



CITY OF ALPINE
WORKSHOP & REGULAR CITY COUNCIL MEETING
June 2, 2026 – 4:00 PM

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

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

- A. Workshop to discuss potential updates to the Employee Personnel Policies and Procedures Handbook. (H. Arredondo, City Manager)

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

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

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

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

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

- B. Public Hearing to obtain citizen views and comments regarding Replat 2026-06-01, a replat application to allow the applicant, Glen & Dee Ann Perkins, to combine two existing privately owned parcels into a single tract. The subject property is located at 2400 FM 1703, Alpine, Brewster County, Texas. The subject property is legally described as Lot One (1) & 0.219 acres out of South part of Lot Two (2), Alpine Industrial Park West, Envelope 219, Plat

Records of Brewster County, Texas, being all of that certain tract described in Volume 219, Page 468, Official Public Records of Brewster County, Texas. The record property owner is Glen I. & Dee Ann Perkins. The Parcel Identification Numbers of the subject properties are 10144 and 32386. The current zoning classification of the property is C1-A Neighborhood Commercial District. If the replat is approved the zoning classification will not change and remain C1-A Neighborhood Commercial District.

- C. Public Hearing to obtain citizen's views and comments regarding Special Use Permit 2026-04-01, a special use permit allowing the applicant, Jennifer Hatch, to establish a short term rental at 110 N 7th. The property owner of record is Jennifer Hatch. The Parcel ID of the subject property is 11839.
- D. Public Hearing to obtain citizen's views and comments regarding Special Use Permit 2026-06-01, a special use permit allowing the applicant, Susan Little & Elena Andrade, to establish a short term rental at 612 E AVE E. The property owner of record is Susan Little & Elena Andrade. The Parcel ID of the subject property is 10687.

5. **PUBLIC PRESENTATIONS.** -

A. Presentations & Recognitions

- i) Recognition of the following individuals, organizations, and stakeholders for their extraordinary service, cooperation, and contributions during the City's ongoing water emergency response and infrastructure stabilization efforts:

Firefighters

- James Etchison
- Jacob Goodman
- Shelby Green
- Ethan Sullivan
- Caleb Mannix
- Colin Kelley
- Aaron Thomas
- Jeremiah Pearce
- Michael Eisenwine

City Staff, Citizens, Vendors, and other Stakeholders:

- Raymond Mobbs-Morgan
- Dionicio Morales
- Dominique Rubio
- Raul Melendez Jr.
- Christian Diaz
- Director Michael Maciaz
- Director Randy Guzman and his team
- Director Jessica Isley
- Director Eddie Molinar and his team
- John Skinner
- Anthony Marquez Jr.
- Kevin Teague
- Alpine Police Department

- WATER RUNNER LLC
 - Robbie Dominguez
 - Odessa Laboratory
 - Arrowhead Drilling
 - Local ranchers including the Turner, Cartwright, and Daughtery families
 - Tom and Caroline Mangrem
- B. Proclamations
- C. Community Interest Items
- i) Mayor Announcements
 - ii) City Manager Announcements
 - iii) Council Member Announcements
6. **CHANGES TO POSTED AGENDA.** - *NOTICE: The City Council reserves the right to change the order of business at any time during the meeting. To change the order of business a motion, a second, and a majority vote is required.*
- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.
- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.
- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.
- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.
7. **TIME SENSITIVE ITEMS.** -
8. **CONSENT AGENDA.** -
- A. Approval of the May 19, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)
 - B. Approve Special Use Permit 2026-04-01, a special use permit allowing the applicant, Jennifer Hatch, to establish a short term rental at 110 N 7th. The property owner of record is Jennifer Hatch. The Parcel ID of the subject property is 11839. (G. Calderon, City Secretary)
 - C. Approve Special Use Permit 2026-06-01, a special use permit allowing the applicant, Susan Little & Elena Andrade, to establish a short term rental at 612 E Ave E. The property owner of record is Susan Little & Elena Andrade. The Parcel ID of the subject property is 10687. (G. Calderon, City Secretary)
9. **ITEMS REMOVED FROM THE CONSENT AGENDA.** -

10. **REPORTS & PRESENTATIONS.** - *Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.*
11. **INFORMATION OR DISCUSSION ITEMS.** -
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 2026-06-01, 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)
 - B. Approve the first reading of Ordinance 2026-06-02, an ordinance amending Chapter 23 – City Council of the Alpine Code of Ordinances by adding Article V – Petitions; Establishing procedures for the submission, receipt, and consideration of petitions; Distinguishing between petitions authorized by state law or the City Charter and general petitions; Amending Article I – In General, Section 23-5 Types of Council Action to amend ordinance procedures related to zoning ordinances; Providing for compliance with applicable state law; And providing for the following: Findings of Fact, Inclusion in the Code of Ordinances, Cumulative, Severability, Proper Notice and Meeting, And an Effective Date. (G. Calderon, City Secretary)
 - C. Approve the first reading of Ordinance 2026-06-03, an ordinance amending Chapter 22 – Businesses of the Alpine Code of Ordinances; Amending regulations related to the sale of alcoholic beverages for on-premises consumption within the C-1 Neighborhood Commercial District; providing that certain properties located on U.S. Highway 90 or State Highway 118 may be eligible for on-premises consumption without a special use permit; 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. (R. Rückes, City Council)
 - D. Approve the first reading of Ordinance 2026-06-04, an ordinance amending Appendix C – Zoning, Article I – Basic Ordinance, Section 4 – Nonconforming lots, nonconforming uses of land, nonconforming structures, nonconforming uses of structures and premises, and nonconforming characteristics of use, of the City of Alpine Code of Ordinances; Providing regulations related to pre-1968 nonconforming structures and uses, including continuation of nonconforming rights, repair, maintenance, and limitations on expansion; providing for findings of fact, inclusion in the Code of Ordinances, repealer, savings, severability, proper notice, penalty, and effective date clauses. (H. Arredondo, City Manager)
 - E. Approve Resolution 2026-05-02A, a resolution ratifying and confirming the actions taken by the City Council on May 19, 2026 regarding the 2026 Alpine Municipal Swimming Pool operations plan; Amending certain fees previously adopted by Resolution 2026-05-02; Establishing monthly individual and family passes; Providing operational conditions related to water availability and drought response; And providing for an Effective Date. (H. Arredondo,

City Manager)

- F. Approve Resolution 2026-06-01, a resolution of the City of Alpine, Texas awarding Community Services Grant Program funding to eligible nonprofit organizations under the City of Alpine Community Services Grant Program for Fiscal Year 2026–2027; Authorizing the allocation of grant funds to the Children’s Advocacy Center of the Big Bend, the Family Crisis Center of the Big Bend, and the Sunshine House; Establishing reporting requirements; And providing for an Effective Date. (H. Arredondo, City Manager)
- G. Approve Resolution 2026-06-02, a resolution granting the consent of the City of Alpine, Texas, to the creation of Brewster County Emergency Services District No. 2. (C. Eaves, Mayor)
- H. Approve Replat 2026-06-01, a replat application to allow the applicant, Glen & Dee Ann Perkins, to combine two existing privately owned parcels into a single tract. The subject property is located at 2400 FM 1703, Alpine, Brewster County, Texas. The subject property is legally described as Lot One (1) & 0.219 acres out of South part of Lot Two (2), Alpine Industrial Park West, Envelope 219, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 219, Page 468, Official Public Records of Brewster County, Texas. The record property owner is Glen I. & Dee Ann Perkins. The Parcel Identification Numbers of the subject properties are 10144 and 32386. The current zoning classification of the property is C1-A Neighborhood Commercial District. If the replat is approved the zoning classification will not change and remain C1-A Neighborhood Commercial District. (H. Arredondo, City Manager)
- I. Award contract for RFP 2026-04-01 Road Materials to Ergon Asphalt & Emulsions, Inc. for CRS-2 and MS-2 asphalt materials; Jarrett Dirt Work and Paving, Inc. for Grade 4 Topping Rock, Grade 5 Topping Rock, and Type “D” Hot Mix/Cold Lay materials; and authorize the City Manager to execute all necessary agreements and related documents. (H. Arredondo, City Manager)
13. **EXECUTIVE REPORTS.** - *Executive reports are limited to 6 minutes each. A bell will ring when the six-minute timeframe has been reached. If further time is needed the presentation may be extended an additional four minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the city council. Executive reports do not require individual items to be listed for presentation, but no discussion may take place during this section unless the items are listed on the agenda.*
- A. **City Mayor Report**
- B. **City Manager Report:** Employee Compensation, Personnel, and Organizational Development; Budget and Financial Administration; Capital Improvement Program and Infrastructure Projects; Streets and Transportation; Utilities Operations (Water, Wastewater, and Utility Systems); Smart Meter Implementation; Utility Billing Software Transition; Information Technology and Cybersecurity; Grants and Funding Opportunities; Requests for Proposals and Procurement Activities; Public Safety and Emergency Services Coordination; Economic Development and Tourism; Elections, Charter Amendments, and Governance Matters; Intergovernmental Relations and Regional Partnerships; Boards, Commissions, and Committees; Pending and Ongoing Projects.
14. **CITY COUNCIL MEMBER COMMENTS.** -

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

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Office of the City Secretary at (432) 837-3301, option 1, three working days prior to the meeting for appropriate arrangements.

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 5 P.M. on May 27, 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 27 day of May, 2026.



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

