 141,750	\$ 157,500
50,001 - 75,000	\$ 3.50	14	61	\$ 35,868	\$ 46,116	\$ 51,240
75,001 - 100,000	\$ 3.50	5	78	\$ 16,380	\$ 21,060	\$ 23,400
> 100,000	\$ 3.60	8	282	\$ 97,459	\$ 124,531	\$ 138,067
				\$ 792,467	\$ 1,005,539	\$ 1,112,075
				Total Revenue	\$ 1,319,813	\$ 1,859,687
				New Revenue	Added \$ 359,916	\$ 539,874

Residential Impacts

- Most residential customers use less than 10,000 gallons per month.
- The increase in base charges will affect all customers.
- The rise in usage is modest for households with low usage.

Commercial Impacts

The rate structure is designed to distribute costs to:

- High-demand commercial users.
- Accounts that require higher system capacity.

These increases will help to:

- Improve debt service coverage.
- Replenish and allocate funds to the contingency account.
- Enhance the competitiveness of grants and loans (USDA, TWDB, etc.).

Usage Rate Increase – \$1.00 Scenario

Usage Rate Increase: \$1.00

Customer Class	New Rate Fee	Avg. Accounts	Avg. Usage in 1000/Gal	Annual Revenue
Commercial				
Under 2000	\$ 9.57	30	1.00	\$ 3,445
2001 - 4000	\$ 4.30	7	4	\$ 1,445
4001 - 10000	\$ 4.35	16	7	\$ 5,846
10,001-15,000	\$ 4.40	5	13	\$ 3,432
15,001 - 20,000	\$ 4.40	4	18	\$ 3,802
20,001 - 25,000	\$ 4.40	5	24	\$ 6,336
25,001 - 50,000	\$ 4.50	16	36	\$ 31,104
50,001 - 75,000	\$ 4.50	10	64	\$ 34,560
75,001 - 100,000	\$ 4.50	6	79	\$ 25,596
> 100,000	\$ 4.60	23	440	\$ 558,624
				\$ 674,190
Residential				
Under 2000	\$ 9.57	1007	1	\$ 115,644
2001 - 4000	\$ 4.30	548	4	\$ 113,107
4001 - 10000	\$ 4.35	650	7	\$ 237,510
10,001-15,000	\$ 4.40	157	13	\$ 107,765
15,001 - 20,000	\$ 4.40	78	17	\$ 70,013
20,001 - 25,000	\$ 4.40	46	23	\$ 55,862
25,001 - 50,000	\$ 4.50	75	35	\$ 141,750
50,001 - 75,000	\$ 4.50	14	61	\$ 46,116
75,001 - 100,000	\$ 4.50	5	78	\$ 21,060
> 100,000	\$ 4.60	8	282	\$ 124,531
		2710		\$ 1,033,358
				\$ 1,707,548

Annual Usage Revenue Impact

Total Usage Revenue: \$1,707,548

- Commercial: \$674,190 (40%)
- Residential: \$1,033,358 (60%)

Consumption Characteristics

High-volume users drive revenue:

- Commercial >100,000 gal/month: **\$558,624 (83% of commercial usage revenue)**
- Residential >25,000 gal/month: Significant but more distributed

Overview of this structure:

- ✓ Maintains affordability for low-volume users
- ✓ Strong conservation signal for high users

Usage Rate Increase – \$1.50 Scenario

Usage Rate Increase: \$1.50

Customer Class	New Rate Fee	Avg. Accounts	Avg. Usage in 1000/Gal	Annual Revenue
Commercial				
Under 2000	\$ 10.07	30	1.00	\$ 3,625
2001 - 4000	\$ 4.80	7	4	\$ 1,613
4001 - 10000	\$ 4.85	16	7	\$ 6,518
10,001-15,000	\$ 4.90	5	13	\$ 3,822
15,001 - 20,000	\$ 4.90	4	18	\$ 4,234
20,001 - 25,000	\$ 4.90	5	24	\$ 7,056
25,001 - 50,000	\$ 5.00	16	36	\$ 34,560
50,001 - 75,000	\$ 5.00	10	64	\$ 38,400
75,001 - 100,000	\$ 5.00	6	79	\$ 28,440
> 100,000	\$ 5.10	23	440	\$ 619,344
				\$ 747,612
Residential				
Under 2000	\$ 10.07	1007	1	\$ 121,686
2001 - 4000	\$ 4.80	548	4	\$ 126,259
4001 - 10000	\$ 4.85	650	7	\$ 264,810
10,001-15,000	\$ 4.90	157	13	\$ 120,011
15,001 - 20,000	\$ 4.90	78	17	\$ 77,969
20,001 - 25,000	\$ 4.90	46	23	\$ 62,210
25,001 - 50,000	\$ 5.00	75	35	\$ 157,500
50,001 - 75,000	\$ 5.00	14	61	\$ 51,240
75,001 - 100,000	\$ 5.00	5	78	\$ 23,400
> 100,000	\$ 5.10	8	282	\$ 138,067
		2710		\$ 1,143,152
				\$ 1,890,764

Annual Usage Revenue Impact

Total Usage Revenue: \$1,890,764

- Commercial: \$747,612
- Residential: \$1,143,152

Incremental Gain Over \$1.00 Increase

Additional Revenue: +\$183,216

Generated from:

- Very high commercial users
- Large residential irrigators

Benefits of this structure:

Strong revenue generation

Improves capital and reserve funding capacity

- ✓ Increased bill variability
- ✓ Higher risk of customer pushback
- ✓ Possible demand reduction among the largest users (revenue erosion risk)

<i>Month</i>	Residential Average	Commercial Average
<i>Jan-25</i>	4053.00	56897.00
<i>Feb-25</i>	4657.00	21608.00
<i>Mar-25</i>	4657.00	14661.00
<i>Apr-25</i>	7487.00	20236.00
<i>May-25</i>	9231.00	16371.00
<i>Jun-25</i>	3667.00	118876.00
<i>Jul-25</i>	7519.00	18321.00
<i>Aug-25</i>	7082.00	26401.00
<i>Sep-25</i>	5272.00	19294.00
<i>Oct-25</i>	6064.00	18073.00
<i>Nov-25</i>	3875.00	191000.00
<i>Average</i>	5778.55	47430.73

Note: Water consumption fluctuates monthly – cannot depend solely on water usage increases for steady revenue.

<i>Customer Class</i>	Number of Accounts / Facilities	Average Water Usage (Gallons)	System Impact Overview
<i>Residential</i>	2,490	6,587	Largest customer base within the system and primary contributor to consistent daily demand.
<i>Commercial</i>	295	18,207	Supports local businesses and economic activity with moderate-to-high consumption levels.
<i>Apartments / Multi-Family</i>	18	78,230	High-density residential developments with significantly higher usage concentrations.
<i>Hotels / Lodging</i>	17	88,616	Tourism and hospitality-related demand with elevated seasonal and operational usage patterns.
<i>Institutional Facilities</i>	30	238,446	Highest average water consumption category, including schools, government, and public service facilities.

Combo Increase A: (Consider the current revenue for base rate only: \$296,364.

Consider adopting the \$3.00 base rate increase with the \$1.00 usage increase as an option that may meet the needs of the City of Alpine's infrastructure projects.

Rationale: Balances revenue adequacy and affordability, and maintains strong conservation incentives

Alpine Rate Study Option #1		New Revenue
Base Rate Increase by \$3		\$ 396,408
Usage Rate Increase by \$1.00		\$ 1,033,358
Total Revenue		\$ 2,104,196
Alpine Rate Study Option #1 A		New Revenue
Base Rate Increase by \$3		\$ 396,408
Usage Rate Increase by \$1.50		\$ 1,890,764
Total Revenue		\$ 2,287,172

This rate adjustment aims to enhance long-term financial stability while maintaining affordability and fairness. The proposed \$3.00 base rate increase, along with a \$1.00 rise in usage charges, helps align revenue with the actual cost of service, supports sustainable infrastructure, and reduces negative effects on customers.

Combo Increase B: (Consider the current revenue for base rate only: \$296,364)

Alpine Rate Study Option #2		New Revenue
Base Rate Increase by \$5.00		\$ 463,104
Usage Rate Increase by \$1.00		\$ 1,033,358
		\$ 1,496,462
Total Revenue		
Alpine Rate Study Option #2.1		New Revenue
Base Rate Increase by \$5.00		\$ 463,104
Usage Rate Increase by \$1.50		\$ 1,890,764
Total Revenue		\$ 2,353,868

Consider adopting the \$5.00 base rate increase with the \$1.00 usage increase as an option that may meet the needs of the City of Alpine's infrastructure projects with a better outlook for capital improvement projects.

Rationale: Balances revenue and continues to support strong conservation incentives

Comparison of Combination Rate Increase Options

City of Alpine, Texas – Water System

Category	Combo Increase A	Combo Increase B
Base Rate Increase	\$3.00	\$5.00
Usage Rate Increase	\$1.00	\$1.00
Current Base Rate Revenue	\$296,364	\$296,364
Additional Base Rate Revenue	\$396,408	\$463,104
Additional Usage Revenue	\$1,033,358	\$1,033,358
Total Projected Revenue	\$1,104,196	\$1,496,462
Revenue Adequacy	Moderate-High	High
Support for Capital Improvement Projects	Supports infrastructure needs; slower accumulation for large projects	Stronger and faster funding capacity for major capital projects
Ability to Address \$1M Well Project	May require phased funding or supplemental sources	Improved outlook for direct contribution and reduced financing gap
Customer Affordability Impact	Moderate; lower fixed-charge increase	Moderate-High due to higher base rate
Rate Stability	Balanced mix of base and usage revenue	Greater stability due to higher base revenue
Equity Considerations	Lower fixed cost benefits low-usage customers	Higher fixed costs impact all customers regardless of use
Long-Term Financial Sustainability	Improves sustainability while managing affordability	Strong sustainability and capital readiness
Overall, Policy Tradeoff	Balances affordability, conservation, and infrastructure funding	Prioritizes capital readiness and system resilience over short-term affordability

Combo Increase A (\$3 Base / \$1 Usage)

This option focuses on affordability and fairness while enhancing the City's financial health. It adjusts rates to better reflect the cost of service, preserves strong water-conservation incentives, and minimizes customer impact, though it might require additional time or funding to meet large-scale capital requirements.

Combo Increase B (\$5 Base / \$1 Usage)

This option offers a more immediate and robust revenue source for infrastructure projects and emergency readiness. It enhances long-term system stability and decreases dependence on future rate changes, debt, or emergency funding.

Conclusion

The City of Alpine is trying to **proactively invest in long-term solutions**. Most notably, the imminent need to replace a **failing well pump and transmission line—estimated at approximately \$1 million—poses a direct risk to water supply reliability, public health, and emergency response capacity** if not addressed promptly.

This rate study shows that an **active balanced rate adjustment is essential to protect Alpine's water system**, ensure regulatory and operational compliance, and deliver dependable service to residents and businesses. Carefully balancing base and usage charges helps **stabilize revenues**, encourage conservation, keep rates affordable, and **improve the city's chances of securing grants and low-interest loans from organizations such as the USDA and the Texas Water Development Board**. Promptly implementing a suitable rate structure will help Alpine **shift from reactive management to strategic, sustainable stewardship** of its water resources, ensuring their protection for both current and future generations.

Comparison of other small systems with the same population:

Community	Population (Approx.)	Median Household Income	Typical Monthly Base Rate Pattern*	Relative Position vs. Alpine	Notes
Alpine	~6,000	~\$54,500	\$8–\$20 (meter-size based)	Baseline	Low base rates historically, heavy reliance on volumetric revenue
Marfa	~1,800	~\$49,000	~\$25–\$40	Higher	Small customer base, requires higher fixed charges per user
Presidio	~4,200	~\$36,000	~\$30–\$50	Higher	High fixed costs, strong grant dependence, and affordability constraints
Fabens WCID	~6,500	~\$52,000	~\$35–\$55	Higher	Border district systems rely heavily on base charges for financial stability
Van Horn	~2,100	~\$47,000	~\$40–\$60	Higher	Extremely limited economies of scale; Fixed costs dominate
Fort Hancock WCID	~1,600	~\$41,000	~\$35–\$55	Higher	Aging infrastructure, declining customer base
Anthony (TX)	~5,200	~\$55,000	~\$30–\$45	Slightly higher	Mixed residential/commercial demand; metro spillover effects

Census Reporter; Data USA. [\[censusreporter.org\]](https://censusreporter.org), [\[datausa.io\]](https://datausa.io)

Summary Findings: When benchmarked against peer systems and compared to similar Texas border and border-region systems with comparable populations, the Median Household Income varies.

- ❖ Alpine's current base rates are **below the averages** of its peer systems, especially when compared to similar small border or remote systems that face equivalent or greater infrastructure challenges and risks.
- ❖ Comparable peer systems typically depend more on **fixed (base) charges to ensure financial stability** and consistent funding for operations, maintenance, and infrastructure readiness.
- ❖ Small communities, like Alpine, with limited populations, slow growth, or remote locations, generally rely more on base rates to recover **fixed costs that do not decrease with lower water usage**.
- ❖ Currently, Alpine recovers a smaller portion of its fixed costs through base rates than most similar systems.
- ❖ Many Texas border communities, particularly Water Control and Improvement Districts (WCIDs), often have **higher base rates combined with conservation-focused usage charges**. This structure has become the **standard for maintaining system reliability and promoting efficient water use**.
- ❖ **Median household income alone does not determine base rate levels**. Several peer communities with lower median incomes than Alpine already have higher base rates, indicating that system costs and infrastructure requirements, rather than income, primarily influence rate design.
- ❖ The proposed base rate increase aims to be **protective and corrective, not excessive**.
- ❖ Bringing Alpine's base rates closer to peer systems enhances:
 - **Financial resilience**
 - **Eligibility for grants and loans (including USDA and TWDB programs)**
 - **Long-term affordability by reducing the chance of emergency or crisis-driven rate increases in the future**

The rate study conducted by Communities Unlimited is solely for informational and planning purposes. Its main goal is to offer suggestions and guidance based on existing data from the City of Alpine, Texas, and established best practices. However, Communities Unlimited does not guarantee the results or effectiveness of any recommendations included in the study. Implementing any suggested changes is entirely at the user's own risk and discretion. Communities Unlimited will not be responsible for any financial, operational, or other consequences resulting from the use or interpretation of this study.

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 11D

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Resolution 2026-05-26 authorizing intervention in AEP Texas Inc.’s application to amend its Rider Mobile Temporary Emergency Electric Energy Facilities before the Public Utility Commission of Texas; approving cooperation with the Cities Served by AEP Texas; authorizing the hiring of Lloyd Gosselink attorneys and consulting services to negotiate with the company and direct any necessary litigation and appeals; and requiring reimbursement of cities’ rate case expenses (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

This resolution would allow the City of Alpine to join with other Texas cities served by AEP Texas to review and respond to a proposed electric rate adjustment filed with the Public Utility Commission of Texas. By participating in this coalition, the City is able to share the cost of attorneys and consultants who specialize in utility regulation to review AEP’s proposal, advocate for fair and reasonable rates, and help protect local residents and businesses from unnecessary or excessive utility costs. The resolution also allows the City to have a voice in the regulatory process while requiring AEP Texas to reimburse participating cities for reasonable expenses associated with the case, minimizing the financial impact to the City.

SUPPORTING MATERIALS

1. 2026-05-26 AEP Texas 2026 TEEEF

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 - 5/13/2026
Final Approval - 5/13/2026

STATE OF TEXAS

CITY OF ALPINE

COUNTY OF BREWSTER

RESOLUTION 2026-05-26

A RESOLUTION OF THE CITY OF ALPINE, TEXAS AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S APPLICATION TO AMEND ITS RIDER MOBILE TEMPORARY EMERGENCY ELECTRIC ENERGY FACILITIES BEFORE THE COMMISSION; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, on or about April 15, 2026, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §§ 36.001 and 39.918 filed with the Public Utility Commission of Texas an Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities to change the revenue requirement related to its Rider Mobile TEEE Facilities, effective September 1, 2026; and

WHEREAS, the City is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

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

SECTION I.

That the City joins other Cities Served by AEP Texas ("Cities") in this proceeding and, subject to the right to terminate employment at any time, hereby authorizes the hiring of Jamie Mauldin of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding a reasonable revenue requirement and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

SECTION II.

That the City shall work with Cities Served by AEP Texas in the review and evaluation of whether the proposed revenue requirement is appropriate, fair, just, and reasonable; and intervene as a necessary party in the Public Utility Commission of Texas'

consideration of AEP Texas' Application in Docket No. 59652 as it affects the customers in AEP Texas' service territory.

SECTION III.

That the City's reasonable rate case expenses shall be reimbursed by AEP Texas.

SECTION IV.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION V.

A copy of this Resolution shall be sent to Jamie Mauldin, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (jmauldin@lglawfirm.com).

PASSED, APPROVED, AND ADOPTED BY MAJORITY VOTE ON THIS 19TH DAY OF MAY, 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

Catherine Eaves, Mayor

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 11E

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Resolution No. 2026-05-27, a resolution authorizing Visit Alpine to apply for Humanities Texas Rural Grants on a year-round rolling basis for qualifying humanities-based projects and authorizing the submission and administration of grant applications and awarded funds in accordance with Humanities Texas program requirements. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

Purpose

To authorize Visit Alpine to apply for Humanities Texas Rural Grants on a rolling basis for qualifying cultural, historical, and humanities-based projects without requiring separate Council approval for each application.

Background

Humanities Texas offers rural grants of up to \$2,500 with rolling deadlines, expedited award decisions, and no local match requirement. Visit Alpine has identified several eligible projects, including the Museum on Main Street mural initiative, Kokernot Field historic recognition programming, and the Dark Sky Coloring Book project, with additional opportunities anticipated throughout the year. The proposed authorization would allow staff to respond quickly to grant opportunities while creating no financial obligation to the City unless separately approved by Council.

Recommendation

Approve Resolution No. 2026-05-27 authorizing Visit Alpine to apply for Humanities Texas Rural Grants on a year-round rolling basis.

SUPPORTING MATERIALS

- 1. 2026-05-27 HUMANITIES TEXAS RURAL GRANTS
- 2. Humanities Texas Rural Grants

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 - 5/12/2026
Final Approval - 5/12/2026

RESOLUTION 2026-05-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS, AUTHORIZING VISIT ALPINE TO APPLY FOR HUMANITIES TEXAS RURAL GRANTS ON A YEAR-ROUND ROLLING BASIS FOR QUALIFYING HUMANITIES-BASED PROJECTS; AUTHORIZING THE SUBMISSION, ACCEPTANCE, AND ADMINISTRATION OF GRANT APPLICATIONS AND AWARDS; FINDING THAT THE GRANT PROGRAM DOES NOT REQUIRE A LOCAL MATCH OR CREATE A FINANCIAL OBLIGATION OF THE CITY UNLESS SEPARATELY APPROVED BY THE CITY COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Humanities Texas administers a Rural Grants Program designed to support educational, historical, cultural, and humanities-based programming in rural Texas communities; and

WHEREAS, the Humanities Texas Rural Grants Program provides rolling application deadlines, expedited review timelines, and does not require a local matching contribution; and

WHEREAS, Visit Alpine has identified multiple existing and anticipated projects that may qualify for Humanities Texas Rural Grant funding, including projects related to local history, heritage tourism, arts, culture, dark sky education, and community enrichment; and

WHEREAS, requiring individual City Council approval for each grant application may delay or prevent the submission of otherwise eligible applications due to the program’s rolling deadlines and expedited award schedule; and

WHEREAS, the City Council finds that authorizing Visit Alpine to pursue qualifying grant opportunities on a continuing basis will enhance the City’s ability to secure external funding for humanities-based programming and cultural initiatives benefiting the Alpine community; and

WHEREAS, the City Council further finds that authorization to apply for such grants does not obligate the City to expend local funds or provide matching funds unless separately approved by the City Council through subsequent action.

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

SECTION I. AUTHORIZATION

Visit Alpine is hereby authorized to apply for Humanities Texas Rural Grants on a year-round rolling basis for qualifying humanities-based projects and programs that benefit the City of Alpine and the surrounding community.

SECTION II. GRANT ADMINISTRATION.

Visit Alpine is authorized to prepare, submit, and administer grant applications and awarded funds in accordance with Humanities Texas program requirements and applicable laws, policies, and grant conditions.

SECTION III. NO FINANCIAL OBLIGATION

This authorization does not create or authorize any local financial obligation, matching requirement, or expenditure of City funds unless such expenditure is separately approved by the City Council.

SECTION IV. REPORTING

Visit Alpine shall provide periodic updates to the City Council regarding awarded grants and funded projects through regular reporting processes.

SECTION V. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION VI. EFFECTIVE DATE

This Resolution shall become effective immediately upon its passage and approval.

PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE OF THE CITY COUNCIL ON THIS THE 19th DAY OF MAY, 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

Catherine Eaves, Mayor

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

Humanities Texas Rural Grants

Visit Alpine respectfully requests authorization from the Alpine City Council to apply for Humanities Texas Rural Grants on a year-round, rolling basis for an unlimited number of qualifying projects. This authorization will allow Visit Alpine to pursue cultural enrichment and heritage programming funding as opportunities arise, without the need to seek individual Council approval for each application.

About Humanities Texas Rural Grants

Humanities Texas offers rural grants designed to support communities like Alpine in delivering meaningful educational and cultural programming. Key features of this grant program include:

- Rolling deadline — applications are accepted on an ongoing basis throughout the year
- Rapid turnaround — grant decisions are made in approximately 10 days
- No match requirement — there is no cost-share or matching funds obligation from the applicant
- Humanities-focused — grants must be used for projects rooted in history, culture, heritage, arts, or related humanities disciplines

Why Standing Authorization Makes Sense

Because the grant program operates on a rolling deadline with a 10-day decision window, the opportunity to apply can arise and close quickly. Requiring a Council vote before each application could cause Visit Alpine to miss time-sensitive funding windows. A standing authorization would:

- Enable Visit Alpine to respond to project needs in a timely manner
- Maximize the number of community projects that can be funded at no cost to the City
- Carry zero financial risk to the City — there is no required match or local contribution

Visit Alpine will serve as the responsible party for identifying qualifying projects, preparing applications, and managing any awarded grant funds in accordance with Humanities Texas guidelines.

Current Proposed Projects

Visit Alpine has three projects ready for immediate application and anticipates additional projects will be identified throughout the year:

1. Museum on Main Street Mural — Alpine Elementary School

As part of the nationally recognized Museum on Main Street initiative, Visit Alpine proposes to fund a community mural at Alpine Elementary School. This mural project, planned for July, will bring a hands-on, humanities-based experience to Alpine's students and residents, connecting the community to local history, art, and cultural identity. Museum on Main Street programs are a hallmark of humanities enrichment in small communities, and a mural component will create a lasting, visible legacy for Alpine.

2. Historic Marker and Kokernot Field National Registry Recognition Program

Kokernot Field, one of the most beloved historic baseball venues in the American Southwest, has been placed on the National Registry of Historic Places — a significant honor that deserves formal community recognition. Visit Alpine proposes to fund a new historic sign for the site and develop a public program to celebrate and commemorate this designation. This project is a direct investment in Alpine's heritage tourism infrastructure and honors the deep cultural significance of Kokernot Field to the region.

3. Dark Sky Coloring Book — Printing and Visitor Center Distribution

Alpine and the Big Bend region are internationally recognized as one of the premier dark sky destinations in the country. Visit Alpine proposes to use grant funding to print the Dark Sky Coloring Book, an educational and humanities-based publication that will be distributed free of charge to visitors at the Alpine Visitor Center. This project promotes awareness of Alpine's unique natural and scientific heritage, engages families and young visitors, and supports the region's identity as a dark sky community.

Request

Visit Alpine requests that the Alpine City Council authorize Visit Alpine to apply for Humanities Texas Rural Grants on a year-round, rolling basis for any number of qualifying humanities-based projects. Visit Alpine will determine which projects meet

Humanities Texas eligibility criteria and will submit applications accordingly. Visit Alpine will provide updates to the Council on funded projects as part of regular reporting.

This authorization carries no financial obligation or risk to the City of Alpine. All grant funds received will be managed by Visit Alpine and applied directly to approved project activities in accordance with Humanities Texas requirements.

Visit Alpine is eager to move forward on the three projects described above and stands ready to answer any questions the Council may have.

From Humanities Texas Website

In February, Humanities Texas launched a new grant program for organizations based in Texas counties with a population of 60,000 residents or fewer. Our rural grants support educational, historical, and cultural organizations offering public humanities programs to rural communities throughout the state.

Rural Grants At-a-Glance

- Awards of up to \$2,500
- Streamlined application
- No cost-share requirement
- Available year-round with a rolling deadline
- Award decisions within ten business days
- Staff offers live support and technical assistance

Rural Grants

Humanities Texas major and mini-grants have been serving rural Texas for over fifty years. With this new grant line, we aim to expand our service to rural communities, where access to philanthropic resources can be limited.

Our rural grants have a streamlined application process that does not require cost-share. Our grants team provides organizations with focused

support throughout the entire process, from questions about program design and budgeting, to basic grants administration, to conducting a program evaluation and writing an effective final report.

A key goal of this new initiative is to increase the fundraising and administrative capacity of the organizations that receive support.

Eligible Organizations

Humanities Texas welcomes proposals from applicants based in [Texas counties with a population of 60,000 residents or fewer](#).

Eligible organizations include, but are not limited to, museums, libraries, cultural centers, historical associations, city governments, county judge offices, community colleges, and school districts.

Applicants must have an active, publicly searchable System for Award Management Unique Entity ID (SAM UEI). Visit www.SAM.gov to check your registration status. Refer to our [applicant help document](#) for assistance with the SAM UEI.

Eligible Programming

Rural grants support public programs in the humanities. Humanities content, themes, and topics include, but are not limited to, the following: history, literature, heritage, art history, philosophy, social sciences, and contemporary society and culture.

Eligible programs can take many different formats, such as book discussions, conferences, lectures and panel discussions, exhibitions, festivals, film screenings, living history, media productions, oral history, workshops, and educational digital and web media.

If you are interested in applying for a grant to cover the cost of renting a Humanities Texas traveling exhibition, follow the link to learn more about our new [exhibition grants](#).

All funded programs are firmly grounded in the humanities and are directed to the general public, both adults and young people, outside of the regular school or college classroom. Programs targeting special audiences such as K–12 teachers, ethnic and community groups, or professional groups are also welcome.

Eligible Costs

Rural grants can cover many categories of program expenditures, including personnel, consultants, honorarium, travel, promotion, program evaluation, and other related program costs.

Apply

Humanities Texas has transitioned to an online application system. All applicants must submit their applications via the [grants portal](#). If you cannot access the portal, please contact our grants team. If you do not have reliable internet service or have other accessibility needs, please [email our team](#) or call us at 512.440.1991. Please read the grant guidelines document for more information on our grants program.

- [Grant guidelines](#)
- [Model rural grant budget](#)
- [Rural grant application transcript](#)

Application Deadlines

Rural grant applications are accepted on a rolling basis, but applications must be received at least six weeks before the grant period start date. The grant period must begin the first day of the month that promotion and/or

project activities begin. Decisions are made within ten business days after submission of an eligible application.

Application Best Practices

To ensure your application is competitive, grants staff recommend the following considerations when crafting your proposal:

- Ensure your program has a single activity with clear outcomes.
- Include clear and specific program details in the activities section.
- Verify you are selecting an eligible grant period (must begin on the first of the month, at least six weeks from the date you apply).

How Funding Decisions Are Made

The Humanities Texas executive director and staff, with the authorization of the Board of Directors, review mini-grants. Projects are evaluated based on Humanities Texas's organizational mission and grants guidelines. Of particular importance are the quality of each project's conception and design, the strength of its humanities component, and the extent to which it will meet the intellectual, cultural, or professional needs and interests of its target audience(s) in Texas. Priority is given to applications from Texas-based organizations, organizations located in underserved counties, and organizations that have not received funding in the past ten years.

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 11F

Department: Administration

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve a plan for the Alpine Municipal Pool and plan moving forward for the Summer 2026 Season. (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 - 5/13/2026
Final Approval - 5/13/2026

CITY COUNCIL AGENDA ITEM REPORT

May 19, 2026

Agenda Item No. 14A

Department: City Attorney

Sponsor: Cynthia Trevino

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Consultation with Attorney § 551.071, Texas Government Code

- a. Cause No. 25485, Allen v. Brewster County, Et Al. (C. Trevino, City Attorney)
- b. Update on Open Meeting closed session requirements.(C. Trevino, City Attorney)

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 - 5/13/2026
Final Approval - 5/13/2026