



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
June 16, 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 2026-06-02, 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.

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

- C. Public Hearing to obtain citizen views and comments regarding the second and final 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.
 - D. Public Hearing to obtain citizen views and comments regarding the first reading of Ordinance 2026-06-05, an ordinance amending Chapter 2 – Administration, Article IV – Finance of the Alpine Code of Ordinances by adding Division 4 – Enterprise Fund Financial Management; Establishing financial management policies for City enterprise funds, including rate sufficiency requirements, reserve requirements, limitations on transfers of enterprise fund revenues, annual reporting requirements, and long-term financial sustainability standards; Providing for Findings of Fact, Enactment, Repealer, Severability, Proper Notice and Meeting, Inclusion in the Code of Ordinances, and Effective Date clauses.
 - E. Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2026-06-06, An Ordinance Amending The City Of Alpine Fy 2025-2026 Budget To Appropriate Proceeds From The City Of Alpine, Texas; Taxable Limited Tax Notes; Providing For The Following Clauses: Findings Of Fact, Cumulative, Proper Notice And Meeting, And Effective Date.
 - F. Public Hearing to obtain citizen views and comments regarding Resolution 2026-06-13, a resolution adopting the City of Alpine Master Fee Schedule; Establishing Appendices A through H; Including Appendix B: Building Services Fees relating to Building Permit and Departmental Fees; Authorizing the periodic update of fees by resolution; Repealing conflicting resolutions; Directing implementation; And providing for an Effective Date.
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.** -
- A. Approval of the June 2, 2026 Regular Meeting Minutes. (A. Tackett, Deputy City Secretary)
- B. Approval of the May 2026 invoice for Bojorquez Law Firm Services. (A. Tackett, Deputy City Secretary)
- C. Approve Order 2026-06-01, ordering a General Election for the Offices of City Council Member Ward 5 and for the Office of Mayor. (A. Tackett, Deputy City Secretary)
- D. Approve Order 2026-06-02, ordering a special charter amendment election. (A. Tackett, Deputy City Secretary)
- E. Approve award of contract for RFP 2026-04-02 Airport Fuel to AVFuel Corporation for airport fuel services for the Alpine-Casparis Municipal Airport; and authorize the City Manager to execute all necessary agreements and related documents. (H. Arredondo, City Manager)
- F. Approval of a Landscape Maintenance Agreement between the City of Alpine and the Texas Department of Transportation (TxDOT) for the maintenance of landscape, irrigation, and illumination improvements associated with the TxDOT Landscape & Scenic Enhancement Project along portions of US 67/90, SH 223, and SH 118 within the City of Alpine; and authorize the City Manager to execute all necessary documents. (H. Arredondo, City Manager)
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.** -
- A. Family Crisis Center of the Big Bend Update. (H. Arredondo, City Manager)
- B. Alpine Country Club Update. (H. Arredondo, City Manager)
- C. Discussion regarding Hotel Occupancy Tax (HOT) grant funding recommendations, projected

- available funding, and City Council direction on the overall grant budget for Fiscal Year 2026–2027. (H. Arredondo, City Manager)
- D. Discussion regarding the City of Alpine opting into the Ground Water District, with thoughts from the Meadows Research Institute at Sul Ross (C. Eaves, Mayor)
 - E. Discussion regarding the development of a strategic water infrastructure plan, with a focus on evaluating existing wells and determining which may need refurbishment or replacement over the next year. (C. Eaves, Mayor)
 - F. Discussion regarding the Manuel Payne Field Interlocal Agreement between the Alpine Independent School District and City of Alpine (H. Arredondo)
 - G. Discussion regarding renewal of the Alpine Country Club Lease. (H. Arredondo, City Manager)
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 2026-06-02, 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. (H. Arredondo, City Manager)
 - B. Approve the second and final 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)
 - C. Approve the second and final 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)
 - D. Approve the first reading Ordinance 2026-06-05, an ordinance amending Chapter 2 – Administration, Article IV – Finance of the Alpine Code of Ordinances by adding Division 4 – Enterprise Fund Financial Management; Establishing Financial Management Policies for City Enterprise Funds, Including Rate Sufficiency Requirements, Reserve Requirements,

- Limitations on Transfers of Enterprise Fund Revenues, Annual Reporting Requirements, and Long-term Financial Sustainability Standards; Providing for the following: Findings of Fact, Enactment, Repealer, Severability, Proper Notice and Meeting, Inclusion in the Code of Ordinances, and Effective Date. (R. Rückes, City Council)
- E. Approve the first reading of Ordinance 2026-06-06, an Ordinance amending The City Of Alpine FY 2025-2026 Budget To Appropriate Proceeds From The City Of Alpine, Texas; Taxable Limited Tax Notes; Providing For The Following Clauses: Findings Of Fact, Cumulative, Proper Notice And Meeting, And Effective Date. (H. Arredondo, City Manager)
- F. Approve Resolution 2026-06-13, a resolution adopting the City of Alpine Master Fee Schedule; Establishing Appendices A through H; Authorizing the periodic update of fees by resolution; Repealing conflicting resolutions; Directing implementation; And providing for an Effective Date. (H. Arredondo, City Manager)
- G. Approve Resolution 2026-06-14, a resolution approving Blanket Grant Writing Services. (H. Arredondo, City Manager)
- H. Approve the acceptance of the Fiscal Year 2023-2024 Audit from Gibson, Ruddock, and Patterson LLC. (Henry Arredondo, City Manager)
12. **EXECUTIVE REPORTS.** - *Executive reports are limited to 6 minutes each. A bell will ring when the six-minute timeframe has been reached. If further time is needed the presentation may be extended an additional four minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the city council. Executive reports do not require individual items to be listed for presentation, but no discussion may take place during this section unless the items are listed on the agenda.*
- A. **City Mayor Report**
- B. **City Manager Report:** Employee Compensation, Personnel, and Organizational Development; Budget and Financial Administration; Capital Improvement Program and Infrastructure Projects; Streets and Transportation; Utilities Operations (Water, Wastewater, and Utility Systems); Smart Meter Implementation; Utility Billing Software Transition; Information Technology and Cybersecurity; Grants and Funding Opportunities; Requests for Proposals and Procurement Activities; Public Safety and Emergency Services Coordination; Economic Development and Tourism; Elections, Charter Amendments, and Governance Matters; Intergovernmental Relations and Regional Partnerships; Boards, Commissions, and Committees; Pending and Ongoing Projects.
13. **CITY COUNCIL MEMBER COMMENTS.** -
14. **EXECUTIVE SESSION.** - ***NOTICE:*** *The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*
15. **ACTION AFTER EXECUTIVE SESSION.** -
16. **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, Alexandra L. Tackett, 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 June 10, 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 10 day of June, 2026.



Alexandra L. Tackett

Deputy City Secretary



CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 3A

Department:

Sponsor: Alexandra Tackett, Deputy 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 2026-06-02, 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.

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

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 3B

Department: Administration

Sponsor: Alexandra Tackett, Deputy 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 2026-06-03, 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.

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

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 3C

Department: Administration

Sponsor: Alexandra Tackett, Deputy 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 2026-06-04, 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.

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

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 3D

Department: Administration

Sponsor: Alexandra Tackett, Deputy City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the first reading of Ordinance 2026-06-05, an ordinance amending Chapter 2 – Administration, Article IV – Finance of the Alpine Code of Ordinances by adding Division 4 – Enterprise Fund Financial Management; Establishing financial management policies for City enterprise funds, including rate sufficiency requirements, reserve requirements, limitations on transfers of enterprise fund revenues, annual reporting requirements, and long-term financial sustainability standards; Providing for Findings of Fact, Enactment, Repealer, Severability, Proper Notice and Meeting, Inclusion in the Code of Ordinances, and Effective Date clauses.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 3E

Department: Administration

Sponsor: Alexandra Tackett, Deputy City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2026-06-06, An Ordinance Amending The City Of Alpine Fy 2025-2026 Budget To Appropriate Proceeds From The City Of Alpine, Texas; Taxable Limited Tax Notes; Providing For The Following Clauses: Findings Of Fact, Cumulative, Proper Notice And Meeting, And Effective Date.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 3F

Department: Administration

Sponsor: Alexandra Tackett, Deputy City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Resolution 2026-06-13, a resolution adopting the City of Alpine Master Fee Schedule; Establishing Appendices A through H; Including Appendix B: Building Services Fees relating to Building Permit and Departmental Fees; Authorizing the periodic update of fees by resolution; Repealing conflicting resolutions; Directing implementation; And providing for an Effective Date.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 7A

Department: Administration

Sponsor: Alexandra Tackett, Deputy City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the June 2, 2026 Regular Meeting Minutes. (A. Tackett, Deputy City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 6-2-26 Workshop & Regular City Council Meeting Minutes-1
-

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Final Approval - 6/9/2026

City Of Alpine
WORKSHOP & REGULAR CITY COUNCIL MEETING
Tuesday, June 2, 2026 – 4:00 PM
Minutes

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)

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.

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
Vianey Olivas, Records Clerk
David Martinez, Parks Supervisor
Jessica Isley, Building Official
Mike Maciaz, Utilities Director

Not Present: None

Others Present: None

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
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
Cynthia Trevino, City Attorney
Felipe Fierro, Police Captain
Jessica Isley, Building Official
Mike Maciaz, Utilities Director

Not Present: None

Others Present: 20 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 2:00 P.M. on May 27, 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.*

Public Comments: Josh Rousselow, Ward 3, commenting on the consent agenda minutes.

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.*

Open (5:35 P.M.)

- 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.

Public Comments: None.

- 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.

Public Comments: None.

- 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.

Public Comments: None.

- 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.

Public Comments: None.

Close (5:39 P.M.)

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

Mayor Eaves called a short recess. (5:42 P.M.)

The meeting resumed. (5:57 P.M.)

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.

No items were continued or withdrawn.

B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.

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

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

No action items were added to the consent agenda.

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

No time sensitive items were added.

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)

RESOLUTION 2026-06-03: On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to approve the consent agenda as presented, the City Council unanimously adopted the motion.

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)

RESOLUTION 2026-06-04: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve the second and final reading of Ordinance 2026-06-01 as presented, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-06-05: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the first reading of Ordinance 2026-06-02, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-06-06: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve the first reading of Ordinance 2026-06-03 as presented, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-06-07: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve the first reading of Ordinance 2026-06-04 as presented, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-06-08: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve Resolution 2026-05-02A as presented, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-06-09: On a motion by Councilor Rick Stephens and seconded by Councilor Robert Rückes to approve Resolution 2026-06-01, which will allocate \$5,000 to the Children’s Advocacy Center of the Big Bend, up to \$15,000 for the Family Crisis Center of the Big Bend and up to \$15,000 for the Sunshine House, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-06-10: On a motion by Mayor Catherine Eaves and seconded by Councilor Eva Martinez to approve Resolution 2026-06-02, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-06-11: On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to approve Replat 2026-06-01, the City Council unanimously adopted the motion.

- 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)

RESOLUTION 2026-06-12: On a motion by Councilor Rick Stephens and seconded by Councilor Richard Portillo to award contract for RFP 2026-04-01 to Road materials as presented, the City Council unanimously adopted the motion.

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**

*Mayor Eaves called a short recess. (6:24 P.M.)
The meeting resumed. (6:37 P.M.)*

- 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.** -

There being no further business, the meeting was adjourned by Mayor Eaves. (6:46 P.M.)

APPROVED:

ATTEST:

Catherine Eaves, *Mayor*

Alexandra L. Tackett
Deputy City Secretary

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, Alexandra L. Tackett, 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.



Alexandra L. Tackett
Deputy City Secretary



CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 7B

Department: Administration

Sponsor: Alexandra Tackett, Deputy City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the May 2026 invoice for Bojorquez Law Firm Services. (A. Tackett, Deputy City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- Alpine (C) Invoice #14907_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

Final Approval - 6/9/2026

INVOICE

Issue Date 5/29/2026
Due Date 7/1/2026

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

Alpine - General

Total for Alpine - General	\$3,105.40
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Alpine - Land Use

Total for Alpine - Land Use	\$108.00
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Alpine - Litigation

Total for Alpine - Litigation	\$630.20
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Alpine - Municipal Court

Total for Alpine - Municipal Court	\$1,672.50
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Alpine - Open Records

Total for Alpine - Open Records	\$207.80
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Alpine - Personnel

Total for Alpine - Personnel	\$1,112.60
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Alpine - Utilities

Total for Alpine - Utilities	\$648.00
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Alpine - Water

Total for Alpine - Water	\$745.40
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Total (USD)	\$8,229.90
Paid	\$0.00
Balance	\$8,229.90

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	\$212.26	32.00	\$6,792.30
Nicole E Hipp-Follweiler	\$110.00	9.60	\$1,056.00
Scott Tschirhart	\$361.00	0.60	\$216.60
Hope Avila	\$110.00	0.20	\$22.00
Amanda G Watkins	\$110.00	1.30	\$143.00

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 7C

Department: Administration

Sponsor: Alexandra Tackett, Deputy City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Order 2026-06-01, ordering a General Election for the Offices of City Council Member Ward 5 and for the Office of Mayor. (A. Tackett, Deputy City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Order 2026-06-01 Order of Election

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

Final Approval - 6/9/2026

Issued this 16th of June, 2026.
(Emitida este día 16 de junio del 2026).

Signature of Mayor (*Firma del Alcalde*)

Signature of Councilperson, Ward 1
(*Firma del Concejal, Distrito 1*)

Signature of Councilperson Ward 4
(*Firma del Concejal, Distrito 4*)

Signature of Councilperson, Ward 2
(*Firma del Concejal, Distrito 2*)

Signature of Councilperson, Ward 5
(*Firma del Concejal, Distrito 5*)

ATTEST (*DAR FE*):

Signature of Councilperson, Ward 3
(*Firma del Concejal, Distrito 3*)

City Secretary
(*Secretario/a de la ciudad*)

**Instruction Note: A copy of this election order must be delivered to the County Clerk/
Elections Administrator and Voter Registrar not later than 60 days before election day.**

*Nota de Instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del
Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de
elección.*

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 7D

Department: Administration

Sponsor: Alexandra Tackett, Deputy City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Order 2026-06-02, ordering a special charter amendment election. (A. Tackett, Deputy City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Order 2026-06-02 - special charter amendment election

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

Final Approval - 6/10/2026

ORDER 2026-06-02

ORDER OF SPECIAL ELECTION

AN ORDER OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS ORDERING A SPECIAL CHARTER ELECTION TO BE HELD IN SAID CITY ON THE NEXT UNIFORM ELECTION DATE, THE SAME BEING NOVEMBER 3, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF ALPINE, TEXAS CERTAIN PROPOSED AMENDMENTS TO THE EXISTING HOME RULE CITY CHARTER; DESIGNATING THE PLACE AT WHICH SAID ELECTION IS TO BE HELD; MAKING PROVISIONS FOR THE CONDUCT OF THAT ELECTION AND OTHER PROVISIONS AND RELATING TO THE PURPOSE OF THE ORDER; PROVIDING FOR CONDUCT OF THE ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council, on its own motion has discussed recommended proposed updates to the Home Rule Charter for the City of Alpine; and

WHEREAS, the City Council has held several discussions regarding Charter updates that better align with state law, that clarify procedural issues that have arisen in recent years, and that provide more value to the City and its citizens; and

WHEREAS, the City Council has determined that certain amendments are in the best interest of the citizens and to comply with state law; and

WHEREAS, the City Council, after due consideration, desires to conduct a special election on proposed amendments to the Home Rule Charter on the uniform election date of November 3, 2026; and

WHEREAS, the City Council, by passage of this order, intends to authorize the conducting of an election pursuant to the provisions of the Texas Election Code.

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

SECTION I

Each one of the recitals, findings, and determinations contained in the preamble of this order, are found to be true and correct are hereby incorporated herein and made a part hereof for all purposes.

SECTION II

A special election is hereby ordered for the hereinafter proposed amendments to the existing City Charter of the City of Alpine, contained in Exhibit "A" attached hereto and made a part of this Order for all purposes to be submitted to the qualified voters of the City for their approval or disapproval at an election to be held on the next uniform election date, the same being the 3rd day of November 2026, which is not less than seventy-eight days from the date of this order, between the hours of 7:00 a.m. and 7:00 p.m., at the voting places hereafter named.

SECTION III

The City election precincts for this election shall consist of the territory located within the corporate limits of the City, and the polling places at said election shall be as follows, to wit:

Precinct 1 - Assembly of God 1802 N Hwy 118, Alpine, Texas 79830

Precinct 2 - Judge Val Clark Beard Office Complex 203 N 7th, Alpine, Texas 79830

Precinct 4 - Alpine Civic Center 801 W Holland, Alpine, Texas 79830

Precinct 8 - Food Pantry of Alpine 933 East Gallego Ave, Alpine, Texas 79830

SECTION IV

Early Voting in the City of Alpine will be conducted at locations as to be determined by the county Elections Administration. The early voting period of said election is established by law, and the Clerk shall conduct early voting from Monday, October 19, 2026 through Friday, October 30, 2026, in accordance with the provisions of the Texas Election Code Sections 85.001 and 85.005.

SECTION V

Applications for early voting ballot by mail shall be mailed to:

Locations as to be determined by the county Elections Administration.

Applications for early voting ballot by mail must be received no later than the close of business on November 3, 2026.

SECTION VI

Voting on the date of the Election and early voting therefore, shall be by the use of a lawfully approved voting system. The preparation of the voting equipment to be used in connection with such voting system and the official ballots for the Election shall conform to the Texas Election Code, as amended, so as to permit the electors to vote “Yes” or “No” on each of the individual Propositions. Said ballots shall have such provisions, marking, and language as made be required by law, and a summary of the Propositions shall be set forth on said ballots in substantially the form and language hereto attached as Exhibit “B.”

SECTION VII

All resident qualified electors of the City shall be permitted to vote in said election. In addition, the election material enumerated in the Texas Election Code shall be printed in both English and Spanish as required, for use at the polling places and for early voting in said election.

EFFECTIVE DATE

This order shall be effective immediately upon passage.

DULY PASSED AND ADOPTED THIS 16th DAY OF JUNE 2026 BY MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

APPROVED:

Catherine Eaves, Mayor

Richard Portillo, City Council Member Ward 1

Eva Martinez, City Council Member Ward 2

Robert Rückes, City Council Member Ward 3

Lucy Escovedo, City Council Member Ward 4

Rick Stephens, City Council Member Ward 5

ATTEST:

Alexandra L. Tackett, Deputy City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”
AMENDMENTS

Proposition A

SHALL ARTICLE II, SECTION 2.01 GENERAL POWERS, SUBSECTION (B)(5), OF THE CITY OF ALPINE, TEXAS CITY CHARTER BE AMENDED TO AUTHORIZE THE CITY COUNCIL TO ESTABLISH CHARGES FOR PUBLIC WATER SERVICE BY RESOLUTION?

This proposition would amend the specifically listed sections and subsections below as indicated by changing the word Ordinance to the word Resolution. The remainder of the sections and subsections with no listed amendments remain unchanged and in full force and effect unless expressly amended by another proposition passed during the same election:

Article II Powers of the City

Section 2.01 General Powers | Subsection (B)(5)

Current Charter language

“... (5) to provide for a public water system and to fix, by ordinance, the charges and compensation to be charged by the City for public water service;”

Proposed amendment

“(5) to provide for a public water system and to fix, by ~~ordinance~~ or resolution, the charges and compensation to be charged by the City for public water service;”.

Proposition B

SHALL ARTICLE III, SECTION 3.01 NUMBER, SELECTION, AND TERMS OF OFFICE, SUBSECTION (E), OF THE CITY OF ALPINE, TEXAS CITY CHARTER BE AMENDED TO ALIGN THE TERM-LIMIT AND ‘SIT-OUT’ REQUIREMENTS WITH THE VOTERAPPROVED THREE-YEAR TERMS BY LIMITING SERVICE TO TWO CONSECUTIVE TERMS FOLLOWED BY A ONE-YEAR PERIOD OF INELIGIBILITY?

This proposition would amend the specifically listed sections and subsections below as updated subsection to match the current three-year term structure: two consecutive terms, then a one-year period of ineligibility, while keeping the same treatment of partial terms. The remainder of the sections and subsections with no listed amendments remain unchanged and in full force and effect unless expressly amended by another proposition passed during the same election:

Article III The City Council

Section 3.01 Number, Selection, and Terms of Office | Subsection (E)

Current Charter language

“Any person who has served on the City Council during three (3) consecutive terms will be ineligible to occupy any position on the Council for a period of two (2) years. A partial term of

less than one (1) year will not count in determining the number of consecutive terms. Any person who has not served on the Council during the previous two consecutive years shall be eligible to serve under the same conditions as and with no more restrictions than a person who has never served on the Council.”

Proposed amendment

“Any person who has served on the City Council during ~~three (3)~~ two (2) consecutive terms will be ineligible to occupy any position on the Council for a period of ~~two (2) years~~ one (1) year. A partial term of less than one (1) year will not count in determining the number of consecutive terms. Any person who has not served on the Council during the previous ~~two consecutive years~~ one (1) year shall be eligible to serve under the same conditions as and with no more restrictions than a person who has never served on the Council.”

Proposition C

SHALL ARTICLE IV, SECTION 4.01 CITY MANAGER, SUBSECTION (A), OF THE CITY OF ALPINE, TEXAS CITY CHARTER BE AMENDED TO REMOVE THE REFERENCE TO THE CITY MANAGER AS THE ‘CHIEF ADMINISTRATIVE’ OFFICER WHILE RETAINING THE CITY MANAGER’S ROLE AS CHIEF EXECUTIVE OFFICER RESPONSIBLE TO THE CITY COUNCIL FOR ADMINISTRATION OF CITY AFFAIRS?

This proposition would amend the specifically listed sections and subsections below as indicated with the words struck through being amended deletions. The remainder of the sections and subsections with no listed amendments remain unchanged and in full force and effect unless expressly amended by another proposition passed during the same election:

Article IV — City Administration

Section 4.01 City Manager | Subsection (A)

Current Charter language

“The Council shall upon approval of a majority of the full City Council appoint a City Manager who shall be the chief administrative and executive officer of the City, and shall be responsible to the Council for the administration of the affairs of the City.”

Proposed amendment

“The Council shall upon approval of a majority of the full City Council appoint a City Manager who shall be the chief ~~administrative and~~ executive officer of the City, and shall be responsible to the Council for the administration of the affairs of the City.”

Proposition D

SHALL ARTICLE IV, SECTION 4.01 CITY MANAGER, SUBSECTION (C), OF THE CITY OF ALPINE, TEXAS CITY CHARTER BE AMENDED TO AUTHORIZE THE CITY COUNCIL TO APPOINT A CITY MANAGER FOR AN INDEFINITE TERM OR FOR A DEFINITE TERM AS DETERMINED BY THE CITY COUNCIL?

This proposition would amend the specifically listed sections and subsections below as indicated with the words underlined being amended additions. The remainder of the sections and subsections with no listed amendments remain unchanged and in full force and effect unless expressly amended by another proposition passed during the same election:

Article IV — City Administration

Section 4.01 City Manager | Subsection (C)

Current Charter language

“The City Manager shall be appointed for an indefinite term and receive compensation as may be fixed by the Council.”

Proposed amendment

“The City Manager shall be appointed for an indefinite term or for a definite term as may be fixed by the Council and receive compensation as may be fixed by the Council.”

Proposition E

SHALL ARTICLE IV, SECTION 4.03 CITY SECRETARY, SUBSECTION (A), OF THE CITY OF ALPINE, TEXAS CITY CHARTER BE AMENDED TO PROVIDE THAT THE CITY SECRETARY REPORTS DIRECTLY TO THE CITY COUNCIL?

This proposition would clarify direct reporting to Council while preserving Council’s authority over appointment and removal. The remainder of the sections and subsections with no listed amendments remain unchanged and in full force and effect unless expressly amended by another proposition passed during the same election:

Article IV — City Administration

Section 4.03 City Secretary | Subsection (A)

Current Charter language

“The Council shall appoint a City Secretary who shall report administratively to the City Manager, but may be removed from office only with the consent of the Council.”

Proposed amendment

“The Council shall appoint a City Secretary who shall report ~~administratively to the City Manager,~~ but may be directly to the City Council and may be removed from office only with by the consent of the Council.

Proposition F

SHALL ARTICLE VI, SECTION 6.01, OF THE CITY OF ALPINE, TEXAS CITY CHARTER BE AMENDED TO PROVIDE THAT REGULAR CITY ELECTIONS SHALL BE HELD ON THE NOVEMBER UNIFORM ELECTION DATE, AS PERMITTED BY STATE LAW?

This proposition would amend the specifically listed sections and subsections below as indicated with the words struck through being amended deletions. This amendment does not change current practice. Instead, it memorializes in the City Charter the City’s existing November election schedule, ensuring consistency between state law, City action, and the Charter. The amendment improves legal clarity and avoids future inconsistencies between the Charter and the Texas Election Code. The remainder of the sections and subsections with no listed amendments remain unchanged and in full force and effect unless expressly amended by another proposition passed during the same election:

Article VI — Elections

Section 6.01 Regular Elections

Current Charter language

“Annual City elections shall be held on the first Saturday in May, or on the closest date to the first Saturday in May permitted by the laws of the State of Texas.”

Proposed amendment

“Annual City elections shall be held on ~~the first Saturday in May, or on the closest date to the first Saturday in May~~ uniform election date in November permitted by the laws of the State of Texas.”

Proposition G

SHALL ARTICLE VI, SECTION 6.05, OF THE CITY OF ALPINE, TEXAS CITY CHARTER BE AMENDED TO REQUIRE THAT CITY COUNCIL AND MAYORAL ELECTIONS BE DECIDED BY MAJORITY VOTE, WITH A RUNOFF ELECTION IF NECESSARY, IN ACCORDANCE WITH STATE LAW?

This proposition would amend the specifically listed sections and subsections below as indicated with the words struck through being amended deletions. This amendment does not create a new policy. Instead, it updates the City Charter to conform to state law and eliminate outdated plurality language. Even if this amendment were not approved, City elections would still be conducted by majority vote in compliance with state law. The purpose of this amendment is to ensure that the Charter accurately reflects current legal requirements. The remainder of the sections and subsections with no listed amendments remain unchanged and in full force and effect unless expressly amended by another proposition passed during the same election:

Article VI — Elections

Section 6.05 Election by Plurality

Current Charter language

“Section 6.05 Election by Plurality

At any regular or special election for the City Council, including the office of Mayor, the candidate for each position or place who shall receive the greatest number of votes shall be declared elected.”

Proposed amendment

“Section 6.05 Election by ~~Plurality~~ Majority

At any regular or special election for the City Council, including the office of Mayor, the candidate for each position or place who shall receive ~~the greatest number of votes~~ a majority of the votes cast for that office shall be declared elected. If no candidate receives a majority of the votes cast, a runoff election shall be conducted in accordance with the Texas Election Code.”

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 7E

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve award of contract for RFP 2026-04-02 Airport Fuel to AVFuel Corporation for airport fuel services for the Alpine-Casparis Municipal Airport; and authorize the City Manager to execute all necessary agreements and related documents. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. RFP 2026-04-02 Evaluation Summary
2. RFP 2026-04-02 Airport Fuel Evaluation Score Forms FINAL WINNER with individual scores

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

Final Approval - 6/9/2026

Airport Fuel RFP 2026-04-02 Evaluation Summary

The following analysis compares the pricing structures submitted by each proposer for Airport Fuel services for the Alpine-Casparis Municipal Airport. This review is based on the pricing information provided in each proposal and the evaluation criteria established by the City for best value procurement pursuant to Texas Local Government Code §252.043.

Relevant evaluation guidance reviewed: Pricing / Total Cost Including Delivery (60 points), Ability to Deliver / Operational Capability (25 points), and References, Reputation & Prior Performance (15 points).

Vendor	Pricing (60)	Operations (25)	References (15)	Total
Atlantic Petroleum	48	21	12	81
AEG Fuels	54	22	13	89
AVFuel Corporation	58	24	15	97
Titan Aviation Fuels	50	25	14	89

Overall Pricing Comparison

Vendor	Jet A Delivered Price*	100LL Delivered Price*	Pricing Structure Notes	Pricing Assessment
Atlantic Petroleum	Approx. \$4.59/gal	Approx. \$5.55– \$5.70/gal	OPIS Average Odessa + 0.3981 differential	Moderately competitive pricing structure utilizing OPIS-based indexing; however, estimated delivered pricing appeared higher than AVFuel and AEG based on May 19, 2026 market conditions.
AEG Fuels	Approx. \$4.26/gal	Approx. \$5.47/gal	Platt’s Gulf Coast index with fixed differential and freight methodology.	Competitive and stable structure.
AVFuel Corporation	Approx. \$4.21/gal	Approx. \$5.36/gal	Lowest overall delivered pricing among responsive	Best overall financial value.

proposers.

Titan Aviation Fuels	Approx. \$4.46/gal	Approx. \$5.49–\$6.95/gal	OPIS Gulf Coast pricing with higher delivered cost and surcharge structure.	Higher delivered pricing with strong operational support.
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*Pricing reflects proposal submissions utilizing the May 19, 2026 pricing basis established in Addendum No. 1.

*Atlantic Petroleum’s proposal did not include a stated May 19, 2026 baseline OPIS price. Estimated delivered pricing was calculated utilizing the proposer’s stated differential and available market index data for comparative evaluation purposes.

Detailed Proposal Comparison

1. Atlantic Petroleum

Pricing Structure

Atlantic Petroleum submitted a responsive proposal utilizing a market-based adjustment structure tied to a recognized fuel index. The proposal generally aligned with the RFP requirements regarding fuel pricing adjustments and industry pricing methodology.

Strengths

- Industry-recognized OPIS pricing methodology;
- Responsive pricing structure;
- Acceptable governmental references;
- Appeared willing to work with the City regarding market adjustments.

Weaknesses

- Estimated delivered pricing appeared higher than AVFuel and AEG once May 19, 2026 market pricing was applied;
- Proposal provided less detail regarding logistics support, emergency delivery capability, and operational infrastructure;
- Fewer operational support details than AVFuel, Titan, or AEG;
- Less comprehensive information regarding refueler support and long-term operational services.

Overall Assessment

Atlantic Petroleum submitted a responsive proposal utilizing an OPIS-based market pricing structure. However, estimated delivered pricing appeared higher than AVFuel and AEG once the May 19, 2026 market index values were applied. Additionally, the proposal provided less detailed operational support information compared to AVFuel, Titan, and AEG.

2. AEG Fuels

Pricing Structure

AEG utilized a Platt's Gulf Coast index methodology with clearly defined freight and differential components.

Proposed Pricing

- Jet A Delivered Price: Approximately \$4.26 per gallon;
- 100LL Delivered Price: Approximately \$5.47 per gallon.

Strengths

- Transparent pricing methodology;
- Strong logistics and dispatch network;
- 24/7 ordering capability;
- Competitive freight structure;
- Good municipal and airport experience;
- Strong operational support and fuel availability assurances.

Weaknesses

- Pricing was slightly higher than AVFuel;
- Operational proposal, while strong, did not demonstrate the same existing integration familiarity currently utilized at Alpine.

Overall Assessment

AEG submitted a strong and well-rounded proposal with good operational capability and competitive pricing. The proposal scored highly overall and was considered one of the stronger submissions. However, AVFuel ultimately provided slightly better overall delivered pricing and operational familiarity.

3. AVFuel Corporation (Highest Ranked)

Pricing Structure

AVFuel submitted the lowest overall delivered pricing among the responsive proposers while also demonstrating strong operational capability and existing familiarity with the City's airport operations.

Proposed Pricing

- Jet A Delivered Price: Approximately \$4.21 per gallon;
- 100LL Delivered Price: Approximately \$5.36 per gallon.

Strengths

- Lowest overall delivered pricing;
- Existing operational familiarity with Alpine airport fuel operations;
- Existing credit card processing and fuel systems relationship with the City;
- Strong governmental and airport references;
- Comprehensive refueler support options;
- Large logistics and dispatch network;
- Proven ability to support uninterrupted airport operations.

Why AVFuel Was Determined to Be the Best Value

AVFuel provided the strongest combination of:

1. **Competitive Pricing** AVFuel submitted the lowest delivered Jet A and 100LL pricing among the major responsive proposers, resulting in the highest pricing score.
2. **Operational Continuity** The City currently utilizes AVFuel systems for credit card processing and has prior operational familiarity with the company. This reduces transition risk and operational disruption.
3. **Logistics & Delivery Reliability** AVFuel demonstrated a large transportation and logistics network with substantial experience servicing municipal airports and FBOs.
4. **Refueler Support** The proposal included refueler truck support and additional operational assistance important for continued airport operations.
5. **Overall Long-Term Value** Although the RFP was not required to award solely to the lowest price, AVFuel also combined that pricing advantage with strong operational capability and prior performance, resulting in the best overall value score.

Overall Assessment

AVFuel achieved the highest overall ranking because the proposal balanced:

- Lowest delivered pricing;
- Strong operational capability;
- Existing familiarity with airport systems;
- Strong references; and
- Reduced implementation risk.

This combination resulted in the strongest overall best value determination under the evaluation criteria.

4. Titan Aviation Fuels

Pricing Structure

Titan utilized OPIS Gulf Coast pricing with additional freight and surcharge components.

Proposed Pricing

- Jet A Delivered Price: Approximately \$4.46 per gallon;
- 100LL Delivered Price: Approximately \$5.49 to \$6.95 per gallon depending on freight and delivery conditions.

Strengths

- Exceptional operational capability;
- Extensive aviation industry experience;
- Strong customer service and support infrastructure;
- Comprehensive operational systems and software offerings;
- Strong airport references;
- Strong logistics network and emergency support capability.

Weaknesses

- Higher overall delivered pricing than AVFuel and AEG;
- Greater surcharge exposure;
- Higher long-term operational cost risk to the City.

Overall Assessment

Titan submitted one of the strongest operational proposals received by the City and scored highest in operational capability. However, the higher delivered pricing reduced the overall best value score when compared against AVFuel and AEG.

Final Best Value Determination

Based on the pricing comparison, operational capability, references, delivery reliability, and overall long-term value to the City, AVFuel Corporation remained the strongest overall proposer.

The recommendation was not based solely on lowest price. Rather, AVFuel provided:

- The lowest overall delivered pricing;
- Existing operational familiarity with the airport;
- Strong delivery and logistics capability;
- Strong references and prior performance;
- Refueler support capability; and
- Reduced transition and implementation risk.

Accordingly, AVFuel represented the strongest overall best value to the City under the evaluation criteria established in the RFP and evaluation guidance.



RFP 2026-04-02 EVALUATION CRITERIA: AIRPORT FUEL

ITEMS EVALUATION	POSSIBLE POINTS	VENDOR 1: Atlantic Petroleum					VENDOR 2: AEG Fuels					VENDOR 3: AVFuel Corporation					VENDOR 4: TITAN Aviation				
		A	B	C	D	SCORE	A	B	C	D	SCORE	A	B	C	D	SCORE	A	B	C	D	SCORE
Pricing / Total Cost Including Delivery	60	48	30	30	5		54	57	56	55		58	60	58	60		50	52	54	50	
Ability to Deliver / Operational Capability	25	21	10	12	5		22	25	22	25		24	25	25	23		25	23	21	25	
References, Reputation, & Prior Performance	15	12	15	10	10		13	15	15	13		15	15	15	15		14	15	15	14	
TOTAL	100	81	55	52	20		89	97	93	93		97	100	98	98		89	90	90	89	
References Received: Yes or No?																					
NOTES:	BID WINNER																				

Evaluation done on 05/22/26

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 7F

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of a Landscape Maintenance Agreement between the City of Alpine and the Texas Department of Transportation (TxDOT) for the maintenance of landscape, irrigation, and illumination improvements associated with the TxDOT Landscape & Scenic Enhancement Project along portions of US 67/90, SH 223, and SH 118 within the City of Alpine; and authorize the City Manager to execute all necessary documents. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. LMA_Alpine Draft

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

Final Approval - 6/9/2026



Texas Department of Transportation

13301 Gateway Blvd. West - El Paso, TX 79928-5410 - 915-790-4200
www.txdot.gov

4/03/2025

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

Subject: CCSJ: 0924-00-186 -Landscaping Maintenance Agreement
Highway: US 67/90, SH 223 and SH 118
County: Brewster, TX

Dear Mr. Arredondo:

This letter is in reference to the Landscape Maintenance Agreement for the City of Alpine, Tx. The Texas Department of Transportation is requesting your approval to finalize the agreement intended for maintenance of the landscape, irrigation system and Accent Lighting for several locations in the City as shown the attached 90% Draft Plans and on the draft agreement enclosed.

Martin Sotelo, Transportation Engineer, and Betzabel Lagunas, Landscaping Coordinator, will assist the City with the process and fulfillments of the agreement. Martin Sotelo can be reached at (915) 790-4303 and Betzabel Lagunas at (915) 790-4227.

If you have additional questions, please contact Omar Madrid, P.E., Maintenance Supervisor at (915) 790-4331.

Respectfully,

Betzabel Lagunas,
Plan Reviewer IV
TxDOT, El Paso, Tx

Enclosure



LANDSCAPE MAINTENANCE AGREEMENT

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

This AGREEMENT made this _____ day of _____, 20____, by and between the Texas Department of Transportation, hereinafter referred to as the "State," and the City of Alpine, Brewster County, Texas, acting by and through its duly authorized officers, hereinafter called the "City".

WITNESSETH

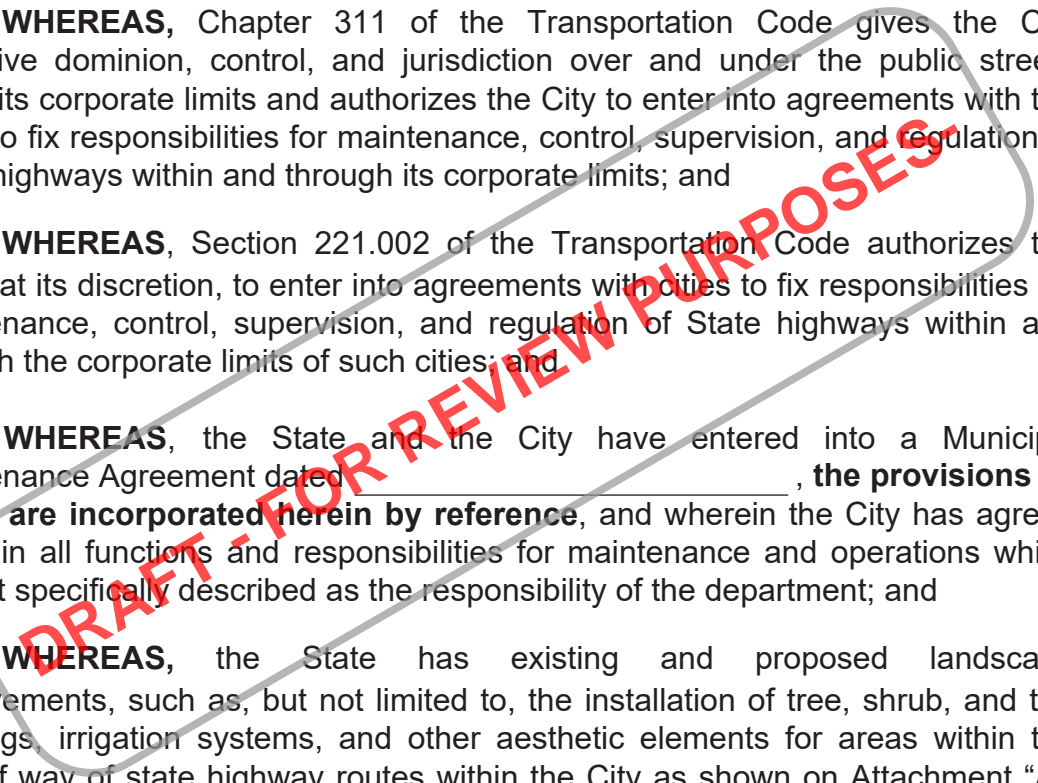
WHEREAS, Chapter 311 of the Transportation Code gives the City exclusive dominion, control, and jurisdiction over and under the public streets within its corporate limits and authorizes the City to enter into agreements with the State to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through its corporate limits; and

WHEREAS, Section 221.002 of the Transportation Code authorizes the State, at its discretion, to enter into agreements with cities to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through the corporate limits of such cities; and

WHEREAS, the State and the City have entered into a Municipal Maintenance Agreement dated _____, **the provisions of which are incorporated herein by reference**, and wherein the City has agreed to retain all functions and responsibilities for maintenance and operations which are not specifically described as the responsibility of the department; and

WHEREAS, the State has existing and proposed landscape improvements, such as, but not limited to, the installation of tree, shrub, and turf plantings, irrigation systems, and other aesthetic elements for areas within the right of way of state highway routes within the City as shown on Attachment "A"; and

WHEREAS, the State will provide such landscape improvements, provided that the City agrees to be responsible for all required maintenance of the landscape improvements.



AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, it is agreed as follows:

Contract Period

This Agreement becomes effective upon the date of final execution by the State, and shall remain in effect until terminated or modified as hereinafter provided.

Coverage

This agreement prescribes the responsibilities of the State and the City relating to the maintenance of the Landscape, Irrigation System & Accent Lighting project which is located on Various non-controlled access state highway, as defined in the Municipal Maintenance Agreement. The maintenance is further described in Attachment A, the location map for this project, and limited to the portions along (IHxx, FMxx, SHxx) Alpine from Refer to Plans.

Amendment

The parties agree that this agreement may be amended. Such amendments, to be effective, must be in writing and signed by both parties.

State's Responsibilities

The State shall install landscape elements including but not limited to trees, shrubs, grasses, sidewalks, irrigation systems, and hardscape features through its employees or duly appointed agents.

City's Responsibilities

The City may install landscape elements including but not limited to trees, shrubs, grasses, sidewalks, irrigation systems, and hardscape features through its employees or duly appointed agents. Any installations shall be performed in accordance with Texas Department of Transportation specifications and standards, and must be approved by the State in writing prior to any work being performed.

The City shall maintain all landscape elements within the limits of the right of way including all median and island areas but excluding paved areas intended for vehicular travel. Landscape maintenance shall include but not be limited to plant maintenance, plant replacement, mowing and trimming, hardscape element maintenance, and irrigation system operation and maintenance. The City will be responsible for all utility costs associated with maintaining landscape elements. All landscape elements must be maintained in a functional and aesthetically pleasing condition.

TERMINATION

It is understood and agreed between the parties hereto that should either party fail to properly fulfill its obligations as herein outlined, the other party may terminate this agreement upon thirty days written notice. Additionally, this agreement may be terminated by mutual agreement and consent of both parties.

Should the City terminate this agreement, as prescribed here above, the City shall, at the option of the State, reimburse any reasonable costs incurred by the State.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, the City of Alpine, TX on the _____ day of _____, year _____, and the Texas Department of Transportation, on the _____ day of _____, year _____.

ATTEST:

CITY OF _____

By _____
(Title of Signing Official)

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and the established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____
District Engineer

District

Attachments

Attachment A

Project information and Location Map

LANDSCAPE & SCENIC ENHANCEMENT PROJECT

CSJ: 0924-00-186, ETC

Highway: Various

Estimated Letting Date: NOVEMBER 2026

Project Limits: City of Alpine

Project Length: Varies

Project Scope: Landscape Rehabilitation and Illumination



Attachment A (CON'T)
Scope of Work

Work Responsibilities

The Local Government will maintain the Project in accordance with State standards. The local Government shall maintain the landscape elements and site amenities within the project limits of the following roadways located in the TxDOT Right of Way. Median located near Sul Ross University on US-67/90 and SH 223, the landscape located in down town Alpine, on East Ave E (US 90), Holland Ave (US 67) and 5th ST (SH118). And on Hendryx Ave (SH 223) in Alpine, TX

A. Local Government agrees to:

1. Furnish the State in writing overall clearance with all appropriate regulatory agencies prior to beginning maintenance activities.
2. Verify location of all utilities within project area. Utility considerations shall include, but not limited to, the following: gas, water, electricity, fiber optics, telephone, signals, lighting, CTMS, sanitary sewer, etc.
3. Furnish the State any revisions or modifications mutually agreed upon between the Local Government and the State.
4. Furnish all labor, equipment, materials, and incidentals to provide for maintenance activities that shall include but not be limited to the following:

Plant, Trees and Hardscape Maintenance

For the work of plant maintenance, all reasonable means shall be employed to preserve the plants and vegetative material existing within the project limits in a healthy and vigorous growing condition. This maintenance activity shall include but not be limited to:

- A. Plant bed and basin maintenance including shaping, weed control and mulch / rock appearance.
- B. Dead plant removal, and replacement, if possible, within the next scheduled work period following notification to begin replacement.
- C. Pest, insect, disease, and animal pest control.
- D. Fertilizing as needed once per season.
- E. Herbicide treatments as needed.
- F. Maintenance and removal of tree supports (staking, guying, bracing) and disposal.
- G. Prune and shape plants, trim shrubs and trees to comply with visibility requirements.
- H. Mowing and removing grass clipping and debris
- I. Litter pick-up: remove bagged litter the same day it is collected and dispose in accordance with federal, state, and local regulations.
- J. Manual or truck water application during the dry season to maintain vegetation health
- K. Trim vegetation around light sources to prevent obstruction

Irrigation System Operation and Maintenance

- A. Permanent irrigation system operation and maintenance shall include, but not be limited to:
- B. Inspect and maintain an operable irrigation system to adequately irrigate the plant stock
- C. Monitor and adjust water schedules as needed during the season.
- D. Repair leaks and properly maintain the operation of the irrigation system to ensure adequate moisture to the plant material.

- E. Maintenance and repairs of the system shall be under the supervision of a person possessing an irrigator's license issued by the TCEQ.
- F. Replacement of stolen or broken parts shall be of the same type and manufacturer as originally installed. Substitute parts may be allowed with the approval of the City of Presidio prior to replacement.
- G. Maintain power to controllers to include battery replacement and adjust programs as necessary.
- H. Perform regular inspections to ensure full functionality of the irrigation system.
- I. Bear the cost of water consumption and electricity.

Accent Illumination Operation and Maintenance

- A. Perform regular inspections on fixtures for flickering, dimming, or damage.
- B. Perform weekly inspections of all accessible fixtures for loose connections, corrosion, or wear.
- C. Replace broken component as soon as feasible.
- D. Replace burnt-out or flickering bulbs promptly.
- E. Monitor LED fixtures for heat dissipation, color consistency, and/or firmware updates.
- F. Inspect wiring, connectors, and mounting hardware for damage or looseness.
- G. Test and clean switches, dimmers, motion sensors, timers, and photocells.
- H. Turn off power at the circuit breaker before any repair work is performed.
- I. Ensure all work complies with local electrical codes and safety standards.
- J. Bear the cost of electricity consumption.

5. Provide inspection of all maintenance work performed to ensure that the work is accomplished in accordance with the approved plans and specifications.

6. Submit for approval a traffic control plan and provide, erect and maintain barricades, signs and traffic handling devices necessary to protect the safety of the traveling public. All placements of barricades, signs and traffic handling devices must conform to the Texas Manual on Uniform Traffic Control Devices and shall be approved by the State prior to placement.

El Paso TxDOT District Contact:

Eduardo Perales, P.E.
Transportation Engr Supvr
Eduardo.Perales@txdot.gov
Office (915) 790-4488
Fax (915) 790-4330
TXDOT – ELP
13301 Gateway West
El Paso, TX 79928-5410

7. Furnish all labor, equipment, material and incidentals as may be required to repair or replace structures or surfaces damaged by Local Government or its agent(s) (contractor) during any maintenance phase of the project to the satisfaction of the State.

B. State agrees to:

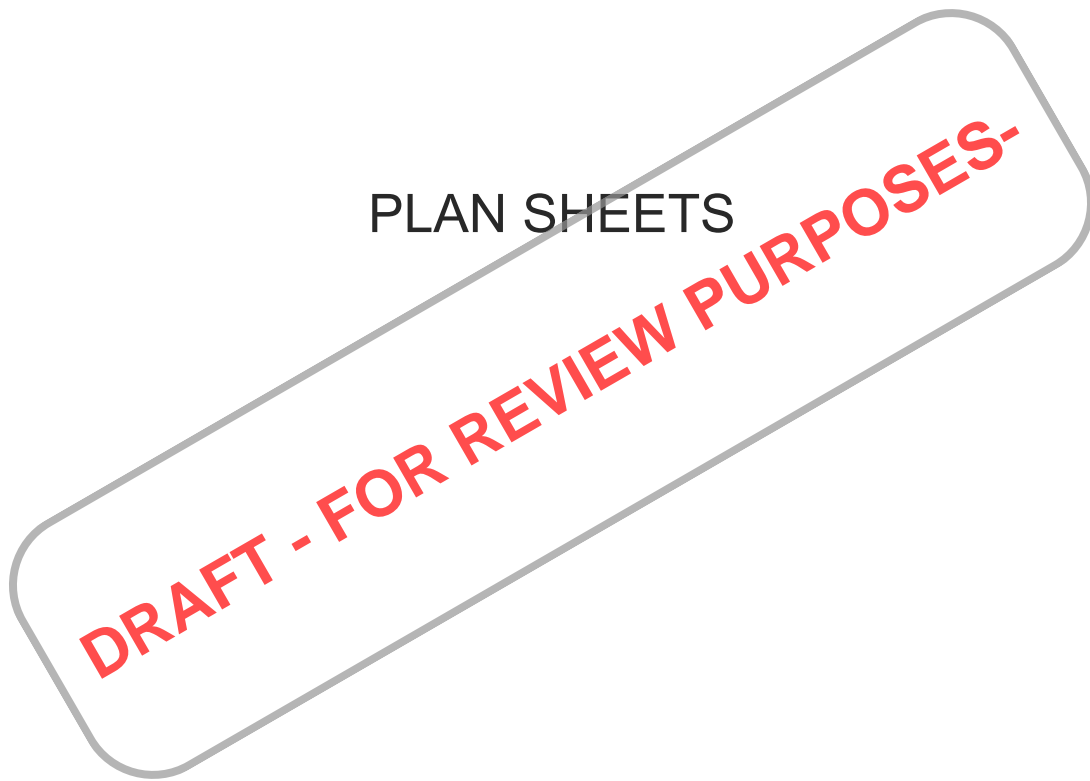
- 1. Allow Local Government and its agent(s) or contractor(s) to utilize the right-of-way for all aspects of the Project described in this Agreement.
- 2. Coordinate with Local Government to provide a set of as-built plans of the Project, with limits of maintenance defined, attached hereto and made a part of this agreement.

3. Coordinate with Local Government landscape maintenance operations consistent with District policy and the Roadside Vegetation Management Manual.
4. Perform review and inspections, as appropriate, of the project.
5. Coordinate with Local Government in determining the requirements for barricades, signs and traffic handling devices necessary to protect the safety of the traveling public for the project.

DRAFT - FOR REVIEW PURPOSES-

Attachment B

PLAN SHEETS



SEE SHEET 2 FOR INDEX OF SHEETS

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

STATE AID PROJECT No.			
924-0-186			
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY		SHEET NO.
ELP	BREWSTER		1

PLANS OF PROPOSED
STATE HIGHWAY IMPROVEMENT

CCSJ: 0924-00-186
STATE AID PROJECT No. 924-0-186

VARIOUS
BREWSTER COUNTY

NET LENGTH OF ROADWAY = 4,094.43 FT. = 0.7785 MI.
NET LENGTH OF BRIDGE = 0 FT. = 0 MI.
NET LENGTH OF PROJECT = 4,094.43 FT. = 0.7785 MI.

95% PLANS

CONTRACTOR: _____
LETTING DATE: _____
TIME CHARGES BEGAN: _____
DATE CONTRACTOR BEGAN WORK: _____
DATE WORK WAS COMPLETED: _____
DATE WORK WAS ACCEPTED: _____
TOTAL DAYS CHARGED: _____
ORIGINAL CONTRACT AMOUNT: \$ _____
AMOUNT OF CONTRACT AMENDMENTS: \$ _____
FINAL CONTRACT COST: \$ _____

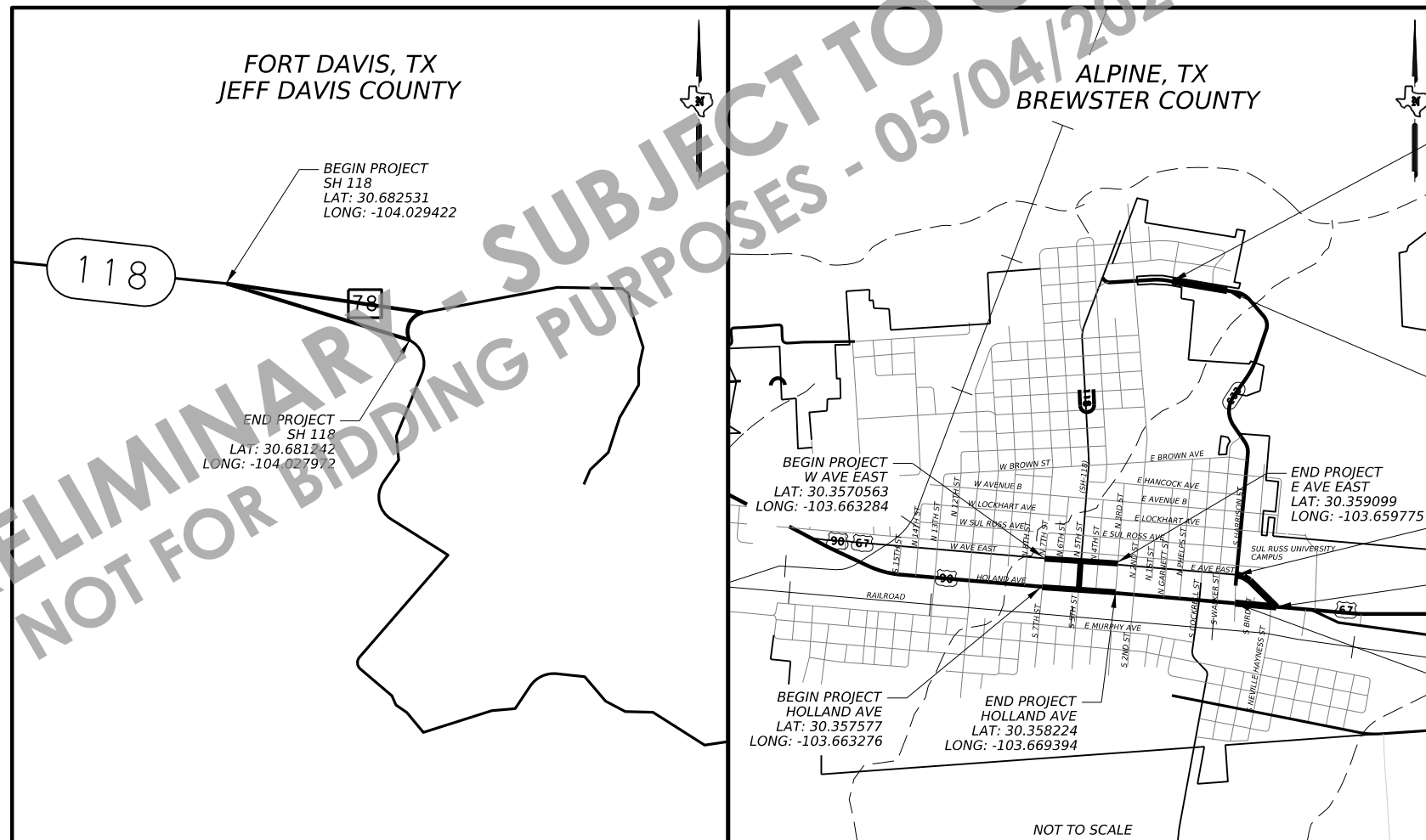
DESIGN SPEED = xx MPH
A.D.T. (20XX) =
A.D.T. (20XX) =

LIMITS: DISTRICTWIDE (LANDSCAPE)

AREA ENGINEER

20

FOR THE CONSTRUCTION OF: LANDSCAPE & SCENIC ENHANCEMENT
CONSISTING OF: LANDSCAPE DEVELOPMENT



BEGIN PROJECT
FM 223
LAT: 30.373731
LONG: -103.663565

END PROJECT
FM 223
LAT: 30.374498
LONG: -103.660112

BEGIN PROJECT
LAT: 30.361083
LONG: -103.652972

END PROJECT
LAT: 30.354672
LONG: -103.671347

BEGIN PROJECT
LAT: 30.360256
LONG: -103.652700

BEGIN PROJECT
W AVE EAST
LAT: 30.3570563
LONG: -103.663284

END PROJECT
E AVE EAST
LAT: 30.359099
LONG: -103.659775

BEGIN PROJECT
HOLLAND AVE
LAT: 30.357577
LONG: -103.663276

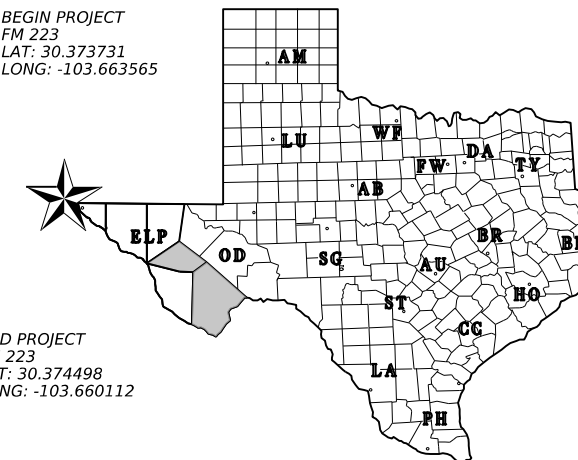
END PROJECT
HOLLAND AVE
LAT: 30.358224
LONG: -103.669394

NOT TO SCALE

EXCEPTIONS: NONE
EQUATIONS: NONE
RAILROAD CROSSINGS: NONE
RAILROAD COMPANY: NONE
RAILROAD MP: NONE

TDLR NO. EABPRJ: NONE

REQUIRED SIGNS SHALL BE IN ACCORDANCE WITH BC (1)- 21 THRU BC (12)- 21 AND THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".



KEY TO COUNTIES



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RECOMMENDED FOR LETTING:

SAFETY REVIEW COMMITTEE CHAIRMAN

RECOMMENDED FOR LETTING:

DISTRICT DIRECTOR OF TRANSPORTATION
PLANNING AND DEVELOPMENT

APPROVED FOR LETTING:

DISTRICT ENGINEER

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, SEPTEMBER 1, 2024 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, SHALL GOVERN ON THIS PROJECT: REQUIRED SPECIAL LABOR PROVISIONS FOR ALL STATE CONSTRUCTION PROJECTS (SP000-005)

DATE: 5/1/2026 8:54:35 AM
FILE: pw://txdot.projectwiseonline.com:TXDOT5/Documents/24 - ELP/Design Projects/092400186/4 - Design/Plan Set/1 - General/TITLE SHEET.dgn

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PRELIMINARY - SUBJECT TO CHANGE
FOR BIDDING PURPOSES - 05/04/2026

**PRELIMINARY
SUBJECT TO
REVISION**

"THIS DOCUMENT IS RELEASED
FOR INFORMATIONAL PURPOSES
UNDER THE AUTHORITY OF
KARLA Y. RIOS, P.E.
LICENSE NO. 140588
5/1/2026

IT IS NOT TO BE USED
FOR REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES."



VARIOUS

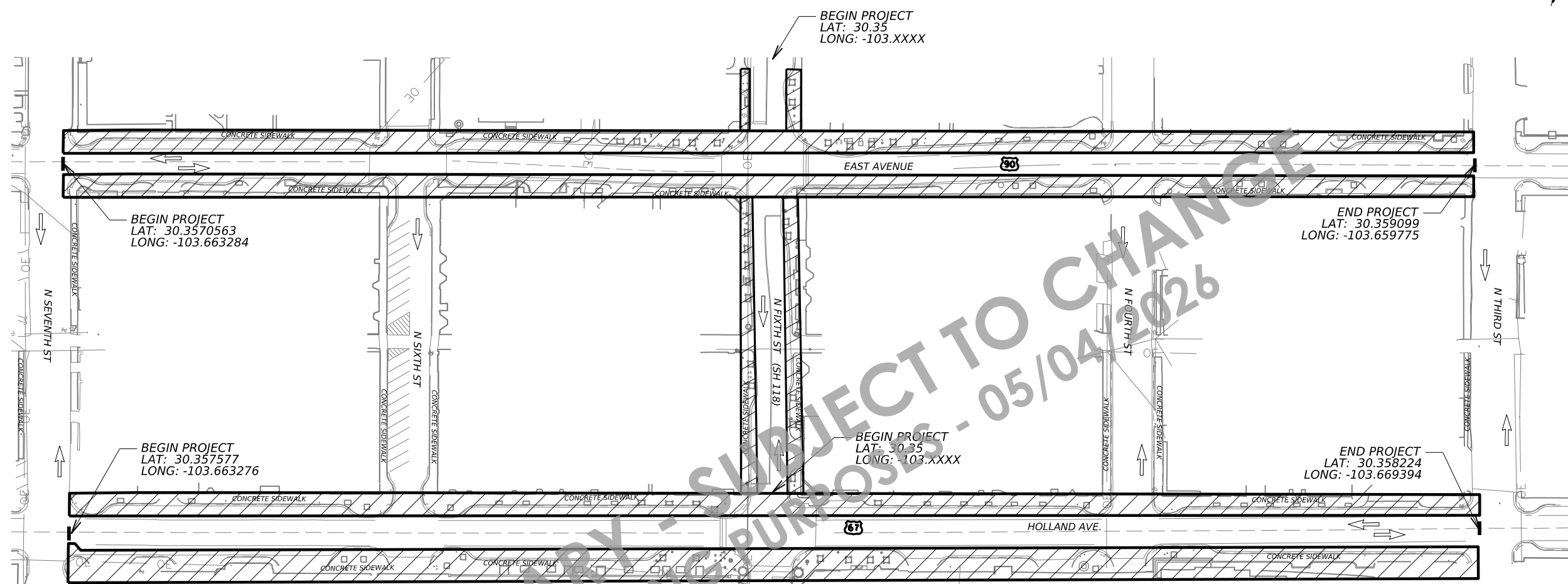
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© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	2	

CK: DW: CK: DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW
 - PROPOSED PROJECT AREA



US 67/90 AND SH 118

PRELIMINARY
SUBJECT TO
REVISION

"THIS DOCUMENT IS RELEASED FOR INFORMATIONAL PURPOSES UNDER THE AUTHORITY OF MARTIN J. SOTELLO, P.E., LICENSE NO. 121602 5/1/2026. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES."

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

SCALE



GENERAL






PROJECT LAYOUT
US 67/90 AND SH118

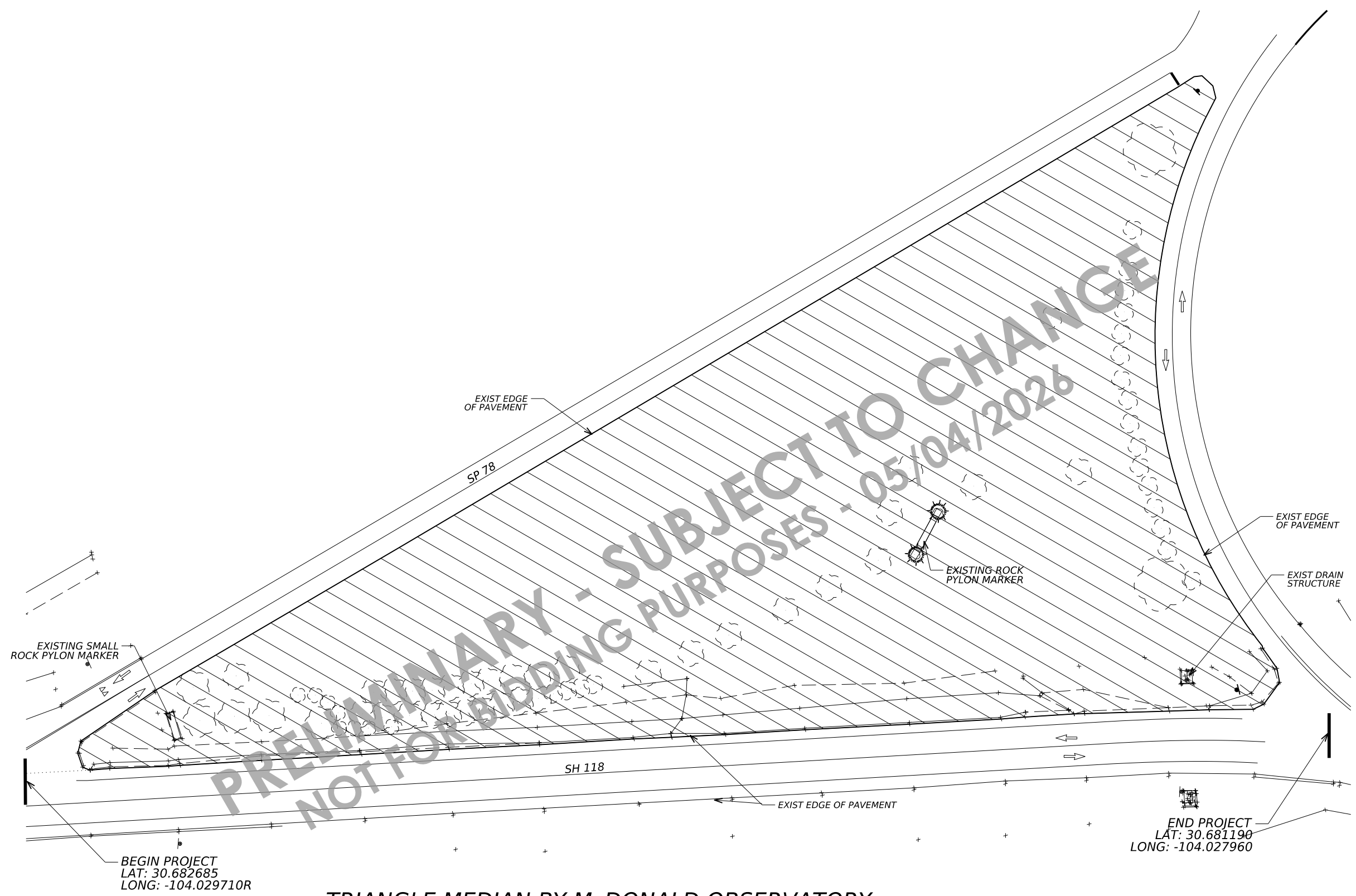
© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	3	

DATE:
FILE:

DW: CK: CK: DW: CK: DW: CK: DW: CK:

LEGEND

-  TREES/SHRUBS TO REMAIN
-  ROW LIMITS
-  SIGN
-  TRAFFIC FLOW
-  PROPOSED PROJECT AREA



**TRIANGLE MEDIAN BY McDONALD OBSERVATORY
SH 118 AND SPUR 78**

PRELIMINARY
SUBJECT TO
REVISION

"THIS DOCUMENT IS RELEASED FOR INFORMATIONAL PURPOSES UNDER THE AUTHORITY OF MARSHALL SOBELSON, LIEUTENANT GOVERNOR."

IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES."

SCALE: 1" = 60'



Texas Department of Transportation

VARIOUS
GENERAL

PROJECT LAYOUT
MEDIAN (SH 118 & SP 78)

© TxDOT 2026 SHEET 1 OF 1

CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
ELP		SCTYS	\$AAS

DATE:
FILE:

General Requirements

Maintain the entire project area in a neat and orderly manner throughout the duration of the work. Remove all construction litter and undesirable vegetation within the right of way inside the project limits. This work will be subsidiary to the various bid items.

General Project Description: This project is for the construction of Installation of scenic enhancement landscape, irrigation system and aesthetic illumination in the Town of Alpine and Fort Davis in Brewster and Jeff Davis County, Texas,

Contractor questions on this project are to be addressed to the following individual(s):

<i>Alpine Area Office</i>	<i>Construction Office</i>	<i>Construction Office</i>
Armando Ramirez, P.E. Alpine Area Engineer Armando.Ramirez2@txdot.gov	Aldo Madrid, P.E. Director of Construction Aldo.Madrid@txdot.gov	Monica Ruiz, P.E District Construction Engineer Monica.Ruiz@txdot.gov

Questions and requests for documents will be accepted via the Letting Pre-Bid Q&A web page. All questions and any corresponding responses that are generated will be posted through the same Letting Pre-Bid Q&A web page. This webpage can be accessed from the Notice to Contractors dashboard located at the following Address: <https://tableau.txdot.gov/views/ProjectInformationDashboard/NoticetoContractors>

All contractor questions will be reviewed by the Engineer. All questions and any corresponding responses that are generated will be posted through the same Letting Pre-Bid Q&A web page.

The Letting Pre-Bid Q&A web page for each project can be accessed by using the dashboard to navigate to the project you are interested in by scrolling or filtering the dashboard using the controls on the left. Hover over the blue hyperlink for the project you want to view the Q&A for and click on the link in the window that pops up.

Item 4 – Scope of Work

Schedule and perform all work to ensure proper drainage during construction or maintenance operations. All labor, tools, equipment, and supervision required, to ensure drainage, removal, and handling of water shall be considered incidental work.

Item 5 – Control of Work

Keep traveled surfaces used in hauling operations clear and free of dirt or other material.

Existing pavement, utilities, structures, etc. damaged due to construction operations will be repaired at no additional cost to the Department.

Contractor shall coordinate with the Town of Alpine and Fort Davis Water Utility agency for water meter location and tapping into their existing utility line for water service.

Protect from damage and destruction all areas of the right of way, which are not included in the actual limits of the proposed construction areas. Exercise care to prevent damage to trees, vegetation, irrigation system and other natural features. Protect trees, shrubs, and other landscape features from abuse, marring, or damage within the actual construction and/or fenced protection areas designated for preservation.

Restore any area disturbed or damaged to a condition “as good as” or “better than” prior to start of construction operation. This work will be at the Contractor’s expense.

Item 7 – Legal Relations and Responsibilities

Comply with all requirements of the Environmental Permits Issues and Commitments (EPIC) Sheet.

Do not discharge any liquid pollutant from vehicles onto the roadside. Immediately clean spills and dispose in compliance with local, state, and federal regulations to the satisfaction of the Engineer at no additional cost to the Department.

Occupational Safety & Health Administration (OSHA) regulations prohibit operations that bring people or equipment within 10 ft. of an energized electrical line. Where workers and/or equipment may be close to an energized electrical line, notify the electrical power company and make all necessary adjustments to ensure the safety of workers near the energized line.

No significant traffic generator events identified.

Law Enforcement Personnel

Coordinate with the Engineer for off-duty law enforcement assistance when needed for significant closures, detours, traffic switches, or nighttime work as approved unless otherwise directed by the Engineer. Officers must monitor or direct traffic as directed by the Engineer.

Prior to contracting a law enforcement provider, submit a written request and a proposed plan to the Engineer for approval at least one week in advance. Services must be requested after receipt of approval at a minimum of 48 hours in advance.

Officers must be off-duty certified peace officers and provide:

- Proof of certification by the Texas Commission on Law Enforcement Standards.
- Proof of completion of one approved course from Table 5 of the Traffic Control Training Material Producer List (e.g., NHI Course No. 133119 “Safe and Effective Use of Law Enforcement Personnel in Work Zones”). Certificates must be available upon request.

Law Enforcement Patrol vehicles must be marked as “Police” and equipped with appropriate lights to identify them as law enforcement. For patrol vehicles not owned by a Law Enforcement Agency, the patrol vehicle must be clearly marked with the agency’s name, must be retroreflective and legible from 100 ft from both sides and the rear of the vehicle, lights should be high intensity and visible from all angles. Windows and windshields may not be blocked.

Officers controlling traffic signals must be out of their vehicle and actively controlling traffic signals and monitoring traffic at all times.

Officer stations or posts must be continuously staffed at all times, unless otherwise directed by the Engineer. If an officer must leave a station, a replacement officer should be assigned to ensure uninterrupted coverage.

Complete the Daily Tracking Form 318 provided by TxDOT and submit invoices matching the tracking form on a weekly basis and no later than 30 days of service, including proof of payment. Reimbursement from TxDOT is contingent upon compliance with all the requirements; failure to comply may forfeit payment.

TxDOT will not reimburse for:

- Moving equipment or officer travel time,
- Minimums, scheduling fees, or administrative fees (these are subsidiary to hourly rates).

Cancellations: Provide at least 4 hours' notice prior to the scheduled event to the Engineer. Fees for Contractor-initiated cancellations will not be reimbursed.

Contractor assumes responsibility for fees resulting from Contractor-initiated cancellations. The Contractor may retain law enforcement at their own cost when not approved.

Item 8 – Prosecution and Progress

Working days will be calculated in accordance with Section 8.3.1., "Standard Workweek."

Create and maintain a BAR schedule.

All work and lane closures are restricted to non-peak hours if applicable. Work on Saturday and Sunday is not allowed unless requested in writing and approved by the Engineer.

Item 9 – Measurement and Payment

Monthly progress payments will be made for items of work completed by the 27th day of each month. Any work completed after the 27th will be included for payment in the subsequent monthly progress payment.

Submit Material on Hand (MOH) payment requests at least **two (2)** working days prior to the 27th of the month for payment consideration on that month's estimate.

Item 100 – Preparing Right of Way

This Item will be used to remove existing material in the existing and proposed planting areas and tree pits as shown on the plans.

Removal of existing abandoned irrigation water meter valves, PVC pipe, plastic tubing, and any other component form an abandoned irrigation system will be subsidiary and paid under this Item.

Removal of existing dead trees, stumps, roots, rocks, landscape edge, weed barrier, tree stakes, concrete, asphalt and any other materials deleterious to plant growth encountered within the limits during initial grading is subsidiary to this Item.

Preserve existing vegetation, rock pylons, "Welcome Sign" tree pits, planters, and grates and other items not designated for removal.

Coordinate with City of Alpine for removed water meter and valves ownership.

Remove and dispose of properly of irrigation system items and pipes, concrete, asphalt, rock and materials deleterious to plant growth from the existing and proposed planting areas during initial grading and prior to plant installation.

Removal and disposal work is subsidiary to this Item.

Prep Right of way (Tree Trim and Prune)

Item 110 – Excavation

This Item shall be used to remove from existing grade level within the existing planter areas, the top 8" of existing soil material, all existing rock, weeds, roots, vegetation barrier, buried concrete and any other items not designated for preservation during initial grading. All excavation and removals shall be as shown on the "Removal Layout" sheets

Prepare area as shown on the "Removal Layout" and "Miscellaneous Details" sheets. The contractor shall remove soil and prepare the tree pits and planting areas for proposed plants and trees as per Item 192.

The contractor shall remove and dispose of properly of all materials at approved locations off the right of way in accordance with local, state, and federal requirements. Disposal of materials is subsidiary to this Item.

Item 170 – Irrigation System

Drawings are generally diagrammatic and indicative of the work to be installed. Alternate 11x17 plan sheets submitted by the Contractor must be sealed by a licensed professional engineer for approval by the department. Show all system changes, rerouting of main and lateral lines, size of water meters installed along with the location address and meter number.

Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, and sleeves that may be required. Investigate site conditions affecting all work and plan accordingly to furnishing such offsets, fittings, borings, and sleeves as may be required to meet site conditions as directed. This work is subsidiary to this Item.

Install a drip system and new irrigation components in the areas shown on the "Irrigation Layout" sheets. Special care should be taken to protect plant roots. Install proposed emitters as shown on the "Irrigation Details" sheet. All work, materials, and labor required for connection are subsidiary to this Item.

Provide Schedule 80 PVC rated for direct sunlight exposure for all above ground pipe including risers and swing-joint components.

Install irrigation system using the bore method when crossing existing roadways and driveways as directed. All bores are subsidiary to this Item.

Measure pressure on outflow side of meter and provide information to the Engineer to verify system function.

Contact City of Alpine at 123-145-7895 or Mr. XXX at 123-756-7890 or the corresponding municipality to coordinate and verify water meter locations prior to installation. Contractor shall obtain all required permits and licenses and pay applicable fees for tapping into city main line. Contractor will pay for the water meter, and necessary fees required for installation and operation of the proposed irrigation system.

Provide all manufacturer literature and warranty documents for the irrigation system components for submission to the agency responsible for maintenance. Provide instructions covering full operation, care, and maintenance of the equipment, including a schedule showing length of time each valve is to be open to provide determined amount of water. Instruct designated personnel of proper operation of the system. This work is subsidiary to this Item.

In the event of a conflict between plans and the irrigation design, notify the Engineer in writing. Do not proceed with installation of conflicting irrigation components until directed by the Engineer. Corrective measures due to failing to notify the Engineer shall be subsidiary to this Item.

Install main line in center median and within 3 feet of back of curb. Sleeve all pipes installed under paved areas. Extend sleeves 24 inch beyond the edge of hard surfaces. Temporarily wrap PVC pipe ends with 4 millimeter quality adhesive plastic tape to prevent debris, dirt, or other contaminants. Duct tape is not acceptable.

Secure approval for any alternative locations before installation.

All fittings incorporated into the system shall be of the same type and class material as the irrigation pipe and regularly manufactured parts (reducers, bushings, and other appurtenances).

All pipe cuts shall be flush and removed of all burrs prior to gluing. Pipes that are 3 in. or larger must have a filed, beveled edge a minimum of 1/4 the width of pipe wall to assure a proper solvent weld.

Perform pipe solvent welding procedures on all joints as follows: First use IPS weld-on purple primer P68 or P10; then use IPS weld-on Gray Glue #711 heavy duty or approved equal. Wipe off all excess cement. Set and cure times shall be as per manufacturer's recommendations.

Once weld is set, do not move pipe for any reason until set time is achieved and do not turn water on until cure time is achieved.

Provide drip emitters with an application rate of 0.5 gal. per hour such as Rainbird Xeri-Tube-PC, Orbit Irrigation, The Toro Company, or an approved equal. Use distribution line consisting of 1/2 in. (nominal) low density linear polyethylene tubing. Provide emitters that independently regulate constant discharge rates throughout the run of the tubing. Discharge rates may range between 0.5 to 2.0 gal. per hour when pressure ranges between 5 psi to 50 psi. Provide emitters that continuously clean themselves while in operation. Provide dripper-line connections made with approved insert or compressed fittings.

Provide Rainbird "PEB," Orbit Irrigator, or The Toro Company remote control valves of the sizes indicated on the plans or an approved equal. Furnish valve manufacturer specifications for approval prior to beginning work. Provide three program battery-operated remote control units.

Mount all gate valves, remote control valves, and quick coupling valves below grade in Ametek or approved equal valve boxes. Install with the top flush with finished grade. Increase the size of box as directed when more than one valve occupies the same box in order to provide easy access to valves and controller for maintenance.

Provide two-piece, single lug operated brass quick coupling valves with 3/4 in. IPS connection and 1/2 inch IPS discharge at the key (Rainbird 33DRC, Orbit Irrigation, The Toro Company, or an approved equal). Furnish one key complete with a hose swivel fitting for each quick coupling valve as shown on the plans.

Separate field wiring in a separate trench with expansion loops every 200 ft. Do not stretch wire tight. Use standard colors: red (hot) and white (neutral) for valve wire and label at controller and in valve box. Color code all low voltage control wire and provide waterproof compression clamps covered with fusion bonding epoxy or fine powder coating, an approved electrical coating varnish such as Scotchkote, Rilsan, or an approved equal for all connections.

Protect all connections to a potable water supply with a double check backflow preventer in the sizes as shown on the plans. Backflow preventer shall meet local utility standards and specifications requirements.

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), www.tceq.texas.gov

Item 192 – Landscape Planting

Protect newly graded areas from traffic and erosion.

Plant material, quality, size, and condition at nursery and when delivered at job site will be in accordance with American Standard for Nursery Stock, current edition, as published by The American Association of Nurserymen and the Texas Association of Nurserymen requirements.—Remove nursery tags after acceptance of planted material at site.

Plant material substitutions are not allowed without the written permission of the Engineer. Requests for substitutions shall be submitted no later than two (2) weeks prior to the initiation of work.

Notify the Engineer when plant material is available for inspection at the nursery prior to delivery and before and after planting at the job site.

The Engineer shall inspect the quality and acceptability of all plant materials. All rejected material will be immediately removed from the site and replaced with acceptable materials as specified under this Item at no additional cost to the Department.

Provide plant material that has a uniform shape around its complete circumference. Plant material with irregular branching patterns or with branching patterns more highly developed on one side than the other sides are not acceptable.

Container-grown plant material shall be established in its delivery container no less than six months but not more than two years. Root-bound material shall not be accepted.

Existing plant material damaged during construction activities will be replaced with a similar type and size of plant at no additional cost to the Department.

Protect tree root systems from damage due to noxious materials caused by runoff or spillage while mixing, placing, or storing construction materials; flooding, eroding, or excessive wetting caused by watering operations.

Contractor shall not excavate within drip line of existing trees unless otherwise indicated. Maintain original grades within drip line around existing trees. Minimize site disturbance during all grading operations.

CONTROL: 0924-00-186, ETC

SHEET

COUNTY: EL PASO, ETC

HIGHWAY: VARIOUS

Unless specifically noted on the plans, provide single-trunk trees that are straight, free of “dog-legs,” “crooks,” “y-crotches,” or other disfiguring shapes, and that the central leader has not been pruned. Trees with double leaders are not acceptable unless specified as multi-trunked.

Provide tree material that has a solid ball of earth and is held in place securely by burlap and a stout twine or rope. Broken or loose balls will be rejected.

Remove all protective material such as burlap, strings, wire, etc. before placing plant in plant pits and completion of all planting work.

Plant Bed Preparation: Amend existing soil in the proposed planter bed areas by spreading a 4 inch layer of all-purpose garden soil mix (plant mix) for in-ground use, and 1 inch layer of general use compost (GUC). Garden soil material and GUC to be mixed to a depth of 6” for Plant Bed Preparation TY I at planter bed areas and 10” depth Plant Bed Preparation TY II on planter or tree pit areas. Plant mix to have the following ratio: 50% decomposed organic material and bark, 25% peat moss and 25% perlite or similar high quality plant mix ingredients. Turn, till and work mixture to a depth shown on the plans below top of new grade, breaking up clods and loosening soil.

Vegetative Barrier. Provide a minimum 30 mm woven polypropylene vegetative barrier shall be placed under loose aggregate, as shown on the plans.

Mulch: Provide an organic wood mulch such as wood chips, bark, or mini nuggets or other wood materials that is a 100% recycled wood product. Apply mulch in an even 2” layer s of particles that will remain in place during heavy rainfall or strong wind events, or both if applicable on all areas were shown on the plans.

Red dyed mulch, inorganic, rubber mulch, recycled rubber will not be accepted or shall be placed within the project limits.

Avoid excessively thick or tightly packed mulches that can result in soggy, anaerobic conditions at the soil surface during wet weather; or prevent rainfall or overhead irrigation from reaching the soil during times of moisture deficit.

Keep mulch 3 inches away from plant stems / tree trunk and crowns to prevent disease and pest problems.

Loose aggregate: Protect newly graded areas from traffic and erosion. The aggregate shall fill in the eroded areas, gaps, improve and satisfy the layer thickness and to the satisfaction of the engineer.

Secure locally quarried aggregate rock that is clean, free from foreign materials and debris prior to placement and as approved by the Engineer.

Place loose aggregate in the areas shown on the plans or as directed. Aggregate shall be placed one inch (1”) below top of concrete or concrete curb.

Provide a sample of each aggregate color and size to project Engineer for approval. Rock colors will not be changed to match Contractor’s rock.

GENERAL NOTES

SHEET G

CONTROL: 0924-00-186, ETC

SHEET 6C

COUNTY: EL PASO, ETC

HIGHWAY: VARIOUS

For aggregate provide a crushed limestone rock graded to range from ¾ to 1” inch placed in a uniform three (3”) inch layer. Provide a rock color Franklin red / Padre Canyon Red or to match existing rock and as approved prior to placement.

For Type I aggregate provide a crushed limestone rock graded to range from ¾ to 1” inch placed in a uniform three (3”) inch layer. Provide a rock color Franklin red / Padre Canyon Red or to match existing rock and as approved prior to placement.

For Type II aggregate provide a crushed limestone rock graded to range from 3-4 inch placed in a uniform four (4”) inch layer. Provide a rock color Franklin Red (Padre Canyon) rock or as approved prior to placement.

Landscape Edge: Provide edge at a 14 gage and 6” height that is manufactured from steel with interlocking system and stake punch outs. Steel edging to be powder coated, baked on enamel color brown. Sections to lock together without offset or double thickness at the joints and secured with two 12” stakes at every joint. Stakes are to be a minimum of 12” long. Refer to “Planting Details” sheet for additional edge details.

Landscape Edge (Conc) Furnish concrete in accordance with Item 421, “Hydraulic Cement Concrete.” Place edge in the location and as shown in the plans. Required excavation for the edge placement is incidental work to this item and will not be paid separately.

Use a 3500 psi mix is with reinforce bar, and required control joints as shown on the plans. Edging should be tooled at a 3/8-inch radius with a smooth finish.

Replace all dead or damaged plants that are considered unacceptable, as directed prior the end of the 90-day maintenance period of Item 192, and prior to beginning Item 193, Plant Establishment. Item 193 will begin after all work is complete and in-place, and all punch list items have been corrected, as directed, and approved.

Item 193 – Landscape Establishment

In addition to the maintenance activities listed under this item; removal of liter, debris, and other operations will be necessary for the health of the planted stock and the general appearance of the landscaped areas.

Contractor shall protect the plant material from damage including, but not limited to: overwatering, lack of watering, root rot, apparent maintenance neglect, erosion of rock, and disease.

Contractor shall only apply herbicide to weeds and undesirable vegetation as directed.

Apply fertilizer uniformly to all plants during the maintenance period and as indicated on the schedule chart on the “Planting Details” sheets.

Plant Replacement: Use quantities shown for plant replacement on the “Summary of Quantities” and “Plant Specifications” sheets to replace vegetation that does not flourish due to Contractor’s negligence, extreme weather conditions, or die during the plant establishment period.

Irrigation System: Irrigation system to be inspected once a month for high or low water pressure to include valves, water meter functions, backflow preventer and leaks. Inspect all valves, pipes, connection points, check for broken, clogged, or missing drip emitters, and sunken heads that have dipped below ground. Inspection include but not limited to check for broken pipes or fittings above or below ground.

GENERAL NOTES

SHEET H

Contractor to inform the Alpine Area Office on any failure that requires water shut off. Inform Area Office when vandalism of irrigation system is apparent and coordinate the necessary action plan to replace parts or repair the system. Leaks, broken pipes, fittings, missing valves or any items that impede proper irrigation system function shall be repaired or replaced in a timely manner or as directed.

It is the Contractor's responsibility to repair or replace parts or components of the system due to contractor's actions or neglect.

Irrigations system new parts replacement and repair shall be performed as per Item 193.3.6.

Item 502 – Barricades, Signs, and Traffic Handling -

Prior to beginning construction, the Engineer will approve the routing of traffic and sequence of work.

Additional signs and barricades, placed as directed, will be considered subsidiary to this Item.

In accordance with Section 7.2.6.1, designate, in writing, a Contractor Responsible Person (CRP) and a CRP alternate to take full responsibility for the set-up, maintenance, and necessary corrective measures of the traffic control plan. The CRP or CRP alternate must be present at site and implement the initial set up of every traffic control phase/stage, at each location, and/or each call out, for the entire duration of the project.

At the written request of the Engineer, immediately remove the CRP or CRP alternate from the project if, in the opinion of the Engineer, is not competent, not present at initial TCP set-ups, or does not perform in a proper, skillful, or safe manner. These individuals shall not be reinstated without written consent of the Engineer.

CRP and CRP alternate must be trained using Department approved training. Provide a copy of the certificate of completion to the Engineer for project records.

All contractor workers involved with the traffic control implementation and maintenance must participate and complete a department approved training course. Provide a copy of the certificate of completion to the Engineer for project records. Refer to "Traffic Control Training" Material Producer List <https://www.txdot.gov/content/dam/docs/mpl/tct.pdf> for Department approved training.

Contractor may choose to train workers involved with the traffic control implementation and maintenance with a contractor developed training in lieu of Department approved training. Contractor developed training must be equivalent to the Department approved training. Provide the Engineer a copy of the course curriculum for pre-approval, prior to conducting the contractor developed training. Provide the Engineer a copy of the log of attendees after training completion for project records.

Existing regulatory signs, route marker auxiliaries, guide signs, and warning signs that must be removed due to widening shall be relocated temporarily and erected on approved supports at locations shown in the plans, or as directed. This work will not be paid for directly but is considered subsidiary to this Item.

Notify the Department officials when major traffic changes are to be made, such as detours. Coordinate with the Department on all traffic changes. Advance notification for the following week's work must be made by 5 P.M. on Wednesdays.

If Law Enforcement Personnel is required by the Engineer, coordinate with local law enforcement as directed or agreed. Complete the weekly tracking form provided by the Department and submit invoices with 5% allowance

for Law Enforcement payments by Contractor that agree with the tracking form for payment at the end of each month where approved services were provided.

Provide access to intersecting side roads and driveways at all times, unless otherwise directed.

Any approved change to the sequence of work or TCP, must be signed and sealed by a Contractor's Licensed Professional Engineer assuming full responsibility for any additional barricade signs and devices needed.

Use striping operations to channelize traffic into the newly completed roadway, as directed. Maintain shoulders and median areas in a condition capable of serving as emergency paths, as approved. This work will be subsidiary to this Item.

Use portable changeable message signs (PCMS) to alert public of construction two weeks prior to construction.

Use flaggers when directed. Provide two-way radio communication for all flaggers.

Place and maintain sufficient additional warning signs, beacons, delineators, and barricades to warn and guide the public of all hazards in the construction zone limits at all times, and as directed.

Use flashing arrow boards on all tapers for each lane closure.

Some signs, barricades, and channelization devices may not be shown at the precise or measured position. Place the barricades, devices, or signs, with approval, in positions to meet field conditions.

Use Type A flashing warning lights or delineators to mark open excavation, footings, foundations, or other obstructions near lanes that may be open to traffic, as directed.

Remove or cover signs that do not apply to current conditions at the end of each day's work.

Repair or replace all signs damaged by the public or due to poor weather events.

All project signs shall be maintained free of litter, debris, or sediment build up at the base supports. This work is subsidiary to this item of work.

All project limits signs shown on BC (2) or on the project line diagram shall be installed using ground mounted supports unless otherwise approved by the engineer. Fill any holes left by barricade or sign supports and restore the area to its original condition.

Safety Contingency

The contractor Force Account "Safety Contingency" that has been established for this project is intended to be utilized for work zone enhancement and to improve the effectiveness of the TCP that could not be foreseen in the project planning during design stage. These enhancements will be mutually agreed upon by the Engineer and the Contractor's Responsible Person based on weekly or more frequent traffic management reviews on the project. The Engineer may choose to use existing bid items if it does not slow the implementation of enhancement.

Item 503 – Portable Changeable Message Sign

Provide messages as directed.

Provide two Portable Changeable Message Signs (PCMS) as advanced notification for two weeks prior to beginning project and throughout duration of project as directed.

Item 505 – Truck Mounted Attenuator (TMA) and Trailer Attenuator (TA)

All TMA Operators must participate in a TMA workshop to be conducted by the El Paso District Safety Office on the proper use of TMAs, prior to work. All TMA Operators must participate in a TMA workshop provided by the Department or equivalent approved by the Engineer. A truck mounted attenuator completion card will be issued to TMA Operators that successfully complete the TMA workshop. The workshop completion card must be carried by TMA Operators at all times while working on Department right of way.

Acquire the TCP and TMA Operator’s workshop completion prior to the authorization to begin work. No time suspension will be granted, and no traffic control work will be allowed without the workshop completion card.

Refer to the Basis of Estimate for the TMAs required for this type of work. TMAs will be used and positioned per the applicable Traffic Control Plan standard or as directed by the Engineer. Additional TMAs required due to changes in project phasing by contractor or the Engineer will be provided by the contractor.

The supporting vehicle for the TMA shall have a minimum gross (i.e., ballasted) vehicular weight of 19,000 pounds.

TMA(Stationary)			
Standard	Required	Additional	TOTAL
TCP (2-1)-18	1	1	2
TCP (2-4)-18	1	1	2

Item 506 – Temporary Erosion, Sedimentation, and Environmental Controls

Refer to SWP3 Sheets for total acres of disturbed area. Establish the authorization requirements for Storm Water Discharges for soil disturbed area in this project, all project locations in the Contract, and Contractor Project Specific Locations (PSLs), within one mile of the project limits. Both the Department and the Contractor shall obtain an authorization to discharge storm water from TCEQ for the construction activities shown on the plans. Obtain required authorization from the TCEQ for any Contractor PSLs for construction support activities on or off the right of way.

Best Method Practices (BMP’s) may be adjusted to meet field conditions, or as directed. The Engineer will verify all locations prior to placement of BMPs. Keep all inlets functional within the project limits throughout the entire length of the project to accept storm water as part of the Storm Water Pollution Prevention Plan (SWP3), as directed.

Place rain gauge(s) at locations as designated.

Grading operations will be limited to the catch point of the proposed cross-section.

Preserve any vegetation outside these limits.

Review SWP3 plans prior to placement with Engineer

Place a weatherproof bulletin board containing the Texas Commission on Environmental Quality (TCEQ) required information on the project at a site as directed. Post the following document:

1. TCEQ “TPDES Storm Water Program” Construction Site Notice; Primary Construction Site Notices from both Contractor and Department, completed and signed.

When the total area disturbed for all projects in the Contract and PSLs within one mile of the project limits exceeds five acres, provide a copy of Notice of Intent (NOI) PSLs on the right of way to TCEQ and the Engineer or to the appropriate Municipal Separate Storm Sewer System (MS4) Operator when on an Off-system State route.

Item 528 – Landscape Pavers

Install brick pavers as designated in the plans and as per this Item. Use interlocking pavers 3 1/8 inch thick or match existing pavers. Type and colors to match existing red pavers or as approved by the Engineer.

Item 6534 Accent Light Assembly

Opti-color Cluster lamp lighting projection angle to be adjusted in the field to meet optimum projection to the “Welcome to Alpine” sign and as shown on the plans.

Any light assembly damaged during transportation or installation shall be replaced at the contractor’s expense. All steel hardware shall be galvanized steel.

Installation of Opti-color Cluster LED lamp and hardware shall be installed as per the manufactured specifications and in accordance this Item. Contractor to provide manufacturer specifications and other assembly and mounting details in accordance with this Item.

Opti-color Cluster LED lamp, controllers, electrical wiring, junction boxes, conduit and other materials required for the installation and proper function of the lighting will be paid under this Item.

Item xxxx- Landscape Light Bollards



Estimate & Quantity Sheet

CONTROLLING PROJECT ID 0924-00-186

DISTRICT El Paso
HIGHWAY Various

COUNTY El Paso, ETC

CONTROL SECTION JOB				0924-00-186		0924-35-025		TOTAL EST.	TOTAL FINAL
PROJECT ID				A00218139		A00213289			
COUNTY				El Paso		Brewster			
ALT	BID CODE	DESCRIPTION	UNIT	Various		Various			
				EST.	FINAL	EST.	FINAL		
	100-7001	PREPARING ROW	AC	4.000				4.000	
	100-7003	PREP ROW (TREE REMOVE) (0"-12" DIA)	EA	14.000				14.000	
	100-7009	PREP ROW (TREE PRUNE AND TRIM)	AC	2.500				2.500	
	110-7003	EXCAV (SPECIAL)	CY	180.500				180.500	
	160-7002	FURN & PLACE TOPSOIL (4")	SY	290.000				290.000	
	161-7009	GENERAL USE COMPOST (1")	SY	332.000				332.000	
	168-7001	VEGETATIVE WATERING	TGL	14.000				14.000	
	170-7001	IRRIGATION SYSTEM	LS	1.000				1.000	
	192-7002	MULCH	SY	42.000				42.000	
	192-7004	PLANT SOIL MIX (PLANTING SOIL)	CY	68.500				68.500	
	192-7006	PLANT SOIL MIX (TY I)	CY	18.000				18.000	
	192-7007	SOIL AMEND	SY	42.000				42.000	
	192-7008	SOIL AMEND (TY I)	SY	5.000				5.000	
	192-7009	PLANT BED PREP	SY	335.000				335.000	
	192-7014	VEGETATION BARRIER	SY	1,400.000				1,400.000	
	192-7015	VEGETATION BARRIER (TREE ROOT)	SY	802.000				802.000	
	192-7016	LANDSCAPE EDGE	LF	1,450.000				1,450.000	
	192-7021	LANDSCAPE EDGE (CONC)	LF			800.000		800.000	
	192-7023	LOOSE AGGR GRND COVER	CY	34.780				34.780	
	192-7024	LOOSE AGGR GRND COVER (TY I)	CY	75.000				75.000	
	192-7025	LOOSE AGGR GRND COVER (TY II)	CY			102.000		102.000	
	192-7029	PLANT MATERIAL (5 GAL)	EA	45.000				45.000	
	192-7031	PLANT MATERIAL (30 GAL)	EA	25.000				25.000	
	192-7046	PLANT MATERIAL (3 GAL) (SHRUB)	EA	63.000				63.000	
	192-7050	PLANT MATERIAL (MIN 2" CAL)	EA	2.000				2.000	
	193-7001	LANDSCAPE ESTABLISH	MO	6.000				6.000	
	193-7007	IRRIG SYS OPER AND MAINT	MO	6.000				6.000	
	193-7014	PLANT REPLACE (3 GAL)	EA	15.000				15.000	
	193-7015	PLANT REPLACE (5 GAL)	EA	5.000				5.000	
	193-7019	PLANT REPLACE (45 GAL)	EA	10.000				10.000	
	193-7027	VEGETATIVE WATERING	TGL	34.000				34.000	
	194-7004	RDSIDE AMENITY (TRASH/RECYCLE BIN)	EA			2.000		2.000	
	194-7005	RDSIDE AMENITY (BENCH)	EA			1.000		1.000	
	500-7001	MOBILIZATION	LS	1.000				1.000	
	502-7001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	6.000				6.000	

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026



DISTRICT	COUNTY	CCSJ	SHEET
El Paso	El Paso, ETC	0924-00-186	7



Estimate & Quantity Sheet

CONTROLLING PROJECT ID 0924-00-186

DISTRICT El Paso
HIGHWAY Various

COUNTY El Paso, ETC

CONTROL SECTION JOB				0924-00-186		0924-35-025		TOTAL EST.	TOTAL FINAL
PROJECT ID				A00218139		A00213289			
COUNTY				El Paso		Brewster			
ALT	BID CODE	DESCRIPTION	UNIT	Various		Various			
				EST.	FINAL	EST.	FINAL		
	503-7002	PORTABLE CHANGEABLE MESSAGE SIGN	EA	2.000				2.000	
	505-7001	TMA (STATIONARY)	DAY	60.000				60.000	
	506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	1,500.000				1,500.000	
	506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	1,500.000				1,500.000	
	506-7043	BIODEG EROSN CONT LOGS (INSTL) (8")	LF	176.000				176.000	
	506-7046	BIODEG EROSN CONT LOGS (REMOVE)	LF	176.000				176.000	
	528-7001	LANDSCAPE PAVERS	SY			2.000		2.000	
	618-7030	CONDT (PVC) (SCH 40) (2")	LF			60.000		60.000	
	618-7031	CONDT (PVC) (SCH 40) (2") (BORE)	LF			1,000.000		1,000.000	
	620-7009	ELEC CONDR (NO.6) BARE	LF			60.000		60.000	
	620-7010	ELEC CONDR (NO.6) INSULATED	LF			1,000.000		1,000.000	
	624-7002	GROUND BOX TY A (122311)W/APRON	EA			3.000		3.000	
	XXXX-XXXX	Placeholder for requested Special Specification	LS			3.000		3.000	

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026



DISTRICT	COUNTY	CCSJ	SHEET
El Paso	El Paso, ETC	0924-00-186	7A



Estimate & Quantity Sheet

CONTROLLING PROJECT ID 0924-00-186

DISTRICT El Paso
HIGHWAY Various

COUNTY El Paso, ETC

ALT	BID CODE	DESCRIPTION	TOTAL QUANTITY
	04	PUBLIC UTILITY FORCE ACCT WORK (NON- PART)	3.000
	08	EROSION CONTROL MAINTENANCE: CONTRACTOR FORCE ACCOUNT WORK (NON-PART)	1.000
	08	SAFETY CONTINGENCY: CONTRACTOR FORCE ACCOUNT WORK (NON-PART)	1.000
	08	LAW ENFORCEMENT: CONTRACTOR FORCE ACCOUNT WORK (NON-PART)	1.000

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026



DISTRICT	COUNTY	CCSJ	SHEET
El Paso	El Paso, ETC	0924-00-186	7B

SUMMARY OF LANDSCAPE ITEMS

Table with columns for ITEM CODE, DESCRIPTION, and various material codes (160, 161, 168, 192, 170) and their corresponding units (SY, TGL, CY, LF, EA, LS).

SUMMARY OF REMOVAL ITEMS

Table with columns for ITEM CODE, DESCRIPTION, and removal codes (100, 110) and units (AC, EA, CY).

SUMMARY OF EROSION CONTROL ITEMS

Table with columns for ITEM CODE, DESCRIPTION, and erosion control codes (506) and units (LF).

SUMMARY OF LANDSCAPE MAINTENANCE ITEMS

Table with columns for ITEM CODE, DESCRIPTION, and maintenance codes (193) and units (MO, EA, TGL).

SUMMARY OF MOBILIZATION / WORK ZONE ITEMS

Table with columns for ITEM CODE, DESCRIPTION, and mobilization codes (500, 502, 505, 503) and units (LS, MO, DAY, EA).

SUMMARY OF ROADWAY ITEMS (PAY UNDER CSJ 0924-35-025)

Table with columns for ITEM CODE, DESCRIPTION, and roadway codes (194, 524, 192) and units (EA, SY, LF, CY).

SUMMARY OF ILLUMINATION ITEMS (PAY UNDER CSJ 0924-35-025)

Table with columns for ITEM CODE, DESCRIPTION, and illumination codes (618, 620, 624, 6534) and units (LF, EA).

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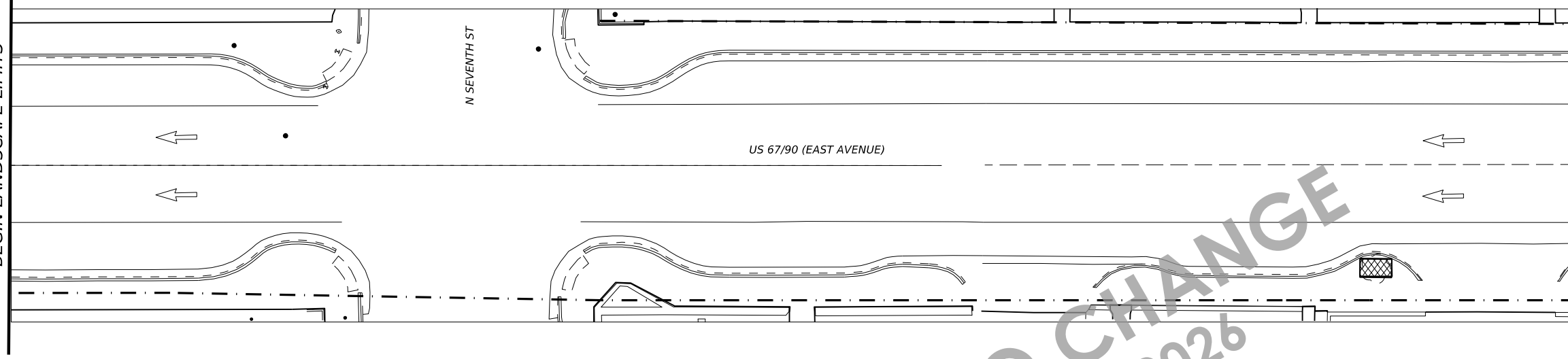


VARIOUS GENERAL QUANTITY SUMMARY

Table with project information: 0924 00 186 BREWSTER 8

CK: DW: CK: DW: CK: DW: CK: DW:

BEGIN LANDSCAPE LIMITS

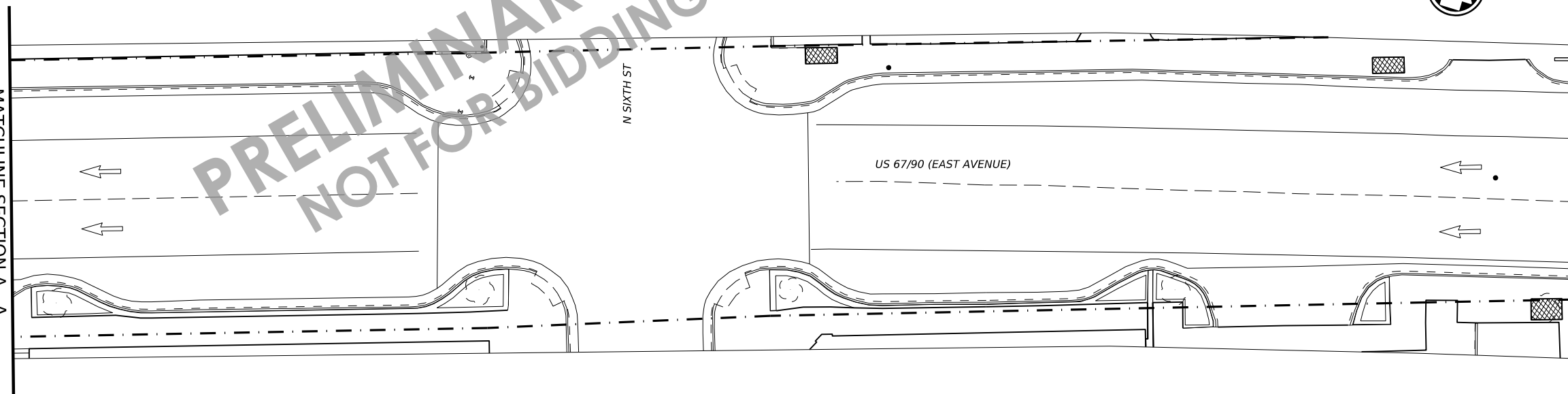


LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

MATCHLINE SECTION A - A

MATCHLINE SECTION A - A



MATCHLINE SECTION B - B

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**VARIOUS
REMOVAL
REMOVAL LAYOUT
EAST AVENUE (US 67/90)**

© TxDOT 2026 SHEET 1 OF 3

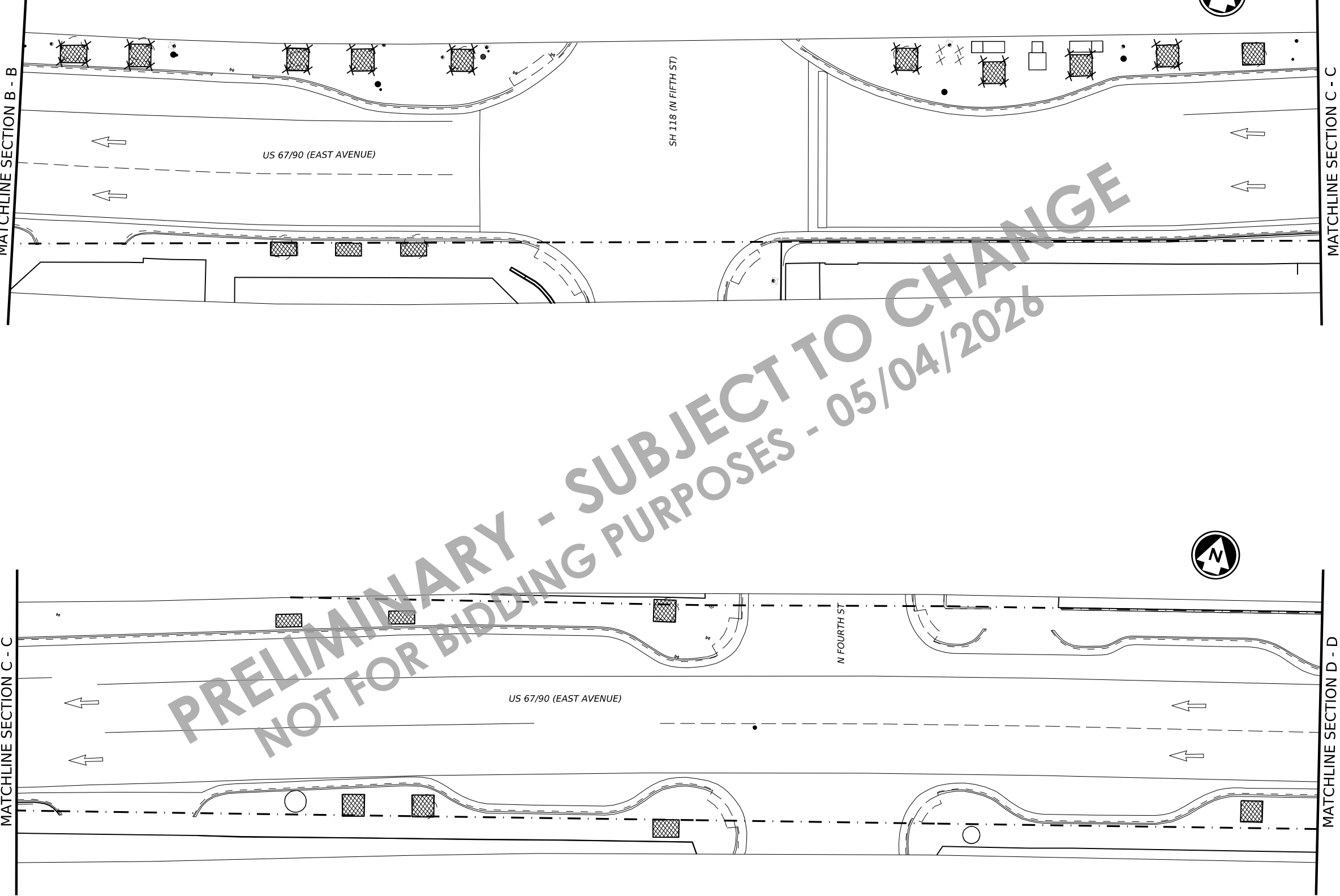
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	26	

DATE:
FILE:

CK: DW: CK: DW:

MATCHLINE SECTION B - B

MATCHLINE SECTION C - C



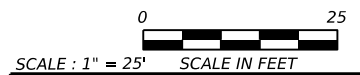
LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

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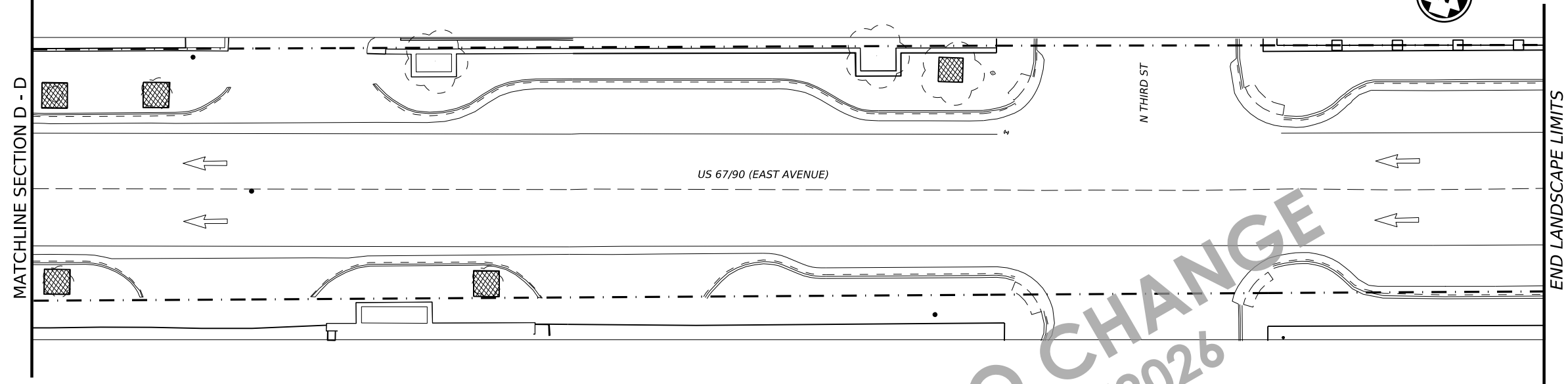


**VARIOUS
REMOVAL
REMOVAL LAYOUT
EAST AVENUE (US 67/90)**

© TxDOT 2026		SHEET 2 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	27	

DATE:
FILE:

CK:
DW:
CK:
DW:



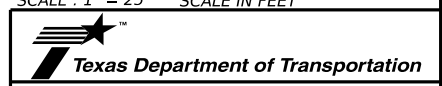
LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

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VARIOUS
REMOVAL
REMOVAL LAYOUT
EAST AVENUE (US 67/90)

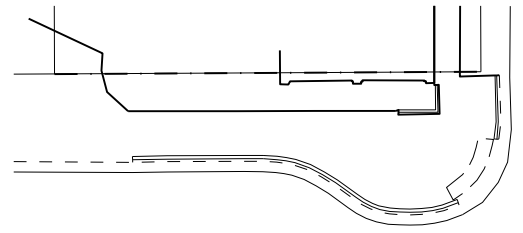
© TxDOT 2026 SHEET 3 OF 3

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	28	

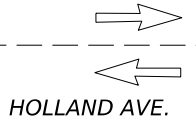
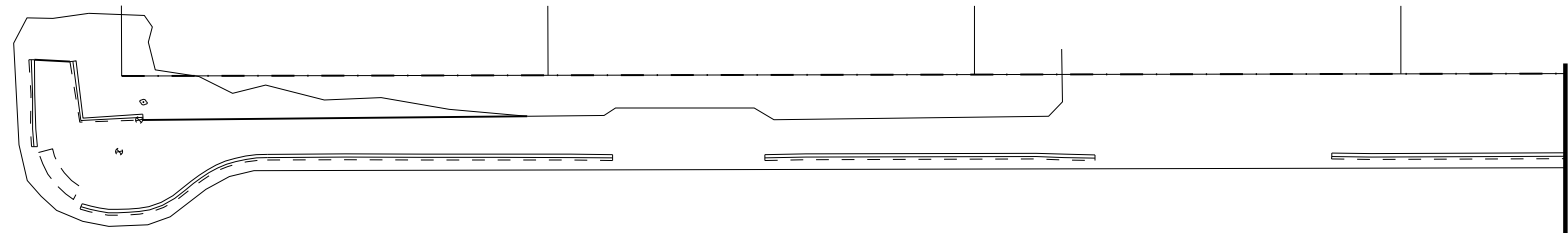
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BEGIN LANDSCAPE LIMITS

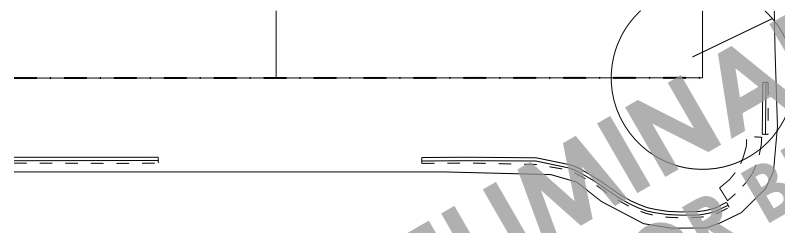


EIGHTH ST.

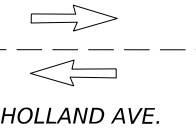
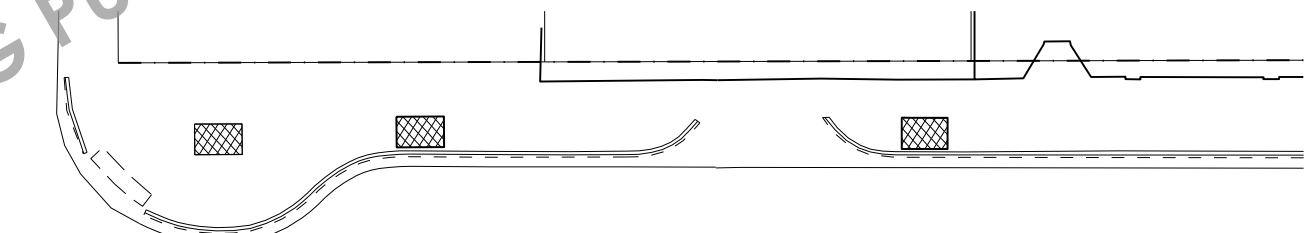


HOLLAND AVE.

MATCHLINE SECTION A - A



SEVENTH ST.



HOLLAND AVE.

MATCHLINE SECTION B - B



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

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SCALE: 1" = 25' SCALE IN FEET



VARIOUS
REMOVAL

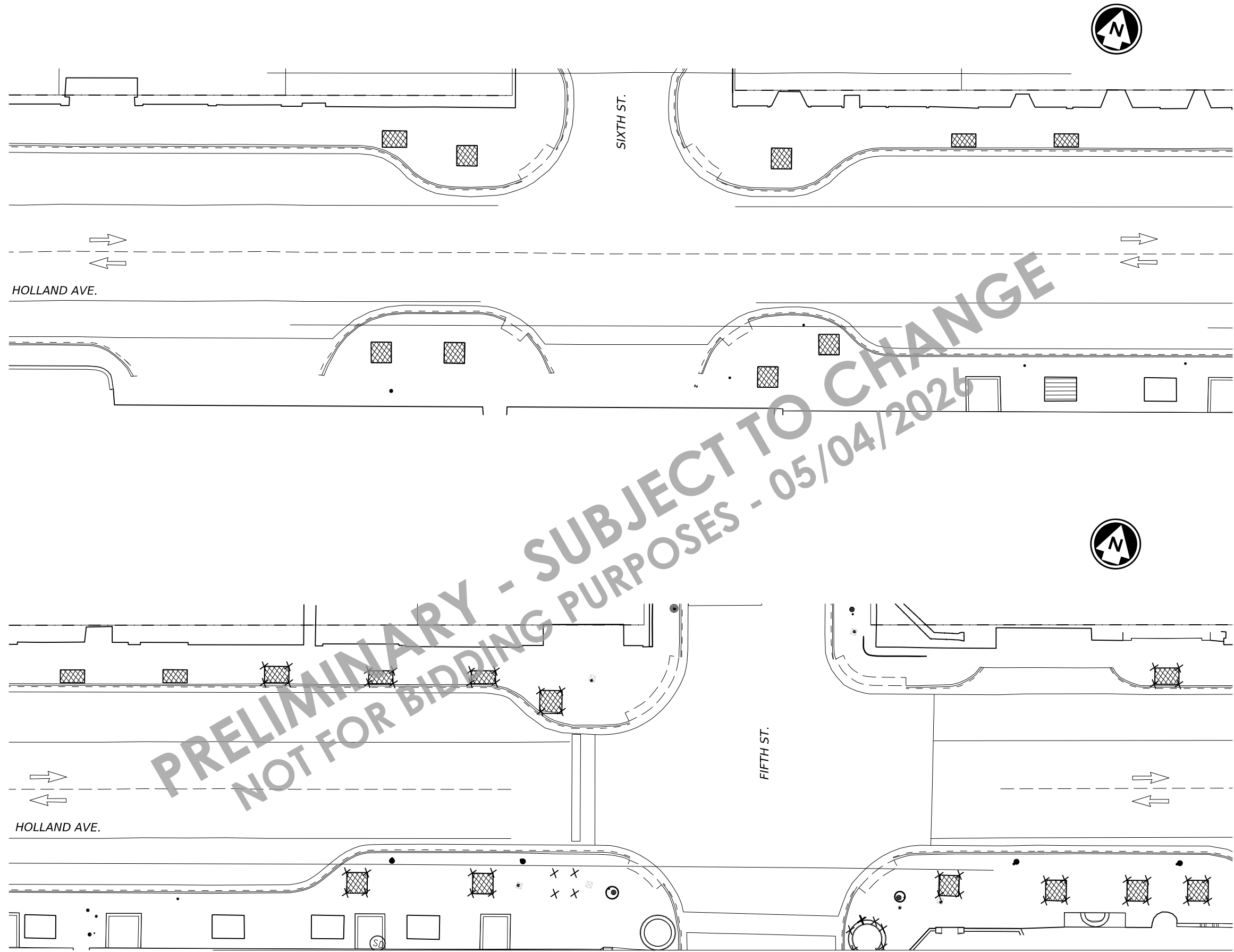
REMOVAL LAYOUT
HOLLAND AVE (US67/90)

© TXDOT 2026 SHEET 1 OF 3

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	29	

DATE:
FILE:

CK:
DW:
CK:
DW:



PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - EXIST PLANTER TO BE TREATED

MATCHLINE SECTION C - C

MATCHLINE SECTION D - D

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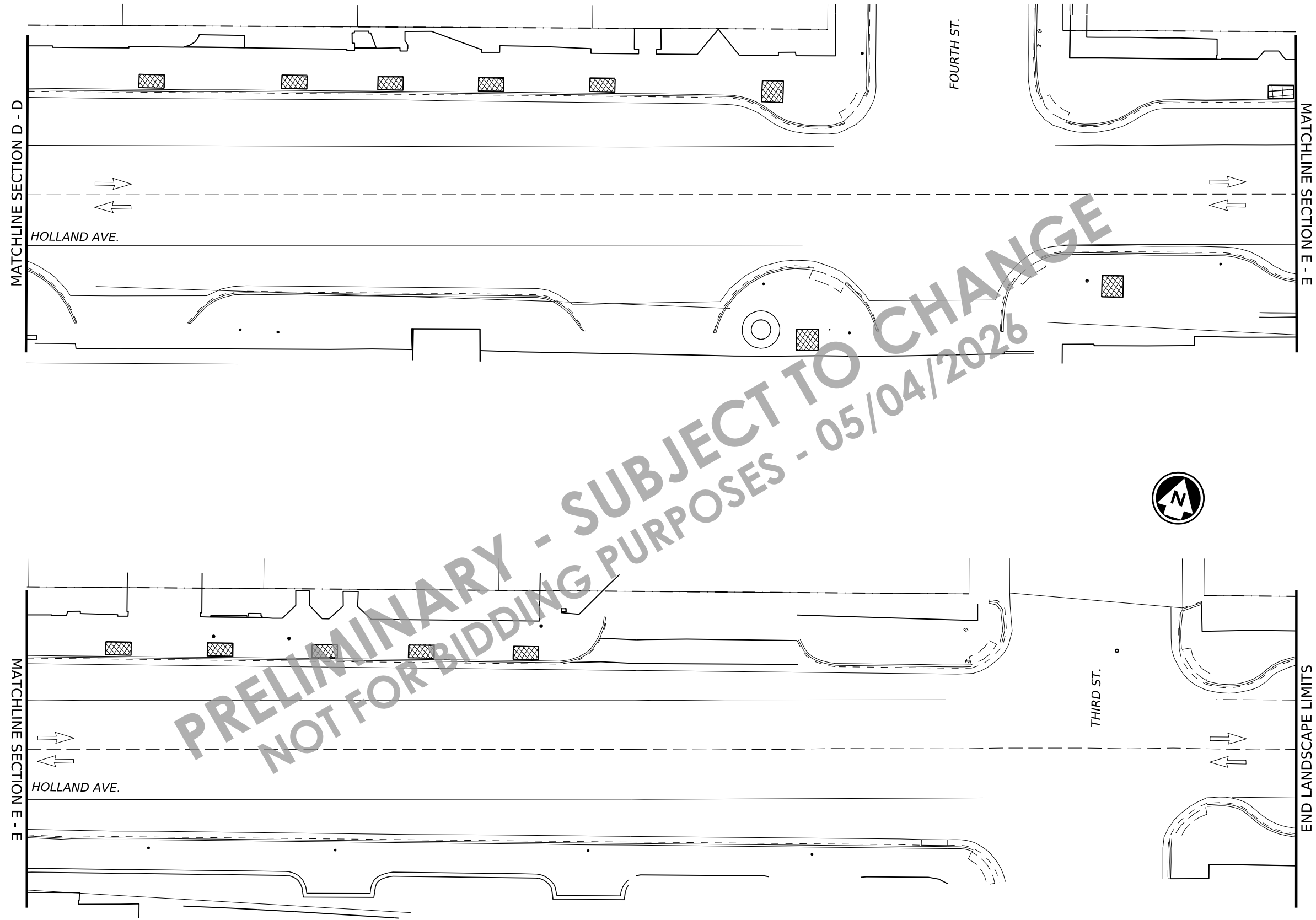


**VARIOUS
REMOVAL
REMOVAL LAYOUT
HOLLAND AVE (US67/90)**

© TxDOT 2026		SHEET 2 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	30	

DATE:
FILE:

CK:
DW:
CK:
DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - EXIST PLANTER TO BE TREATED

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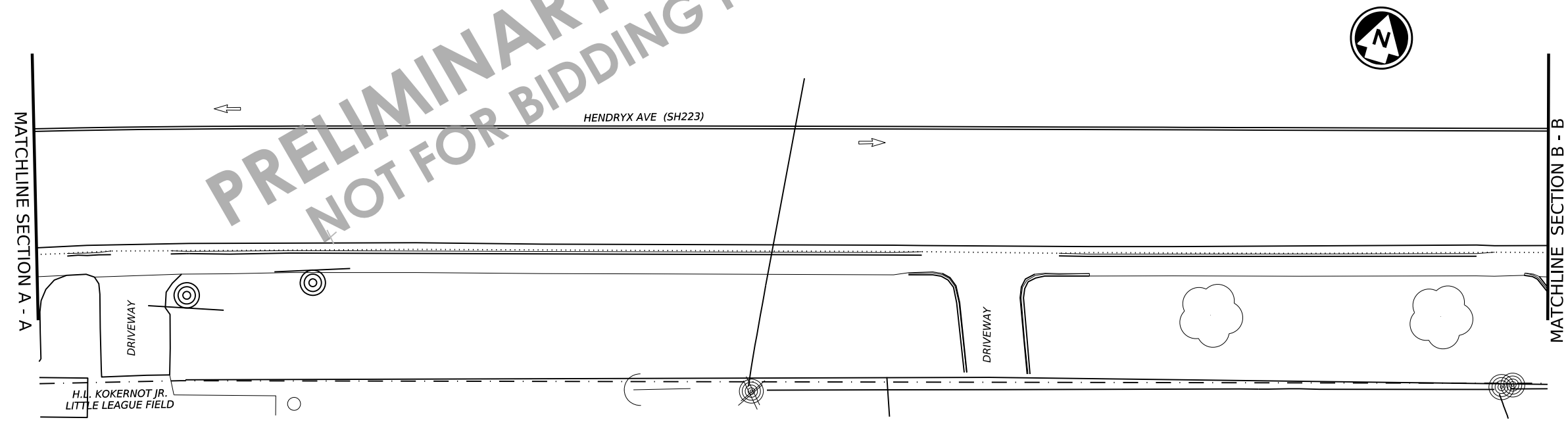
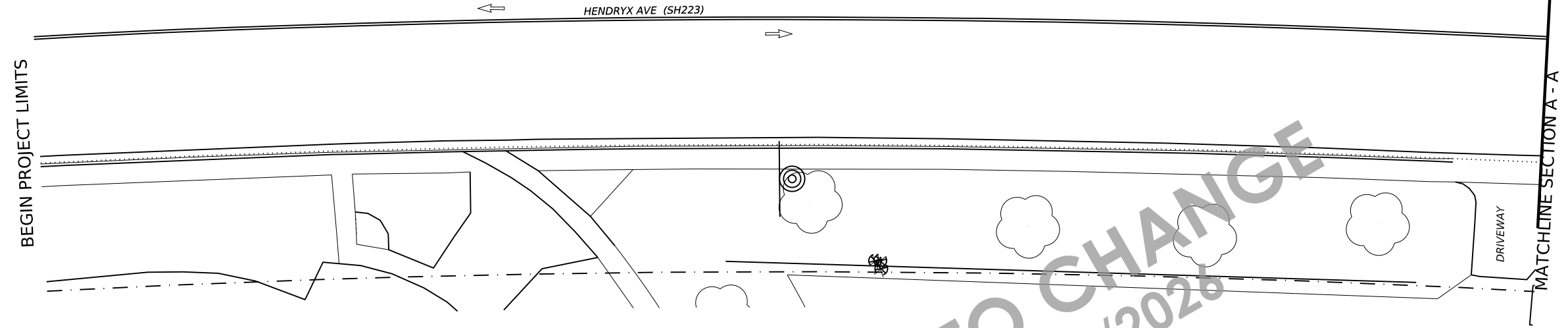
VARIOUS
REMOVAL
REMOVAL LAYOUT
HOLLAND AVE (US67/90)

© TxDOT 2026 SHEET 3 OF 3

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	31	

DATE:
FILE:

CK:
DW:
CK:
DW:



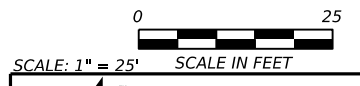
PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - EXIST PLANTER TO BE TREATED



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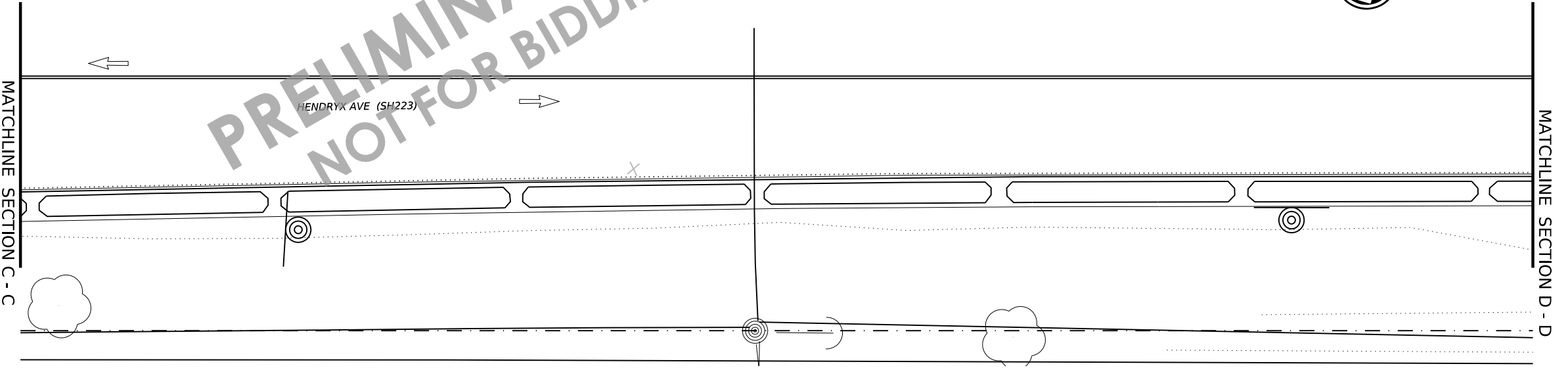
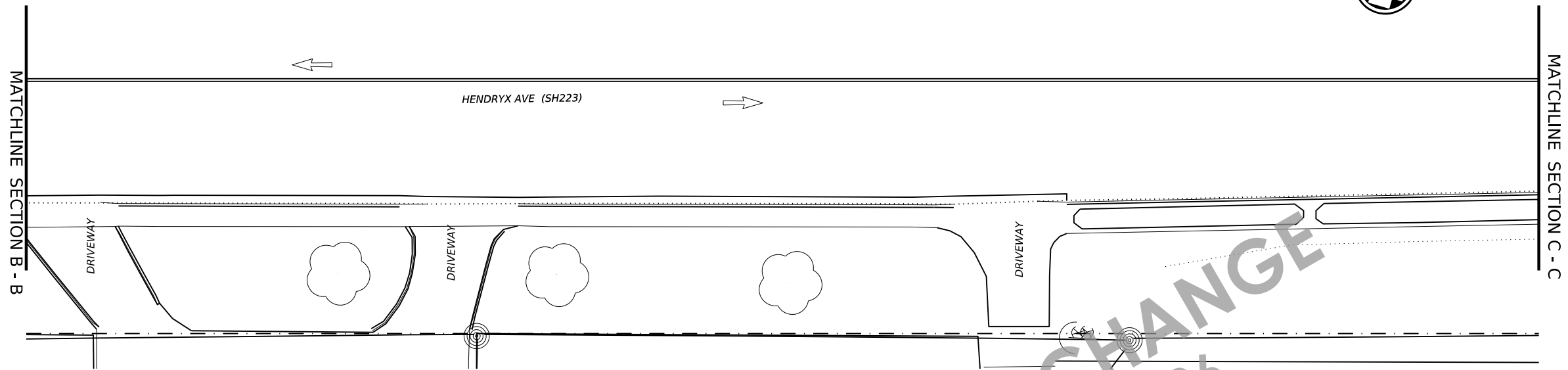
**VARIOUS
 REMOVAL
 REMOVAL LAYOUT
 HENDRYX AVE (SH223)**

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	32	

DATE:
 FILE:

CK: DW: CK: DW:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

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VARIOUS
REMOVAL
REMOVAL LAYOUT
HENDRYX AVE (SH223)

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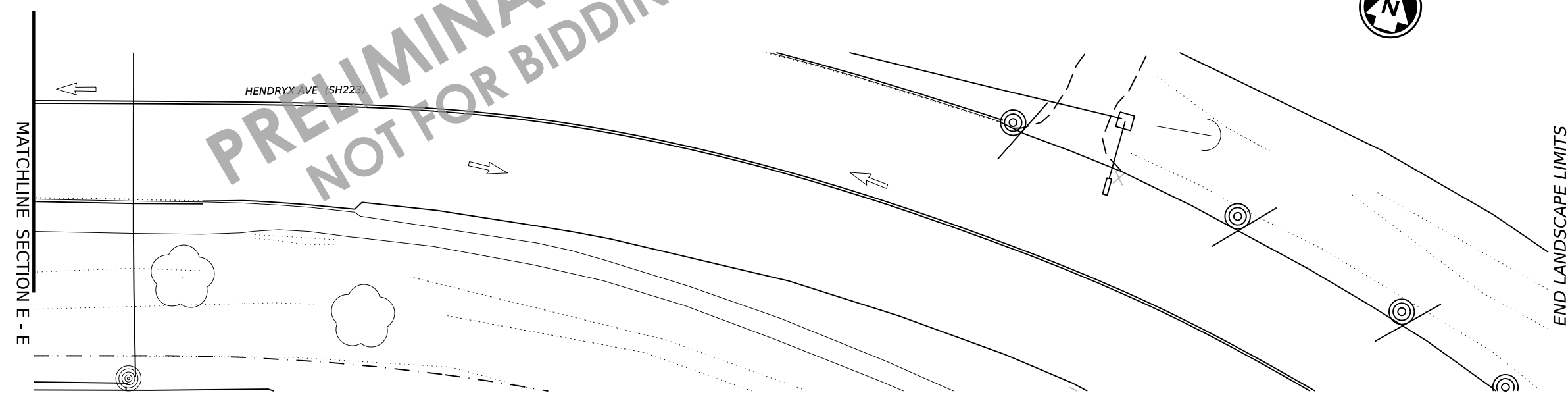
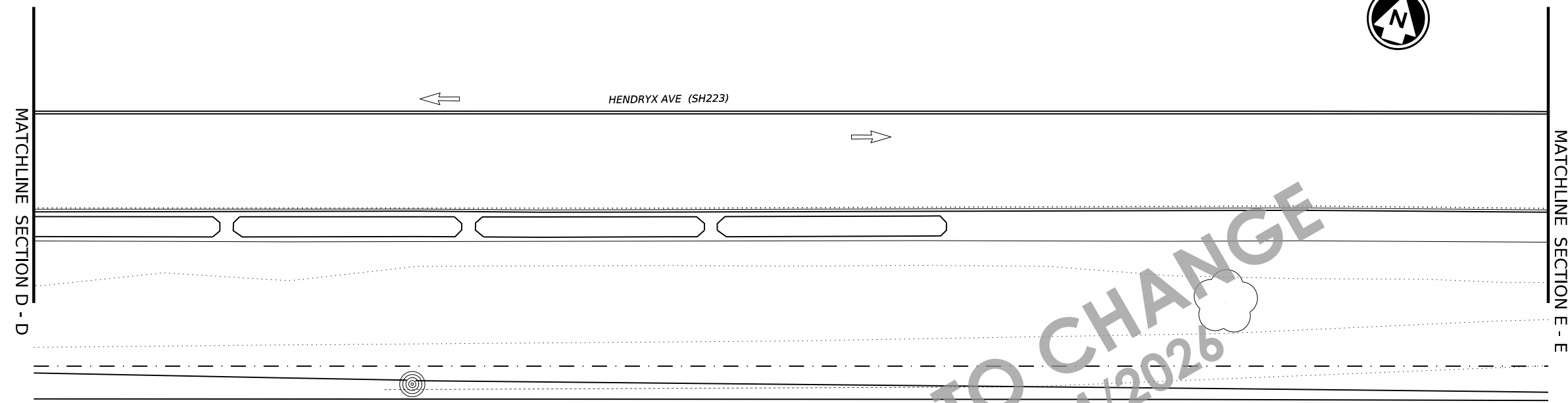
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	33	

DATE:
FILE:

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DW:
CK:
DW:

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED



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**VARIOUS
REMOVAL
REMOVAL LAYOUT
HENDRYX AVE (SH223)**

© TxDOT 2026		SHEET 3 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	34	

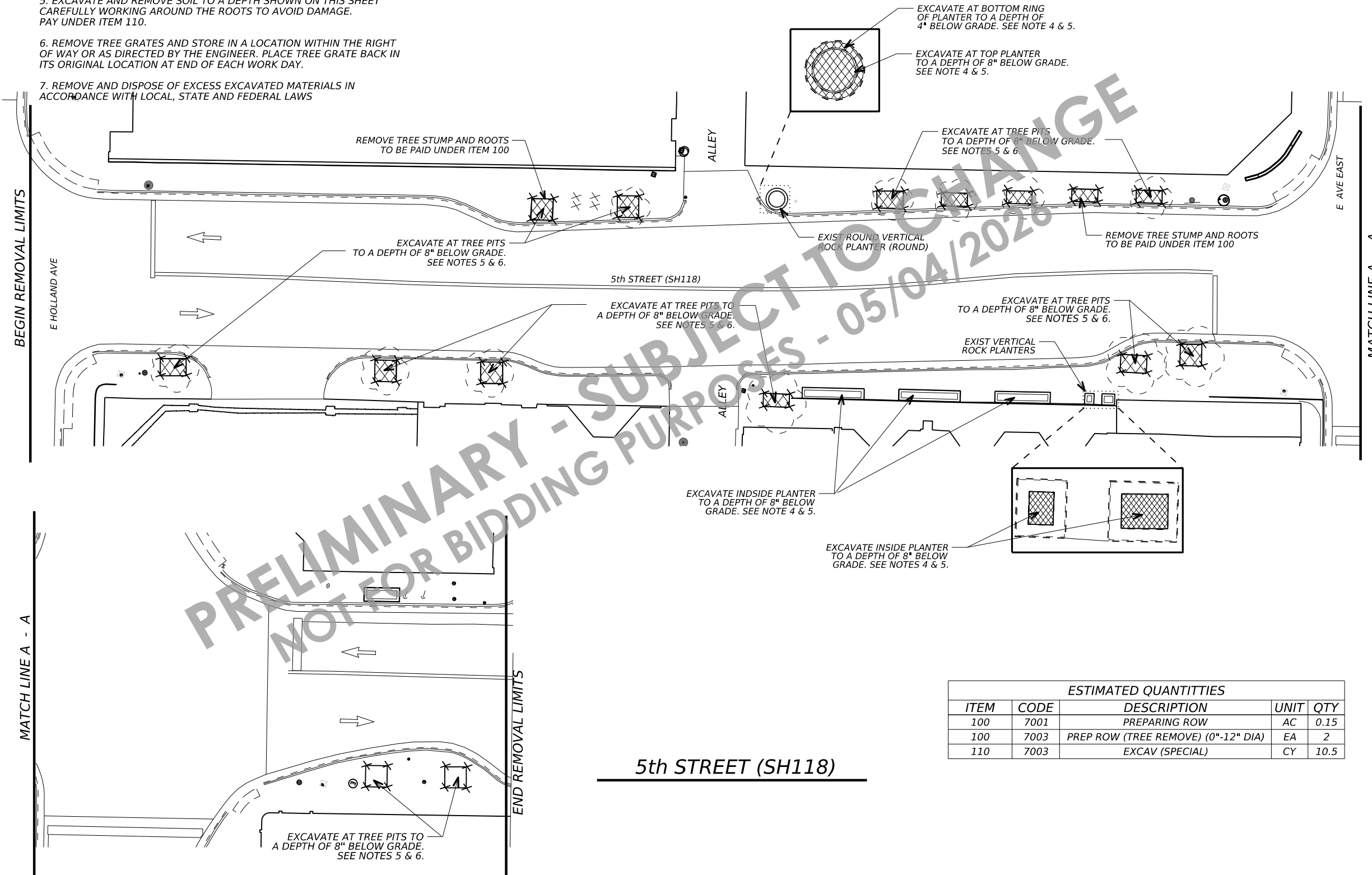
DATE:
FILE:

NOTES:

1. REFER TO LANDSCAPE SHEETS FOR SOIL TREATMENT AND LANDSCAPE PAY ITEMS AND QUANTITIES.
2. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN WORKING WITHIN THE TREE PITS.
3. EXCAVATE SOIL INSIDE THE TREE PIT AND PLANTERS BY CAREFUL MEANS TO NOT DISTURB EXISTING TREE ROOTS.
4. REMOVE EXISTING PLANTS, WEEDS AND WEED BARRIER IN THE VERTICAL PLANTERS TO INCLUDE ROOTS AND OTHER UNDESIRABLE MATERIAL DELETERIOUS TO PLANT GROWTH. THIS WORK IS INCIDENTAL TO ITEM 100.
5. EXCAVATE AND REMOVE SOIL TO A DEPTH SHOWN ON THIS SHEET CAREFULLY WORKING AROUND THE ROOTS TO AVOID DAMAGE. PAY UNDER ITEM 110.
6. REMOVE TREE GRATES AND STORE IN A LOCATION WITHIN THE RIGHT OF WAY OR AS DIRECTED BY THE ENGINEER. PLACE TREE GRATE BACK IN ITS ORIGINAL LOCATION AT END OF EACH WORK DAY.
7. REMOVE AND DISPOSE OF EXCESS EXCAVATED MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW
- EXCAVATION LIMITS (TREE PIT AND PLANTERS)



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ESTIMATED QUANTITIES				
ITEM	CODE	DESCRIPTION	UNIT	QTY
100	7001	PREPARING ROW	AC	0.15
100	7003	PREP ROW (TREE REMOVE) (0"-12" DIA)	EA	2
110	7003	EXCAV (SPECIAL)	CY	10.5

5th STREET (SH118)

SCALE : 1" = 25'



**VARIOUS
AESTHETICS**

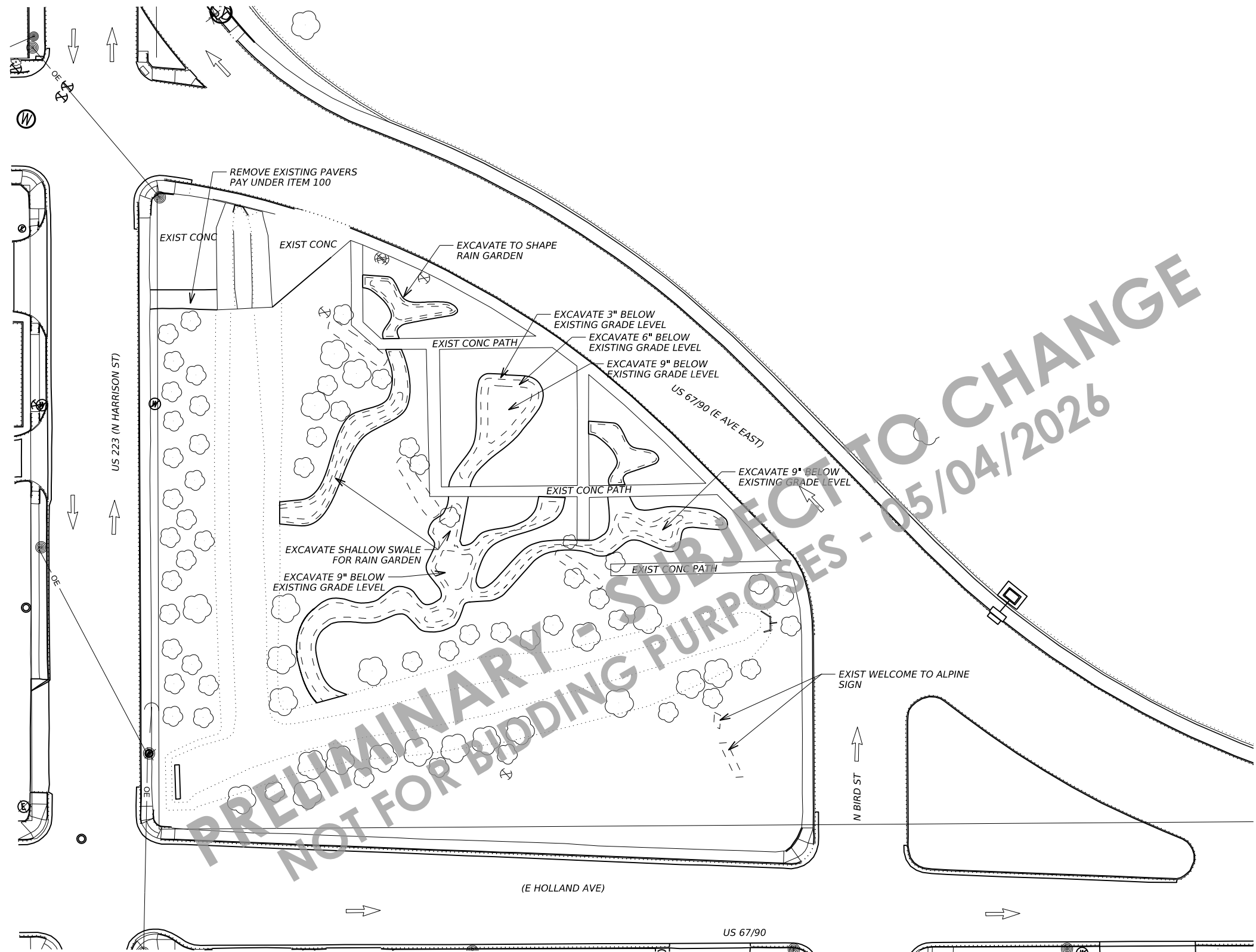
**REMOVAL LAYOUT
5th STREET (SH 118)**

© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	35	

CK: DW: CK: DW: CK: DW:

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW



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NOT TO SCALE



VARIOUS
REMOVAL

REMOVAL LAYOUT
SH 223 AND US 67/90

ESTIMATED QUANTITIES				
ITEM	CODE	DESCRIPTION	UNIT	QTY
100	7001	PREPARING ROW	AC	1
100	7003	PREP ROW (TREE REMOVE) (0"-12" DIA)	EA	6
100	7009	PREP ROW (TREE PRUNE AND TRIM)	AC	0.5
110	7003	EXCAV (SPECIAL)	CY	110

© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	36	

DATE:
FILE:

CK:
DW:
CK:
DW:

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW
- PROPOSED WATER BASIN

NOTES:

1. REFER TO LANDSCAPE SHEETS FOR SOIL AMENDMENTS, PLANT MIX AND G.U.C PAY ITEMS AND QUANTITIES.
2. REMOVE EXISTING LANDSCAPE ROCK AND WEED BARRIER TO EXPOSE SOIL FOR WATER BASIN CONSTRUCTION. STORE ROCK WITHIN THE RIGHT OF WAY OR AS DIRECTED. PLACE NEW WEED BARRIER AND ROCK BACK IN ITS ORIGINAL POSITION AFTER SOIL AMENDMENTS AND OTHER TREATMENTS HAVE BEEN PERFORMED WITHIN THE WATER BASIN LIMITS. REMOVAL IS INCIDENTAL WORK UNDER ITEM 100.
3. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN PREPARING THE BASINS AT TREES AND PLANTS.
4. REMOVE SOIL TO A MINIMAL DEPTH OF 8" AT THE PLANTER BOX. PAY UNDER ITEM 110, "EXCAVATION".
5. SHAPE BASIN TO ENSURE WATER WILL REMAIN INSIDE THE BASIN. THIS WORK SHALL BE PAID UNDER ITEM 110 "EXCAVATION".
6. REMOVE AND DISPOSE OF EXCESS EXCAVATED MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS.
7. PERFORM TRIMMING OR PRUNING OF BRANCHES TO REMOVE CROSS BRANCHING, V-CROTCHES, DEAD, DISEASED, OBSTRUCTING BRANCHES, LOW HANGING, AND BROKEN BRANCHES TO PROVIDE A GOOD GENERAL APPEARANCE. TRIMMING ALSO INCLUDE REMOVAL OF SUCKERS AT THE BASE OF TREE TRUNK. DO NOT TOP/ CUT THE TOP BRANCHES.
8. DO NOT TRIM YUCCAS, OR SOTOL AT THE TOP OF BRANCHES. REMOVE BRANCHES AT THE BASE OF TRUNK TO REMOVE DISEASED OR DEAD STALKS. AVOID SHAPING THE YUCCAS/SOTOL AS ROUND OR SQUARES. CUT LEAVES CLOSE TO TRUNK TO CREATE A CLEAN PINEAPPLE-LIKE SHAPE.

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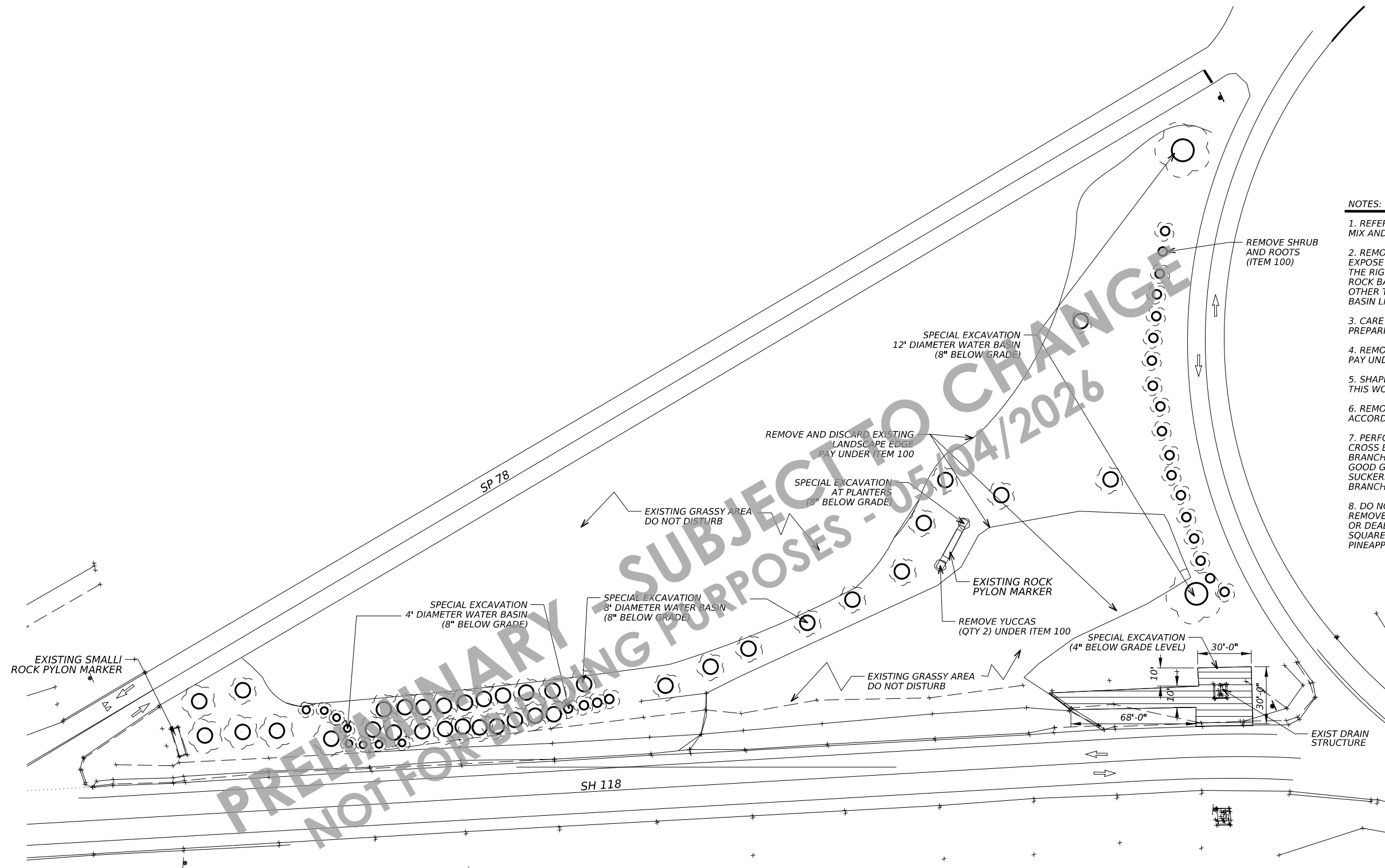
NOT TO SCALE



VARIOUS
AESTHETICS

REMOVAL LAYOUT
MEDIAN (SH 118 & SP 78)

© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	37	

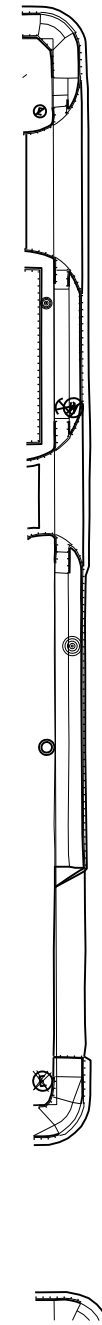
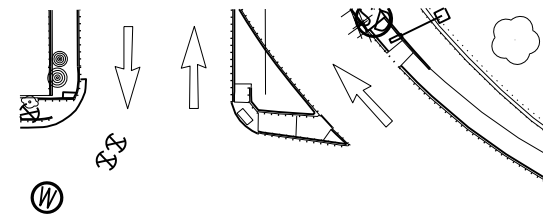


**TRIANGLE MEDIAN BY McDONALD OBSERVATORY
SH 118 AND SPUR 78**

ESTIMATED QUANTITIES				
ITEM	CODE	DESCRIPTION	UNIT	QTY
100	7001	PREPARING ROW	AC	1
100	7003	PREP ROW (TREE REMOVE) (0"-12" DIA)	EA	1
100	7009	PREP ROW (TREE PRUNE AND TRIM)	AC	1
110	7003	EXCAV (SPECIAL)	CY	60

DATE:
FILE:

CK: DW: CK: DW:



US 223 (N HARRISON ST)

US 67/90 (E AVE EAST)

(E HOLLAND AVE)

US 67/90

N BIRD ST

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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DATE: 2026/02/23
FILE: DOCUMENT NAME

Texas Department of Transportation

VARIOUS

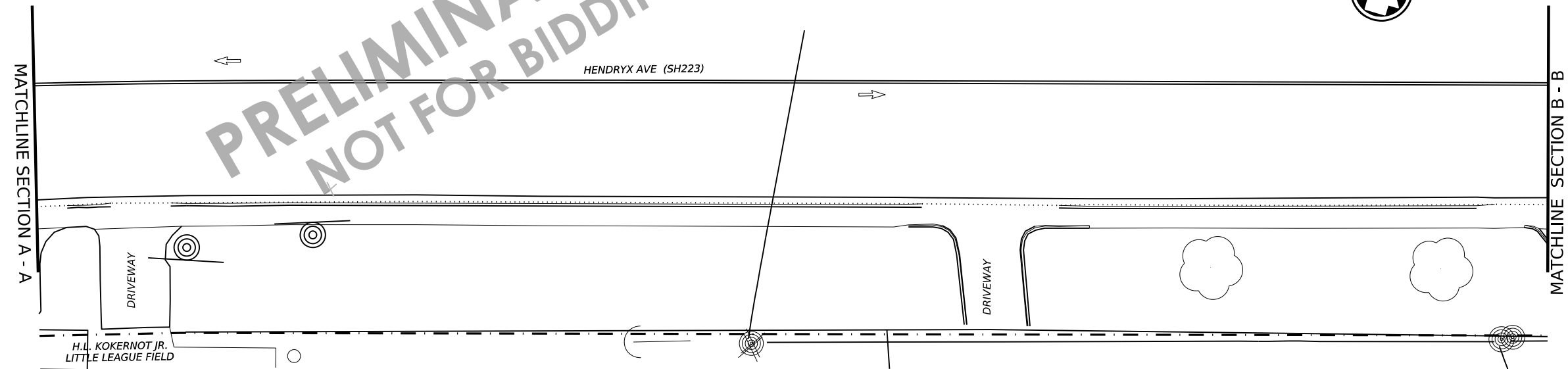
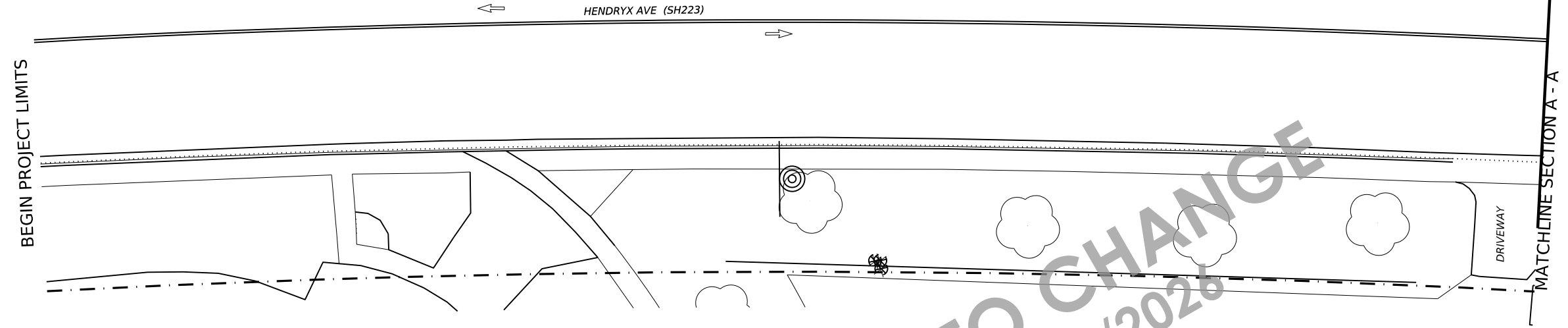
AESTHETICS

ILLUMINATION LAYOUT
SH 223 AND US 67/90

© TxDOT 2026 SHEET \$15 OF \$505

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	88	

CK:
DW:
CK:
DW:



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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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Texas Department of Transportation

\$ROADWAY NAME\$

AESTHETICS

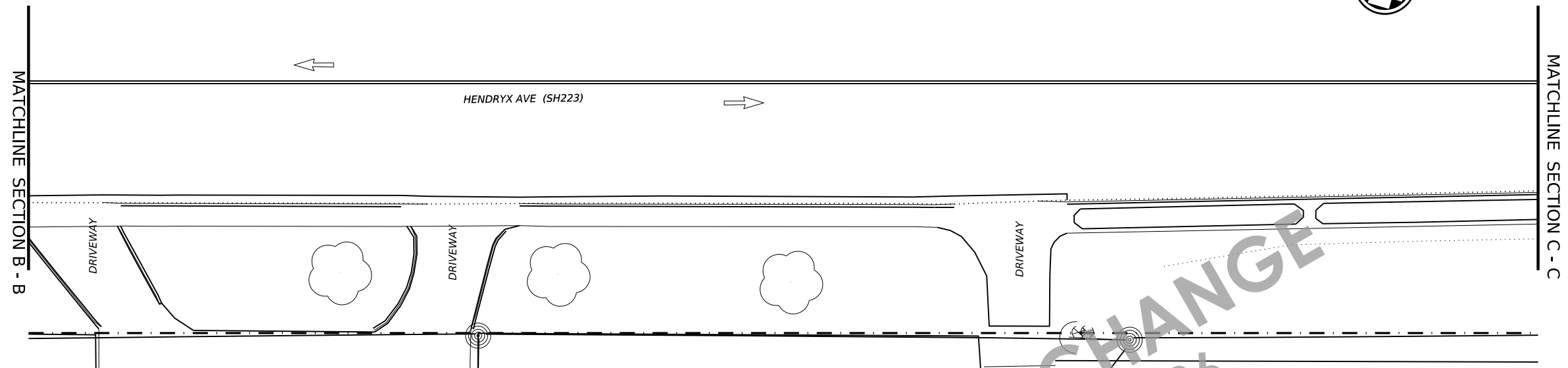
ILLUMINATION LAYOUT
HENDRYX AVE (SH223)

© TxDOT \$YEAR\$ SHEET 1 OF 3

CONT	SECT	JOB	HIGHWAY
\$C\$	\$S\$	\$J\$	\$HWY\$
DIST	COUNTY	SHEET NO.	
\$DST\$	\$CTY\$	\$AAS\$	

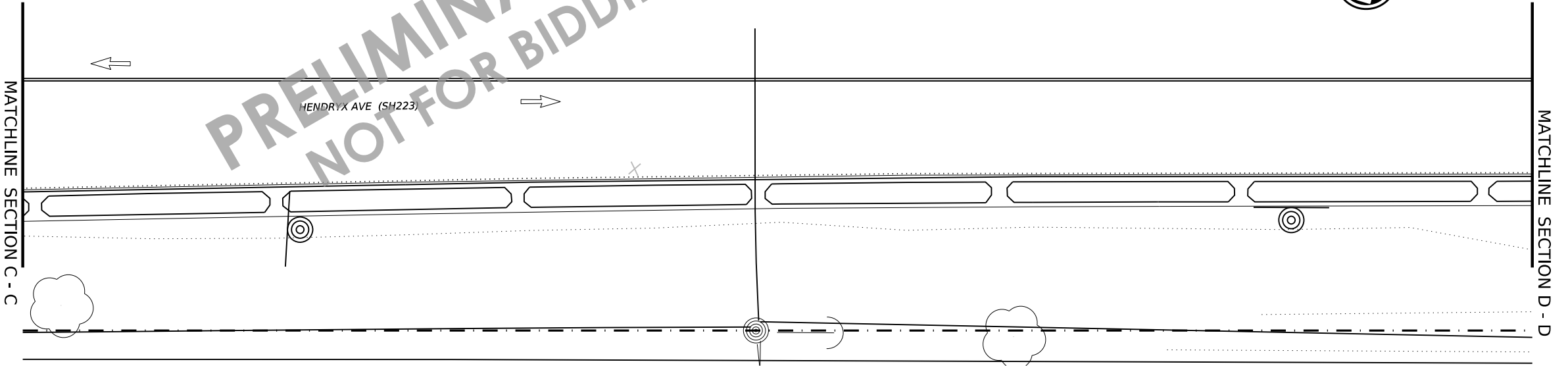
DATE:
FILE:

CC
DWG
CC
DWG



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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\$ROADWAY NAME\$

AESTHETICS

ILLUMINATION LAYOUT
HENDRYX AVE (SH223)

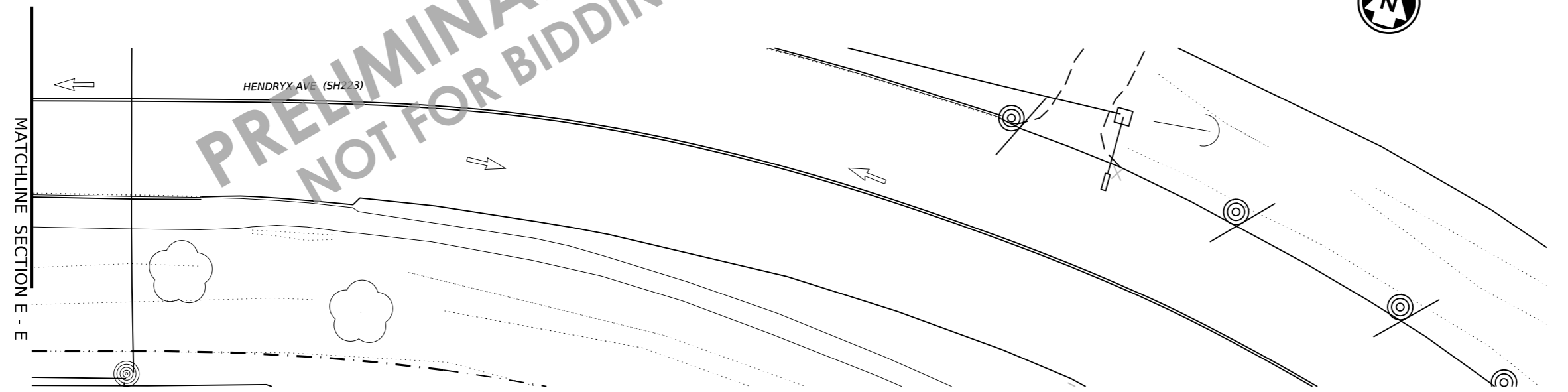
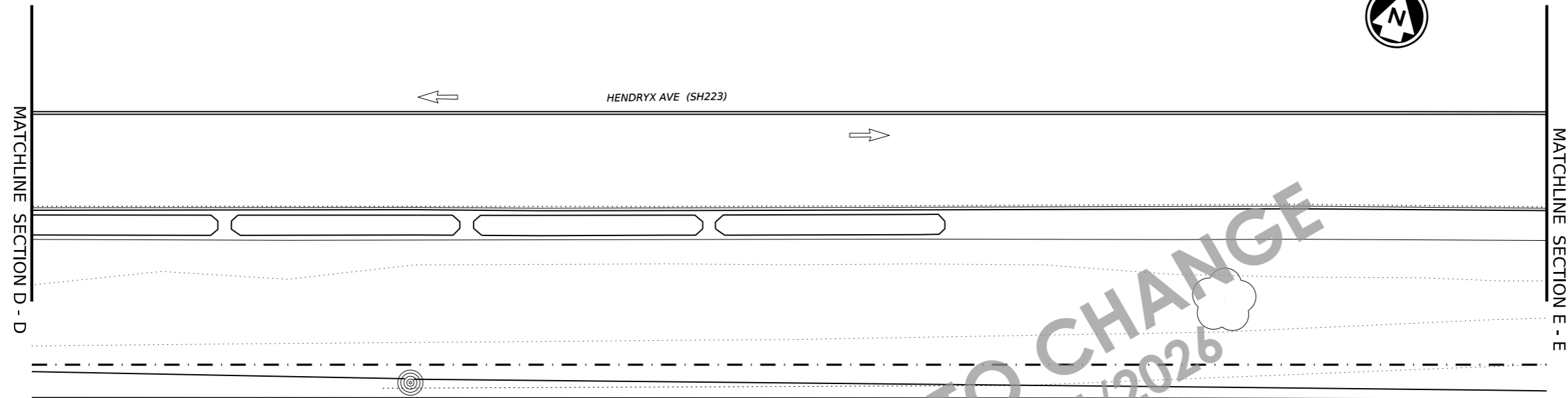
© TxDOT \$YEAR\$ SHEET 2 OF 3

CONT	SECT	JOB	HIGHWAY
\$C\$	\$S\$	\$J\$	\$HWY\$
DIST	COUNTY	SHEET NO.	
\$DST\$	\$CTYS\$	\$AA\$	

DATE:
FILE:

CK:
DW:
CK:
DN:

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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Texas Department of Transportation

\$ROADWAY NAME\$

AESTHETICS

ILLUMINATION LAYOUT
HENDRYX AVE (SH223)

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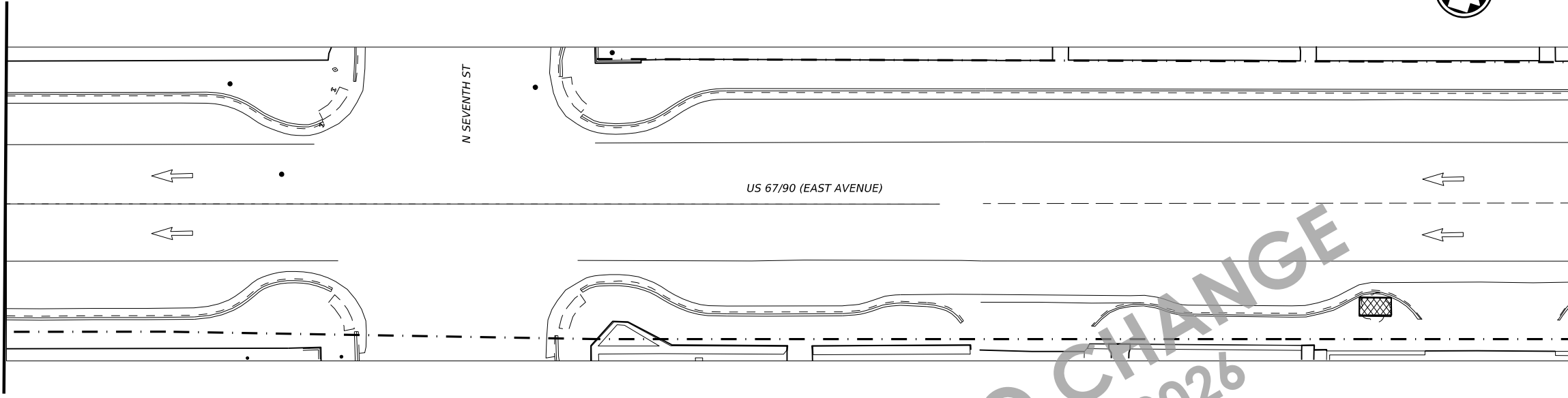
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\$C\$	\$S\$	\$J\$	\$HWY\$
DIST	COUNTY	SHEET NO.	
\$DST\$	\$CTY\$	\$AA\$	

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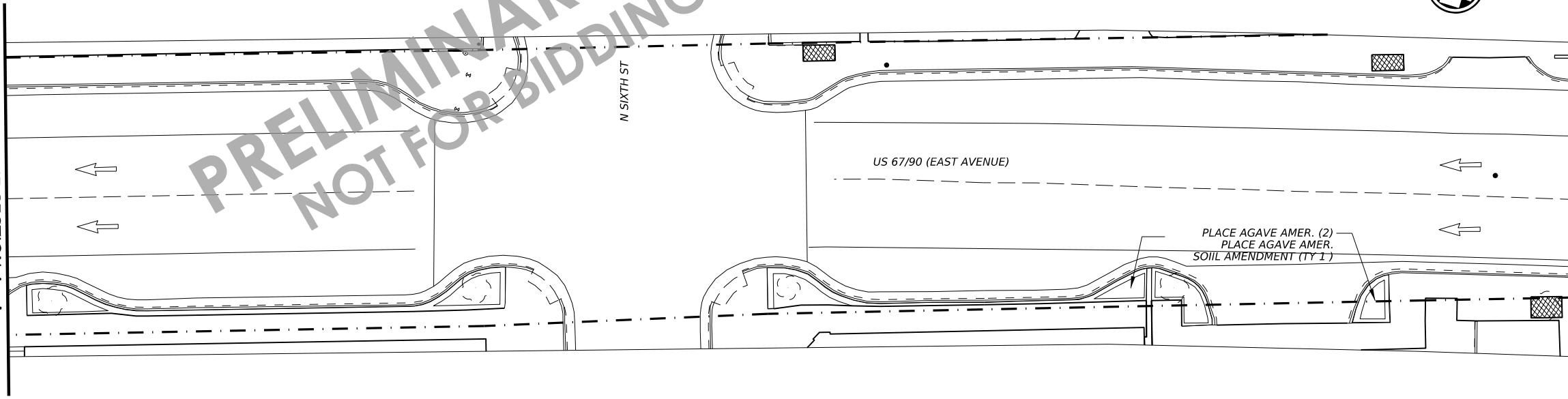
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BEGIN LANDSCAPE LIMITS

MATCHLINE SECTION A - A



MATCHLINE SECTION A - A



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

- MULCH 3" LAYER
- LOOSE AGGREGATE (TY 1)
(2" LAYER - GOLDEN BROWN)

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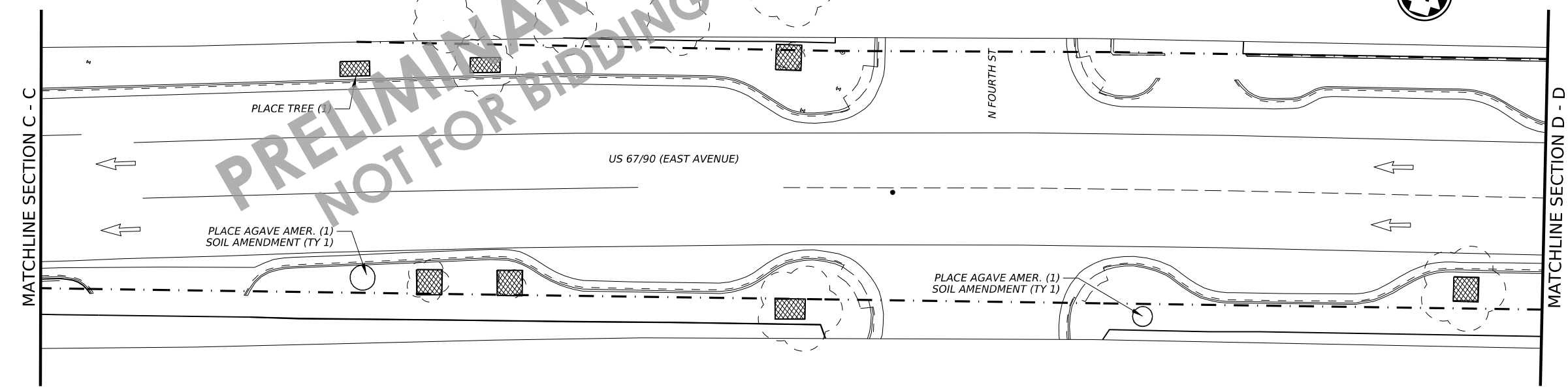
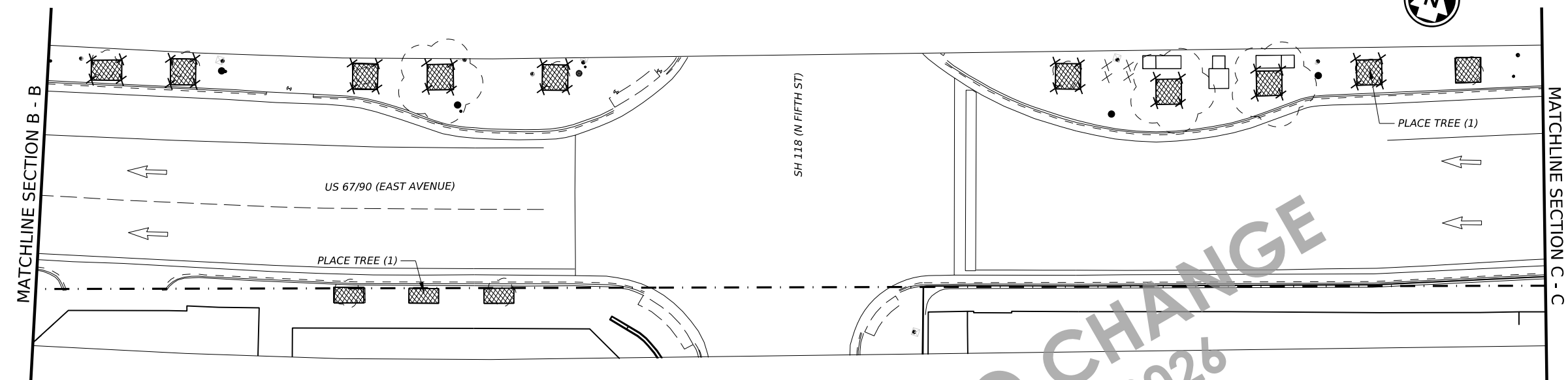


VARIOUS
AESTHETICS
LANDSCAPE LAYOUT
 EAST AVENUE (US 67/90)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	43	

CK: DW: CK: DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

MULCH 3" LAYER
 LOOSE AGGREGATE (TY 1)
 (2" LAYER - GOLDEN BROWN)

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VARIOUS AESTHETICS

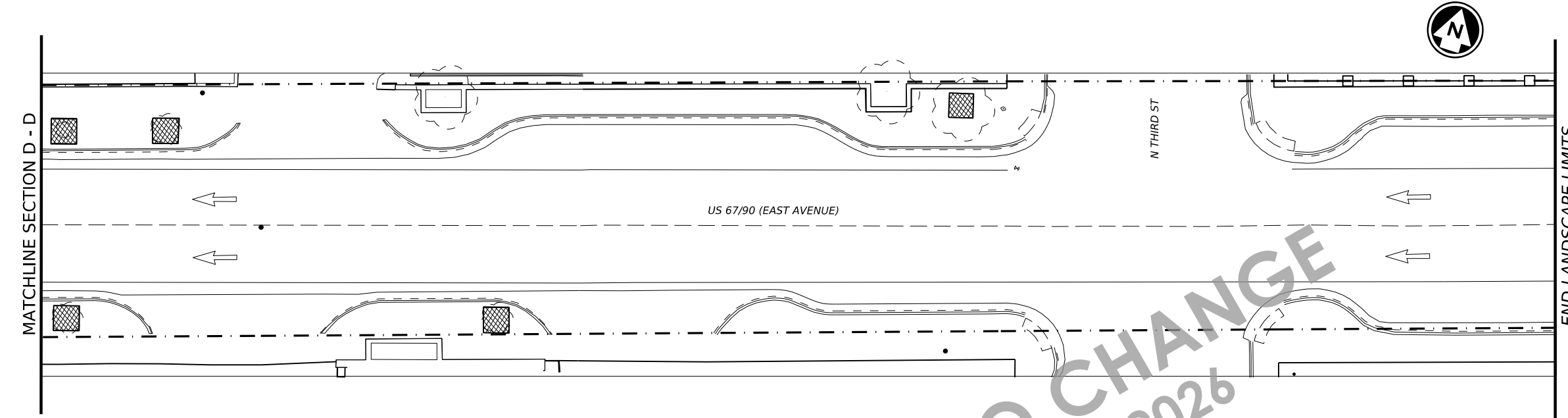
LANDSCAPE LAYOUT
 EAST AVENUE (US 67/90)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	44	

DATE:
 FILE:

CK: DW: CK: DW: CK: DW:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8
MULCH 3" LAYER	
LOOSE AGGREGATE (TY 1) (2" LAYER - GOLDEN BROWN)	

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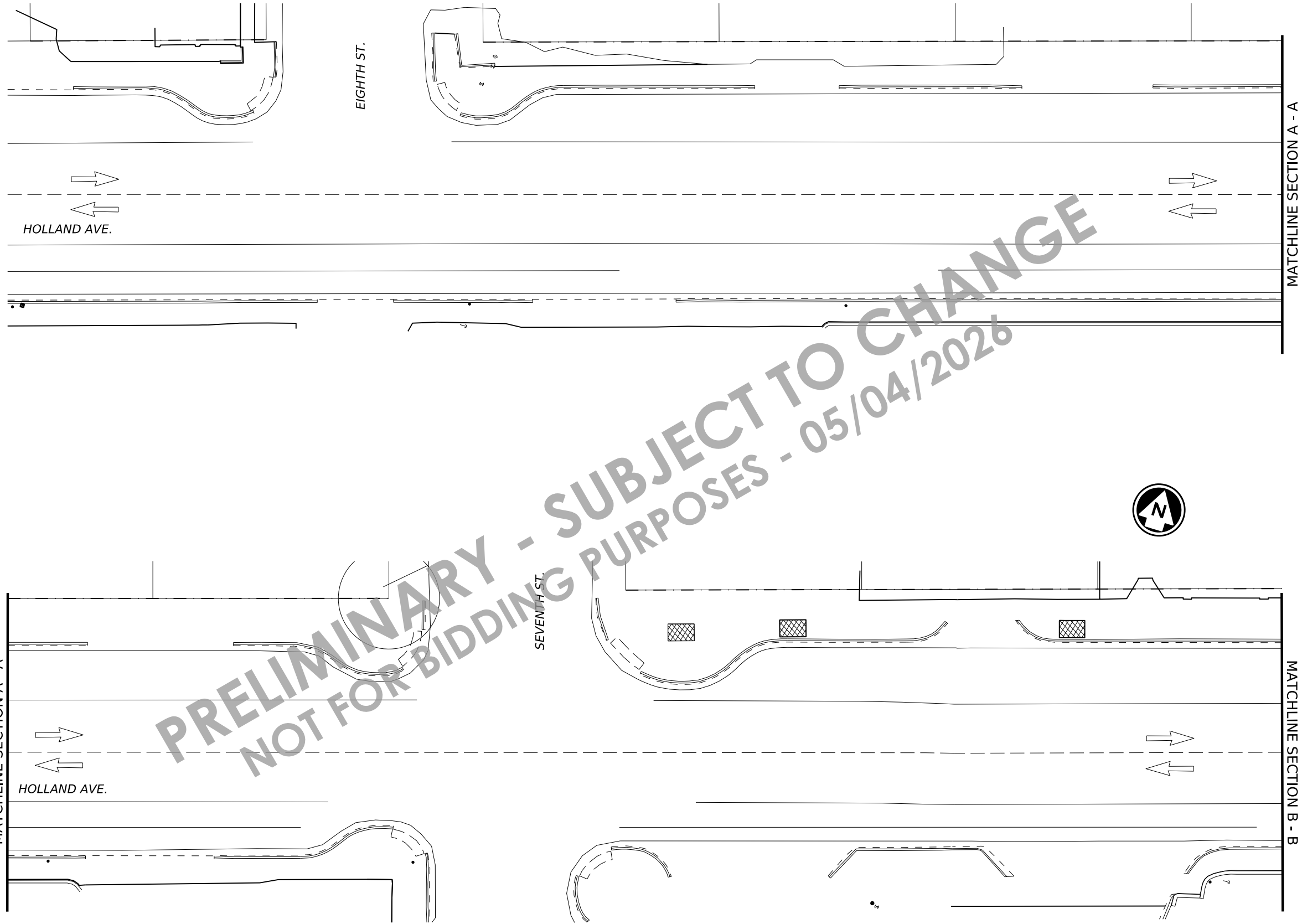
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VARIOUS
AESTHETICS
LANDSCAPE LAYOUT
 EAST AVENUE (US 67/90)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	45	

CK: DW: CK: DW:



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LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

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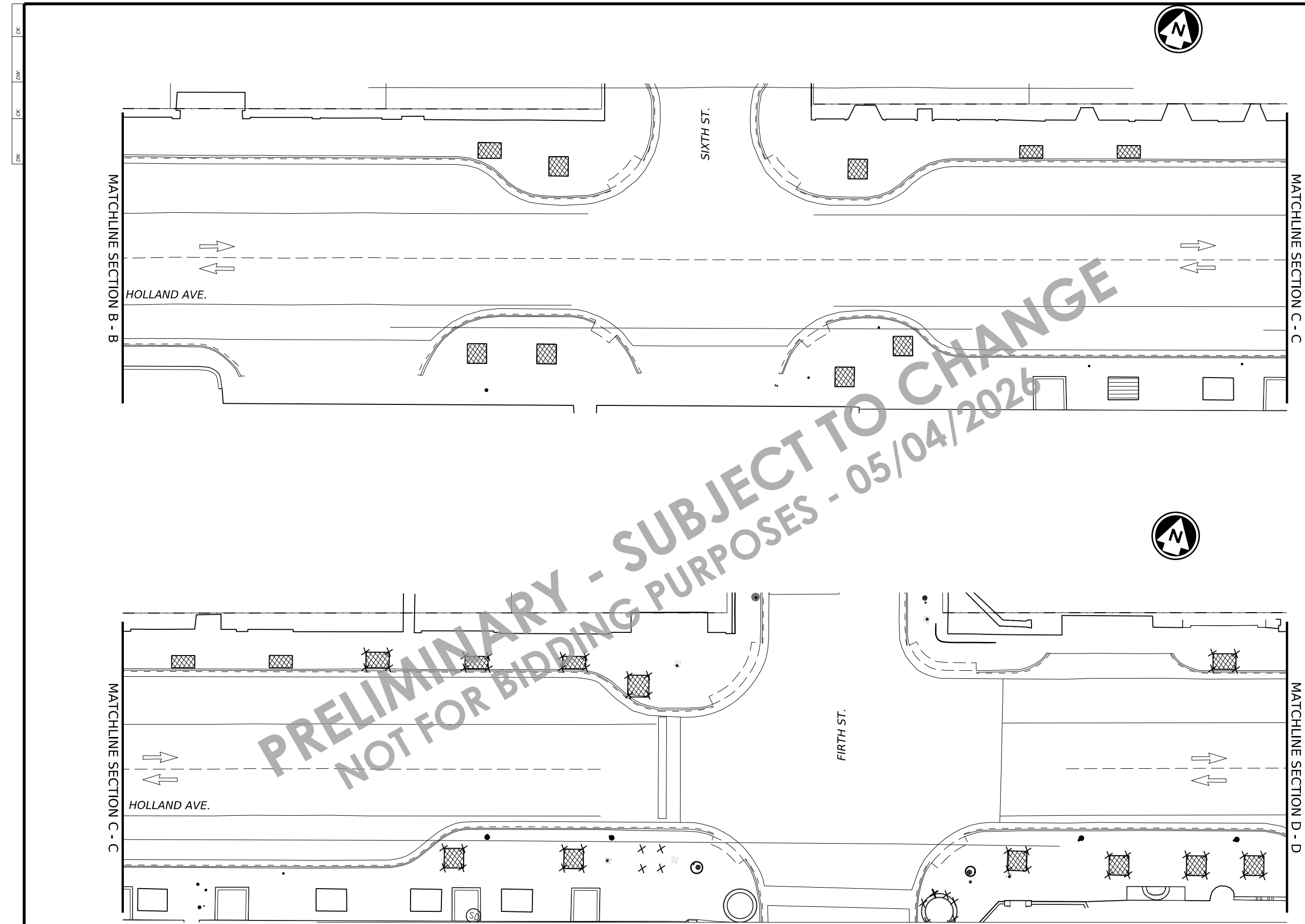
**VARIOUS
 AESTHETICS**

**LANDSCAPE LAYOUT
 HOLLAND AVE (US67/90)**

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	46	

DATE: FILE:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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**VARIOUS
AESTHETICS**

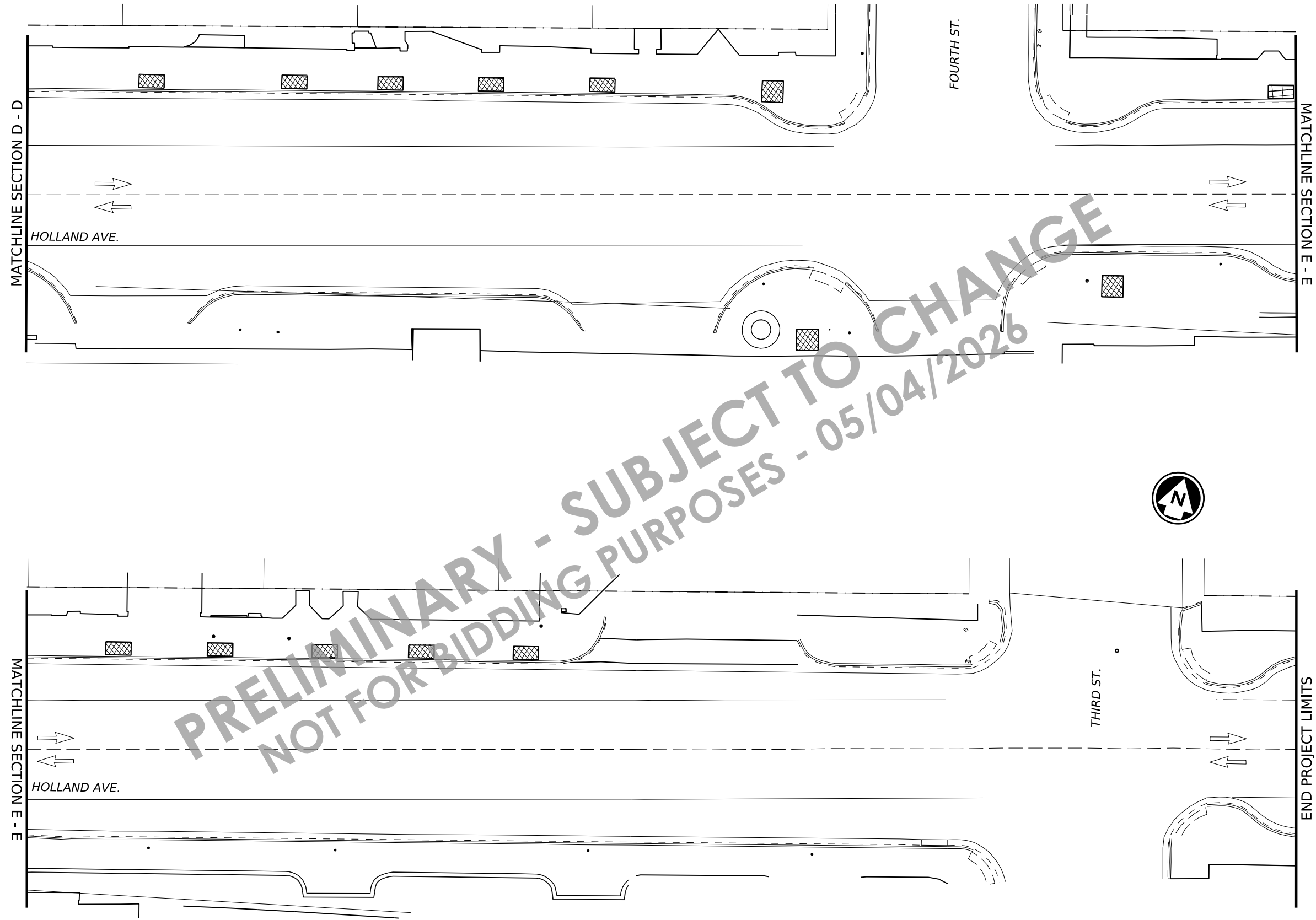
**LANDSCAPE LAYOUT
HOLLAND AVE (US67/90)**

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	47	

DATE:
FILE:

CK:
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CK:
DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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AESTHETICS**

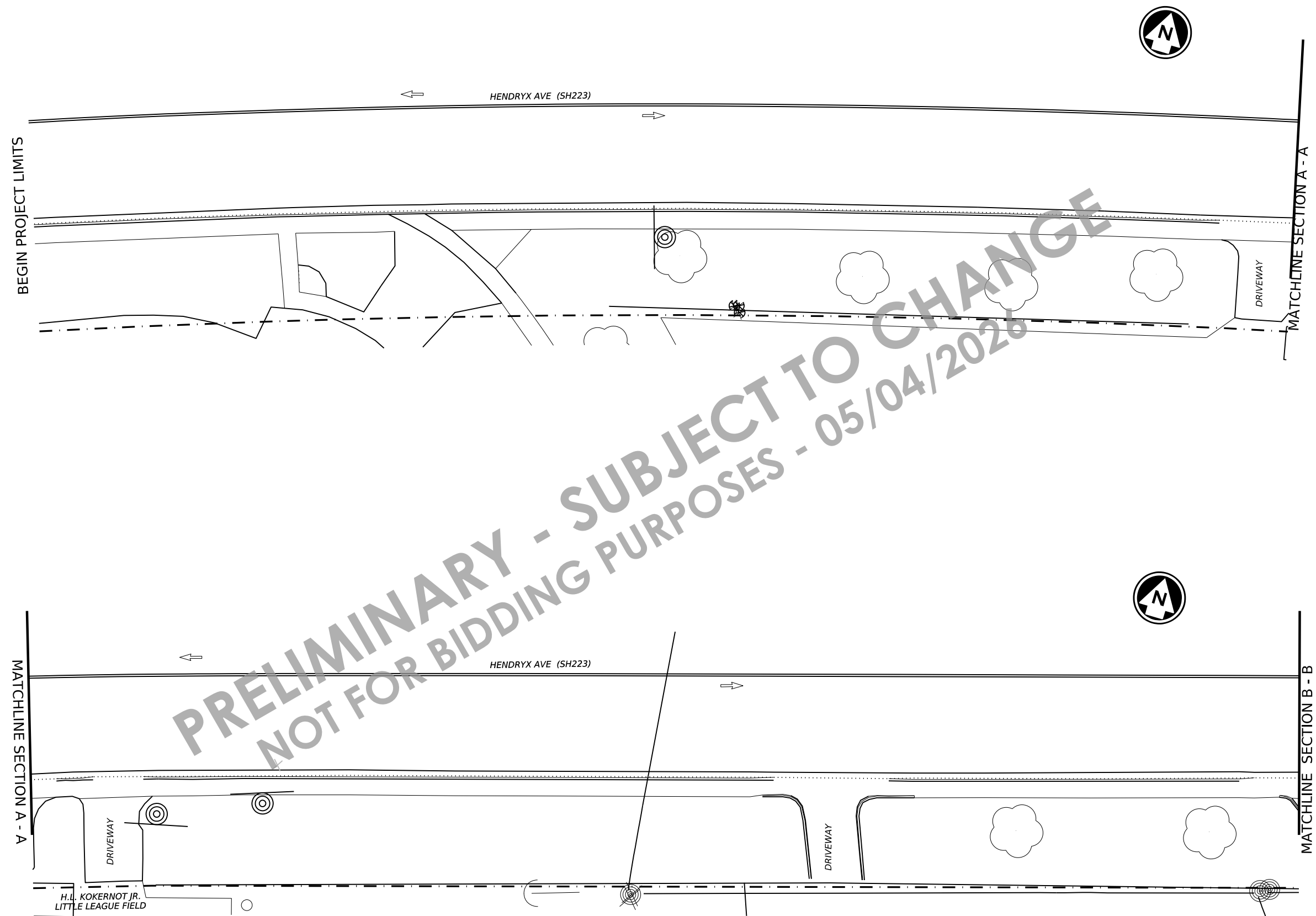
**LANDSCAPE LAYOUT
HOLLAND AVE (US67/90)**

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	48	

DATE:
FILE:

CK:
DW:
CK:
DW:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

MULCH 3" LAYER
 LOOSE AGGREGATE (TY 1)
 (2" LAYER - GOLDEN BROWN)

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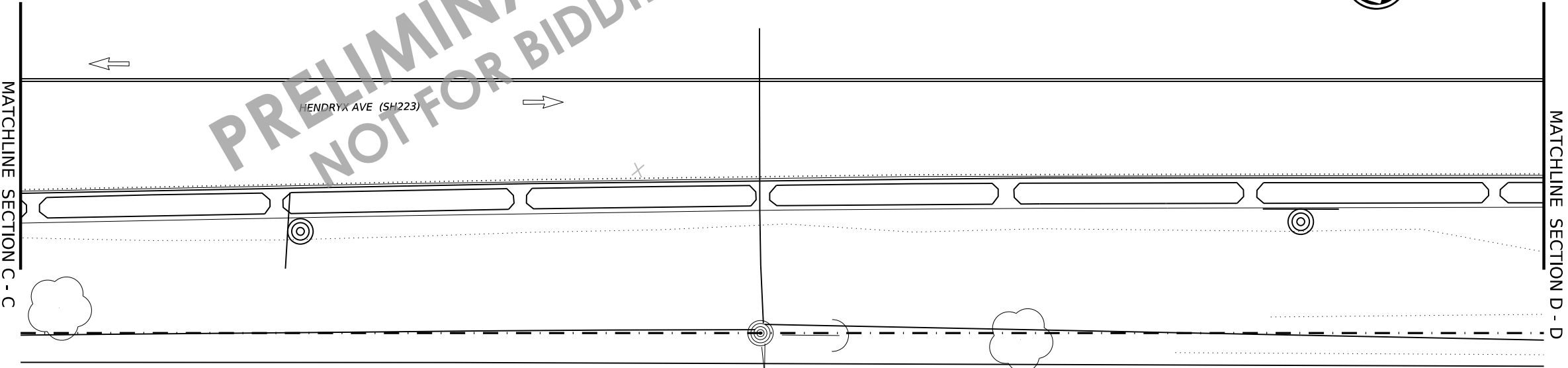
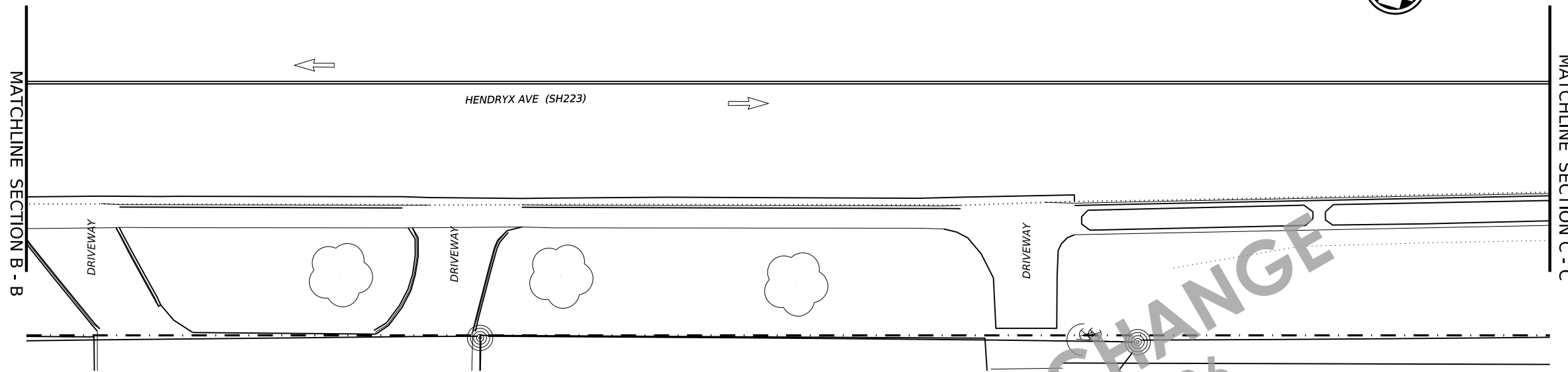
**LANDSCAPE LAYOUT
HENDRYX AVE (SH223)**

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	49	

DATE:
FILE:

CK: DW: CK: DW:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

- MULCH 3" LAYER
- LOOSE AGGREGATE (TY 1)
(2" LAYER - GOLDEN BROWN)

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VARIOUS
AESTHETICS

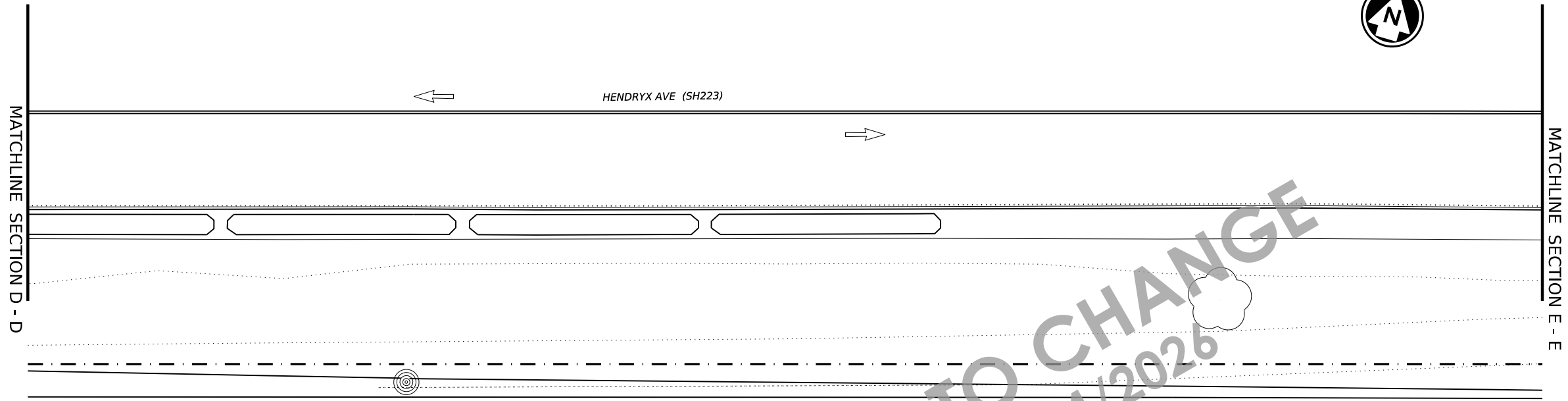
LANDSCAPE LAYOUT
HENDRYX AVE (SH223)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	50	

DATE:
FILE:

CK: DW: CK: DW:



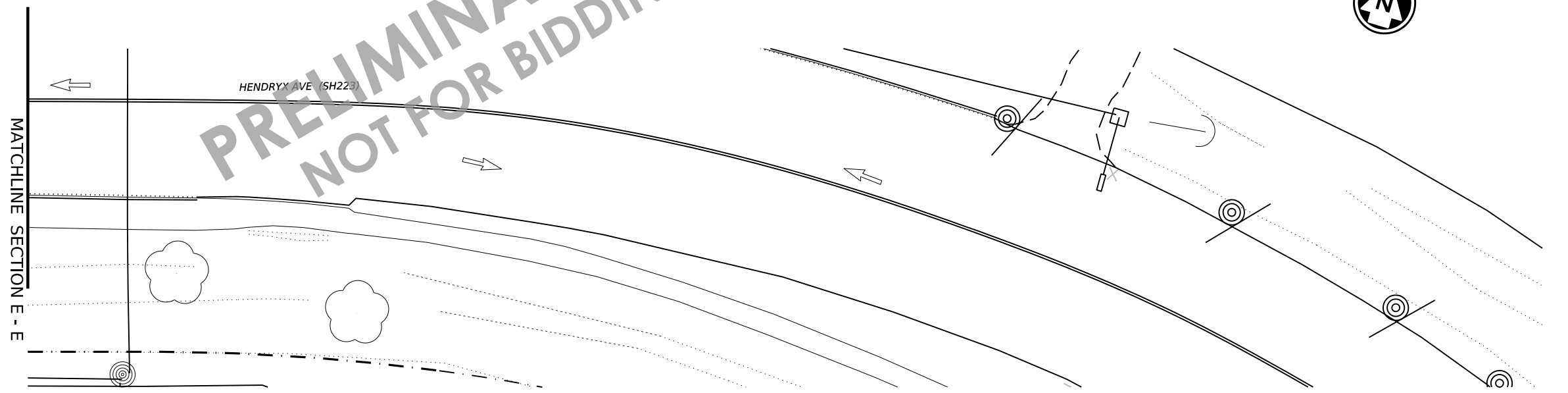
LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8
MULCH 3" LAYER	
LOOSE AGGREGATE (TY 1) (2" LAYER - GOLDEN BROWN)	

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0 25
SCALE: 1" = 25' SCALE IN FEET

Texas Department of Transportation

**VARIOUS
AESTHETICS**

**LANDSCAPE LAYOUT
HENDRYX AVE (SH223)**

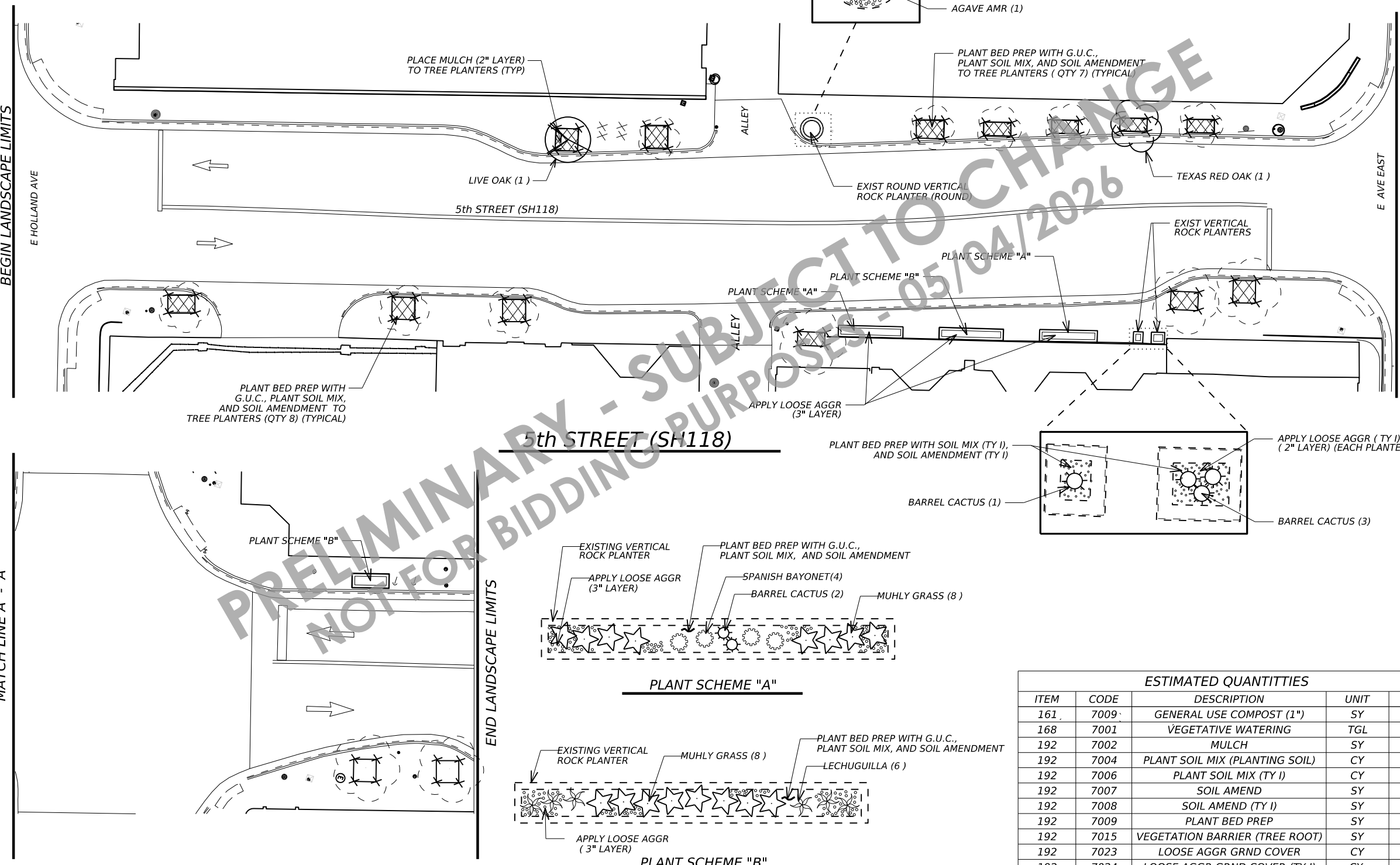
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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	51	

DATE:
FILE:

NOTES:

1. REFER TO REMOVAL SHEETS FOR EXCAVATION PAY ITEM AND QTY.
2. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN WORKING NEAR TREES AND PLANTS.
3. PREPARE TREE PIT AND PLANTERS BY MIXING GENERAL USE COMPOST, PLANT SOIL MIX, SOIL AMENDMENT, TILLING AND SCARIFYING SOIL. THIS WORK SHALL BE PAID UNDER PLANT BED PREPARATION.
4. PLACE 2" LAYER OF MULCH AT ALL TREE PITS PRIOR TO PLACING TREE GRATE BACK IN ITS ORIGINAL POSITION.
5. TREE GRATES MUST BE PLACED BACK IN THE TREE PIT AT END OF EACH WORK DAY. HANDLING OF THE TREE GRATES WILL NOT BE PAID FOR SEPARATELY BUT IS INCIDENTAL WORK AND WILL BE PAID UNDER PLANT BED PREP PAY ITEM.



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK (2" CAL)	1
LIVE OAK (2" CAL)	1
PINK MUHLY GRASS (3 GAL)	24
SPANISH BAYONET (3 GAL)	8
UPRIGHT ROSEMARY (3 GAL)	2
AGAVE (LECHUGUILLA) (3 GAL)	6
GOLDEN BARREL CACTUS (3 GAL)	8
AGAVE AMERICANA (3 GAL)	1
MULCH (3" LAYER)	
LOOSE AGGREGATE (3" LAYER: GREEN)	
LOOSE AGGREGATE (TY I) (2" LAYER: CHAD- GOLDEN BROWN)	

PRELIMINARY
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ESTIMATED QUANTITIES

ITEM	CODE	DESCRIPTION	UNIT	QTY
161	7009	GENERAL USE COMPOST (1")	SY	42
168	7001	VEGETATIVE WATERING	TGL	4
192	7002	MULCH	SY	42
192	7004	PLANT SOIL MIX (PLANTING SOIL)	CY	4.5
192	7006	PLANT SOIL MIX (TY I)	CY	0.18
192	7007	SOIL AMEND	SY	42
192	7008	SOIL AMEND (TY I)	SY	3
192	7009	PLANT BED PREP	SY	45
192	7015	VEGETATION BARRIER (TREE ROOT)	SY	42
192	7023	LOOSE AGGR GRND COVER	CY	0.78
192	7024	LOOSE AGGR GRND COVER (TY I)	CY	0.18
192	7046	PLANT MATERIAL (3 GAL) (SHRUB)	EA	63
192	7050	PLANT MATERIAL (MIN 2" CAL)	EA	2

SCALE :1" = 25'

Texas Department of Transportation

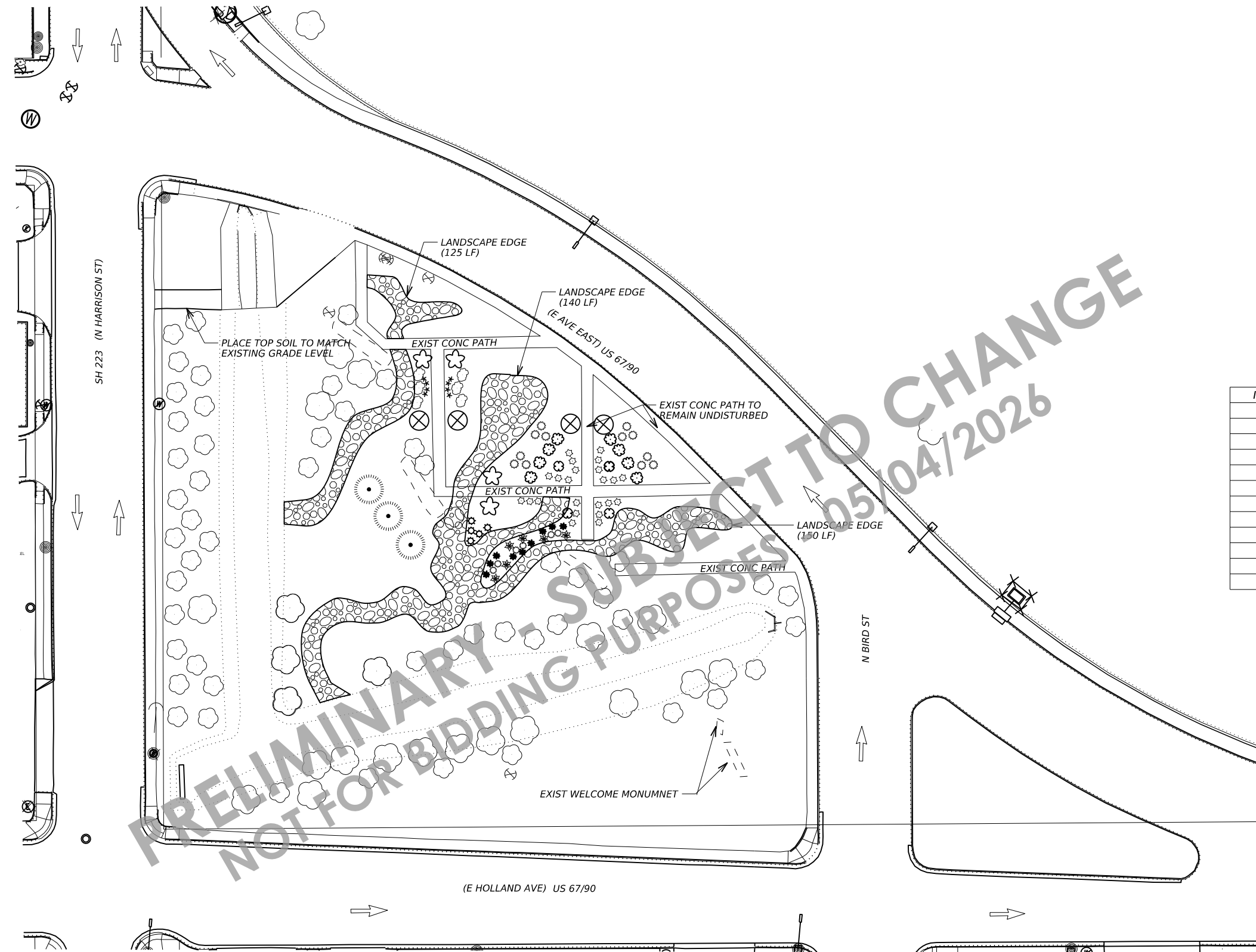
VARIOUS AESTHETICS

LANDSCAPE LAYOUT
5th STREET (SH 118)

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CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	52	

DATE: FILE:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK (2" CAL)	1
LIVE OAK (2" CAL)	1
PINK MUHLY GRASS (3 GAL)	24
SPANISH BAYONET (3 GAL)	8
UPRIGHT ROSEMARY (3 GAL)	2
AGAVE (LECHUGUILLA) (3 GAL)	6
GOLDEN BARREL CACTUS (3 GAL)	8
AGAVE AMERICANA (3 GAL)	1
LOOSE AGGREGATE (3" LAYER: GREEN)	
LOOSE AGGREGATE (TY II) (3"-6" RIVER ROCK)	

ITEM	CODE	DESCRIPTION	UNIT	QTY
192	7024	LOOSE AGGR GRND COVER (TY I)	CY	0
160	7002	FURN & PLACE TOPSOIL (4")	SY	0
168	7001	VEGETATIVE WATERING	TGL	0
192	7004	PLANT SOIL MIX (PLANTING SOIL)	CY	0
192	7007	SOIL AMEND	SY	0
192	7009	PLANT BED PREP	SY	0
192	7015	VEGETATION BARRIER (TREE ROOT)	SY	0
192	7031	PLANT MATERIAL (30 GAL)	EA	0
192	7016	LANDSCAPE EDGE	LF	0
192	7021	LANDSCAPE EDGE (CONC)	LF	0
192	7023	LOOSE AGGR GRND COVER	CY	0

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- NOTES:**
1. REFER TO REMOVAL SHEETS FOR EXCAVATION PAY ITEM AND QTY.
 2. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN WORKING NEAR TREES AND PLANTS.
 3. PREPARE TREE PIT AND PLANTERS BY MIXING GENERAL USE COMPOST, PLANT SOIL MIX, SOIL AMENDMENT, TILLING AND SCARIFYING SOIL. THIS WORK SHALL BE PAID UNDER PLANT BED PREPARATION.

Texas Department of Transportation

VARIOUS
AESTHETICS

LANDSCAPE LAYOUT
US 67/90

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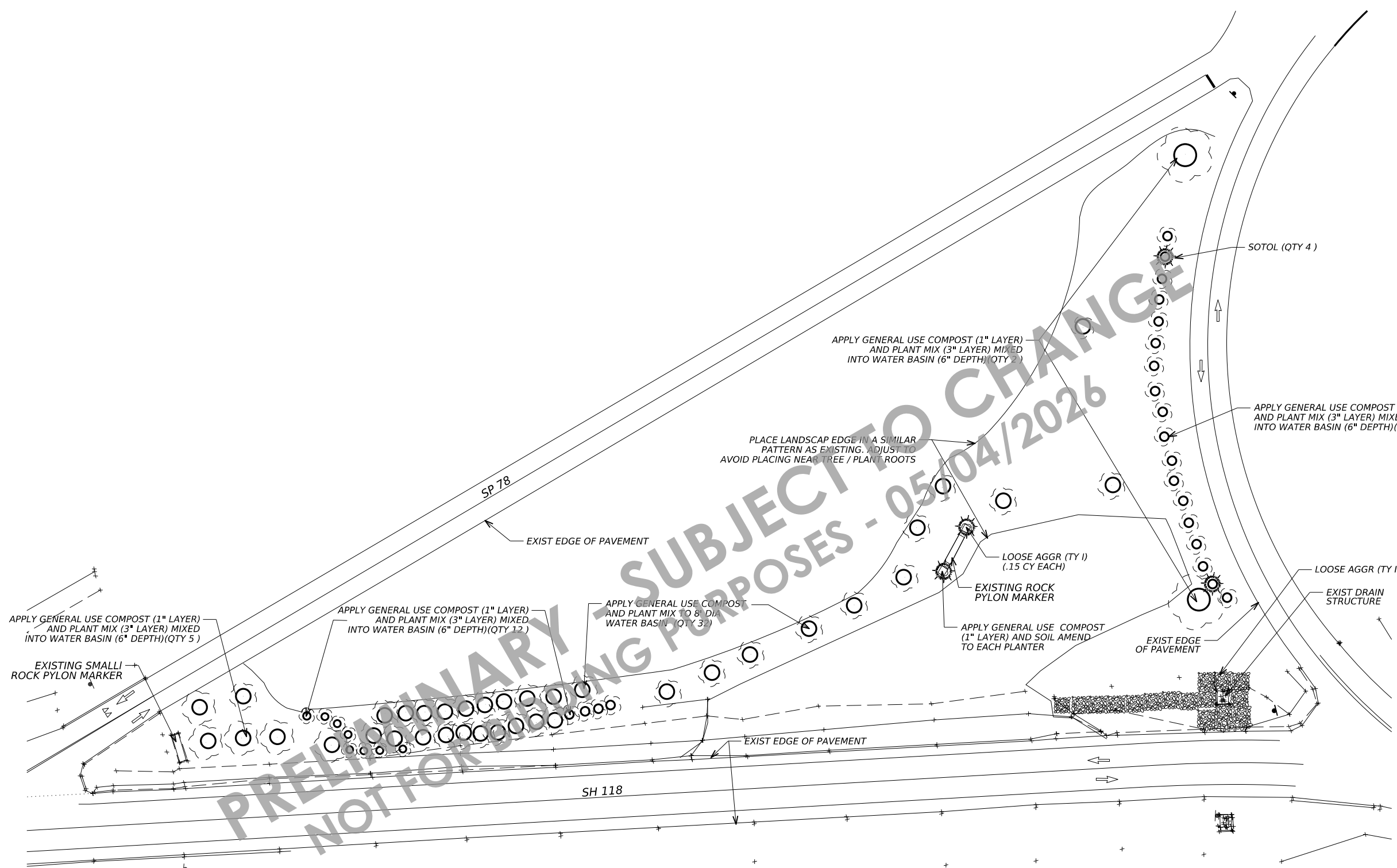
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	53	

CK: DW: CK: DW:

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW
- GREEN SOTOL (5 GAL)
- LOOSE AGGR (TY II)
4"-6" RIVER ROCK

- NOTES:**
- REFER TO REMOVAL SHEETS FOR TREE / PLANT PIT WATER BASIN EXCAVATION, CONSTRUCTION, PAY ITEM AND QTY.
 - CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN WORKING NEAR TREES AND PLANTS.
 - PREPARE PLANT/TREE WATER BASIN AND PLANTER BOX BY MIXING GENERAL USE COMPOST, PLANT MIX, SOIL AMENDMENT, TILLING AND SCARIFYING SOIL. THIS WORK SHALL BE PAID UNDER PLANT BED PREPARATION



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**TRIANGLE MEDIAN BY McDONALD OBSERVATORY
SH 118 AND SPUR 78**

ESTIMATED QUANTITIES

ITEM	CODE	DESCRIPTION	UNIT	QTY
160	7002	FURN & PLACE TOPSOIL (4")	SY	290
161	7009	GENERAL USE COMPOST (1")	SY	290
168	7001	VEGETATIVE WATERING	TGL	10
192	7004	PLANT SOIL MIX (PLANTING SOIL)	CY	64
192	7008	SOIL AMEND (TY I)	SY	2
192	7009	PLANT BED PREP	SY	290
192	7015	VEGETATION BARRIER (TREE ROOT)	SY	760
192	7023	LOOSE AGGR GRND COVER	CY	34.00
192	7024	LOOSE AGGR GRND COVER (TY I)	CY	0.30
192	7025	LOOSE AGGR GRND COVER (TY II)	CY	0

NOT TO SCALE

Texas Department of Transportation

**VARIOUS
AESTHETICS
LANDSCAPE LAYOUT
MEDIAN (SH 118 & SP 78)**

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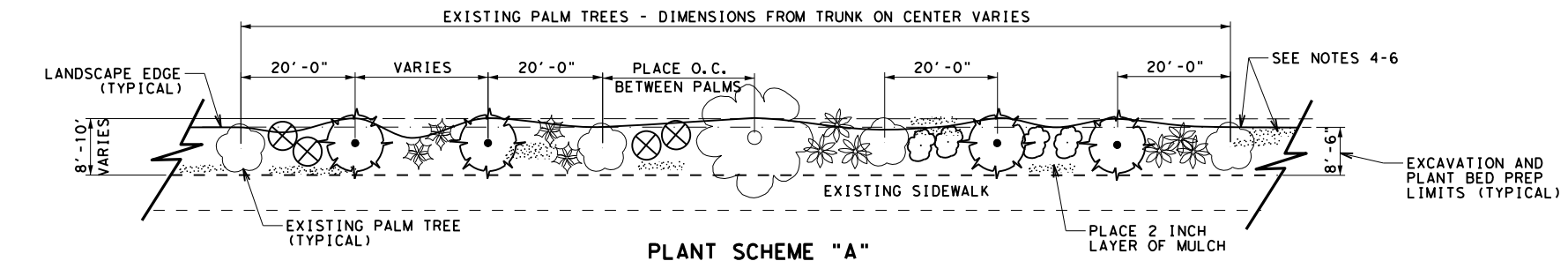
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924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	54	

DATE:
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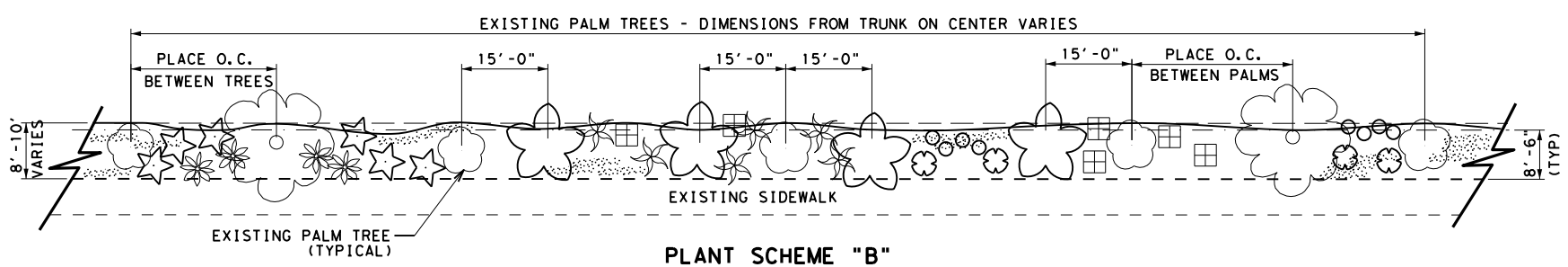
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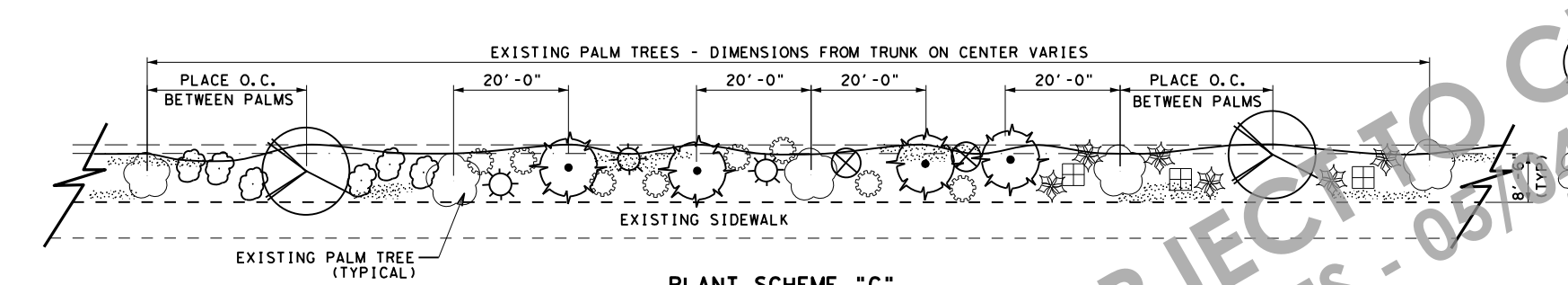
1. ALL TREES SHALL BE STAKED AT THE SITE AND AS DIRECTED. TREE STAKE PLACEMENT IS SUBSIDIARY TO ITEM 192. TREE DIMENSION ARE FROM CENTER TO CENTER FROM THE EXISTING PALM TRUNK AND ARE APPROXIMATE. TREES AND SHRUBS LAYOUT MAY BE SHIFTED OR ADJUSTED AS NEEDED TO REMAIN WITHIN ROW LIMITS. REFER TO "LANDSCAPE LAYOUT" SHEETS FOR TREE AND SHRUB PAY ITEM AND QUANTITIES.
2. PLACE VEGETATION BARRIER UNDER GROUND COVER (MULCH AND AGGREGATE) INCLUDING INSIDE THE EXISTING VERTICAL ROCK PLANTER. OVERHEAD POWERLINE AND UTILITY POLE SHALL BE PAID UNDER ITEM 192.
3. REFER TO SHEETS 1 THRU 3 OF THE "LANDSCAPE LAYOUT" SHEETS FOR PLANT SCHEME LOCATIONS. SIGN FOR PLANT TRAFFIC FLOW
4. LANDSCAPE EDGE SHOWN ON THIS SHEET IS FOR DIAGRAM PURPOSE. REFER TO THE LANDSCAPE LAYOUT SHEETS FOR ACTUAL LAYOUT. EDGE LAYOUT VARIES FROM A STRAIGHT LINE TO A WAVE PATTERN DEPENDING ON PLANT SCHEME LOCATION. FOR LANDSCAPE EDGE LAYOUT, PAY ITEM AND QUANTITY REFER TO "LANDSCAPE LAYOUT" SHEETS.
5. FOR MULCH OR ROCK LOCATIONS AND PAY ITEM REFER TO "LANDSCAPE LAYOUT" SHEETS.
6. FOR LANDSCAPE EDGE DETAILS REFER TO "PLANTING DETAILS" SHEET.



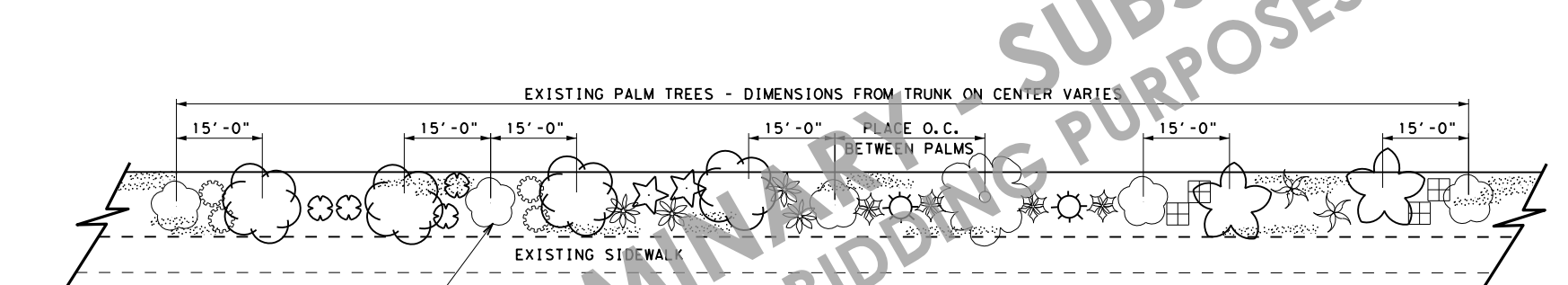
PLANT SCHEME "A"



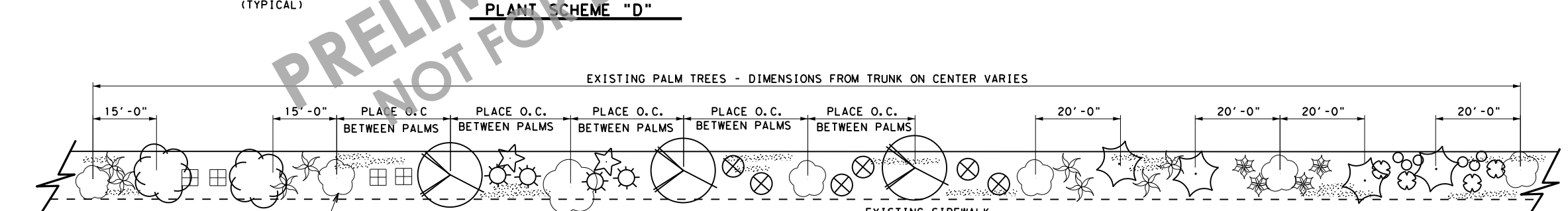
PLANT SCHEME "B"



PLANT SCHEME "C"



PLANT SCHEME "D"



PLANT SCHEME "E"

PLANT NAME	PLANT SCHEME LEGEND					CONT SIZE
	SCHEME "A"	SCHEME "B"	SCHEME "C"	SCHEME "D"	SCHEME "E"	
TEXAS MOUNTAIN LAUREL	0	0	0	4	2	20 GAL
LIVE OAK	0	0	2	0	3	15 GAL
CHASTE VITEX	0	0	0	0	4	20 GAL
MEXICAN RED BUD	0	4	0	2	0	20 GAL
SWEET ACACIA	4	0	4	0	0	20 GAL
TEXAS ASH	1	2	0	1	0	20 GAL
YELLOW BELLS	4	0	2	0	6	3 GAL
RAIN/TEXAS SAGE	4	0	6	4	4	3 GAL
LANTANA (NEW GOLD)	0	4	3	4	4	3 GAL
DAMIANITA	6	4	0	4	0	3 GAL
LITTLE BLUE STEM	0	4	0	4	4	3 GAL
RED BIRD OF PARADISE	0	6	0	2	8	3 GAL
UPRIGHT ROSEMARY	4	0	6	0	0	3 GAL
TOOTHLESS SPOON	0	0	3	2	4	5 GAL
DESERT GREEN SPOON	0	0	8	4	0	5 GAL
TEXAS SOTOL	0	6	0	2	2	5 GAL
GOLDEN BARREL CACTUS	0	8	0	0	6	5 GAL

- EXISTING TREE (REFER TO "LANDSCAPE LAYOUT" SHEETS FOR TREE LOCATION)
- PROPOSED WOOD CHIP MULCH (3" LAYER)
- PROPOSED LOOSE AGGREGATE TY I

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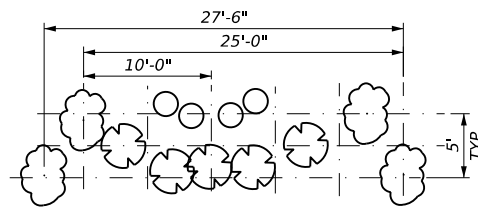


VARIOUS
AESTHETICS
PLANT SCHEMES

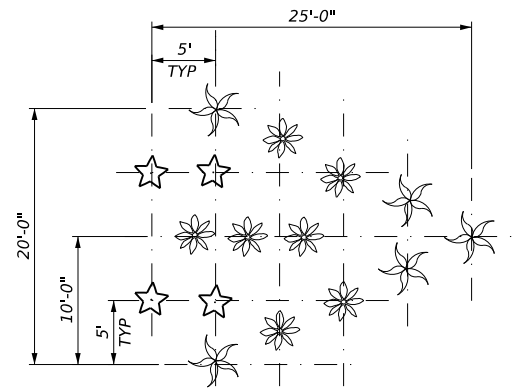
©TxDOT 2026		SHEET 1 OF 2	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	55	

DATE:
FILE:

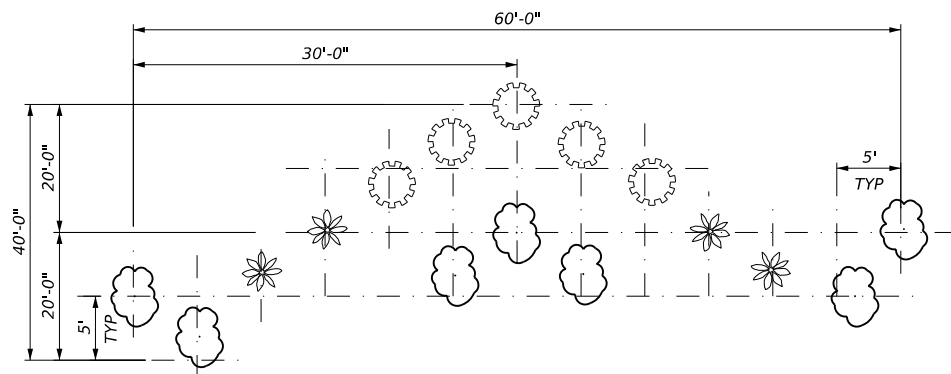
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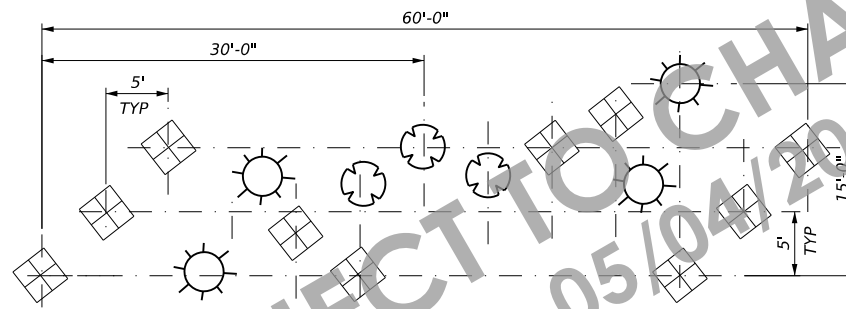
PLANT SCHEME LAYOUT "1"



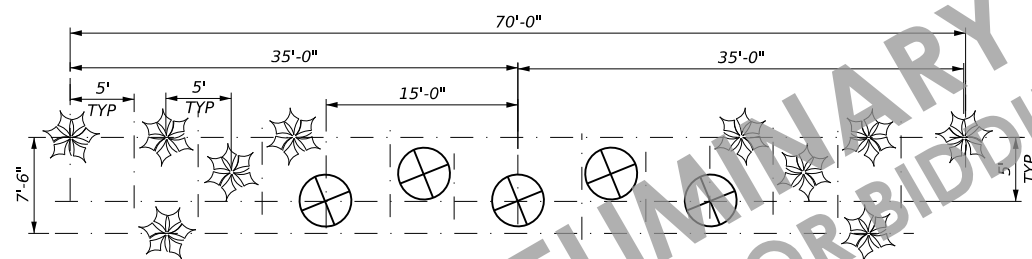
PLANT SCHEME LAYOUT "2"



PLANT SCHEME LAYOUT "3"



PLANT SCHEME LAYOUT "4"



PLANT SCHEME LAYOUT "5"

NOTES:

1. REFER TO "ISLAND AREA LANDSCAPE LAYOUT" SHEET FOR PLANT QUANTITIES AND PAY ITEMS.
2. REFER TO "PLANTING DETAILS" SHEET FOR PLANTING DETAILS, ROW LIMITS, WIDTH, PLANT BED PREPARATION, SOIL MIX, MULCH OR ROCK LAYER.
3. INSTALL VEGETATION BARRIER UNDER ALL GROUND COVER TYPES. VEGETATION BARRIER TO BE PAID UNDER ITS PERTINENT PAY ITEM 192.
4. PLACE A 3" LAYER OF ROCK OF THE TYPE SPECIFIED WHERE SHOWN ON THE "ISLAND LANDSCAPE LAYOUT" SHEET. ROCK TO BE PAID UNDER ITS PERTINENT PAY ITEM 192. FOR ADDITIONAL DETAILS REFER TO THE "PLANTING DETAILS" SHEET.
5. PLANT BED PREPARATION TO BE PERFORMED ON PLANT SCHEMES "1 THRU 5" AS PER ITEM 192.3.13. PLANT BED PREPARATION TO BE PAID UNDER ITS PERTINENT PAY ITEM 192.
6. REFER TO THE "ISLAND LANDSCAPE LAYOUT" SHEET FOR PLANTS, LANDSCAPE EDGE, GROUND COVER, AND WEED BARRIER QUANTITIES AND PAY ITEMS.

ISLAND PLANT SCHEME LEGEND

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	
PLANT NAME	QTY	QTY	QTY	QTY	QTY	CONT SIZE
YELLOW BELLS	0	0	0	0	5	3 GAL
RAIN/TEXAS SAGE	0	0	0	0	10	3 GAL
LANTANA (NEW GOLD)	0	0	0	10	0	3 GAL
GOPHER PLANT	0	7	4	0	0	3 GAL
LITTLE BLUE STEM	5	0	0	3	0	3 GAL
RED BIRD OF PARADISE	0	5	0	0	0	3 GAL
UPRIGHT ROSEMARY	4	0	7	0	0	3 GAL
TOOTHLESS SPOON	0	0	0	4	0	5 GAL
DESERT GREEN SPOON	0	0	5	0	0	5 GAL
TEXAS SOTOL	0	4	0	0	0	5 GAL
GOLDEN BARREL CACTUS	4	0	0	0	0	5 GAL

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VARIOUS
AESTHETICS
PLANT SCHEMES

© TxDOT 2026		SHEET 2 OF 2	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	56	

DATE:
FILE:

NOTES:

- CONTRACTOR'S ATTENTION IS DIRECTED TO ITEM 192 FOR SPECIFICATIONS, DIMENSIONS, VOLUMES AND MEASUREMENTS THAT HAVE BEEN MODIFIED OR ARE NOT SHOWN.
- REMOVE 4 INCH LAYER OF DIRT, ROCK, WEEDS ETC FROM PROPOSED PLANT SCHEME AREA AND FROM EXISTING AREAS WHERE SHOWN OR AS DIRECTED BY THE ENGINEER AND AS PER ITEM 110. DISPOSE OF DIRT, WEEDS, ROCK AND OTHER MATERIAL DETERIOUS FOR PLANT HEALTH FROM THE PROJECT AREA OR AS APPROVED BY THE ENGINEER. THIS WORK AND INCIDENTALS ARE SUBSIDIARY TO THE PAY ITEM 110 (EXCAVATION SPECIAL).
- REMOVE EXCESS EXCAVATED DIRT MATERIAL FROM PROPOSED PLANTING SITE AS DIRECTED BY THE ENGINEER AND AS PER ITEM 100. REMOVED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF BY A METHOD APPROVED BY THE ENGINEER. THIS WORK AND INCIDENTALS ARE SUBSIDIARY TO ITEM 110.
- ENSURE THAT ALL PLANTS AND TREES ARE VIGOROUS, HEALTHY AND WELL FORMED WITH FULL FOLIAGE MASS. REJECTION OF PLANTS WILL BE IN ACCORDANCE WITH ITEM 192.2.1.1 FOLLOW PLANT REPLACEMENT AS PER ITEM 192.3.17.9 AS DIRECTED BY THE ENGINEER.
- STAKE ALL LOCATION OF TREES AND PLANTS IN THE FIELD IN ACCORDANCE WITH ITEM 192.3.3 PRIOR TO EXCAVATION. PLACE VEGETATION IN A NATURAL FORM AND AS PER "PLANTING DETAILS" SHEET. SHRUBS TO BE AT A MIN OF 5' APART FROM CENTER TO CENTER. PLACE TREE SUPPORT AS PER 192.3.11.
- EXCAVATE PLANT PITS AS PER ITEM 192.3.5 AND APPLY FERTILIZER TABLETS WITH A NPK OF 5-20-20. FERTILIZER AND APPLICATION LABOR, TOOLS AND INCIDENTALS WILL NOT BE PAID FOR SEPARATELY BUT IS SUBSIDIARY TO ITEM 192. DO NOT APPLY FERTILIZER TO YUCCAS AND SOTOL PLANTS.
- AMEND EXISTING SOIL AT PLANT SCHEME LIMITS IN THE FOLLOWING MANNER: PLACE AN EVEN 2 INCH LAYER OF ALL PURPOSE GARDEN SOIL (PLANT MIX) AND AN EVEN 2 INCH LAYER OF GUC (GENERAL USE COMPOST). PLANT MIX TO HAVE THE FOLLOWING RATIO: 50% DECOMPOSED ORGANIC MATERIAL AND BARK, 25% PEAT MOSS AND 25% PERLITE OR SIMILAR HIGH QUALITY PLANT MIX INGREDIENTS. TURN, TILL AND WORK MIXTURE TO A DEPTH OF 6" BELOW TOP OF GRADE, BREAKING UP CLODS AND LOOSENING SOIL. REMOVE ROCKS, STICKS, WEEDS AND OTHER FOREIGN MATERIALS BEFORE PLACING PLANTS. TURNING, TILLING, RAKING AND AMENDING THE SOIL LAYER WILL NOT BE PAID SEPARATELY BUT IS SUBSIDIARY TO THE PLANT BED PREPARATION PAY ITEM. REFER TO "PLANT SCHEME" SHEETS FOR PLANTER BED AREA LIMITS. REFER TO GENERAL NOTES UNDER ITEM 192 FOR ADDITIONAL INFORMATION. PLANT SOIL MIX (PEAT, COMPOST AND PERLITE) TO BE PAID UNDER ITS PERTINENT PAY ITEM 192.
- PLACE A 2" MULCH (ORGANIC WOOD CHIP) LAYER AT PLANTERS AND AT PLANT SCHEME BED AREA LIMIT IN AN EVEN MANNER AND AS NEEDED TO COVER THE AREA WHERE SHOWN ON THE PLANS. PLACE PROPOSED WEED BARREIR UNDER ROCK AND WOOD MULCH IN THE EXISTING TREE PLANTERS.
- FOLLOW WITH A 6 MONTHS "LANDSCAPE ESTABLISHMENT" PERIOD AS PER ITEM 193. COMPLY WITH 193.3 "WORK METHODS" AFTER COMPLETING ITEM 192. PERFORM PRUNING AS NEEDED TO REMOVE DEAD, DAMAGED OR DISEASED PLANT PARTS. REFER TO GENERAL NOTES ITEM 193 FOR PLANT MAINTENANCE INSTRUCTIONS.
- DURING THE 6 MONTHS "LANDSCAPE ESTABLISHMENT" PERIOD IRRIGATE PLANTS ON A STABLE AND REGULAR SCHEDULE THAT IS APPROPRIATE FOR THE SEASON AND WHEN SOIL IS DRY. DO NOT WATER PLANTS WHEN RAINFALL IS APPARENT OR DURING THE MONSOON SEASON OR AFTER A RAIN FALL. DO NOT MAINTAIN SOIL HUMID OR TOO WET AS ROOT ROT MAY DEVELOP CAUSING THE PLANT ROOTS TO ROT, WILT OR DIE.
- DURING THE 6 MONTHS "LANDSCAPE ESTABLISHMENT" PERIOD APPLY FERTILIZER ON THE 5TH MONTH OF THE MAINTENANCE CYCLE WITH THE RATE SHOWN ON THE SCHEDULE ON THIS SHEET. USE A CONTROLLED RELEASE FERTILIZER WITH A NPK OF 5-20-20. CAREFULLY SPREAD THE FERTILIZER NEAR AND AROUND THE TOP OF THE PLANT BASIN OR PLANT BED LIMITS. AVOID SPREADING FERTILIZER ON THE LEAFS OR TRUNKS. DO NOT APPLY FERTILIZER DURING THE HOT OR DORMANT SEASON.
- IRRIGATION SYSTEM SHALL BE FULLY OPERABLE PRIOR TO PLANT INSTALLATION. FURNISH WATER THAT IS CLEAN AND FREE OF INDUSTRIAL WASTES AND OTHER SUBSTANCES HARMFUL TO THE PLANTS.
- WATER PLANTS AND TREES RIGHT AFTER PLANT INSTALLATION AND EVERY 4 DAYS DURING THE 90 DAYS MAINTENANCE PERIOD UNDER ITEM 192. AFTER COMPLETION OF THE 90 DAYS MAINTENANCE UNDER ITEM 192 BEGIN AN APPROPRIATE IRRIGATION CYCLE UNDER ITEM 193 OR AS DIRECTED BY THE ENGINEER.

FERTILIZER SCHEDULE AT PLANTING (ITEM 192)

CONTROLLED RELEASE FERTILIZER FOR PLANTS
APPLICATION RATE SCHEDULE: (NPK 5-20-20) APPLY AT PLANTING

TREES AND PALM TREE	SHRUBS AND PLANTS:
15-GALLON = 5 TABLETS 20-GALLON = 6 TABLETS	1-GALLON = 1 TABLET 3 GALLON = 2 TABLETS 5 GALLON = 3 TABLETS

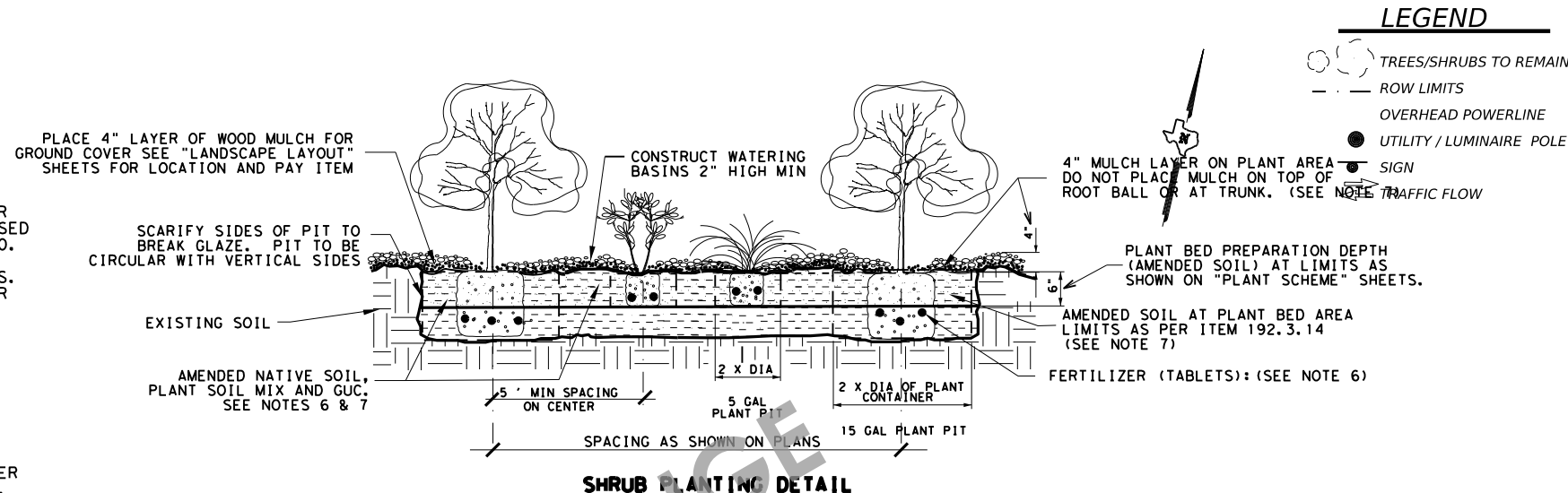
Apply Slow-Release Fertilizer and carefully work into the soil prior to plant placement. See note 6.

FERTILIZER SCHEDULE DURING MAINTENANCE CYCLE (ITEM 193)

FERTILIZER SCHEDULE FOR LANDSCAPE ESTABLISHMENT (ITEM 193)
APPLY CONTROLLED RELEASE FERTILIZER WITH NPK 5-20-20 ON THE 5TH MONTH BEFORE THE END OF THE 6 MONTHS PERIOD

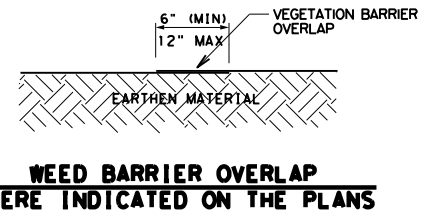
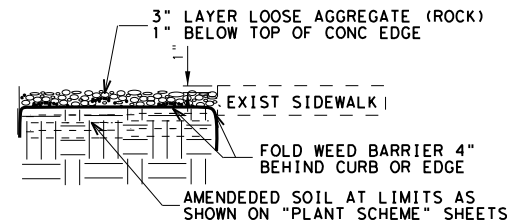
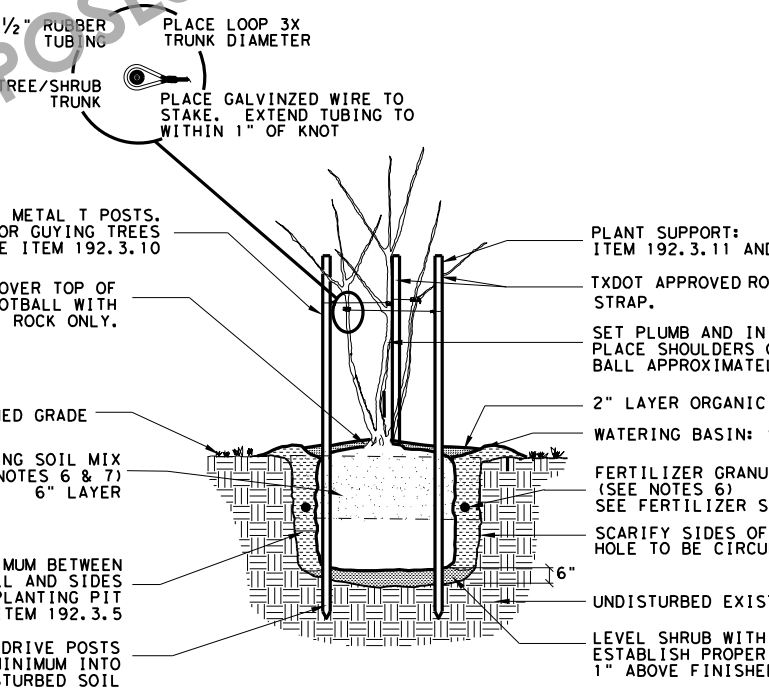
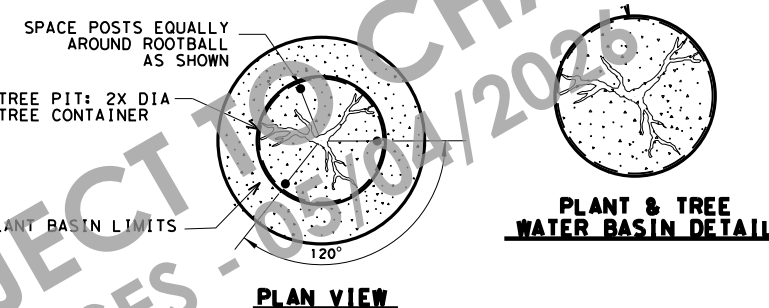
If dia. of plant basin is:	The area is:	The amt. of Nit. required is:	Amount of fertilizer of a 100 lb bag to be applied to each plant if the actual amount of Nit. in the bag is:				
			5 %	12 %	15 %	20 %	24 %
1.5 ft	3.14 ft	0.16 oz.	1.6 oz.	1.3 oz.	1.0 oz.	0.8 oz.	0.7 oz.
3 ft	7.1 ft	0.36 oz.	3.7 oz.	3 oz.	2.4 oz.	1.8 oz.	1.5 oz.
4 ft	12.6 ft	0.63 oz.	6.4 oz.	5.3 oz.	4.2 oz.	3.2 oz.	2.6 oz.
5 ft	19.6 ft	1.0 oz.	10.1 oz.	8.3 oz.	6.6 oz.	5 oz.	4.2 oz.
6 ft	28.3 ft	1.4 oz.	14.1 oz.	11.7 oz.	9.3 oz.	7 oz.	5.8 oz.

**Do not fertilize during the dormant period (Oct-Feb) (SEE NOTE 11)



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW



Texas Department of Transportation

VARIOUS AESTHETICS PLANTING DETAILS

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CONTRACT NO. 0924	SECTION 00	JOB NO. 186	HIGHWAY VARIOUS
DIST. ELP	COUNTY BREWSTER	SHEET NO. 58	

CSJ: 0924-07-025 PLANT LIST PAID UNDER ITEM 192

Botanical Name	Common Name	Color	QTY	Root Condition	Caliper/Container	Height (Min)	Spread (Min)	Remarks
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	EVERGREEN /PURPLE FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	8'	40"	MULTI TRUNK- NURSERY GROWN IN CONTAINER.
QUERCUS VIRGINIANA	LIVE OAK	EVERGREEN GLOSSY GREEN LEAF		WELL ROOTED	(15 GAL) W/SPECIES NAME TAG	6'	30"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
VITEX AGNUS-CASTUS	CHASTE VITEX	NARROW LEAVES W/LILAC FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	6'	36"	MULTITRUNK- NURSERY GROWN IN CONTAINER.
CERCIS CANADENSIS Var MEXICANA	MEXICAN RED BUD	GREEN LEAF W/PINK FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	6'	36"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
VACHELLIA FARNESIANA	SWEET ACACIA	SMALL GREEN LEAF W/YLW FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	7'	36"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
FRAXNUS ALBICANSCAN	TEXAS ASH	DARK GREEN LEAVES		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	8'	40"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GREEN FAN LIKE LEAVES		WELL ROOTED	(8' HT) W/SPECIES NAME TAG	8'	24"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
TOTAL PROJECT TREES								
TECOMA STANS	YELLOW BELLS	GREEN LEAF W/ YELLOW FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	18"	12"	PLANT - NURSERY GROWN IN CONTAINER.
LEUCOPHYLLUM FRUTESCENS	RAIN/TEXAS SAGE	GREEN LEAF W/PURPLE TINY FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	16"	10"	PLANT - NURSERY GROWN IN CONTAINER.
LANTANA X HYBRIDA	LANTANA (NEW GOLD)	BRIGHT YELLOW FLOWER CLUSTER		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	10"	24"	PLANT - NURSERY GROWN IN CONTAINER.
EUPHORBIA RIGIDA	GOPHER PLANT	POINTED BLUE-GREEN LEAF/ YLLW FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	12"	12"	PLANT - NURSERY GROWN IN CONTAINER.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	BLUE/GREEN LEAF/ UPRIGHT FORM		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	16"	12"	PLANT - NURSERY GROWN IN CONTAINER.
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	GREEN SMALL LEAF RED/ ORNG FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	15"	10"	PLANT - NURSERY GROWN IN CONTAINER.
ROSEMARINUS OFFICINALIS	UPRIGHT ROSEMARY	EVERGREEN/ TINY BLUE FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	12"	16"	PLANT - NURSERY GROWN IN CONTAINER.
DASYLIRION LONGGISSIMA	TOOTHLESS SPOON	LONG GRASS LIKE GREEN STEMS		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	18"	24"	PLANT - NURSERY GROWN IN CONTAINER.
HESPERALOE PARVIFLORA	DESERT GREEN SPOON	BLUE GREEN LEAVES/HOOKED TEETH		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	18"	16"	SHRUB - NURSERY GROWN IN CONTAINER.
DASYLIRION TEXANUM	TEXAS SOTOL	LONG GRASS LIKE GREEN STEMS		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	24"	14"	SHRUB - NURSERY GROWN IN CONTAINER.
KROENLEINIA GRUSONII	GOLDEN BARREL CACTU	ROUND WITH GOLDEN SPIKES AND FLWR		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	8"	6"	PLANT - NURSERY GROWN IN CONTAINER.
TOTAL PROJECT PLANTS/SHRUBS/CACTI								

NOTES:

- Contractor is responsible for referencing Item 192 of the for specifications, dimensions, volumes and measurements that have been modified or not shown.
- Rejection of plants shall be in accordance with Item 192.2.1.1, 192.3.17.9 and 193.3.3.
- The Contractor will be responsible for the safe transport of plants to the project site and their condition upon arrival.
- Plant materials will not be stored on hard surface or left exposed to the sun. Protect the root balls and water regularly until planting. If plants are left in storage over the weekend or holiday, a means of periodically watering and inspecting container moisture shall be provided.
- Plants to be hardy, symmetrical, tight knit, and so trained or favored in development and appearance as to be superior in form, number of branches, and compactness. Plants will be sound, healthy and vigorous, well branched, and densely foliated when in leaf, and will have healthy, well developed root systems.
- Use nursery grown plants with containers from nursery, unless otherwise shown on plans.
- Use plant replacement listed under Item 193 only to replace those plants damaged due to apparent negligence from contractor, acts of nature or poor survival during the 6 months maintenance period.
- Item 193, Plant Replacement - this Item is to be used to pay for plant replacement as per plant type specified container size. Damaged plants of the same container size will be replaced as specified under this Item and to the satisfaction of engineer.
- Plant material substitutions are not allowed without the written permission of the Engineer. Submit request for substitutions no later than 2 weeks prior to the initiation of work. The sum of materials differing in kind and quality or size from that specified will be allowed only after proving that all means of obtaining the specified materials have been exhausted.

PLANT REPLACEMENT PAID UNDER ITEM 193 (See Notes 7 - 9)

Botanical Name	Common Name	Color	QTTY	Root Condition	Caliper/Container	Height (Min)	Spread (Min)	Remarks
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	EVERGREEN /PURPLE FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	8'	40"	MULTI TRUNK- NURSERY GROWN IN CONTAINER.
CERCIS CANADENSIS Var MEXICANA	MEXICAN RED BUD	NARROW LEAVES W/LILAC FLWR		WELL ROOTED	(15 GAL) W/SPECIES NAME TAG	6'	30"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
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TOTAL PROJECT TREES								
TECOMA STANS	YELLOW BELLS	GREEN LEAF W/ YELLOW FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	18"	12"	PLANT - NURSERY GROWN IN CONTAINER.
LEUCOPHYLLUM FRUTESCENS	RAIN/TEXAS SAGE	GREEN LEAF W/PURPLE TINY FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	16"	10"	PLANT - NURSERY GROWN IN CONTAINER.
LANTANA X HYBRIDA	LANTANA (NEW GOLD)	BRIGHT YELLOW FLOWER CLUSTER		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	10"	24"	PLANT - NURSERY GROWN IN CONTAINER.
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SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	BLUE/GREEN LEAF/ UPRIGHT FORM		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	16"	12"	PLANT - NURSERY GROWN IN CONTAINER.
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TOTAL PROJECT PLANTS/SHRUBS/CACTII								



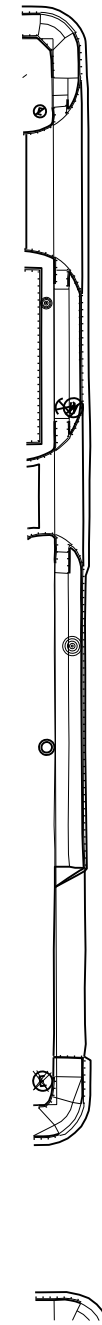
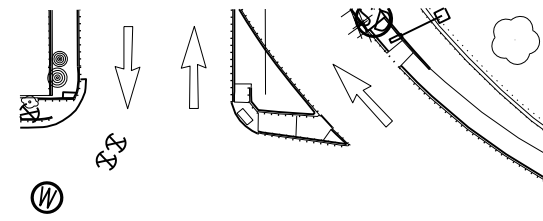
**VARIOUS
AESTHETICS
PLANT SPECIFICATIONS**

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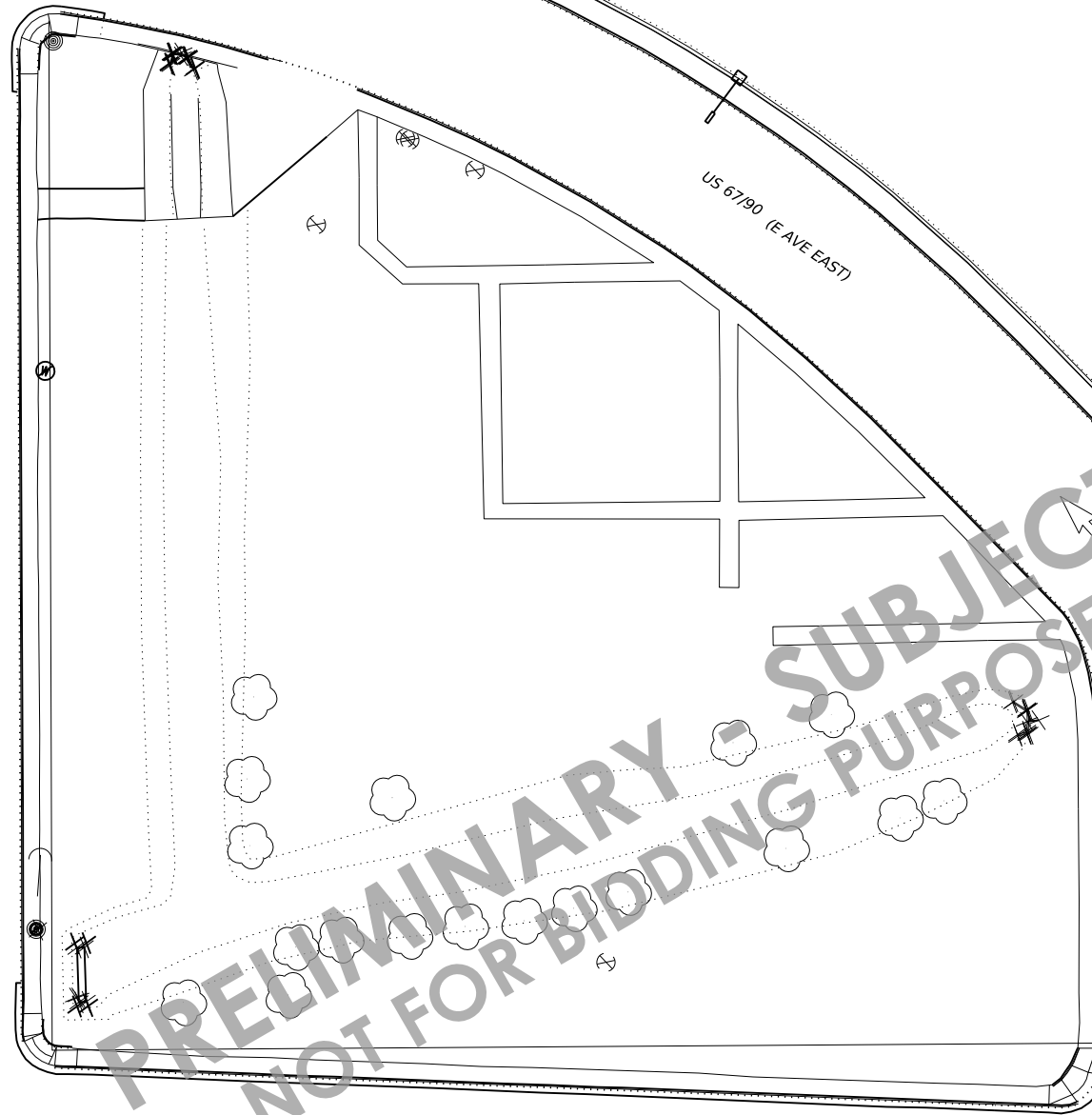
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DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	59	

DATE: FILE: CSJ: 0924-07-025 PLANT LIST PAID UNDER ITEM 192

CK: DW: CK: DW:



SH 223 (N HARRISON ST)



US 67/90 (E AVE EAST)

N BIRD ST

(E HOLLAND AVE)

US 67/90

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED



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VARIOUS
AESTHETICS

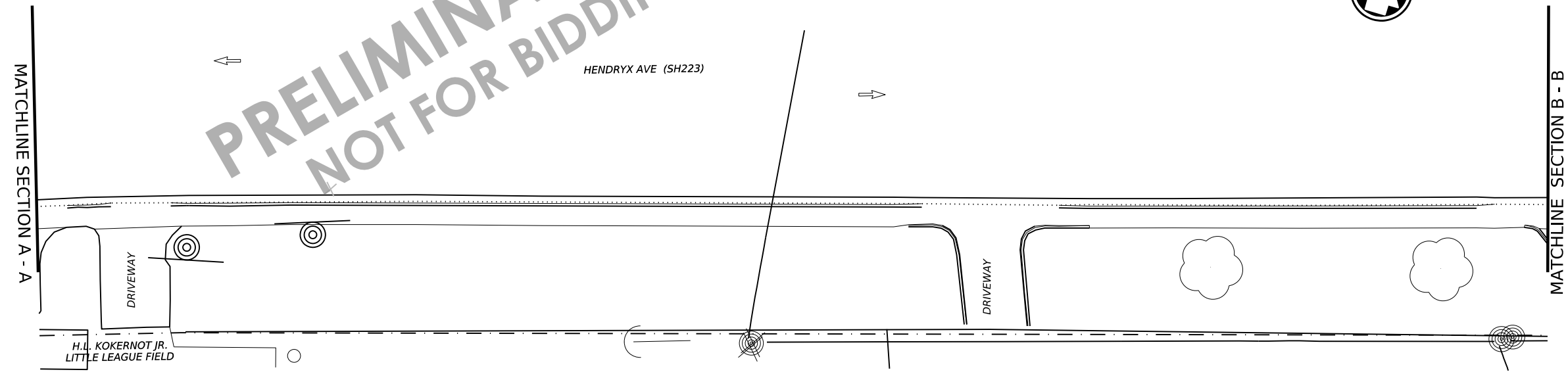
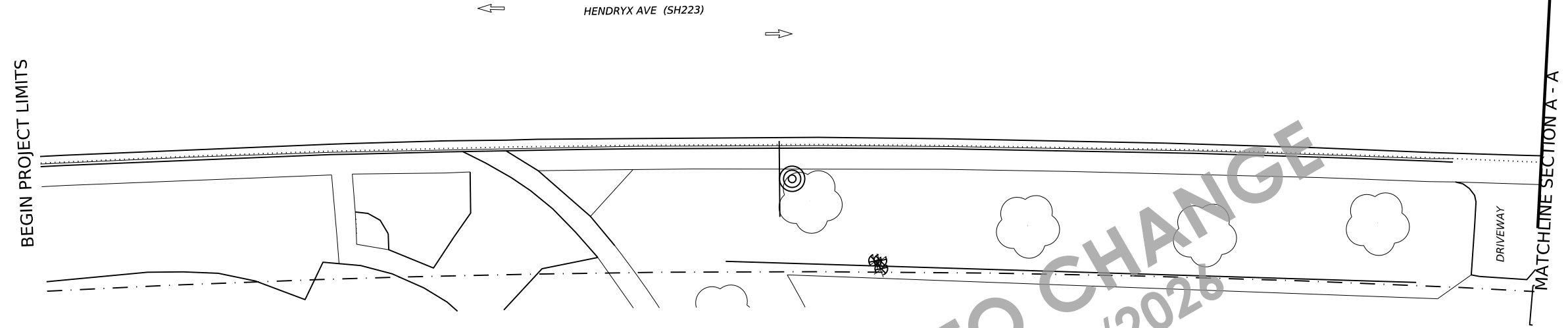
IRRIGATION LAYOUT
SH 223 AND US 67/90

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DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	60	

DATE: 2026/04/07
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LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8
MULCH 3" LAYER	
LOOSE AGGREGATE (TY 1) (2" LAYER - GOLDEN BROWN)	

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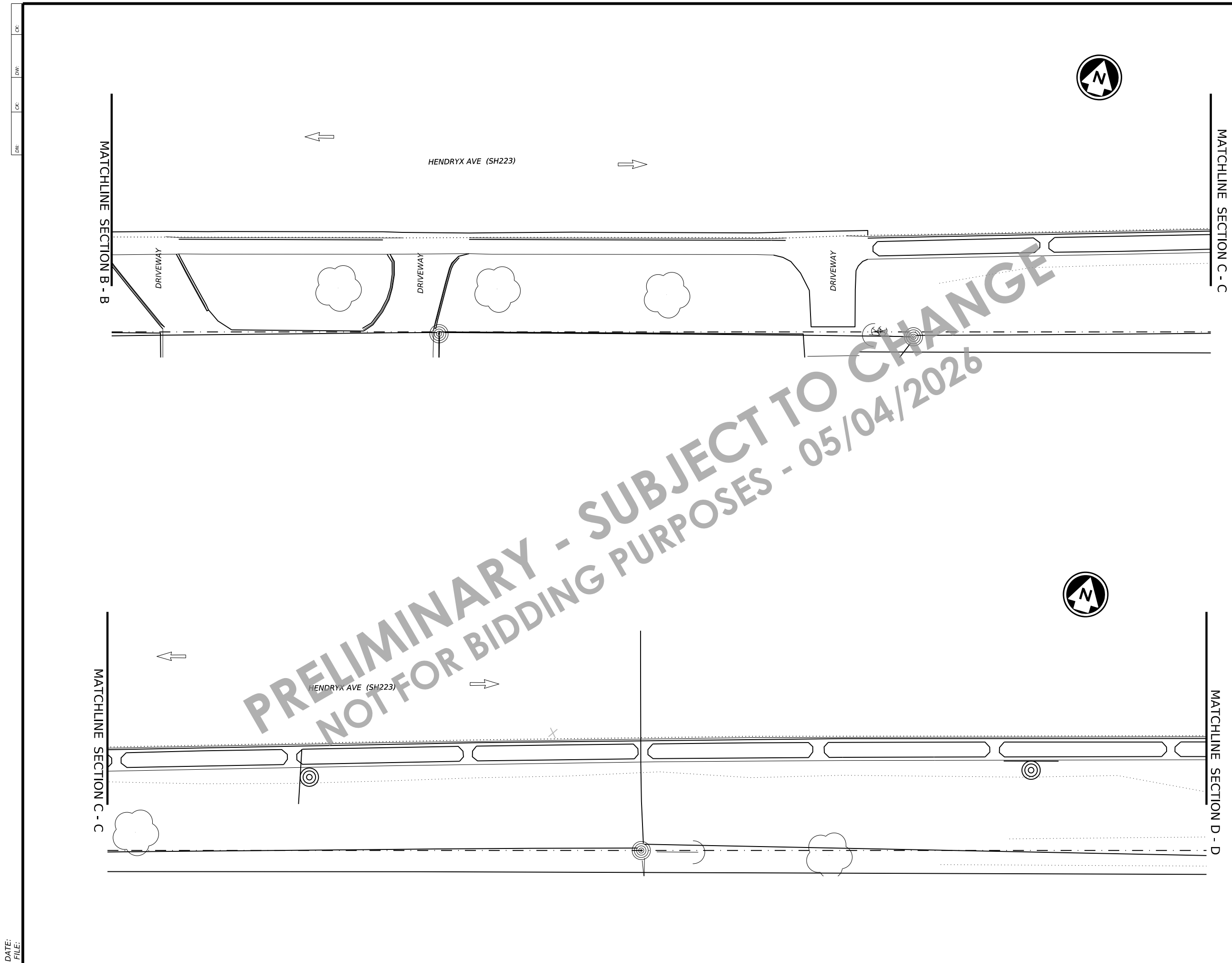
US 67/90

IRRIGATION LAYOUT
 HENDRIX AVE (SH223)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	61	

DATE: FILE:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

MULCH 3" LAYER
 LOOSE AGGREGATE (TY 1)
 (2" LAYER - GOLDEN BROWN)

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US 67/90

IRRIGATION LAYOUT
HENDRIX AVE (SH223)

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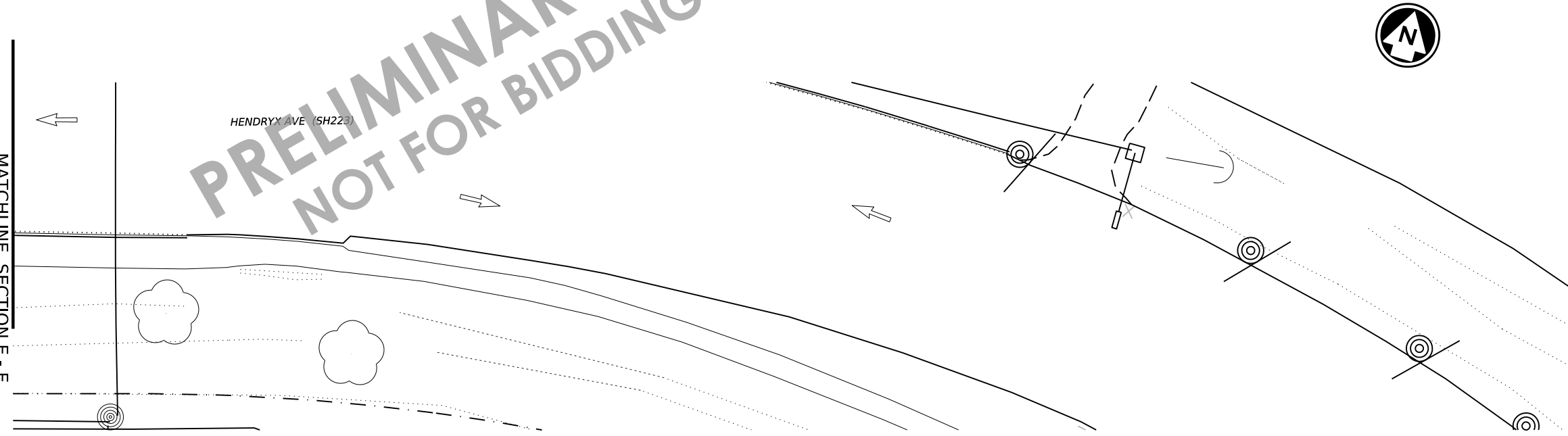
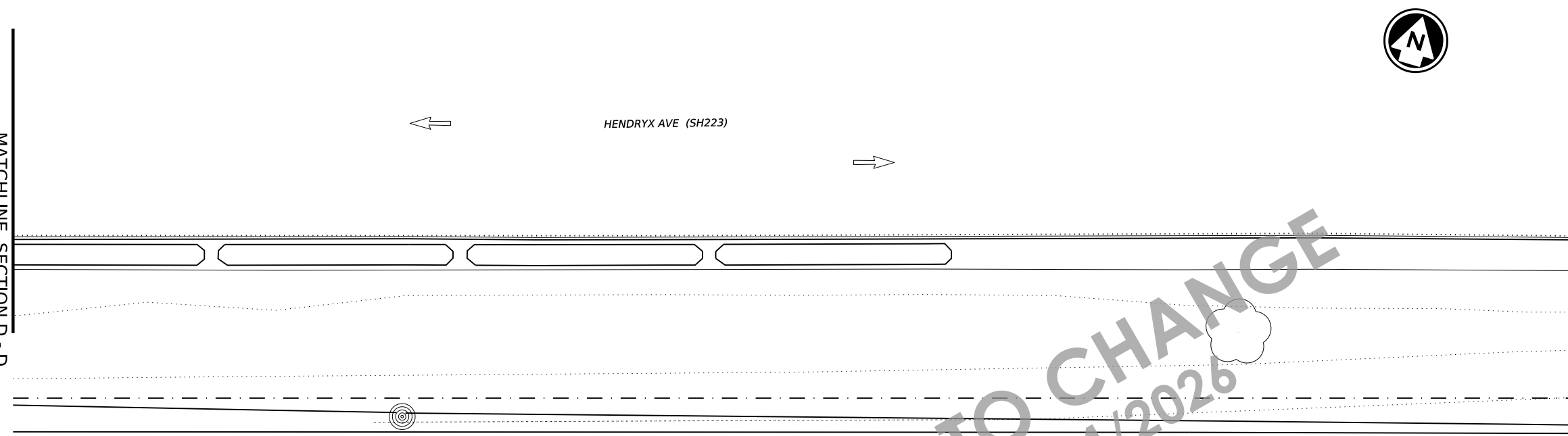
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DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	62	

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MATCHLINE SECTION D - D

MATCHLINE SECTION E - E



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8
MULCH 3" LAYER	
LOOSE AGGREGATE (TY 1) (2" LAYER - GOLDEN BROWN)	

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0 25
SCALE: 1" = 25' SCALE IN FEET

Texas Department of Transportation

US 67/90

IRRIGATION LAYOUT
HENDRYX AVE (SH223)

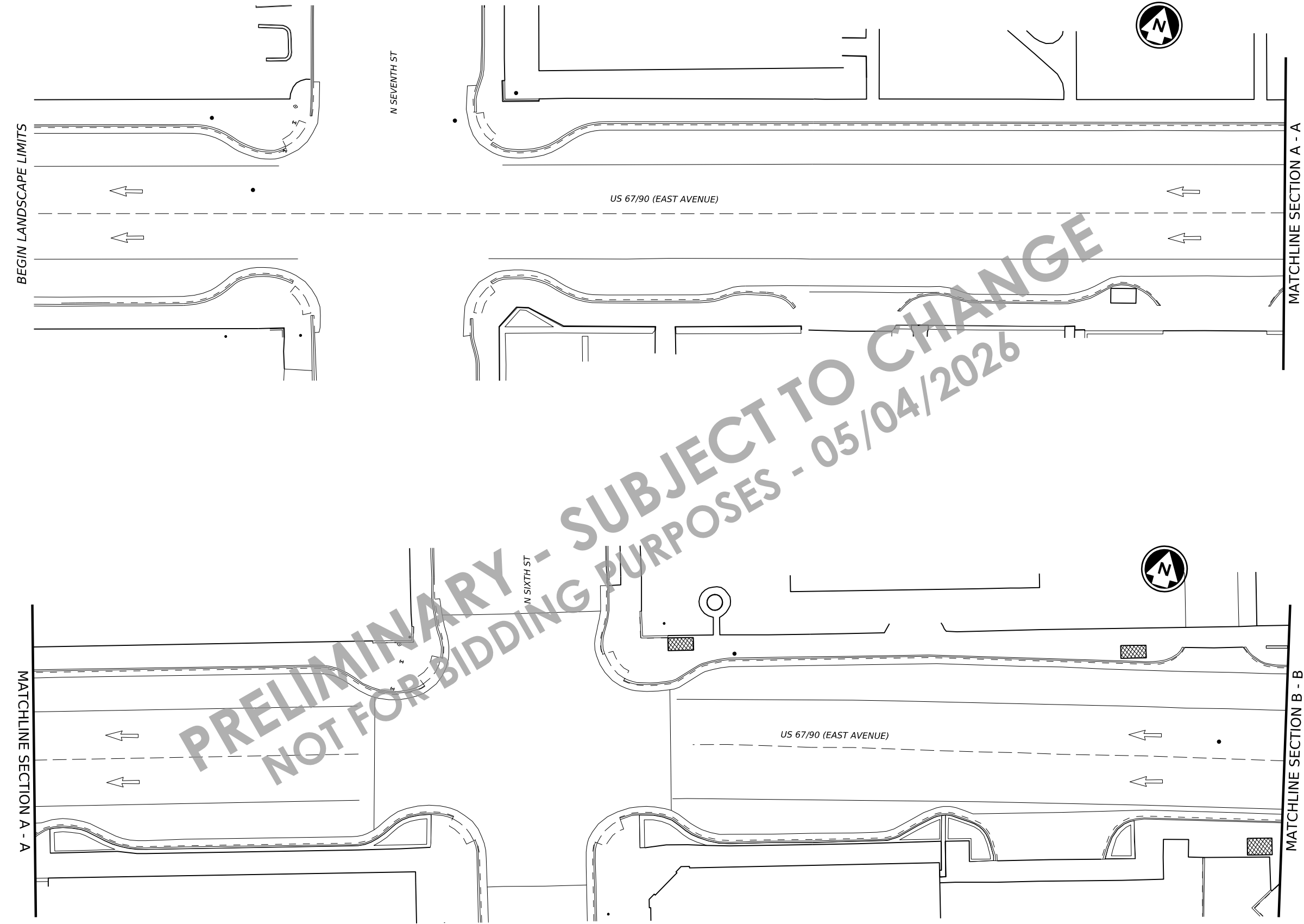
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DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	63	

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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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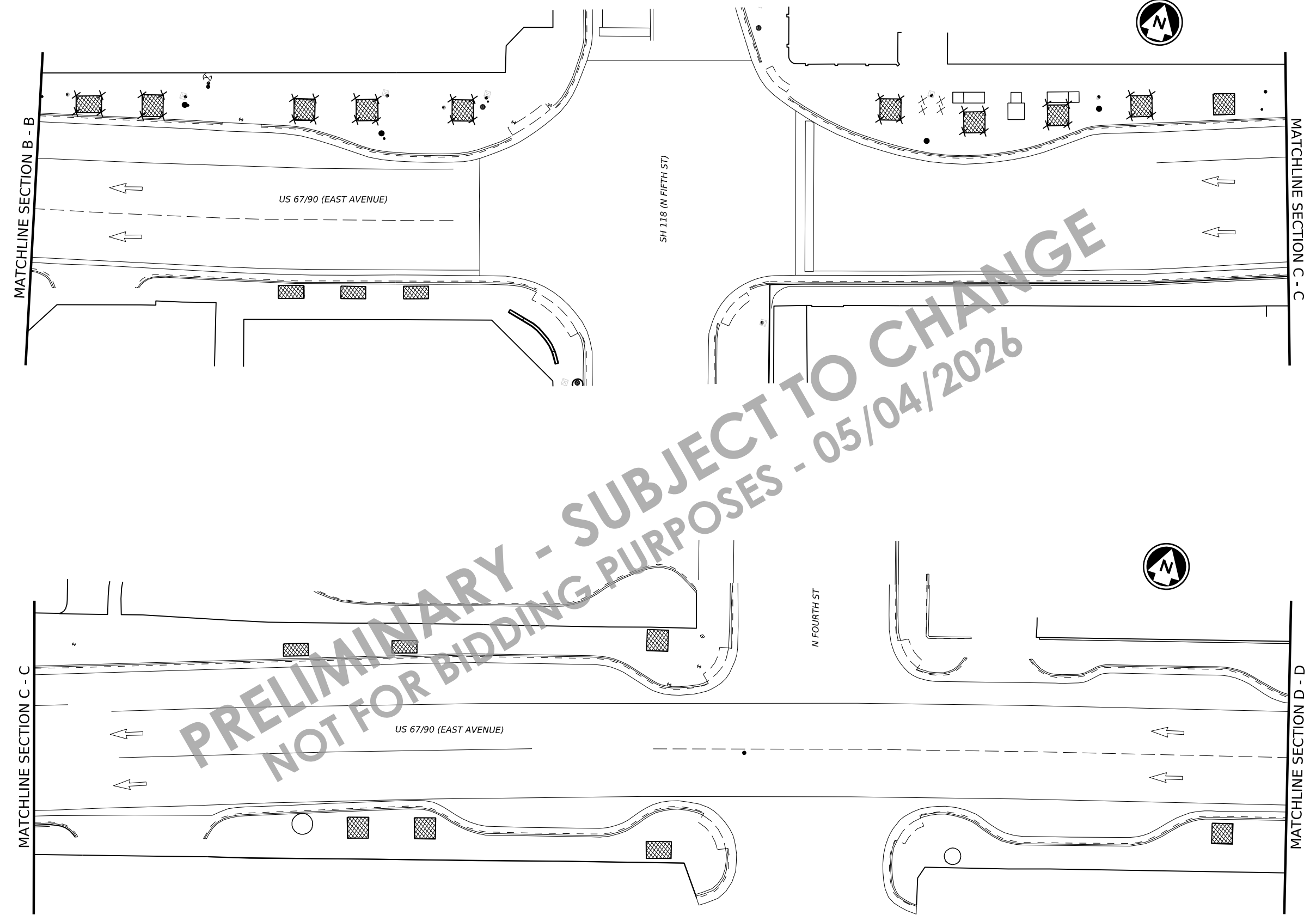
VARIOUS
 ENVIRONMENTAL
 SWP3 LAYOUT
 EAST AVENUE (US 67/90)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	64	

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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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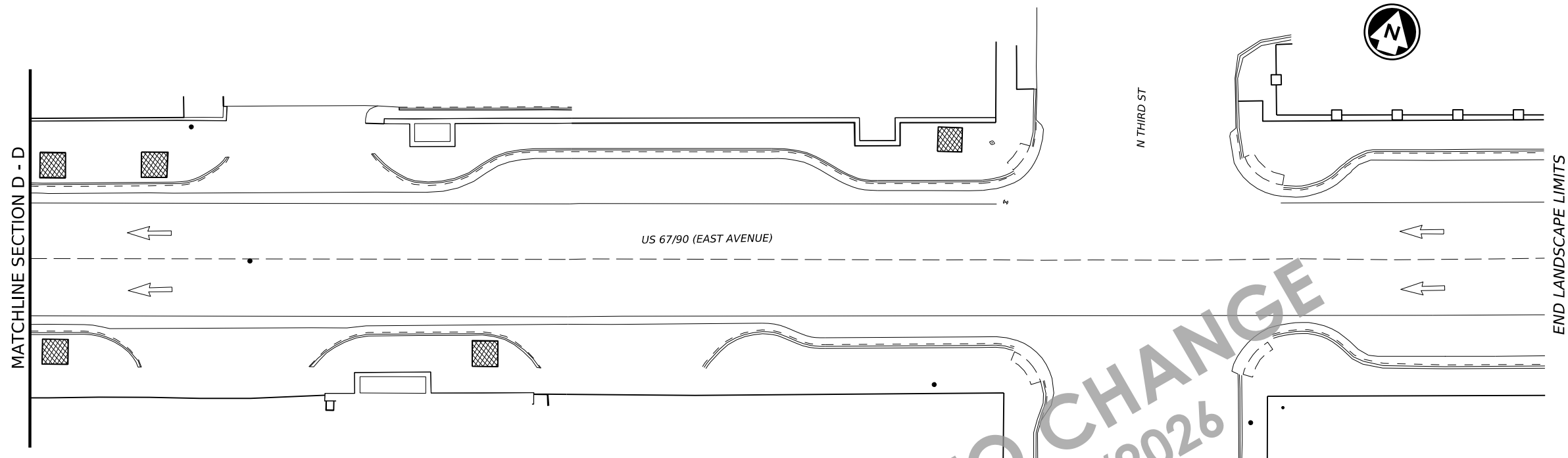
VARIOUS ENVIRONMENTAL SWP3 LAYOUT
 EAST AVENUE (US 67/90)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	65	

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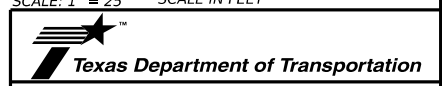
- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
EAST AVENUE (US 67/90)

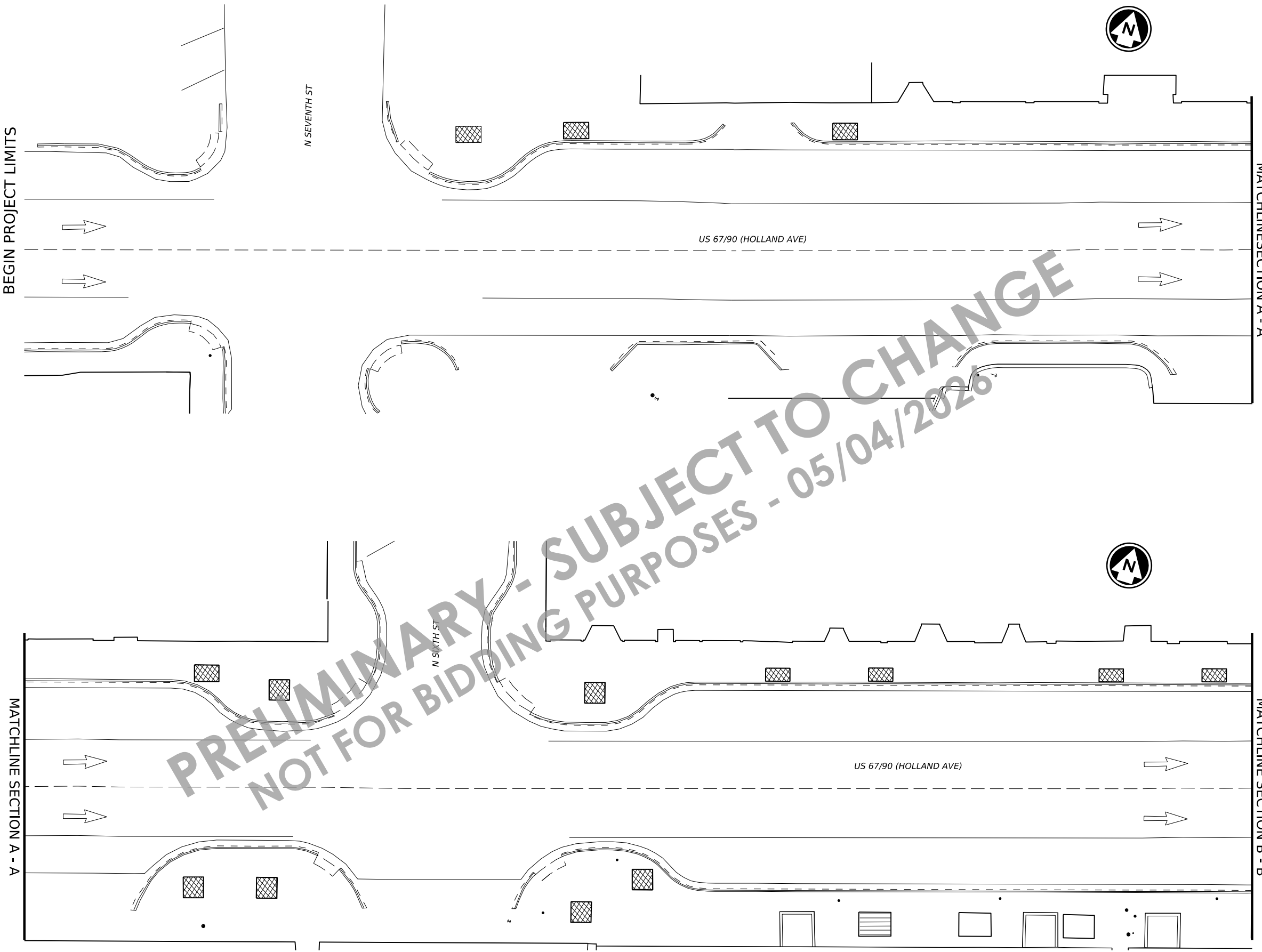
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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	66	

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BEGIN PROJECT LIMITS



PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

LEGEND	
	TREES/SHRUBS TO REMAIN
	ROW LIMITS
	OVERHEAD POWERLINE
	UTILITY / LUMINAIRE POLE
	SIGN
	TRAFFIC FLOW

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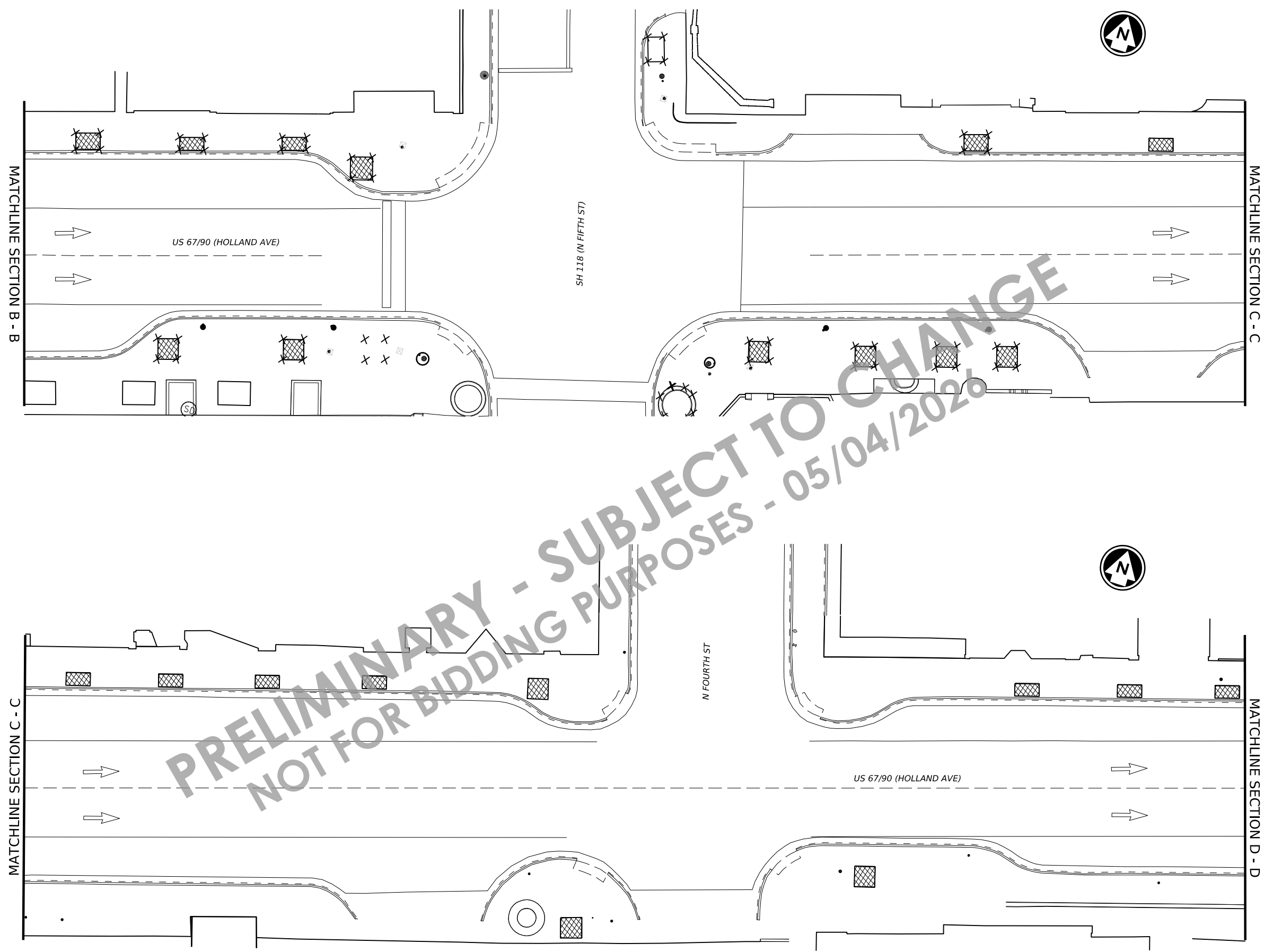
Texas Department of Transportation

VARIOUS ENVIRONMENTAL SWP3 LAYOUT HOLLAND AVE (US 67/90)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	67	

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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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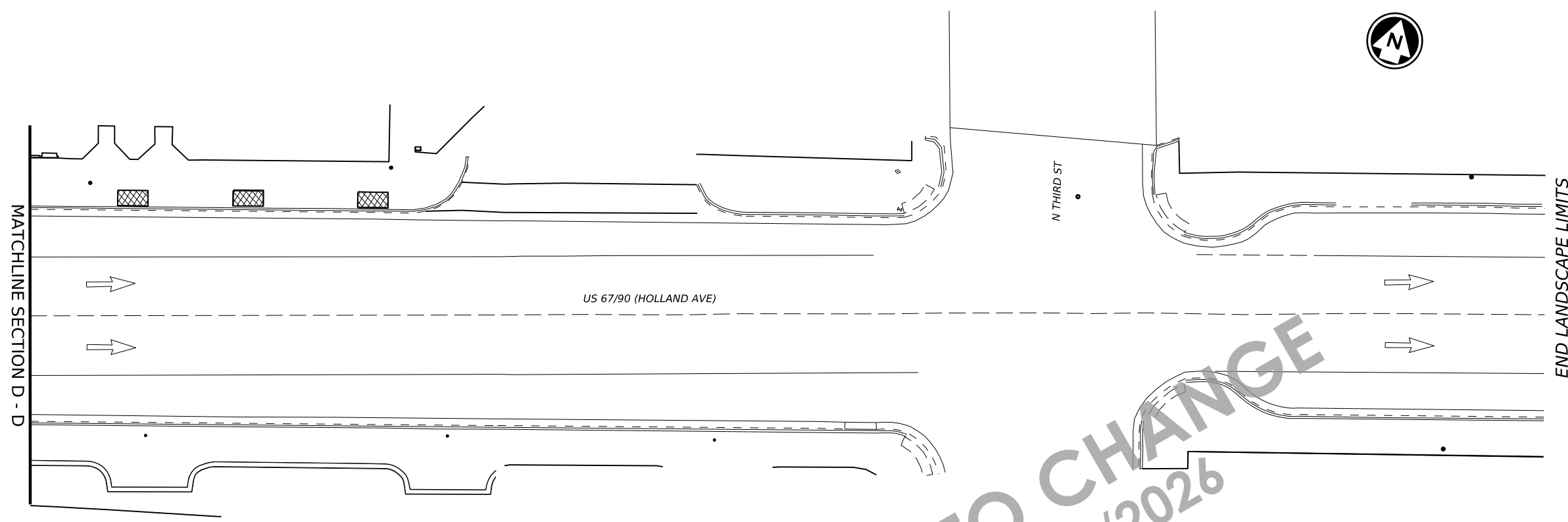
Texas Department of Transportation

VARIOUS ENVIRONMENTAL SWP3 LAYOUT
 HOLLAND AVE (US 67/90)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	68	

CK: DW: CK: DW:

DATE: 2026/04/03
 FILE: \\p:\txdot-dev-pw.bentley.com\TXDOT-Dev-pw-05\Documents\Resources\Client\Workspaces\TXDOT\TXDOT-2\Organization-Civil\TXDOT\Donlib\Sheet_Seeds\Plan_2.dgnlib



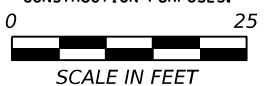
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- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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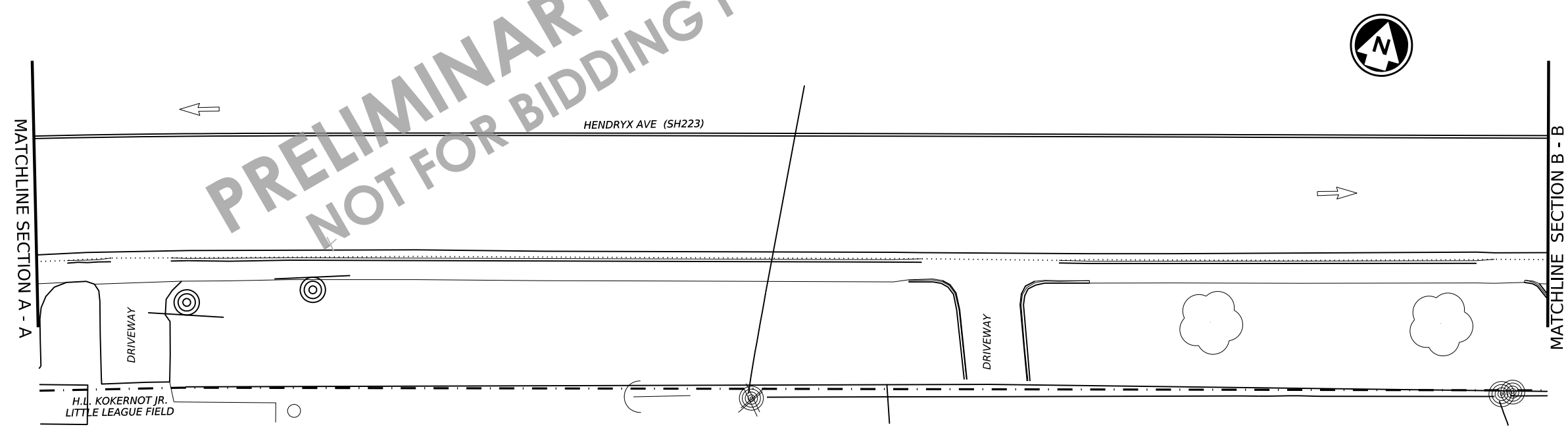
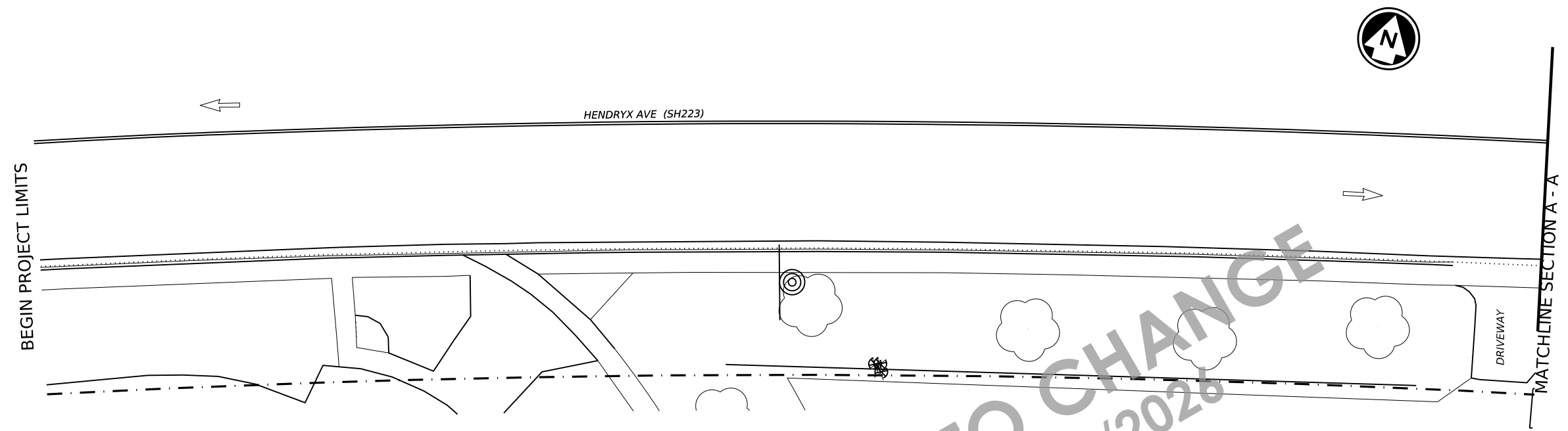
SCALE: 1" = 25'



VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
HOLLAND AVE (US 67/90)

©TXDOT 2026		SHEET 3 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST		COUNTY	SHEET NO.
ELP		BREWSTER	69

CK:
DW:
CK:
DW:



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0 25
 SCALE: 1" = 25' SCALE IN FEET

Texas Department of Transportation

VARIOUS
 ENVIRONMENTAL

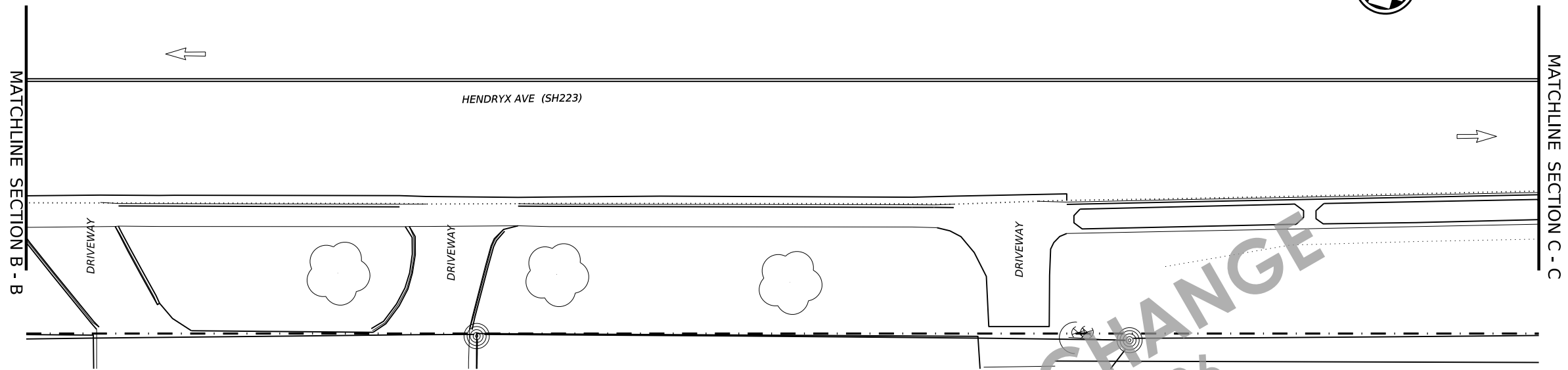
SWP3 LAYOUT
 HENDRYX AVE (SH223)

© TxDOT 2026 SHEET 1 OF 3

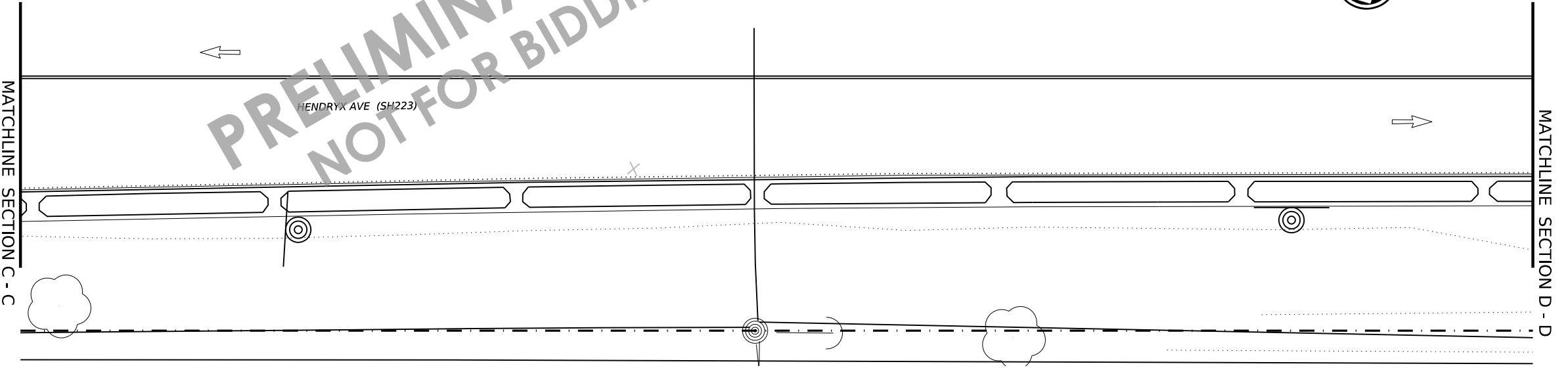
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	70	

DATE:
 FILE:

CK: DW: CK: DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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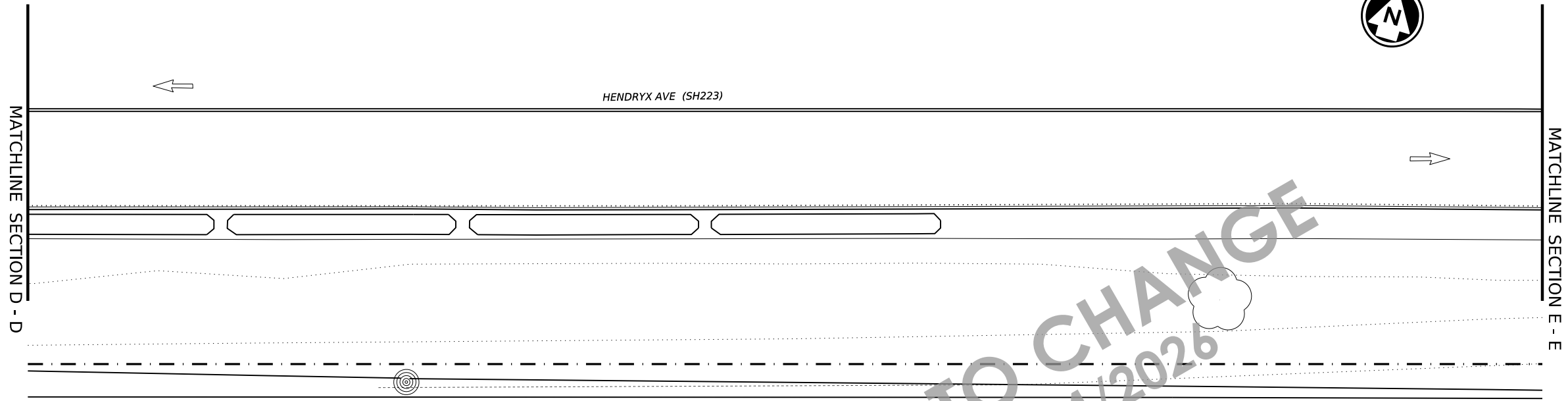
**VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
HENDRYX AVE (SH223)**

© TxDOT 2026 SHEET 2 OF 3

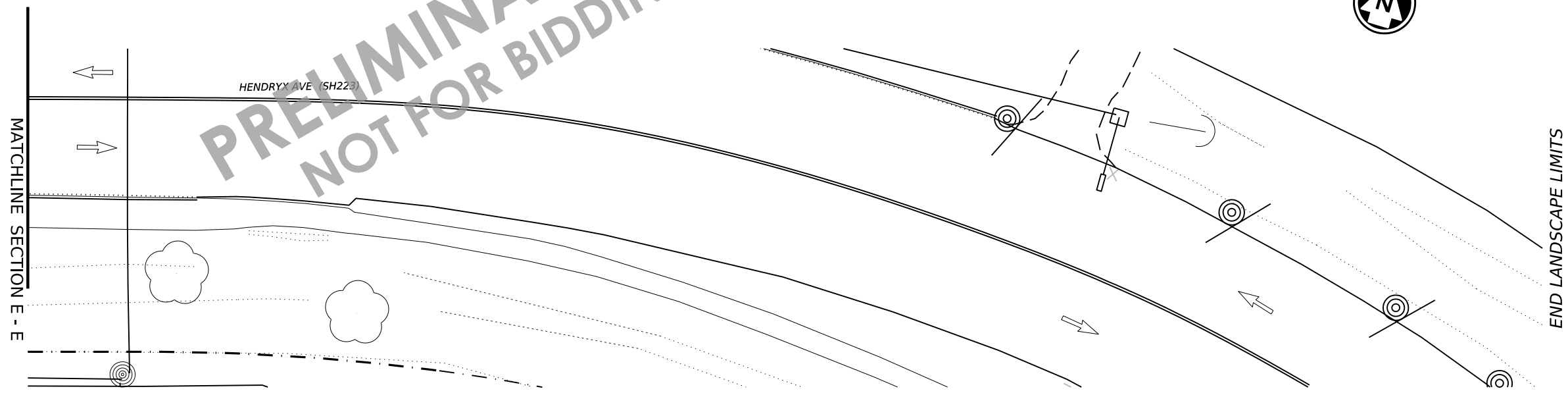
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	71	

DATE:
FILE:

CK: DW: CK: DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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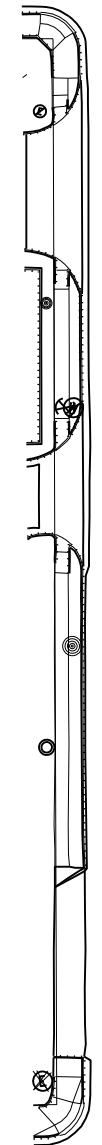
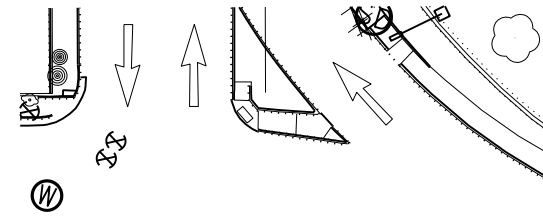
VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
HENDRYX AVE (SH223)

© TxDOT 2026 SHEET 3 OF 3

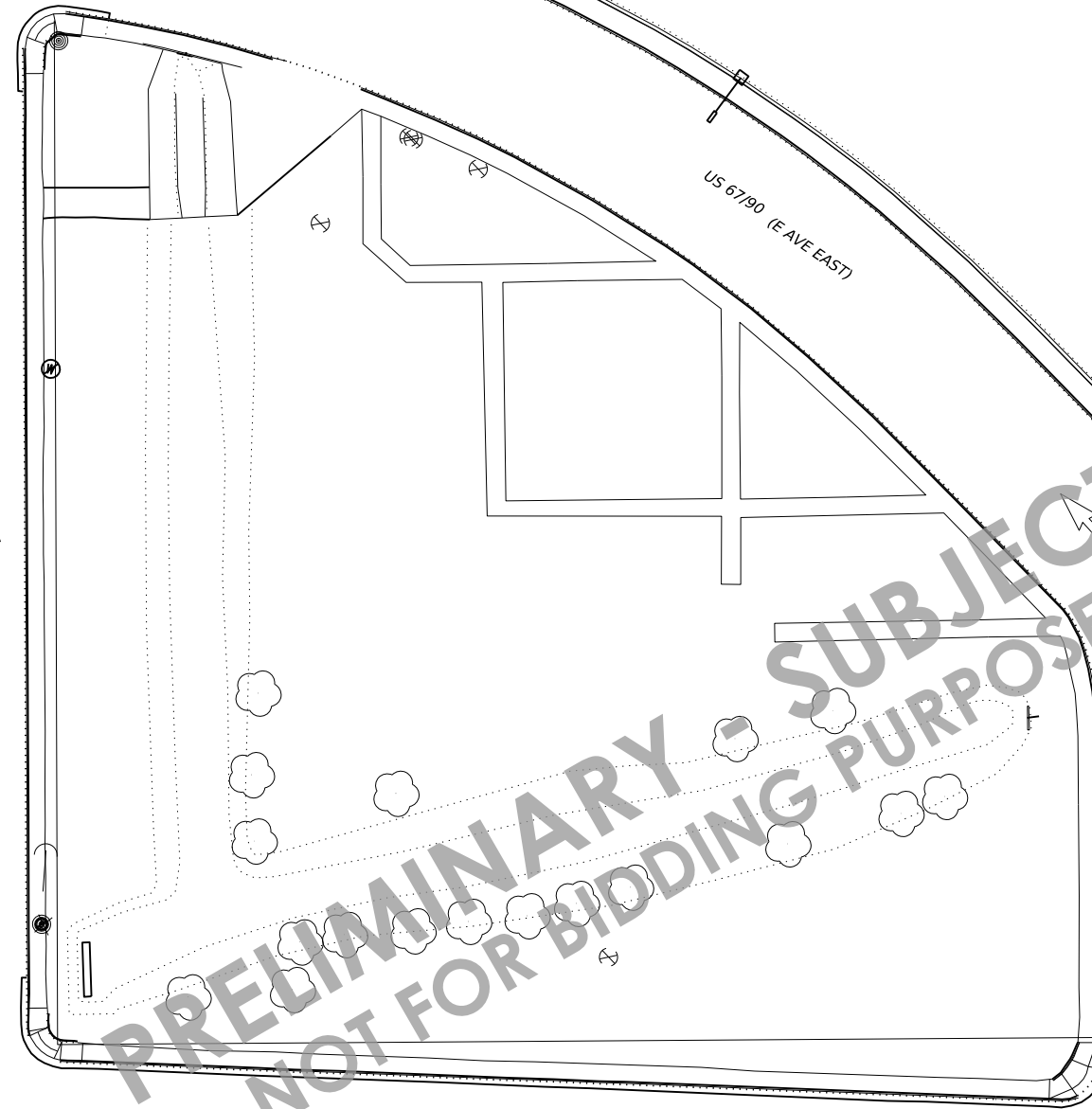
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	72	

DATE:
FILE:

CK: DW: CK: DW: CK: DW:



SH 223 (N HARRISON ST)



US 67/90 (E AVE EAST)

N BIRD ST

(E HOLLAND AVE)

US 67/90

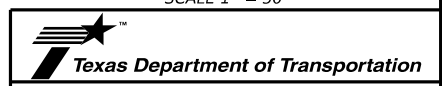


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SCALE 1" = 50'



VARIOUS
ENVIRONMENTAL

SWP3 LAYOUT
SH 223 AND US 67/90

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	73	

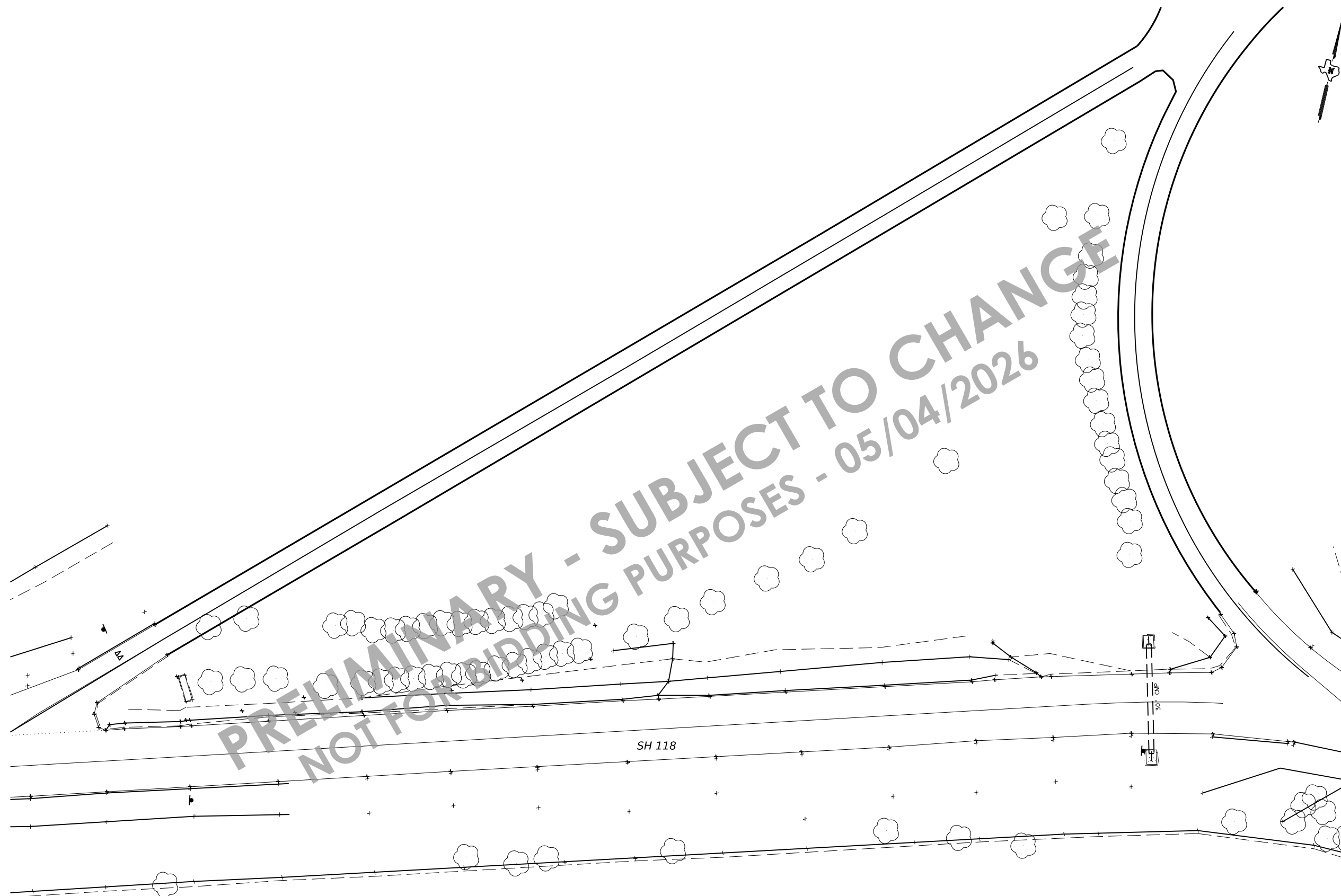
DATE: 2026/04/29
FILE: DOCUMENT NAME

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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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SH 118
ENVIRONMENTAL
SWP3 LAYOUT

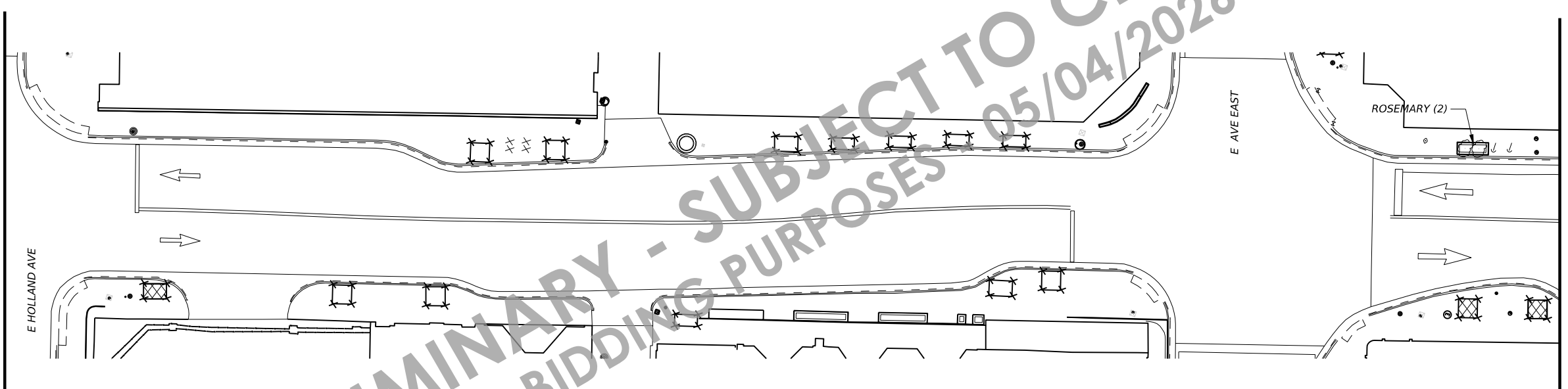
© TXDOT 2026 SHEET 1 OF 1

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	75	

DATE:
FILE:

CK: DW: CK: DW:

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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5th STREET (SH118)

PRELIMINARY
SUBJECT TO
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SCALE : 1" = 25'

Texas Department of Transportation

VARIOUS
ENVIRONMENTAL

SWP3 LAYOUT
5th STREET (SH118)

© TxDOT 2026 SHEET 1 OF 1

CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	76	

DATE:
FILE:

STORMWATER POLLUTION PREVENTION PLAN (SWP3):

This SWP3 has been developed in accordance with the TPDES Construction General Permit TXR150000 (CGP). The Texas Department of Transportation (TxDOT) ensures that project specifications include adequate best management practices (BMPs) for this project.

For all projects with soil disturbing activity and for projects that have Environmental, Permits, Issues, and Commitments (EPICs) dependent on stormwater controls and water quality measures TxDOT will maintain a SWP3 with all pertinent records, correspondence, environmental documents, etc. at the project field office, Area Office, or electronically.

This SWP3 is consistent with requirements specified in applicable stormwater plans and the projects environmental permits, issues, and commitments (EPICs). A copy of the CGP is included in Attachment 2.12 of the SWP3 binder.

1.0 SITE/PROJECT DESCRIPTION

1.1 PROJECT CONTROL SECTION JOB (CSJ):

CSJ: 0934-00-186 STATE AID PROJECT No. 924-0-186

1.2 PROJECT LIMITS:

From: SEE TITLE SHEET - VARIOUS

To: SEE TITLE SHEET - VARIOUS

1.3 PROJECT COORDINATES:

BEGIN: (Lat)SEE TITLE SHEET,(Long) SEE TITLE SHEET

END: (Lat)_____,(Long)_____

1.4 TOTAL PROJECT AREA (Acres): _____

1.5 TOTAL AREA TO BE DISTURBED (Acres): _____

1.6 NATURE OF CONSTRUCTION ACTIVITY:

LANDSCAPE AND SCENIC ENHANCEMENT TO INLCUDE

IRRIGATION SYSTEM AND ACCENT LIGHTING

1.7 MAJOR SOIL TYPES:

Soil Type	Description
N/A	

1.8 PROJECT SPECIFIC LOCATIONS (PSLs):

PSLs must be depicted on the Environmental Layout Sheets in Attachment 1.2 of this SWP3. PSLs may be identified during preconstruction meetings or during the construction process. Please choose from the options below:

- PSLs determined during preconstruction meeting
- PSLs determined during construction
- No PSLs planned for construction

Type	Sheet #s
N/A	

All off-ROW PSLs required by the Contractor are the Contractor's responsibility. The Contractor shall secure all permits required by local, state, federal laws for off-ROW PSLs. The contractor shall provide diagrams, areas of disturbance, acreage, and BMPs for all off-ROW PSLs within one mile of the project.

1.9 CONSTRUCTION ACTIVITIES:

(Use the following list as a starting point when developing the Construction Activity Schedule and Ceasing Record in Attachment 2.5.)

- Mobilization
- Install sediment and erosion controls
- Blade existing topsoil into windrows, prep ROW, clear and grub
- Remove existing pavement
- Grading operations, excavation, and embankment
- Excavate and prepare subgrade for proposed pavement widening
- Remove existing culverts, safety end treatments (SETs)
- Remove existing metal beam guard fence (MBGF), bridge rail
- Install proposed pavement per plans
- Install culverts, culvert extensions, SETs
- Install mow strip, MBGF, bridge rail
- Place flex base
- Rework slopes, grade ditches
- Blade windrowed material back across slopes
- Revegetation of unpaved areas
- Achieve site stabilization and remove sediment and erosion control measures

Other: _____
 Other: _____
 Other: _____

1.10 POTENTIAL POLLUTANTS AND SOURCES:

- Sediment laden stormwater from stormwater conveyance over disturbed area
- Fuels, oils, and lubricants from construction vehicles, equipment, and storage
- Solvents, paints, adhesives, etc. from various construction activities
- Transported soils from offsite vehicle tracking
- Construction debris and waste from various construction activities
- Contaminated water from excavation or dewatering pump-out water
- Sanitary waste from onsite restroom facilities
- Trash from various construction activities/receptacles
- Long-term stockpiles of material and waste

Other: _____
 Other: _____
 Other: _____

1.11 RECEIVING WATERS:

Receiving waters must be depicted on the Environmental Layout Sheets in Attachment 1.2 of this SWP3. Include Segment # for receiving waters.

Tributaries	Classified Waterbody
N/A	

* Add (*) for impaired waterbodies with pollutant in ().

1.12 ROLES AND RESPONSIBILITIES: TxDOT

- Development of plans and specifications
- Submit Notice of Intent (NOI) to TCEQ (≥5 acres)
- Post Construction Site Notice
- Submit NOI/CSN to local MS4
- Perform SWP3 inspections
- Maintain SWP3 records and update to reflect daily operations
- Complete and submit Notice of Termination to TCEQ
- Maintain SWP3 records for 3 years

Other: _____
 Other: _____
 Other: _____

1.13 ROLES AND RESPONSIBILITIES: CONTRACTOR


- Day To Day Operational Control
- Submit Notice of Intent (NOI) to TCEQ (≥5 acres)
- Post Construction Site Notice
- Submit NOI/CSN to local MS4
- Maintain schedule of major construction activities
- Install, maintain and modify BMPs
- Complete and submit Notice of Termination to TCEQ
- Maintain SWP3 records for 3 years

Other: _____
 Other: _____
 Other: _____

1.14 LOCAL MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) OPERATOR COORDINATION:

MS4 Entity
N/A

STORMWATER POLLUTION PREVENTION PLAN (SWP3)

© 2026  July 2023 Sheet 1 of 2

FED. RD. DIV. NO.	PROJECT NO.		SHEET NO.
	C 924-0-186		77
STATE	STATE DIST.	COUNTY	
TEXAS	ELP	BREWSTER	
CONT.	SECT.	JOB	HIGHWAY NO.
0924	00	186	VARIOUS

STORMWATER POLLUTION PREVENTION PLAN (SWP3):

2.0 BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS, INSPECTION, AND MAINTENANCE

The Contractor shall be the responsible party for implementing the BMPs described herein and for complying with the SWP3 for control of erosion and sedimentation during day-to-day operations. The Contractor shall implement changes to this SWP3 approved by TxDOT within the times specified in this SWP3 or the CGP.

2.1 EROSION CONTROL AND SOIL STABILIZATION BMPs:

T / P

- Protection of Existing Vegetation
- Vegetated Buffer Zones
- Soil Retention Blankets
- Geotextiles
- Mulching/ Hydromulching
- Soil Surface Treatments
- Temporary Seeding
- Permanent Planting, Sodding or Seeding
- Biodegradable Erosion Control Logs
- Rock Filter Dams/ Rock Check Dams
- Vertical Tracking
- Interceptor Swale
- Riprap
- Diversion Dike
- Temporary Pipe Slope Drain
- Embankment for Erosion Control
- Paved Flumes
- Other: _____
- Other: _____
- Other: _____
- Other: _____

2.2 SEDIMENT CONTROL BMPs:

T / P

- Biodegradable Erosion Control Logs
- Dewatering Controls
- Inlet Protection
- Rock Filter Dams/ Rock Check Dams
- Sandbag Berms
- Sediment Control Fence
- Stabilized Construction Exit
- Floating Turbidity Barrier
- Vegetated Buffer Zones
- Vegetated Filter Strips
- Other: _____
- Other: _____
- Other: _____
- Other: _____

Refer to the Environmental Layout Sheets/ SWP3 Layout Sheets located in Attachment 1.2 of this SWP3

Sediment control BMPs requiring design capacity calculations (See SWP3 Attachment 1.3.):

T / P

- Sediment Trap
 - Calculated volume runoff from 2-year, 24-hour storm for each acre of disturbed area
 - 3,600 cubic feet of storage per acre drained
- Sedimentation Basin
 - Not required (<10 acres disturbed)
 - Required (>10 acres) and implemented.
 - Calculated volume runoff from 2-year, 24-hour storm for each acre of disturbed area
 - 3,600 cubic feet of storage per acre drained
 - Required (>10 acres), but not feasible due to:
 - Available area/Site geometry
 - Site slope/Drainage patterns
 - Site soils/Geotechnical factors
 - Public safety
 - Other: _____

2.3 PERMANENT CONTROLS:

(Coordinate post-construction BMPs with appropriate TxDOT maintenance sections.)

BMPs To Be Left In Place Post Construction:

Type	Stationing	
	From	To
N/A		

Refer to the Environmental Layout Sheets/ SWP3 Layout Sheets located in Attachment 1.2 of this SWP3

2.4 OFFSITE VEHICLE TRACKING CONTROLS:

- Excess dirt/mud on road removed daily
- Haul roads dampened for dust control
- Loaded haul trucks to be covered with tarpaulin
- Stabilized construction exit
- Daily street sweeping
- Other: _____
- Other: _____
- Other: _____
- Other: _____

2.5 POLLUTION PREVENTION MEASURES:

- Chemical Management
- Concrete and Materials Waste Management
- Debris and Trash Management
- Dust Control
- Sanitary Facilities
- Other: _____
- Other: _____
- Other: _____
- Other: _____

2.6 VEGETATED BUFFER ZONES:

Natural vegetated buffers shall be maintained as feasible to protect adjacent surface waters. If vegetated natural buffer zones are not feasible due to site geometry, the appropriate additional sediment control measures have been incorporated into this SWP3.

Type	Stationing	
	From	To
N/A		

Refer to the Environmental Layout Sheets/ SWP3 Layout Sheets located in Attachment 1.2 of this SWP3

2.7 ALLOWABLE NON-STORMWATER DISCHARGES:

- Fire hydrant flushings
- Irrigation drainage
- Pavement washwater (where spills or leaks have not occurred, and detergents are not used)
- Potable water sources
- Springs
- Uncontaminated groundwater
- Water used to wash vehicles or control dust
- Other allowable non-stormwater discharges as allowed by TPDES GP TXR150000.

2.8 DEWATERING:

Dewatering discharges of accumulated stormwater, groundwater, and surface water including discharges from dewatering of trenches, excavations, foundations, vaults, and other points of accumulation are prohibited unless managed by appropriate controls to prevent and minimize the offsite discharge of sediment and other pollutants.

2.9 INSPECTIONS:


All disturbed areas and erosion and sediment control devices shall be inspected at least once every seven (7) days. Inspections shall be performed by TxDOT as indicated on the Field Inspection and Maintenance Report Form 2118 and retained in Attachment 2.5 of this SWP3.

When dewatering activities are present, a daily inspection will be conducted once per day during those activities and documented in accordance with CGP and TxDOT requirements.

2.10 MAINTENANCE:

Control measures shall be properly installed according to specifications. If it is determined that a BMP or control measure is not operating effectively, maintenance must be accomplished as soon as possible and before the next anticipated rain event, but in no case later than 7 calendar days after being able to access the site. Maintenance shall be performed by the Contractor as indicated on the Field Inspection and Maintenance Report Form 2118 and retained in Attachment 2.5 of this SWP3.

STORMWATER POLLUTION PREVENTION PLAN (SWP3)

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FED. RD. DIV. NO.	PROJECT NO.		SHEET NO.
	C 924-0-186		78
STATE	STATE DIST.	COUNTY	
TEXAS	ELP	BREWSTER	
CONT.	SECT.	JOB	HIGHWAY NO.
0924	00	186	VARIOUS

SEE SHEET 2 FOR INDEX OF SHEETS

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

STATE AID PROJECT No.			
924-0-186			
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY		SHEET NO.
ELP	BREWSTER		1

PLANS OF PROPOSED
STATE HIGHWAY IMPROVEMENT

CCSJ: 0924-00-186
STATE AID PROJECT No. 924-0-186

VARIOUS
BREWSTER COUNTY

NET LENGTH OF ROADWAY = 4,094.43 FT. = 0.7785 MI.
NET LENGTH OF BRIDGE = 0 FT. = 0 MI.
NET LENGTH OF PROJECT = 4,094.43 FT. = 0.7785 MI.

95% PLANS

CONTRACTOR: _____
LETTING DATE: _____
TIME CHARGES BEGAN: _____
DATE CONTRACTOR BEGAN WORK: _____
DATE WORK WAS COMPLETED: _____
DATE WORK WAS ACCEPTED: _____
TOTAL DAYS CHARGED: _____
ORIGINAL CONTRACT AMOUNT: \$ _____
AMOUNT OF CONTRACT AMENDMENTS: \$ _____
FINAL CONTRACT COST: \$ _____

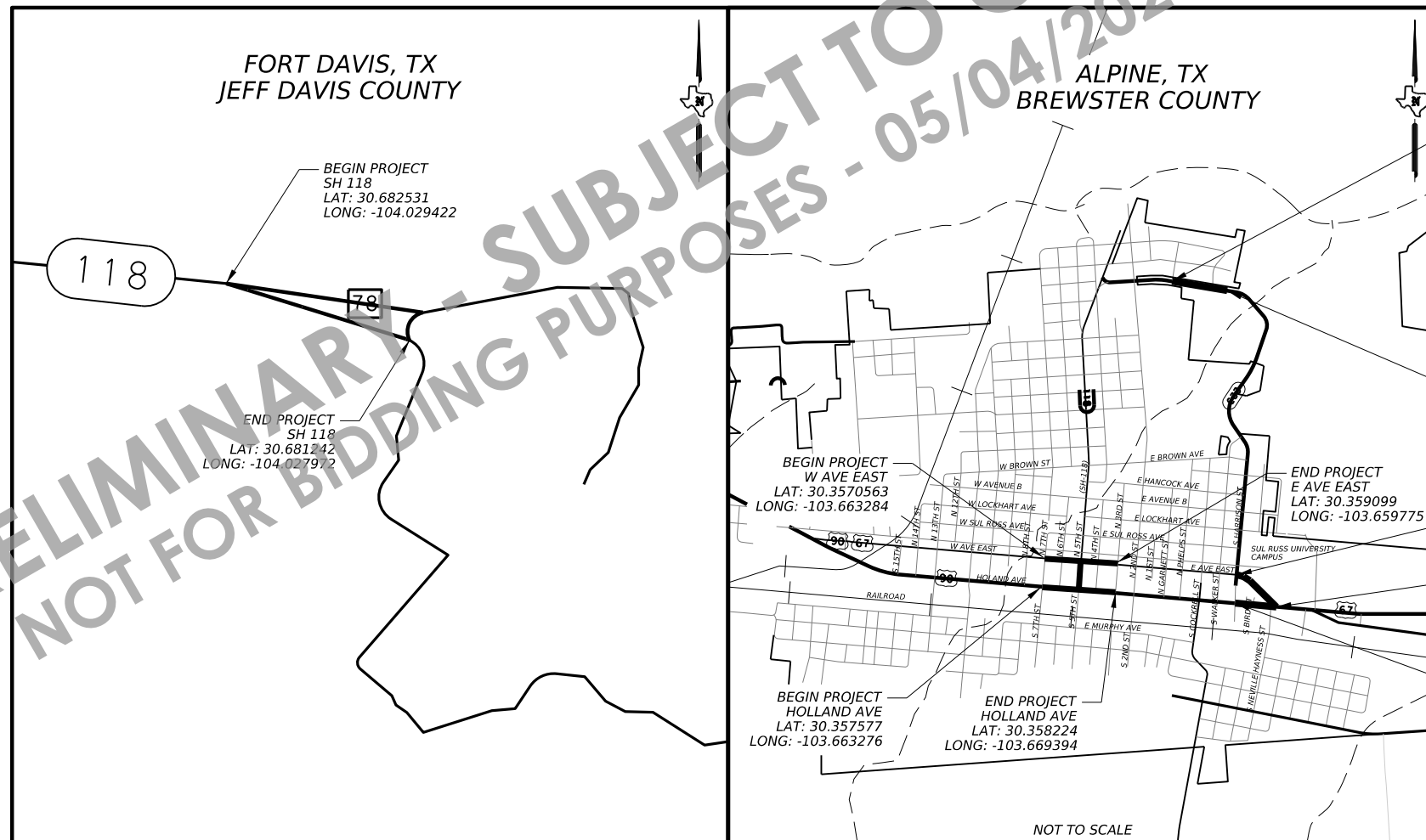
DESIGN SPEED = xx MPH
A.D.T. (20XX) =
A.D.T. (20XX) =

LIMITS: DISTRICTWIDE (LANDSCAPE)

AREA ENGINEER

20

FOR THE CONSTRUCTION OF: LANDSCAPE & SCENIC ENHANCEMENT
CONSISTING OF: LANDSCAPE DEVELOPMENT



BEGIN PROJECT
FM 223
LAT: 30.373731
LONG: -103.663565

END PROJECT
FM 223
LAT: 30.374498
LONG: -103.660112

BEGIN PROJECT
LAT: 30.361083
LONG: -103.652972

END PROJECT
LAT: 30.354672
LONG: -103.671347

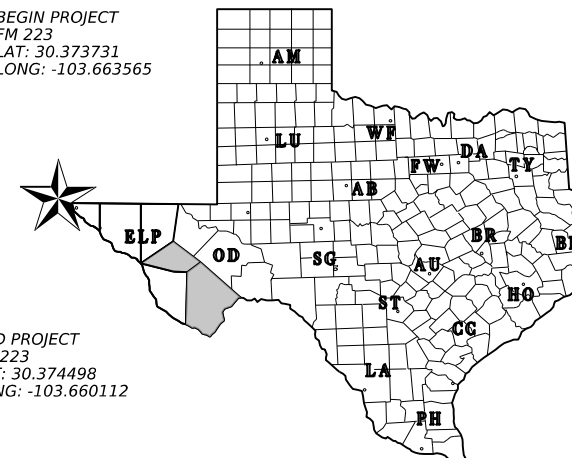
BEGIN PROJECT
LAT: 30.360256
LONG: -103.652700

BEGIN PROJECT
W AVE EAST
LAT: 30.3570563
LONG: -103.663284

END PROJECT
E AVE EAST
LAT: 30.359099
LONG: -103.659775

BEGIN PROJECT
HOLLAND AVE
LAT: 30.357577
LONG: -103.663276

END PROJECT
HOLLAND AVE
LAT: 30.358224
LONG: -103.669394



KEY TO COUNTIES



RECOMMENDED FOR LETTING:

SAFETY REVIEW COMMITTEE CHAIRMAN

RECOMMENDED FOR LETTING:

DISTRICT DIRECTOR OF TRANSPORTATION
PLANNING AND DEVELOPMENT

APPROVED FOR LETTING:

DISTRICT ENGINEER

EXCEPTIONS: NONE
EQUATIONS: NONE
RAILROAD CROSSINGS: NONE
RAILROAD COMPANY: NONE
RAILROAD MP: NONE

TDLR NO. EABPRJ: NONE

REQUIRED SIGNS SHALL BE IN ACCORDANCE WITH
BC (1)- 21 THRU BC (12)- 21 AND THE "TEXAS
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION,
SEPTEMBER 1, 2024 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS,
SHALL GOVERN ON THIS PROJECT: REQUIRED SPECIAL LABOR PROVISIONS FOR
ALL STATE CONSTRUCTION PROJECTS (SP000-005)

DATE: 5/1/2026 8:54:35 AM
FILE: pw://ttdot.projectwiseonline.com:TXDOT5/Documents/24 - ELP/Design Projects/092400186/4 - Design/Plan Set/1 - General/TITLE SHEET.dgn

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- 6 GENERAL NOTES
- 7 ESTIMATE & QUANTITY SHEET
- 8 QUANTITY SUMMARY SHEET
- 9-10 ENVIRONMENTAL PERMITS, ISSUES AND COMMITMENTS

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- 75 MEDIAN (US/ 67/90) SWP3 LAYOUT
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- 77-78 STORMWATER POLLUTION PREVENTION PLAN (SWP3)

ENVIRONMENTAL ISSUES STANDARDS

- 79 EC (1)-16

PRELIMINARY - SUBJECT TO CHANGE
FOR BIDDING PURPOSES - 05/04/2026

**PRELIMINARY
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VARIOUS

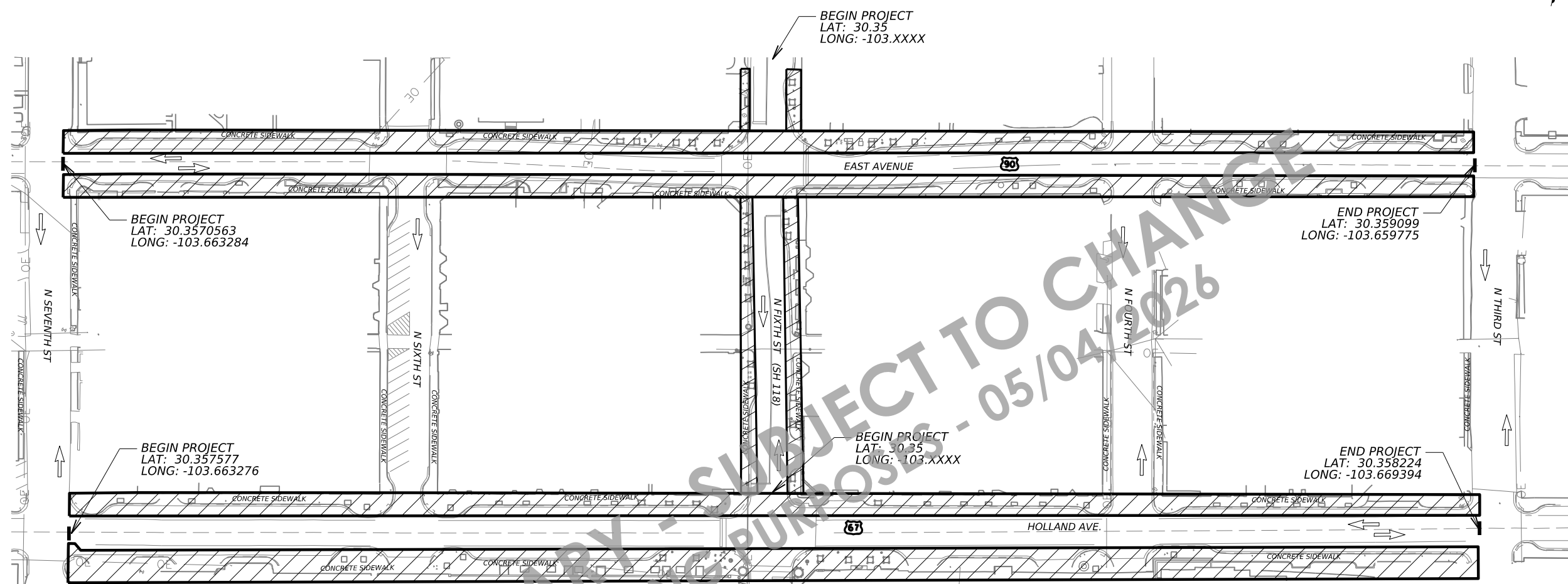
INDEX OF SHEETS

© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	2	

CK: DW: CK: DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW
 - PROPOSED PROJECT AREA



BEGIN PROJECT
LAT: 30.3570563
LONG: -103.663284

BEGIN PROJECT
LAT: 30.35
LONG: -103.XXXX

END PROJECT
LAT: 30.359099
LONG: -103.659775

BEGIN PROJECT
LAT: 30.357577
LONG: -103.663276

BEGIN PROJECT
LAT: 30.35
LONG: -103.XXXX

END PROJECT
LAT: 30.358224
LONG: -103.669394

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

US 67/90 AND SH 118

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SCALE



GENERAL

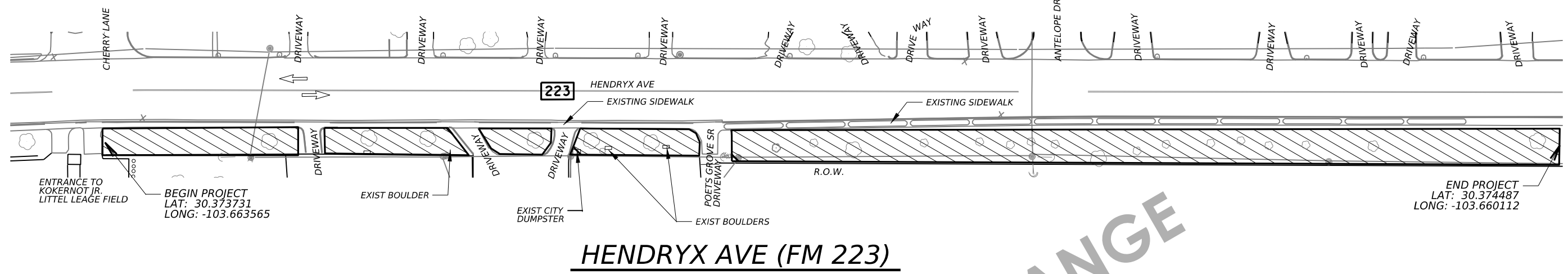
PROJECT LAYOUT
US 67/90 AND SH118

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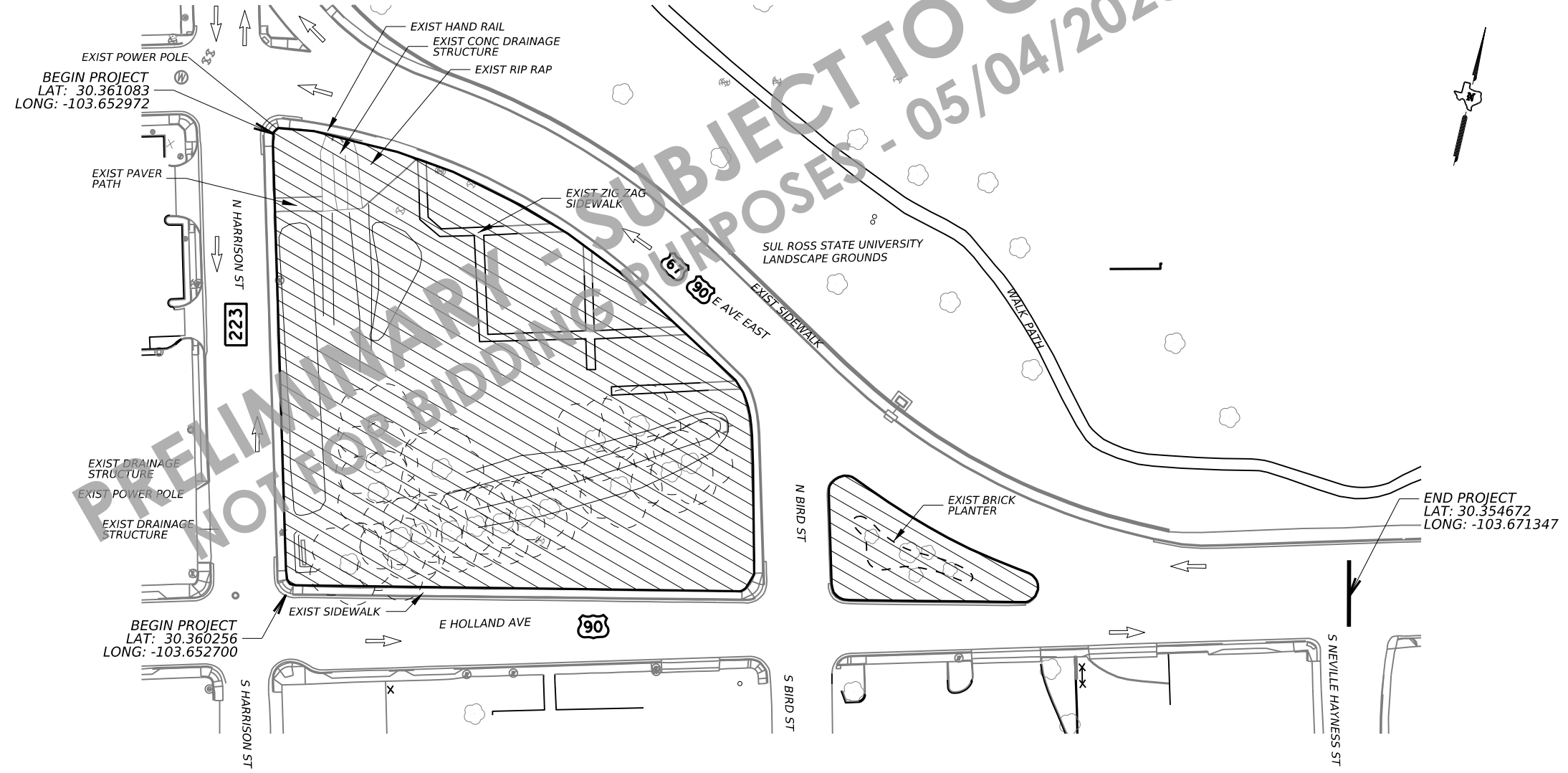
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	3	

DATE:
FILE:

CK: DW: CK: DW: CK: DW:



HENDRYX AVE (FM 223)



MEDIAN AT E AVE EAST AND E HOLLAND AVE

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - OVERHEAD POWERLINE
 - UTILITY POLE
 - SIGN
 - TRAFFIC FLOW
 - PROPOSED PROJECT AREA

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NOT TO SCALE



GENERAL






PROJECT LAYOUT
US 67/90 AND SH 223

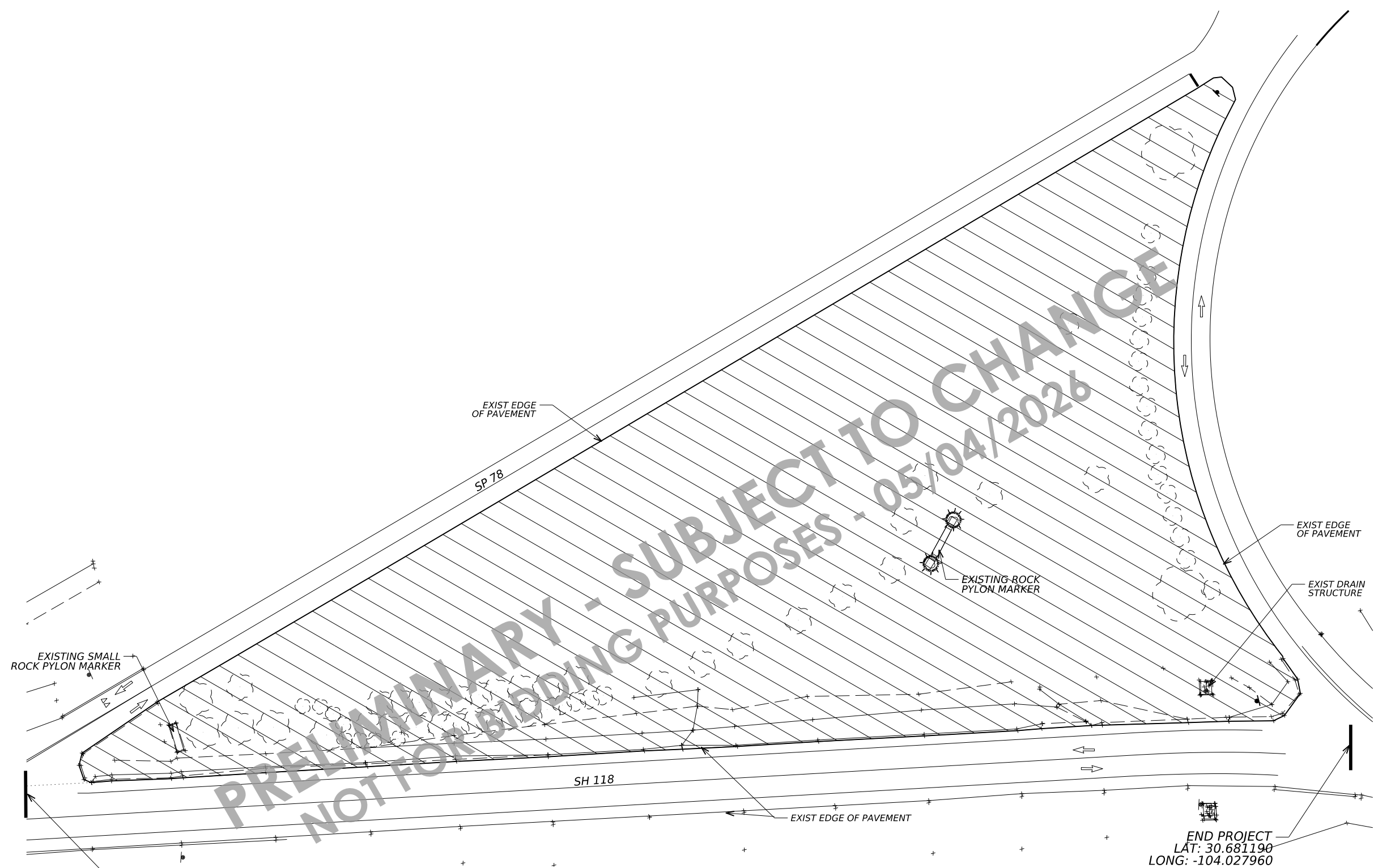
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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	4	

DW:
 CK:
 CK:
 CK:

LEGEND

-  TREES/SHRUBS TO REMAIN
-  ROW LIMITS
-  SIGN
-  TRAFFIC FLOW
-  PROPOSED PROJECT AREA



EXISTING SMALL
ROCK PYLON MARKER

EXIST EDGE
OF PAVEMENT

SP 78

EXISTING ROCK
PYLON MARKER

EXIST EDGE
OF PAVEMENT

EXIST DRAIN
STRUCTURE

SH 118

EXIST EDGE OF PAVEMENT

BEGIN PROJECT
LAT: 30.682685
LONG: -104.029710R

END PROJECT
LAT: 30.681190
LONG: -104.027960

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SCALE: 1" = 60'



**TRIANGLE MEDIAN BY McDONALD OBSERVATORY
SH 118 AND SPUR 78**

VARIOUS
GENERAL

PROJECT LAYOUT
MEDIAN (SH 118 & SP 78)

© TXDOT 2026 SHEET 1 OF 1

CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
ELP		SCTYS	\$AAS

DATE:
 FILE:

General Requirements

Maintain the entire project area in a neat and orderly manner throughout the duration of the work. Remove all construction litter and undesirable vegetation within the right of way inside the project limits. This work will be subsidiary to the various bid items.

General Project Description: This project is for the construction of Installation of scenic enhancement landscape, irrigation system and aesthetic illumination in the Town of Alpine and Fort Davis in Brewster and Jeff Davis County, Texas,

Contractor questions on this project are to be addressed to the following individual(s):

Alpine Area Office

Construction Office

Construction Office

Armando Ramirez, P.E.
Alpine Area Engineer
Armando.Ramirez2@txdot.gov

Aldo Madrid, P.E.
Director of Construction
Aldo.Madrid@txdot.gov

Monica Ruiz, P.E
District Construction Engineer
Monica.Ruiz@txdot.gov

Questions and requests for documents will be accepted via the Letting Pre-Bid Q&A web page. All questions and any corresponding responses that are generated will be posted through the same Letting Pre-Bid Q&A web page. This webpage can be accessed from the Notice to Contractors dashboard located at the following Address: <https://tableau.txdot.gov/views/ProjectInformationDashboard/NoticetoContractors>

All contractor questions will be reviewed by the Engineer. All questions and any corresponding responses that are generated will be posted through the same Letting Pre-Bid Q&A web page.

The Letting Pre-Bid Q&A web page for each project can be accessed by using the dashboard to navigate to the project you are interested in by scrolling or filtering the dashboard using the controls on the left. Hover over the blue hyperlink for the project you want to view the Q&A for and click on the link in the window that pops up.

Item 4 – Scope of Work

Schedule and perform all work to ensure proper drainage during construction or maintenance operations. All labor, tools, equipment, and supervision required, to ensure drainage, removal, and handling of water shall be considered incidental work.

Item 5 – Control of Work

Keep traveled surfaces used in hauling operations clear and free of dirt or other material.

Existing pavement, utilities, structures, etc. damaged due to construction operations will be repaired at no additional cost to the Department.

Contractor shall coordinate with the Town of Alpine and Fort Davis Water Utility agency for water meter location and tapping into their existing utility line for water service.

Protect from damage and destruction all areas of the right of way, which are not included in the actual limits of the proposed construction areas. Exercise care to prevent damage to trees, vegetation, irrigation system and other natural features. Protect trees, shrubs, and other landscape features from abuse, marring, or damage within the actual construction and/or fenced protection areas designated for preservation.

Restore any area disturbed or damaged to a condition “as good as” or “better than” prior to start of construction operation. This work will be at the Contractor’s expense.

Item 7 – Legal Relations and Responsibilities

Comply with all requirements of the Environmental Permits Issues and Commitments (EPIC) Sheet.

Do not discharge any liquid pollutant from vehicles onto the roadside. Immediately clean spills and dispose in compliance with local, state, and federal regulations to the satisfaction of the Engineer at no additional cost to the Department.

Occupational Safety & Health Administration (OSHA) regulations prohibit operations that bring people or equipment within 10 ft. of an energized electrical line. Where workers and/or equipment may be close to an energized electrical line, notify the electrical power company and make all necessary adjustments to ensure the safety of workers near the energized line.

No significant traffic generator events identified.

Law Enforcement Personnel

Coordinate with the Engineer for off-duty law enforcement assistance when needed for significant closures, detours, traffic switches, or nighttime work as approved unless otherwise directed by the Engineer. Officers must monitor or direct traffic as directed by the Engineer.

Prior to contracting a law enforcement provider, submit a written request and a proposed plan to the Engineer for approval at least one week in advance. Services must be requested after receipt of approval at a minimum of 48 hours in advance.

Officers must be off-duty certified peace officers and provide:

- Proof of certification by the Texas Commission on Law Enforcement Standards.
- Proof of completion of one approved course from Table 5 of the Traffic Control Training Material Producer List (e.g., NHI Course No. 133119 “Safe and Effective Use of Law Enforcement Personnel in Work Zones”). Certificates must be available upon request.

Law Enforcement Patrol vehicles must be marked as “Police” and equipped with appropriate lights to identify them as law enforcement. For patrol vehicles not owned by a Law Enforcement Agency, the patrol vehicle must be clearly marked with the agency’s name, must be retroreflective and legible from 100 ft from both sides and the rear of the vehicle, lights should be high intensity and visible from all angles. Windows and windshields may not be blocked.

Officers controlling traffic signals must be out of their vehicle and actively controlling traffic signals and monitoring traffic at all times.

Officer stations or posts must be continuously staffed at all times, unless otherwise directed by the Engineer. If an officer must leave a station, a replacement officer should be assigned to ensure uninterrupted coverage.

Complete the Daily Tracking Form 318 provided by TxDOT and submit invoices matching the tracking form on a weekly basis and no later than 30 days of service, including proof of payment. Reimbursement from TxDOT is contingent upon compliance with all the requirements; failure to comply may forfeit payment.

TxDOT will not reimburse for:

- Moving equipment or officer travel time,
- Minimums, scheduling fees, or administrative fees (these are subsidiary to hourly rates).

Cancellations: Provide at least 4 hours' notice prior to the scheduled event to the Engineer. Fees for Contractor-initiated cancellations will not be reimbursed.

Contractor assumes responsibility for fees resulting from Contractor-initiated cancellations. The Contractor may retain law enforcement at their own cost when not approved.

Item 8 – Prosecution and Progress

Working days will be calculated in accordance with Section 8.3.1., "Standard Workweek."

Create and maintain a BAR schedule.

All work and lane closures are restricted to non-peak hours if applicable. Work on Saturday and Sunday is not allowed unless requested in writing and approved by the Engineer.

Item 9 – Measurement and Payment

Monthly progress payments will be made for items of work completed by the 27th day of each month. Any work completed after the 27th will be included for payment in the subsequent monthly progress payment.

Submit Material on Hand (MOH) payment requests at least **two (2)** working days prior to the 27th of the month for payment consideration on that month's estimate.

Item 100 – Preparing Right of Way

This Item will be used to remove existing material in the existing and proposed planting areas and tree pits as shown on the plans.

Removal of existing abandoned irrigation water meter valves, PVC pipe, plastic tubing, and any other component form an abandoned irrigation system will be subsidiary and paid under this Item.

Removal of existing dead trees, stumps, roots, rocks, landscape edge, weed barrier, tree stakes, concrete, asphalt and any other materials deleterious to plant growth encountered within the limits during initial grading is subsidiary to this Item.

Preserve existing vegetation, rock pylons, "Welcome Sign" tree pits, planters, and grates and other items not designated for removal.

Coordinate with City of Alpine for removed water meter and valves ownership.

Remove and dispose of properly of irrigation system items and pipes, concrete, asphalt, rock and materials deleterious to plant growth from the existing and proposed planting areas during initial grading and prior to plant installation.

Removal and disposal work is subsidiary to this Item.

Prep Right of way (Tree Trim and Prune)

Item 110 – Excavation

This Item shall be used to remove from existing grade level within the existing planter areas, the top 8" of existing soil material, all existing rock, weeds, roots, vegetation barrier, buried concrete and any other items not designated for preservation during initial grading. All excavation and removals shall be as shown on the "Removal Layout" sheets

Prepare area as shown on the "Removal Layout" and "Miscellaneous Details" sheets. The contractor shall remove soil and prepare the tree pits and planting areas for proposed plants and trees as per Item 192.

The contractor shall remove and dispose of properly of all materials at approved locations off the right of way in accordance with local, state, and federal requirements. Disposal of materials is subsidiary to this Item.

Item 170 – Irrigation System

Drawings are generally diagrammatic and indicative of the work to be installed. Alternate 11x17 plan sheets submitted by the Contractor must be sealed by a licensed professional engineer for approval by the department. Show all system changes, rerouting of main and lateral lines, size of water meters installed along with the location address and meter number.

Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, and sleeves that may be required. Investigate site conditions affecting all work and plan accordingly to furnishing such offsets, fittings, borings, and sleeves as may be required to meet site conditions as directed. This work is subsidiary to this Item.

Install a drip system and new irrigation components in the areas shown on the "Irrigation Layout" sheets. Special care should be taken to protect plant roots. Install proposed emitters as shown on the "Irrigation Details" sheet. All work, materials, and labor required for connection are subsidiary to this Item.

Provide Schedule 80 PVC rated for direct sunlight exposure for all above ground pipe including risers and swing-joint components.

Install irrigation system using the bore method when crossing existing roadways and driveways as directed. All bores are subsidiary to this Item.

Measure pressure on outflow side of meter and provide information to the Engineer to verify system function.

Contact City of Alpine at 123-145-7895 or Mr. XXX at 123-756-7890 or the corresponding municipality to coordinate and verify water meter locations prior to installation. Contractor shall obtain all required permits and licenses and pay applicable fees for tapping into city main line. Contractor will pay for the water meter, and necessary fees required for installation and operation of the proposed irrigation system.

Provide all manufacturer literature and warranty documents for the irrigation system components for submission to the agency responsible for maintenance. Provide instructions covering full operation, care, and maintenance of the equipment, including a schedule showing length of time each valve is to be open to provide determined amount of water. Instruct designated personnel of proper operation of the system. This work is subsidiary to this Item.

In the event of a conflict between plans and the irrigation design, notify the Engineer in writing. Do not proceed with installation of conflicting irrigation components until directed by the Engineer. Corrective measures due to failing to notify the Engineer shall be subsidiary to this Item.

Install main line in center median and within 3 feet of back of curb. Sleeve all pipes installed under paved areas. Extend sleeves 24 inch beyond the edge of hard surfaces. Temporarily wrap PVC pipe ends with 4 millimeter quality adhesive plastic tape to prevent debris, dirt, or other contaminants. Duct tape is not acceptable.

Secure approval for any alternative locations before installation.

All fittings incorporated into the system shall be of the same type and class material as the irrigation pipe and regularly manufactured parts (reducers, bushings, and other appurtenances).

All pipe cuts shall be flush and removed of all burrs prior to gluing. Pipes that are 3 in. or larger must have a filed, beveled edge a minimum of 1/4 the width of pipe wall to assure a proper solvent weld.

Perform pipe solvent welding procedures on all joints as follows: First use IPS weld-on purple primer P68 or P10; then use IPS weld-on Gray Glue #711 heavy duty or approved equal. Wipe off all excess cement. Set and cure times shall be as per manufacturer's recommendations.

Once weld is set, do not move pipe for any reason until set time is achieved and do not turn water on until cure time is achieved.

Provide drip emitters with an application rate of 0.5 gal. per hour such as Rainbird Xeri-Tube-PC, Orbit Irrigation, The Toro Company, or an approved equal. Use distribution line consisting of 1/2 in. (nominal) low density linear polyethylene tubing. Provide emitters that independently regulate constant discharge rates throughout the run of the tubing. Discharge rates may range between 0.5 to 2.0 gal. per hour when pressure ranges between 5 psi to 50 psi. Provide emitters that continuously clean themselves while in operation. Provide dripper-line connections made with approved insert or compressed fittings.

Provide Rainbird "PEB," Orbit Irrigator, or The Toro Company remote control valves of the sizes indicated on the plans or an approved equal. Furnish valve manufacturer specifications for approval prior to beginning work. Provide three program battery-operated remote control units.

Mount all gate valves, remote control valves, and quick coupling valves below grade in Ametek or approved equal valve boxes. Install with the top flush with finished grade. Increase the size of box as directed when more than one valve occupies the same box in order to provide easy access to valves and controller for maintenance.

Provide two-piece, single lug operated brass quick coupling valves with 3/4 in. IPS connection and 1/2 inch IPS discharge at the key (Rainbird 33DRC, Orbit Irrigation, The Toro Company, or an approved equal). Furnish one key complete with a hose swivel fitting for each quick coupling valve as shown on the plans.

Separate field wiring in a separate trench with expansion loops every 200 ft. Do not stretch wire tight. Use standard colors: red (hot) and white (neutral) for valve wire and label at controller and in valve box. Color code all low voltage control wire and provide waterproof compression clamps covered with fusion bonding epoxy or fine powder coating, an approved electrical coating varnish such as Scotchkote, Rilsan, or an approved equal for all connections.

Protect all connections to a potable water supply with a double check backflow preventer in the sizes as shown on the plans. Backflow preventer shall meet local utility standards and specifications requirements.

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), www.tceq.texas.gov

Item 192 – Landscape Planting

Protect newly graded areas from traffic and erosion.

Plant material, quality, size, and condition at nursery and when delivered at job site will be in accordance with American Standard for Nursery Stock, current edition, as published by The American Association of Nurserymen and the Texas Association of Nurserymen requirements.—Remove nursery tags after acceptance of planted material at site.

Plant material substitutions are not allowed without the written permission of the Engineer. Requests for substitutions shall be submitted no later than two (2) weeks prior to the initiation of work.

Notify the Engineer when plant material is available for inspection at the nursery prior to delivery and before and after planting at the job site.

The Engineer shall inspect the quality and acceptability of all plant materials. All rejected material will be immediately removed from the site and replaced with acceptable materials as specified under this Item at no additional cost to the Department.

Provide plant material that has a uniform shape around its complete circumference. Plant material with irregular branching patterns or with branching patterns more highly developed on one side than the other sides are not acceptable.

Container-grown plant material shall be established in its delivery container no less than six months but not more than two years. Root-bound material shall not be accepted.

Existing plant material damaged during construction activities will be replaced with a similar type and size of plant at no additional cost to the Department.

Protect tree root systems from damage due to noxious materials caused by runoff or spillage while mixing, placing, or storing construction materials; flooding, eroding, or excessive wetting caused by watering operations.

Contractor shall not excavate within drip line of existing trees unless otherwise indicated. Maintain original grades within drip line around existing trees. Minimize site disturbance during all grading operations.

CONTROL: 0924-00-186, ETC

SHEET

COUNTY: EL PASO, ETC

HIGHWAY: VARIOUS

Unless specifically noted on the plans, provide single-trunk trees that are straight, free of “dog-legs,” “crooks,” “y-crotches,” or other disfiguring shapes, and that the central leader has not been pruned. Trees with double leaders are not acceptable unless specified as multi-trunked.

Provide tree material that has a solid ball of earth and is held in place securely by burlap and a stout twine or rope. Broken or loose balls will be rejected.

Remove all protective material such as burlap, strings, wire, etc. before placing plant in plant pits and completion of all planting work.

Plant Bed Preparation: Amend existing soil in the proposed planter bed areas by spreading a 4 inch layer of all-purpose garden soil mix (plant mix) for in-ground use, and 1 inch layer of general use compost (GUC). Garden soil material and GUC to be mixed to a depth of 6” for Plant Bed Preparation TY I at planter bed areas and 10” depth Plant Bed Preparation TY II on planter or tree pit areas. Plant mix to have the following ratio: 50% decomposed organic material and bark, 25% peat moss and 25% perlite or similar high quality plant mix ingredients. Turn, till and work mixture to a depth shown on the plans below top of new grade, breaking up clods and loosening soil.

Vegetative Barrier. Provide a minimum 30 mm woven polypropylene vegetative barrier shall be placed under loose aggregate, as shown on the plans.

Mulch: Provide an organic wood mulch such as wood chips, bark, or mini nuggets or other wood materials that is a 100% recycled wood product. Apply mulch in an even 2” layer s of particles that will remain in place during heavy rainfall or strong wind events, or both if applicable on all areas were shown on the plans.

Red dyed mulch, inorganic, rubber mulch, recycled rubber will not be accepted or shall be placed within the project limits.

Avoid excessively thick or tightly packed mulches that can result in soggy, anaerobic conditions at the soil surface during wet weather; or prevent rainfall or overhead irrigation from reaching the soil during times of moisture deficit.

Keep mulch 3 inches away from plant stems / tree trunk and crowns to prevent disease and pest problems.

Loose aggregate: Protect newly graded areas from traffic and erosion. The aggregate shall fill in the eroded areas, gaps, improve and satisfy the layer thickness and to the satisfaction of the engineer.

Secure locally quarried aggregate rock that is clean, free from foreign materials and debris prior to placement and as approved by the Engineer.

Place loose aggregate in the areas shown on the plans or as directed. Aggregate shall be placed one inch (1”) below top of concrete or concrete curb.

Provide a sample of each aggregate color and size to project Engineer for approval. Rock colors will not be changed to match Contractor’s rock.

GENERAL NOTES

SHEET G

CONTROL: 0924-00-186, ETC

SHEET 6C

COUNTY: EL PASO, ETC

HIGHWAY: VARIOUS

For aggregate provide a crushed limestone rock graded to range from ¾ to 1” inch placed in a uniform three (3”) inch layer. Provide a rock color Franklin red / Padre Canyon Red or to match existing rock and as approved prior to placement.

For Type I aggregate provide a crushed limestone rock graded to range from ¾ to 1” inch placed in a uniform three (3”) inch layer. Provide a rock color Franklin red / Padre Canyon Red or to match existing rock and as approved prior to placement.

For Type II aggregate provide a crushed limestone rock graded to range from 3-4 inch placed in a uniform four (4”) inch layer. Provide a rock color Franklin Red (Padre Canyon) rock or as approved prior to placement.

Landscape Edge: Provide edge at a 14 gage and 6” height that is manufactured from steel with interlocking system and stake punch outs. Steel edging to be powder coated, baked on enamel color brown. Sections to lock together without offset or double thickness at the joints and secured with two 12” stakes at every joint. Stakes are to be a minimum of 12” long. Refer to “Planting Details” sheet for additional edge details.

Landscape Edge (Conc) Furnish concrete in accordance with Item 421, “Hydraulic Cement Concrete.” Place edge in the location and as shown in the plans. Required excavation for the edge placement is incidental work to this item and will not be paid separately.

Use a 3500 psi mix is with reinforce bar, and required control joints as shown on the plans. Edging should be tooled at a 3/8-inch radius with a smooth finish.

Replace all dead or damaged plants that are considered unacceptable, as directed prior the end of the 90-day maintenance period of Item 192, and prior to beginning Item 193, Plant Establishment. Item 193 will begin after all work is complete and in-place, and all punch list items have been corrected, as directed, and approved.

Item 193 – Landscape Establishment

In addition to the maintenance activities listed under this item; removal of liter, debris, and other operations will be necessary for the health of the planted stock and the general appearance of the landscaped areas.

Contractor shall protect the plant material from damage including, but not limited to: overwatering, lack of watering, root rot, apparent maintenance neglect, erosion of rock, and disease.

Contractor shall only apply herbicide to weeds and undesirable vegetation as directed.

Apply fertilizer uniformly to all plants during the maintenance period and as indicated on the schedule chart on the “Planting Details” sheets.

Plant Replacement: Use quantities shown for plant replacement on the “Summary of Quantities” and “Plant Specifications” sheets to replace vegetation that does not flourish due to Contractor’s negligence, extreme weather conditions, or die during the plant establishment period.

Irrigation System: Irrigation system to be inspected once a month for high or low water pressure to include valves, water meter functions, backflow preventer and leaks. Inspect all valves, pipes, connection points, check for broken, clogged, or missing drip emitters, and sunken heads that have dipped below ground. Inspection include but not limited to check for broken pipes or fittings above or below ground.

GENERAL NOTES

SHEET H

Contractor to inform the Alpine Area Office on any failure that requires water shut off. Inform Area Office when vandalism of irrigation system is apparent and coordinate the necessary action plan to replace parts or repair the system. Leaks, broken pipes, fittings, missing valves or any items that impede proper irrigation system function shall be repaired or replaced in a timely manner or as directed.

It is the Contractor's responsibility to repair or replace parts or components of the system due to contractor's actions or neglect.

Irrigations system new parts replacement and repair shall be performed as per Item 193.3.6.

Item 502 – Barricades, Signs, and Traffic Handling -

Prior to beginning construction, the Engineer will approve the routing of traffic and sequence of work.

Additional signs and barricades, placed as directed, will be considered subsidiary to this Item.

In accordance with Section 7.2.6.1, designate, in writing, a Contractor Responsible Person (CRP) and a CRP alternate to take full responsibility for the set-up, maintenance, and necessary corrective measures of the traffic control plan. The CRP or CRP alternate must be present at site and implement the initial set up of every traffic control phase/stage, at each location, and/or each call out, for the entire duration of the project.

At the written request of the Engineer, immediately remove the CRP or CRP alternate from the project if, in the opinion of the Engineer, is not competent, not present at initial TCP set-ups, or does not perform in a proper, skillful, or safe manner. These individuals shall not be reinstated without written consent of the Engineer.

CRP and CRP alternate must be trained using Department approved training. Provide a copy of the certificate of completion to the Engineer for project records.

All contractor workers involved with the traffic control implementation and maintenance must participate and complete a department approved training course. Provide a copy of the certificate of completion to the Engineer for project records. Refer to "Traffic Control Training" Material Producer List <https://www.txdot.gov/content/dam/docs/mpl/tct.pdf> for Department approved training.

Contractor may choose to train workers involved with the traffic control implementation and maintenance with a contractor developed training in lieu of Department approved training. Contractor developed training must be equivalent to the Department approved training. Provide the Engineer a copy of the course curriculum for pre-approval, prior to conducting the contractor developed training. Provide the Engineer a copy of the log of attendees after training completion for project records.

Existing regulatory signs, route marker auxiliaries, guide signs, and warning signs that must be removed due to widening shall be relocated temporarily and erected on approved supports at locations shown in the plans, or as directed. This work will not be paid for directly but is considered subsidiary to this Item.

Notify the Department officials when major traffic changes are to be made, such as detours. Coordinate with the Department on all traffic changes. Advance notification for the following week's work must be made by 5 P.M. on Wednesdays.

If Law Enforcement Personnel is required by the Engineer, coordinate with local law enforcement as directed or agreed. Complete the weekly tracking form provided by the Department and submit invoices with 5% allowance

for Law Enforcement payments by Contractor that agree with the tracking form for payment at the end of each month where approved services were provided.

Provide access to intersecting side roads and driveways at all times, unless otherwise directed.

Any approved change to the sequence of work or TCP, must be signed and sealed by a Contractor's Licensed Professional Engineer assuming full responsibility for any additional barricade signs and devices needed.

Use striping operations to channelize traffic into the newly completed roadway, as directed. Maintain shoulders and median areas in a condition capable of serving as emergency paths, as approved. This work will be subsidiary to this Item.

Use portable changeable message signs (PCMS) to alert public of construction two weeks prior to construction.

Use flaggers when directed. Provide two-way radio communication for all flaggers.

Place and maintain sufficient additional warning signs, beacons, delineators, and barricades to warn and guide the public of all hazards in the construction zone limits at all times, and as directed.

Use flashing arrow boards on all tapers for each lane closure.

Some signs, barricades, and channelization devices may not be shown at the precise or measured position. Place the barricades, devices, or signs, with approval, in positions to meet field conditions.

Use Type A flashing warning lights or delineators to mark open excavation, footings, foundations, or other obstructions near lanes that may be open to traffic, as directed.

Remove or cover signs that do not apply to current conditions at the end of each day's work.

Repair or replace all signs damaged by the public or due to poor weather events.

All project signs shall be maintained free of litter, debris, or sediment build up at the base supports. This work is subsidiary to this item of work.

All project limits signs shown on BC (2) or on the project line diagram shall be installed using ground mounted supports unless otherwise approved by the engineer. Fill any holes left by barricade or sign supports and restore the area to its original condition.

Safety Contingency

The contractor Force Account "Safety Contingency" that has been established for this project is intended to be utilized for work zone enhancement and to improve the effectiveness of the TCP that could not be foreseen in the project planning during design stage. These enhancements will be mutually agreed upon by the Engineer and the Contractor's Responsible Person based on weekly or more frequent traffic management reviews on the project. The Engineer may choose to use existing bid items if it does not slow the implementation of enhancement.

Item 503 – Portable Changeable Message Sign

Provide messages as directed.

Provide two Portable Changeable Message Signs (PCMS) as advanced notification for two weeks prior to beginning project and throughout duration of project as directed.

Item 505 – Truck Mounted Attenuator (TMA) and Trailer Attenuator (TA)

All TMA Operators must participate in a TMA workshop to be conducted by the El Paso District Safety Office on the proper use of TMAs, prior to work. All TMA Operators must participate in a TMA workshop provided by the Department or equivalent approved by the Engineer. A truck mounted attenuator completion card will be issued to TMA Operators that successfully complete the TMA workshop. The workshop completion card must be carried by TMA Operators at all times while working on Department right of way.

Acquire the TCP and TMA Operator’s workshop completion prior to the authorization to begin work. No time suspension will be granted, and no traffic control work will be allowed without the workshop completion card.

Refer to the Basis of Estimate for the TMAs required for this type of work. TMAs will be used and positioned per the applicable Traffic Control Plan standard or as directed by the Engineer. Additional TMAs required due to changes in project phasing by contractor or the Engineer will be provided by the contractor.

The supporting vehicle for the TMA shall have a minimum gross (i.e., ballasted) vehicular weight of 19,000 pounds.

TMA(Stationary)			
Standard	Required	Additional	TOTAL
TCP (2-1)-18	1	1	2
TCP (2-4)-18	1	1	2

Item 506 – Temporary Erosion, Sedimentation, and Environmental Controls

Refer to SWP3 Sheets for total acres of disturbed area. Establish the authorization requirements for Storm Water Discharges for soil disturbed area in this project, all project locations in the Contract, and Contractor Project Specific Locations (PSLs), within one mile of the project limits. Both the Department and the Contractor shall obtain an authorization to discharge storm water from TCEQ for the construction activities shown on the plans. Obtain required authorization from the TCEQ for any Contractor PSLs for construction support activities on or off the right of way.

Best Method Practices (BMP’s) may be adjusted to meet field conditions, or as directed. The Engineer will verify all locations prior to placement of BMPs. Keep all inlets functional within the project limits throughout the entire length of the project to accept storm water as part of the Storm Water Pollution Prevention Plan (SWP3), as directed.

Place rain gauge(s) at locations as designated.

Grading operations will be limited to the catch point of the proposed cross-section.

Preserve any vegetation outside these limits.

Review SWP3 plans prior to placement with Engineer

Place a weatherproof bulletin board containing the Texas Commission on Environmental Quality (TCEQ) required information on the project at a site as directed. Post the following document:

1. TCEQ “TPDES Storm Water Program” Construction Site Notice; Primary Construction Site Notices from both Contractor and Department, completed and signed.

When the total area disturbed for all projects in the Contract and PSLs within one mile of the project limits exceeds five acres, provide a copy of Notice of Intent (NOI) PSLs on the right of way to TCEQ and the Engineer or to the appropriate Municipal Separate Storm Sewer System (MS4) Operator when on an Off-system State route.

Item 528 – Landscape Pavers

Install brick pavers as designated in the plans and as per this Item. Use interlocking pavers 3 1/8 inch thick or match existing pavers. Type and colors to match existing red pavers or as approved by the Engineer.

Item 6534 Accent Light Assembly

Opti-color Cluster lamp lighting projection angle to be adjusted in the field to meet optimum projection to the “Welcome to Alpine” sign and as shown on the plans.

Any light assembly damaged during transportation or installation shall be replaced at the contractor’s expense. All steel hardware shall be galvanized steel.

Installation of Opti-color Cluster LED lamp and hardware shall be installed as per the manufactured specifications and in accordance this Item. Contractor to provide manufacturer specifications and other assembly and mounting details in accordance with this Item.

Opti-color Cluster LED lamp, controllers, electrical wiring, junction boxes, conduit and other materials required for the installation and proper function of the lighting will be paid under this Item.

Item xxxx- Landscape Light Bollards



Estimate & Quantity Sheet

CONTROLLING PROJECT ID 0924-00-186

DISTRICT El Paso
HIGHWAY Various

COUNTY El Paso, ETC

CONTROL SECTION JOB				0924-00-186		0924-35-025		TOTAL EST.	TOTAL FINAL
PROJECT ID				A00218139		A00213289			
COUNTY				El Paso		Brewster			
ALT	BID CODE	DESCRIPTION	UNIT	Various		Various			
				EST.	FINAL	EST.	FINAL		
	100-7001	PREPARING ROW	AC	4.000				4.000	
	100-7003	PREP ROW (TREE REMOVE) (0"-12" DIA)	EA	14.000				14.000	
	100-7009	PREP ROW (TREE PRUNE AND TRIM)	AC	2.500				2.500	
	110-7003	EXCAV (SPECIAL)	CY	180.500				180.500	
	160-7002	FURN & PLACE TOPSOIL (4")	SY	290.000				290.000	
	161-7009	GENERAL USE COMPOST (1")	SY	332.000				332.000	
	168-7001	VEGETATIVE WATERING	TGL	14.000				14.000	
	170-7001	IRRIGATION SYSTEM	LS	1.000				1.000	
	192-7002	MULCH	SY	42.000				42.000	
	192-7004	PLANT SOIL MIX (PLANTING SOIL)	CY	68.500				68.500	
	192-7006	PLANT SOIL MIX (TY I)	CY	18.000				18.000	
	192-7007	SOIL AMEND	SY	42.000				42.000	
	192-7008	SOIL AMEND (TY I)	SY	5.000				5.000	
	192-7009	PLANT BED PREP	SY	335.000				335.000	
	192-7014	VEGETATION BARRIER	SY	1,400.000				1,400.000	
	192-7015	VEGETATION BARRIER (TREE ROOT)	SY	802.000				802.000	
	192-7016	LANDSCAPE EDGE	LF	1,450.000				1,450.000	
	192-7021	LANDSCAPE EDGE (CONC)	LF			800.000		800.000	
	192-7023	LOOSE AGGR GRND COVER	CY	34.780				34.780	
	192-7024	LOOSE AGGR GRND COVER (TY I)	CY	75.000				75.000	
	192-7025	LOOSE AGGR GRND COVER (TY II)	CY			102.000		102.000	
	192-7029	PLANT MATERIAL (5 GAL)	EA	45.000				45.000	
	192-7031	PLANT MATERIAL (30 GAL)	EA	25.000				25.000	
	192-7046	PLANT MATERIAL (3 GAL) (SHRUB)	EA	63.000				63.000	
	192-7050	PLANT MATERIAL (MIN 2" CAL)	EA	2.000				2.000	
	193-7001	LANDSCAPE ESTABLISH	MO	6.000				6.000	
	193-7007	IRRIG SYS OPER AND MAINT	MO	6.000				6.000	
	193-7014	PLANT REPLACE (3 GAL)	EA	15.000				15.000	
	193-7015	PLANT REPLACE (5 GAL)	EA	5.000				5.000	
	193-7019	PLANT REPLACE (45 GAL)	EA	10.000				10.000	
	193-7027	VEGETATIVE WATERING	TGL	34.000				34.000	
	194-7004	RDSIDE AMENITY (TRASH/RECYCLE BIN)	EA			2.000		2.000	
	194-7005	RDSIDE AMENITY (BENCH)	EA			1.000		1.000	
	500-7001	MOBILIZATION	LS	1.000				1.000	
	502-7001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	6.000				6.000	

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026



DISTRICT	COUNTY	CCSJ	SHEET
El Paso	El Paso, ETC	0924-00-186	7



Estimate & Quantity Sheet

CONTROLLING PROJECT ID 0924-00-186

DISTRICT El Paso
HIGHWAY Various

COUNTY El Paso, ETC

CONTROL SECTION JOB				0924-00-186		0924-35-025		TOTAL EST.	TOTAL FINAL
PROJECT ID				A00218139		A00213289			
COUNTY				El Paso		Brewster			
ALT	BID CODE	DESCRIPTION	UNIT	Various		Various			
				EST.	FINAL	EST.	FINAL		
	503-7002	PORTABLE CHANGEABLE MESSAGE SIGN	EA	2.000				2.000	
	505-7001	TMA (STATIONARY)	DAY	60.000				60.000	
	506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	1,500.000				1,500.000	
	506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	1,500.000				1,500.000	
	506-7043	BIODEG EROSN CONT LOGS (INSTL) (8")	LF	176.000				176.000	
	506-7046	BIODEG EROSN CONT LOGS (REMOVE)	LF	176.000				176.000	
	528-7001	LANDSCAPE PAVERS	SY			2.000		2.000	
	618-7030	CONDT (PVC) (SCH 40) (2")	LF			60.000		60.000	
	618-7031	CONDT (PVC) (SCH 40) (2") (BORE)	LF			1,000.000		1,000.000	
	620-7009	ELEC CONDR (NO.6) BARE	LF			60.000		60.000	
	620-7010	ELEC CONDR (NO.6) INSULATED	LF			1,000.000		1,000.000	
	624-7002	GROUND BOX TY A (122311)W/APRON	EA			3.000		3.000	
	XXXX-XXXX	Placeholder for requested Special Specification	LS			3.000		3.000	

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026



DISTRICT	COUNTY	CCSJ	SHEET
El Paso	El Paso, ETC	0924-00-186	7A



Estimate & Quantity Sheet

CONTROLLING PROJECT ID 0924-00-186

DISTRICT El Paso
HIGHWAY Various

COUNTY El Paso, ETC

ALT	BID CODE	DESCRIPTION	TOTAL QUANTITY
	04	PUBLIC UTILITY FORCE ACCT WORK (NON- PART)	3.000
	08	EROSION CONTROL MAINTENANCE: CONTRACTOR FORCE ACCOUNT WORK (NON-PART)	1.000
	08	SAFETY CONTINGENCY: CONTRACTOR FORCE ACCOUNT WORK (NON-PART)	1.000
	08	LAW ENFORCEMENT: CONTRACTOR FORCE ACCOUNT WORK (NON-PART)	1.000

PRELIMINARY - SUBJECT TO CHANGE
 NOT FOR BIDDING PURPOSES - 05/04/2026



DISTRICT	COUNTY	CCSJ	SHEET
El Paso	El Paso, ETC	0924-00-186	7B

DATE: FILE: DWG: CHK: DNE:

SUMMARY OF LANDSCAPE ITEMS																					
ITEM CODE	160 7002	161 7009	168 7001	192 7002	192 7004	192 7006	192 7007	192 7008	192 7009	192 7014	192 7015	192 7016	192 7021	192 7023	192 7024	192 7025	192 7029	192 7031	192 7046	192 7050	170 7001
DESCRIPTION	FURN & PLACE TOPSOIL (4")	GENERAL USE COMPOST (1")	VEGETATIVE WATERING	MULCH	PLANT SOIL MIX (PLANTING SOIL)	PLANT SOIL MIX (TY I)	SOIL AMEND	SOIL AMEND (TY I)	PLANT BED PREP	VEGETATION BARRIER	VEGETATION BARRIER (TREE ROOT)	LANDSCAPE EDGE	LANDSCAPE EDGE (CONC)	LOOSE AGGR GRND COVER	LOOSE AGGR GRND COVER (TY I)	LOOSE AGGR GRND COVER (TY II)	PLANT MATERIAL (5 GAL)	PLANT MATERIAL (30 GAL)	PLANT MATERIAL (3 GAL) (SHRUB)	PLANT MATERIAL (MIN 2" CAL)	IRRIGATION SYSTEM
UNIT	SY	SY	TGL	SY	CY	CY	SY	SY	SY	SY	SY	LF	LF	CY	CY	CY	EA	EA	EA	EA	LS
EAST AVENUE (US 67)																					1
SHEET 1 OF 3																					
SHEET 2 OF 3																					
SHEET 3 OF 3																					
HOLLAND AVE (US 90)																					
SHEET 1 OF 3																					
SHEET 2 OF 3																					
SHEET 3 OF 3																					
5TH ST (SH 118)																					
SHEET 1 OF 1		42	4	42	4.5	0.18	42	3	45	0	42			0.78	0.18	0	0	0	63	2	
HENDRYX AVE (SH 223)																					
SHEET 1 OF 4																					
SHEET 2 OF 4																					
SHEET 3 OF 4																					
SHEET 4 OF 4																					
MEDIAN (SH 118) JEFFDAVIS																					
SHEET 1 OF 1	290	290	10	0	64	0	0	2	290		760	1450		34	0.30		4	0	0	0	
MEDIAN (US 67/90)																					
SHEET 1 OF 1																					
PROJECT TOTALS	290	332	14	42	68.5	0.18	42	5	335		802	1450		34.78	0.48				63	2	1

SUMMARY OF REMOVAL ITEMS				
ITEM CODE	100 7001	100 7003	100 7009	110 7003
DESCRIPTION	PREPARING ROW	PREPROW (TREE REMOVE) (0"-12" DIA)	PREPROW (TREE PRUNE AND TRIM)	EXCAV (SPECIAL)
UNIT	AC	EA	AC	CY
EAST AVENUE (US 67)			1	
SHEET 1 OF 3	0.20	1		
SHEET 2 OF 3	0.20	1		
SHEET 3 OF 3	0.20	1		
HOLLAND AVE (US 90)				
SHEET 1 OF 3	0.15			
SHEET 2 OF 3	0.15	1		
SHEET 3 OF 3	0.15	1		
5TH ST (SH 118)				
SHEET 1 OF 1	0.15	2	0	10.5
HENDRYX AVE (SH 223)				
SHEET 1 OF 4	0.20			
SHEET 2 OF 4	0.20			
SHEET 3 OF 4	0.20			
SHEET 4 OF 4	0.20			
MEDIAN (SH 118) JEFFDAVIS				
SHEET 1 OF 1	1.00	1	1	60
MEDIAN (US 67/90)				
SHEET 1 OF 1	1.00	6	0.5	110
PROJECT TOTALS	4	14	2.5	180.5

SUMMARY OF EROSION CONTROL ITEMS				
ITEM CODE	506 7039	506 7041	506 7043	506 7046
DESCRIPTION	TEMP SEDMT CONT FENCE (INSTALL)	TEMP SEDMT CONT FENCE (REMOVE)	BIODEG EROSN CONT LOGS (IN STL) (6")	BIODEG EROSN CONT LOGS (REMOVE)
UNIT	LF	LF	LF	LF
EAST AVENUE (US 67)				
SHEET 1 OF 3	0	0	16	16
SHEET 2 OF 3	0	0	16	16
SHEET 3 OF 3	0	0	16	16
HOLLAND AVE (US 90)				
SHEET 1 OF 3	0	0	16	16
SHEET 2 OF 3	0	0	16	16
SHEET 3 OF 3	0	0	16	16
5TH ST (SH 118)				
SHEET 1 OF 1	0	0	16	16
HENDRYX AVE (SH 223)				
SHEET 1 OF 4	0	0	16	16
SHEET 2 OF 4	0	0	16	16
SHEET 3 OF 4	0	0	16	16
SHEET 4 OF 4	0	0	16	16
MEDIAN (SH 118) JEFFDAVIS				
SHEET 1 OF 1	1100	1100	0	0
MEDIAN (US 67/90)				
SHEET 1 OF 1	1100	1100	0	0
PROJECT TOTALS	2200	2200	176	176

SUMMARY OF LANDSCAPE MAINTENANCE ITEMS						
ITEM CODE	193 7001	193 7007	193 7014	193 7015	193 7019	193 7027
DESCRIPTION	LANDSCAPE ESTABLISH	IRRIG SYS OPER AND MAINT	PLANT REPLACE (3 GAL)	PLANT REPLACE (5 GAL)	PLANT REPLACE (45 GAL)	VEGETATIVE WATERING
UNIT	MO	MO	EA	EA	EA	TGL
EAST AVENUE (US 67)	6	6	10	10	10	12
HOLLAND AVE (US 90)						12
5TH ST (SH 118)						6
HENDRYX AVE (SH 223)						
MEDIAN (SH 118) JEFFDAVIS						4
MEDIAN (US 67/90)						
PROJECT TOTALS	6	6	10	10	10	34

SUMMARY OF MOBILIZATION / WORK ZONE ITEMS				
ITEM CODE	500 7001	502 7001	505 7001	503 7002
DESCRIPTION	MOBILIZATION	BARRICADES, SIGNS AND TRAFFIC HANDLING	TMA (STATIONARY)	PORTABLE CHANGEABLE MESSAGE SIGN
UNIT	LS	MO	DAY	EA
PROJECT TOTALS	1	5	60	2

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SUMMARY OF ROADWAY ITEMS (PAY UNDER CSJ 0924-35-025)					
ITEM CODE	194 7004	194 7005	524 7001	192 7021	192 7025
DESCRIPTION	ROADSIDE AMENITY (TRASH/RECYCLE BIN)	ROADSIDE AMENITY (BENCH)	LANDSCAPE PAVERS	LANDSCAPE EDGE (CONC)	LOOSE AGGR GRND COVER (TY II)
UNIT	EA	EA	SY	LF	CY
EAST AVENUE (US 67)					
SHEET 1 OF 3					
SHEET 2 OF 3				2	
SHEET 3 OF 3					
HENDRYX AVE (SH 223)					
SHEET 1 OF 4	1			200	
SHEET 2 OF 4				200	
SHEET 3 OF 4		1		200	
SHEET 4 OF 4	1			200	
MEDIAN (SH 118) JEFFDAVIS					
SHEET 1 OF 1					37
MEDIAN (US 67/90)					
SHEET 1 OF 1					65
PROJECT TOTALS	2	1	2	800	102

SUMMARY OF ILLUMINATION ITEMS (PAY UNDER CSJ 0924-35-025)						
ITEM CODE	618 7030	618 7031	620 7009	620 7010	624 7002	6534 6001
DESCRIPTION	CONDT (PVC) (SCH 40) (2")	CONDT (PVC) (SCH 40) (2") (BORE)	ELEC CONDR (NO. 6) BARE	ELEC CONDR (NO. 6) INSULATED	GROUND BOX TY A (122311) W/APRON	DECORATIVE ACCENT LIGHTING
UNIT	LF	LF	LF	LF	EA	EA
US 67/90 (MEDIAN)						
SHEET 1 OF 1	60	1000	60	1000	3	3
HENDRYX AVE (SH 118)						
SHEET 1 OF 4						
SHEET 2 OF 4						
SHEET 3 OF 4						
SHEET 4 OF 4						
PROJECT TOTALS	60	1000	60	1000	3	3



**VARIOUS
GENERAL
QUANTITY SUMMARY**

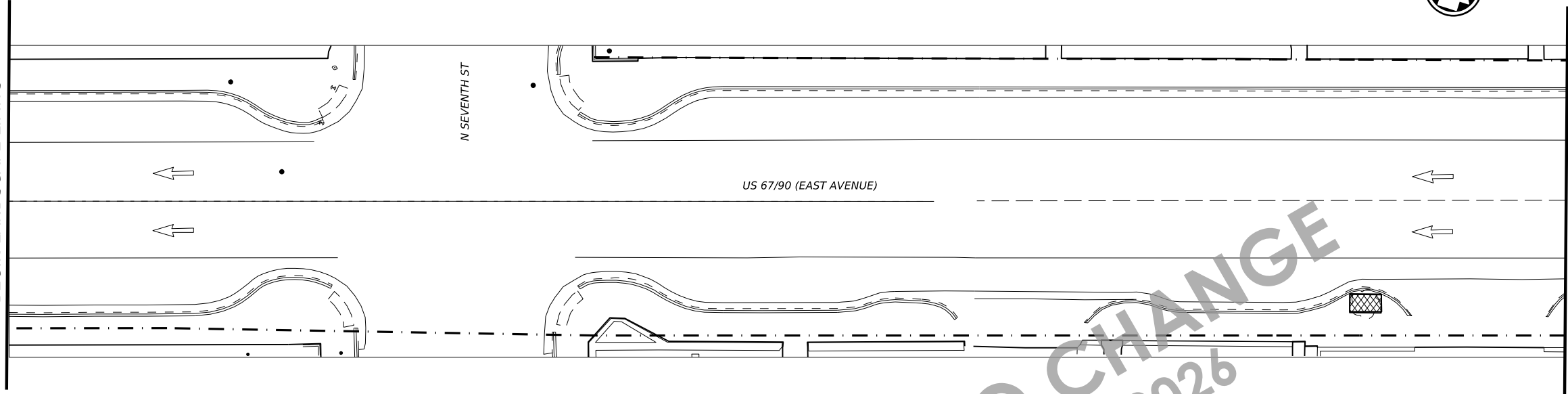
© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST		COUNTY	SHEET NO.
ELP		BREWSTER	8

CK: DW: CK: DW:

LEGEND

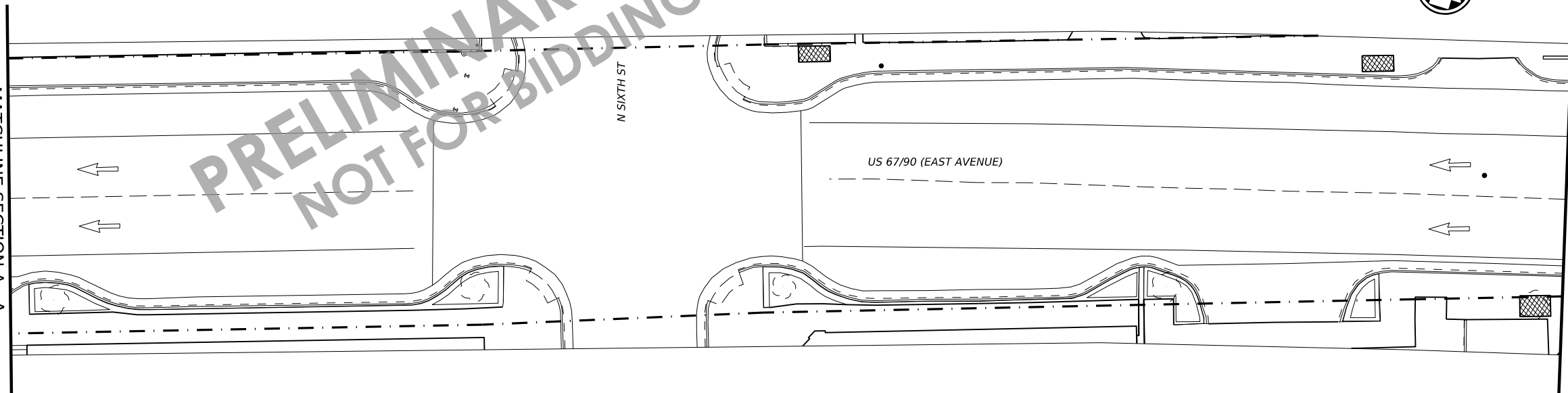
- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

BEGIN LANDSCAPE LIMITS



MATCHLINE SECTION A - A

MATCHLINE SECTION A - A



MATCHLINE SECTION B - B

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Texas Department of Transportation

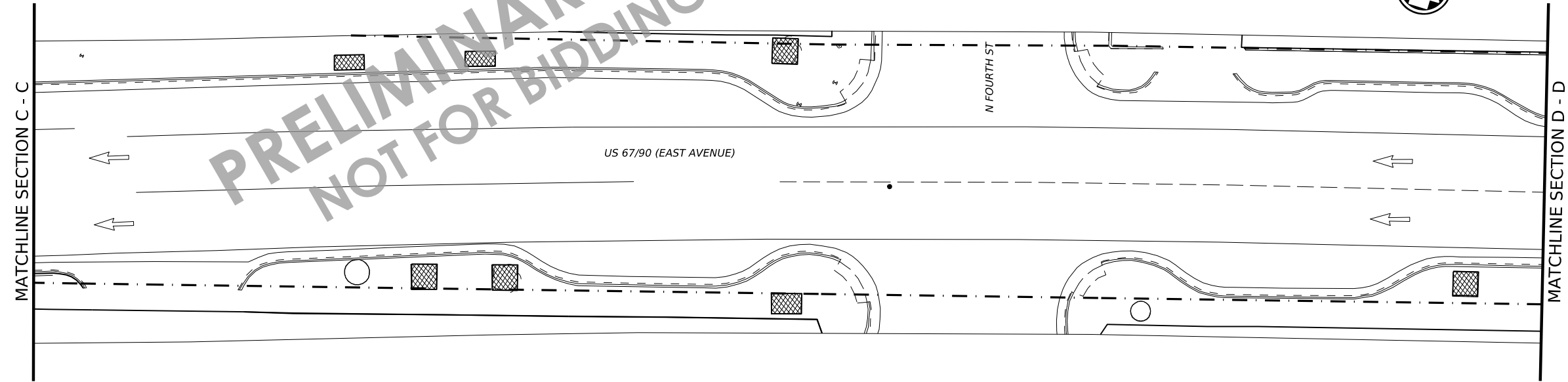
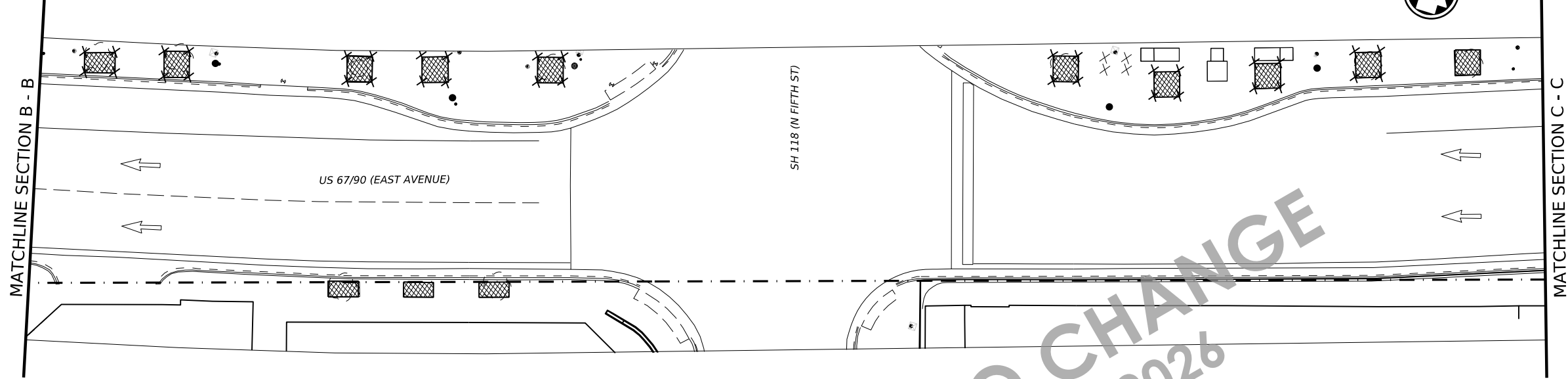
VARIOUS
REMOVAL

REMOVAL LAYOUT
EAST AVENUE (US 67/90)




© TxDOT 2026		SHEET 1 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	26	

DATE:
FILE:

CK: DW: CK: DW:



PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

- LEGEND**
-  TREES/SHRUBS TO REMAIN
 -  ROW LIMITS
 -  EXIST PLANTER TO BE TREATED

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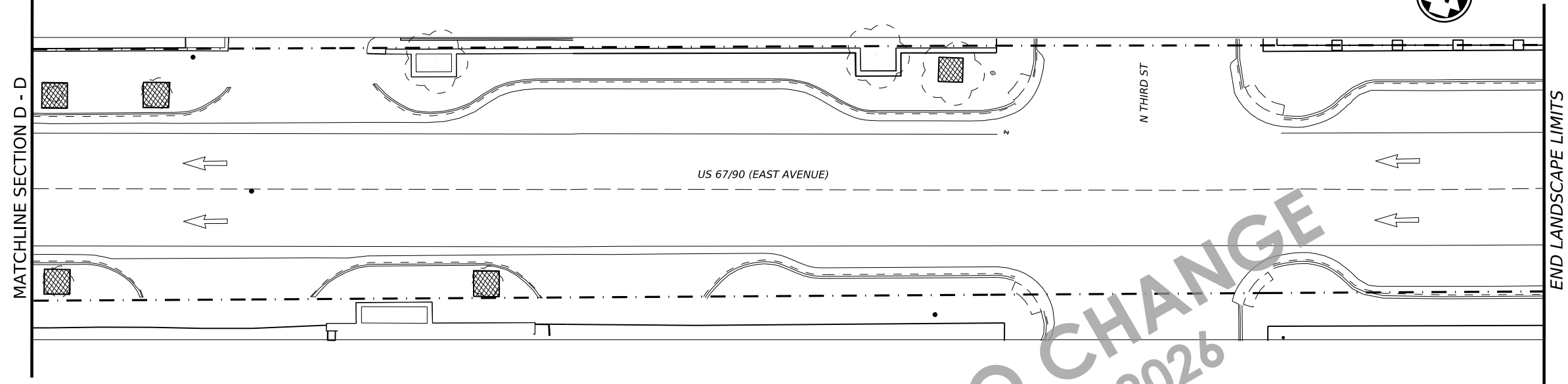


**VARIOUS
REMOVAL
REMOVAL LAYOUT
EAST AVENUE (US 67/90)**

© TxDOT 2026		SHEET 2 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	27	

DATE:
FILE:

CK:
DW:
CK:
DW:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

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Texas Department of Transportation

VARIOUS
REMOVAL

REMOVAL LAYOUT
EAST AVENUE (US 67/90)

© TxDOT 2026		SHEET 3 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	28	

DATE:
FILE:

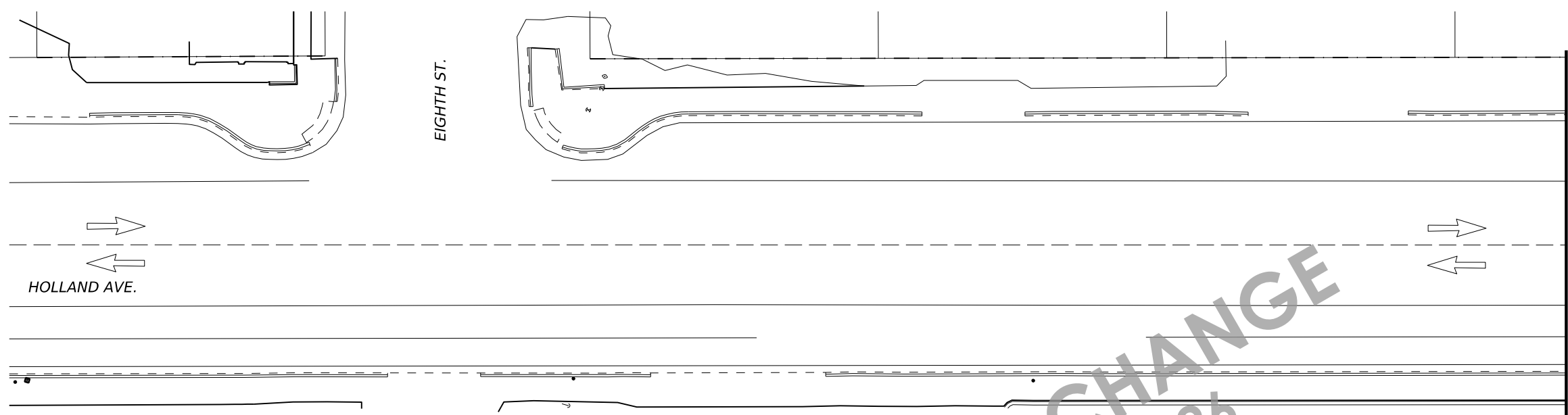
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LEGEND

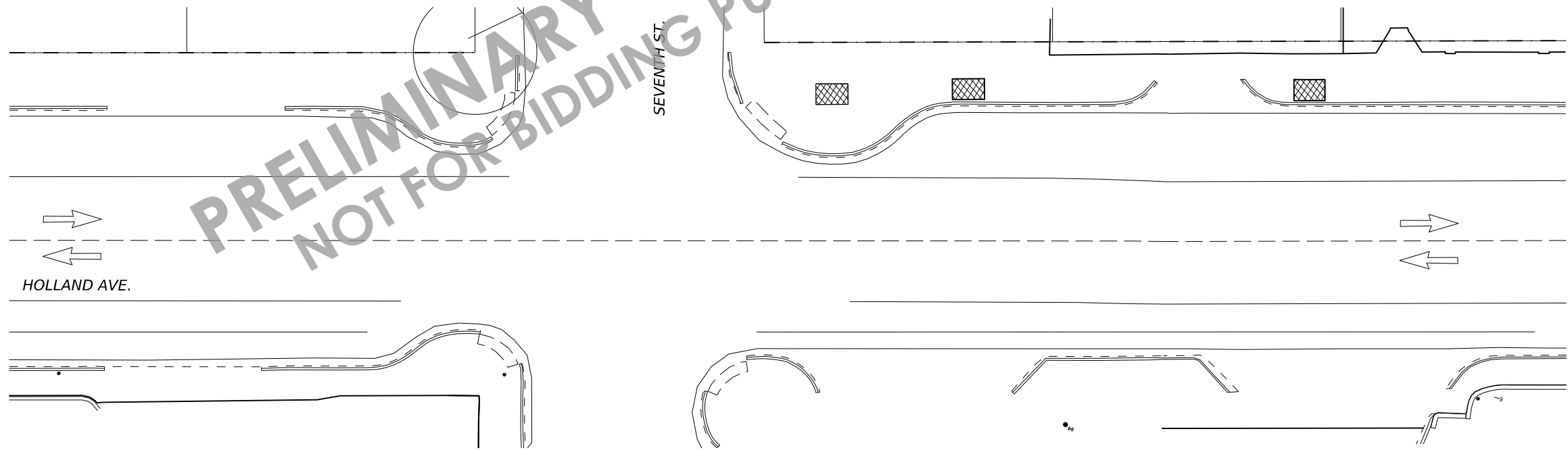
- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

BEGIN LANDSCAPE LIMITS



MATCHLINE SECTION A - A

PRELIMINARY - SUBJECT TO CHANGE
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MATCHLINE SECTION B - B

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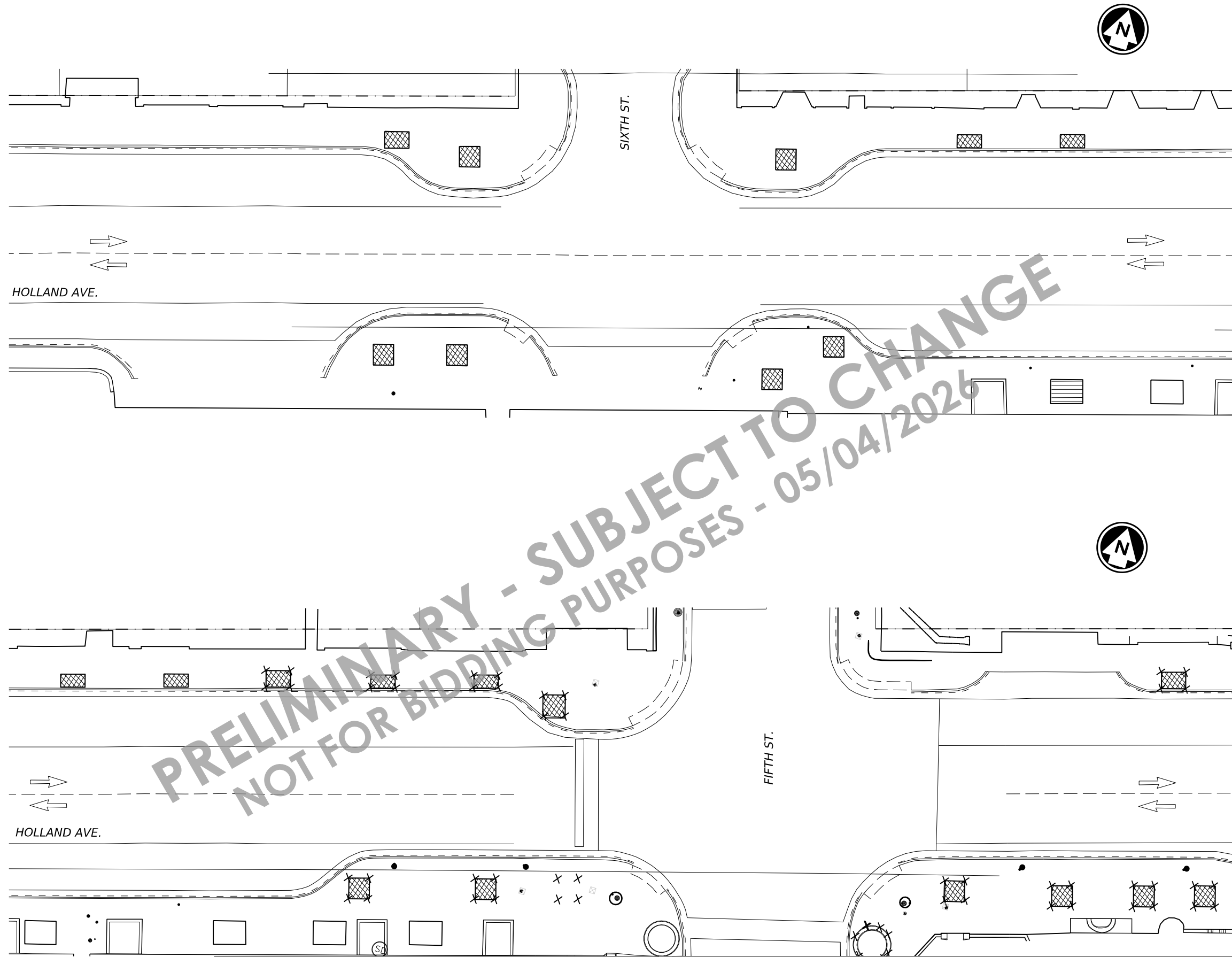


**VARIOUS
REMOVAL
REMOVAL LAYOUT
HOLLAND AVE (US67/90)**

© TxDOT 2026		SHEET 1 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	29	

DATE:
FILE:

CK:
DW:
CK:
DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - EXIST PLANTER TO BE TREATED

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

MATCHLINE SECTION C - C

MATCHLINE SECTION D - D

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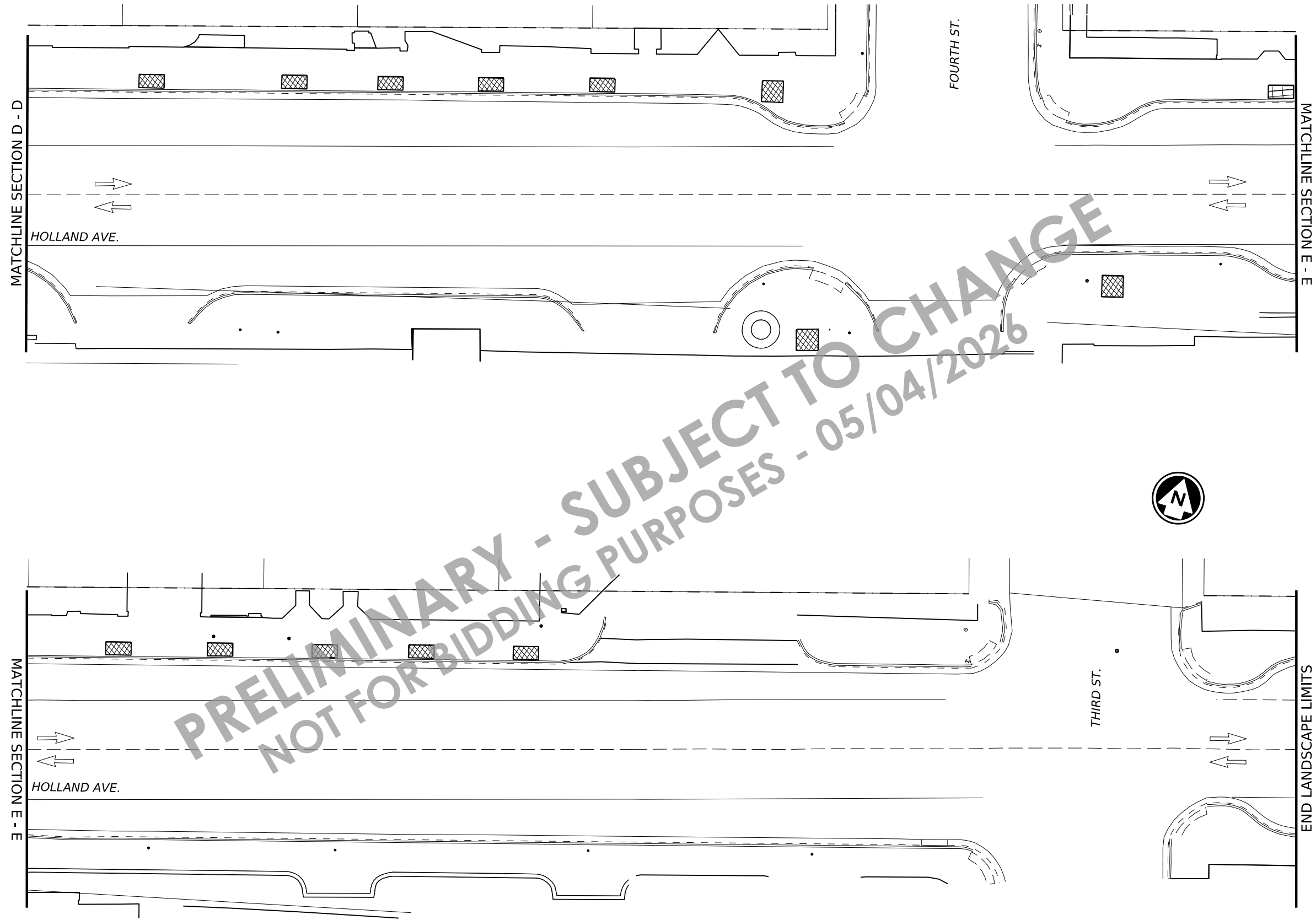
Texas Department of Transportation

VARIOUS
REMOVAL
REMOVAL LAYOUT
HOLLAND AVE (US67/90)

© TxDOT 2026		SHEET 2 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	30	

DATE:
FILE:

CK:
DW:
CK:
DW:



PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

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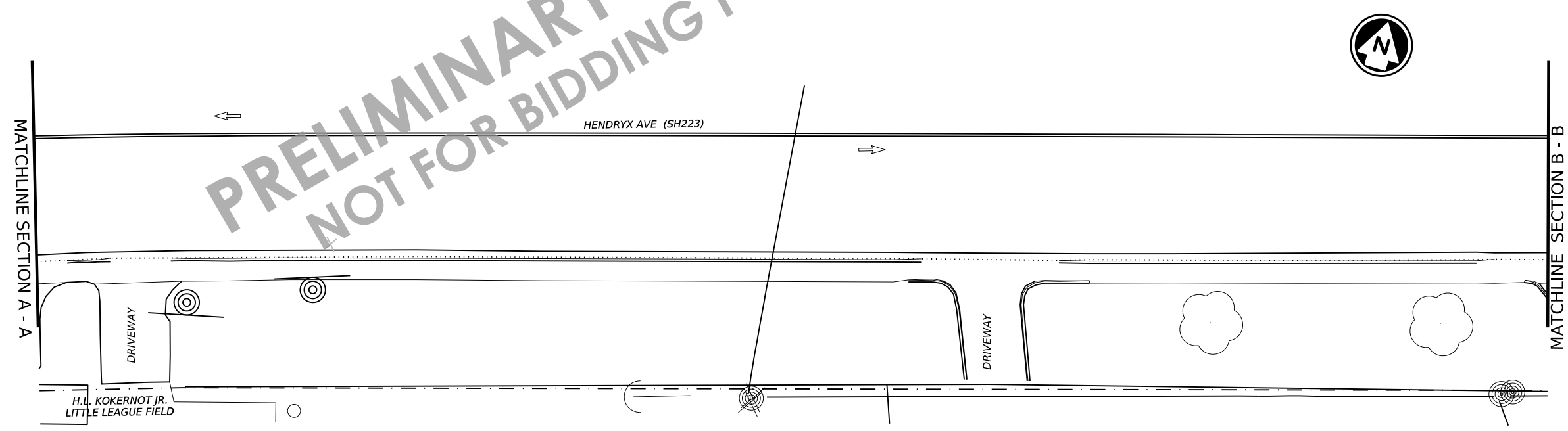
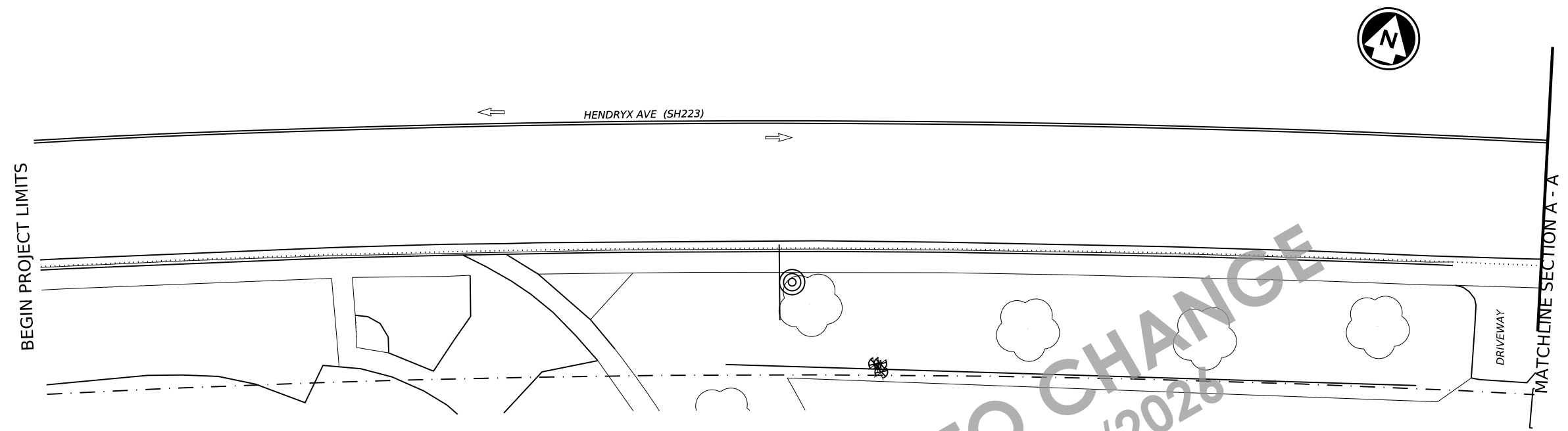


**VARIOUS
REMOVAL
REMOVAL LAYOUT
HOLLAND AVE (US67/90)**

© TxDOT 2026		SHEET 3 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	31	

DATE:
FILE:

CK:
DW:
CK:
DW:



PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - EXIST PLANTER TO BE TREATED



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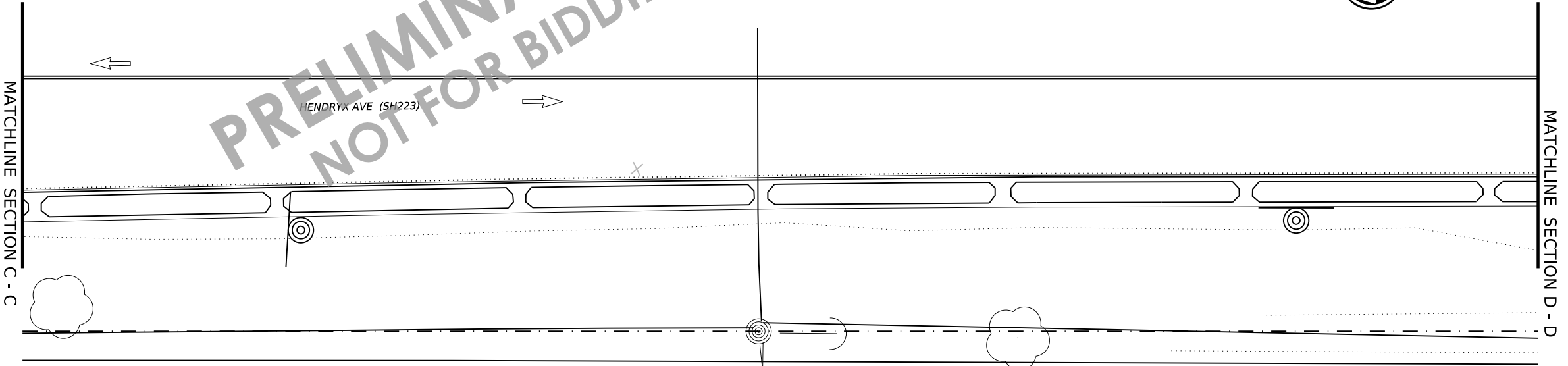
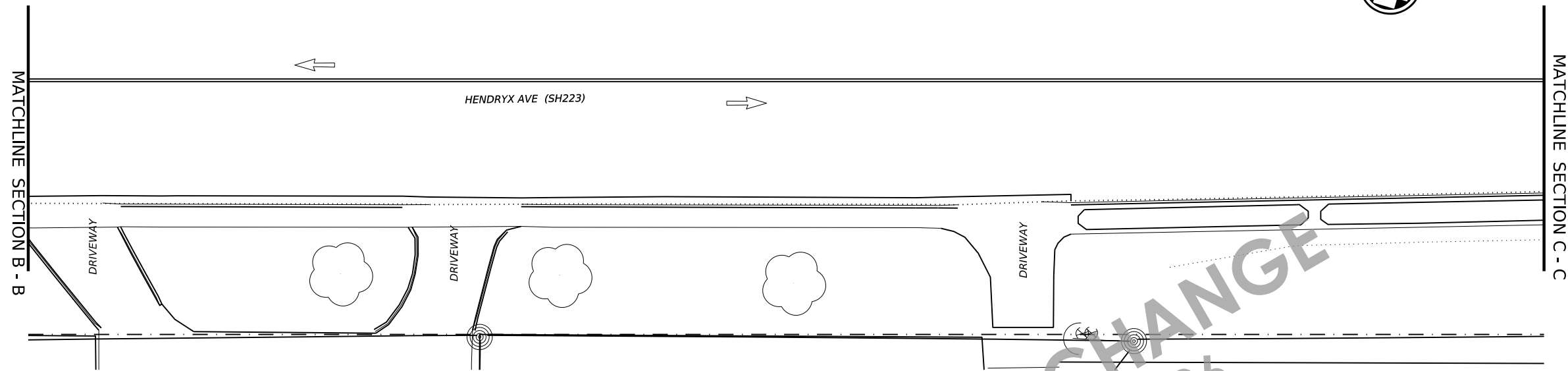
**VARIOUS
REMOVAL
REMOVAL LAYOUT
HENDRYX AVE (SH223)**

© TxDOT 2026 SHEET 1 OF 3

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	32	

DATE:
FILE:

CK: DW: CK: DW:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

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


VARIOUS
REMOVAL
REMOVAL LAYOUT
HENDRYX AVE (SH223)

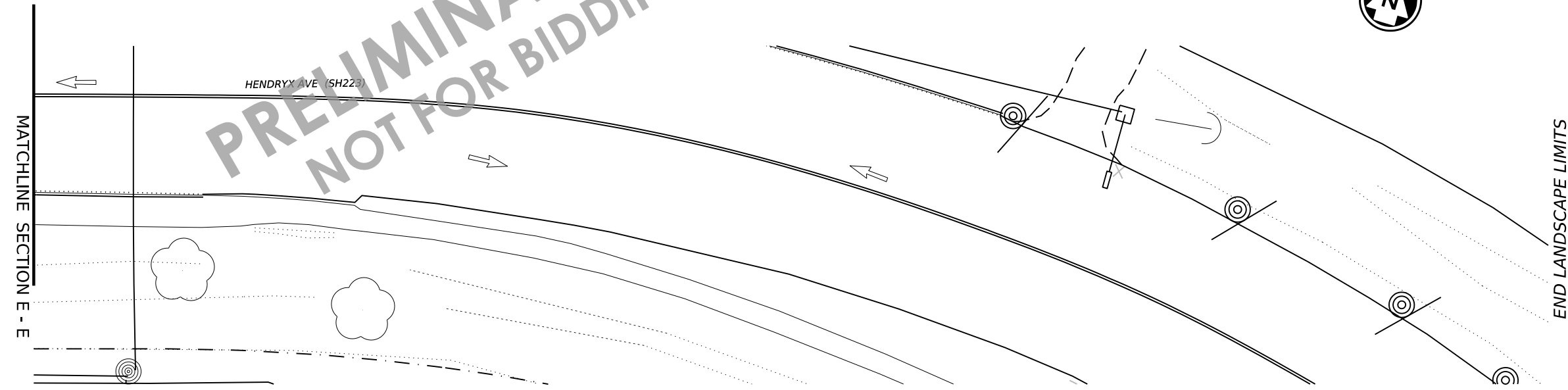
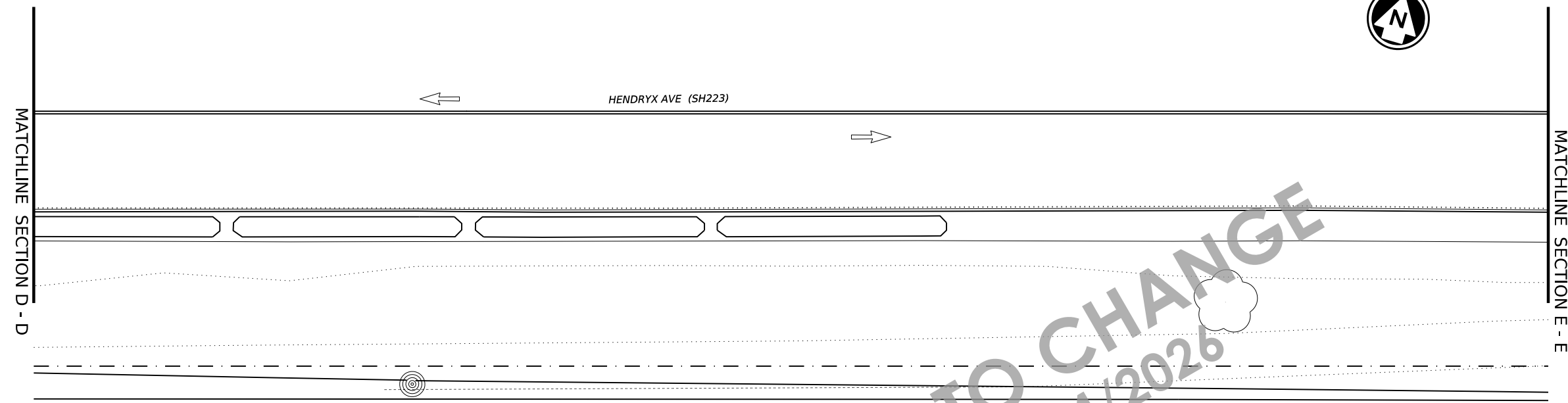
© TxDOT 2026		SHEET 2 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	33	

DATE:
FILE:

CK:
DW:
CK:
DW:

LEGEND

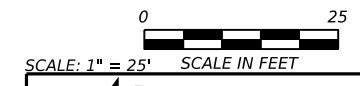
-  TREES/SHRUBS TO REMAIN
-  ROW LIMITS
-  EXIST PLANTER TO BE TREATED



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VARIOUS
REMOVAL
REMOVAL LAYOUT
HENDRYX AVE (SH223)

© TxDOT 2026		SHEET 3 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	34	

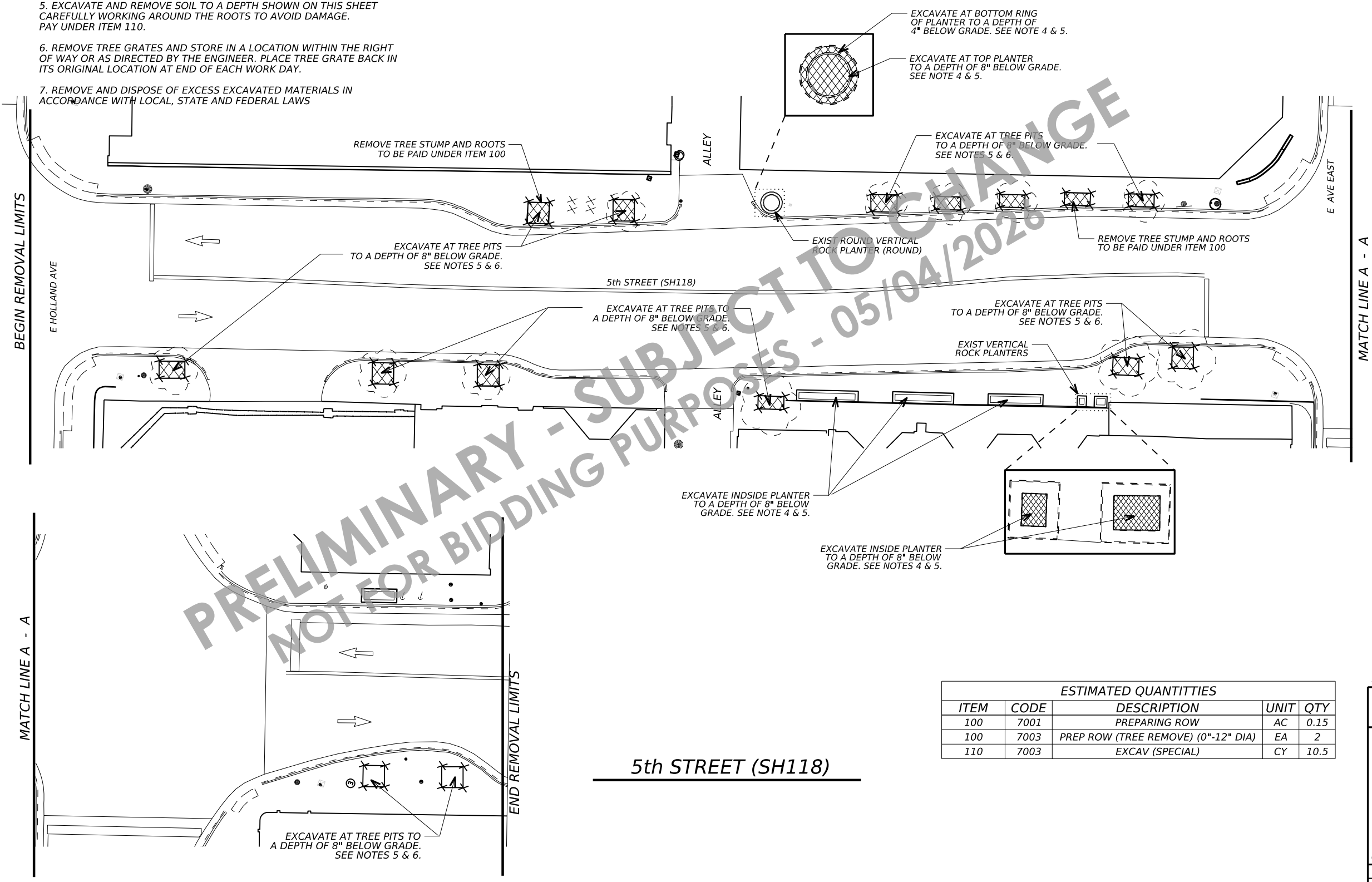
DATE:
FILE:

NOTES:

1. REFER TO LANDSCAPE SHEETS FOR SOIL TREATMENT AND LANDSCAPE PAY ITEMS AND QUANTITIES.
2. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN WORKING WITHIN THE TREE PITS.
3. EXCAVATE SOIL INSIDE THE TREE PIT AND PLANTERS BY CAREFUL MEANS TO NOT DISTURB EXISTING TREE ROOTS.
4. REMOVE EXISTING PLANTS, WEEDS AND WEED BARRIER IN THE VERTICAL PLANTERS TO INCLUDE ROOTS AND OTHER UNDESIRABLE MATERIAL DELETERIOUS TO PLANT GROWTH. THIS WORK IS INCIDENTAL TO ITEM 100.
5. EXCAVATE AND REMOVE SOIL TO A DEPTH SHOWN ON THIS SHEET CAREFULLY WORKING AROUND THE ROOTS TO AVOID DAMAGE. PAY UNDER ITEM 110.
6. REMOVE TREE GRATES AND STORE IN A LOCATION WITHIN THE RIGHT OF WAY OR AS DIRECTED BY THE ENGINEER. PLACE TREE GRATE BACK IN ITS ORIGINAL LOCATION AT END OF EACH WORK DAY.
7. REMOVE AND DISPOSE OF EXCESS EXCAVATED MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW
- EXCAVATION LIMITS (TREE PIT AND PLANTERS)



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ESTIMATED QUANTITIES				
ITEM	CODE	DESCRIPTION	UNIT	QTY
100	7001	PREPARING ROW	AC	0.15
100	7003	PREP ROW (TREE REMOVE) (0"-12" DIA)	EA	2
110	7003	EXCAV (SPECIAL)	CY	10.5

5th STREET (SH118)

SCALE : 1" = 25'



**VARIOUS
AESTHETICS**

**REMOVAL LAYOUT
5th STREET (SH 118)**

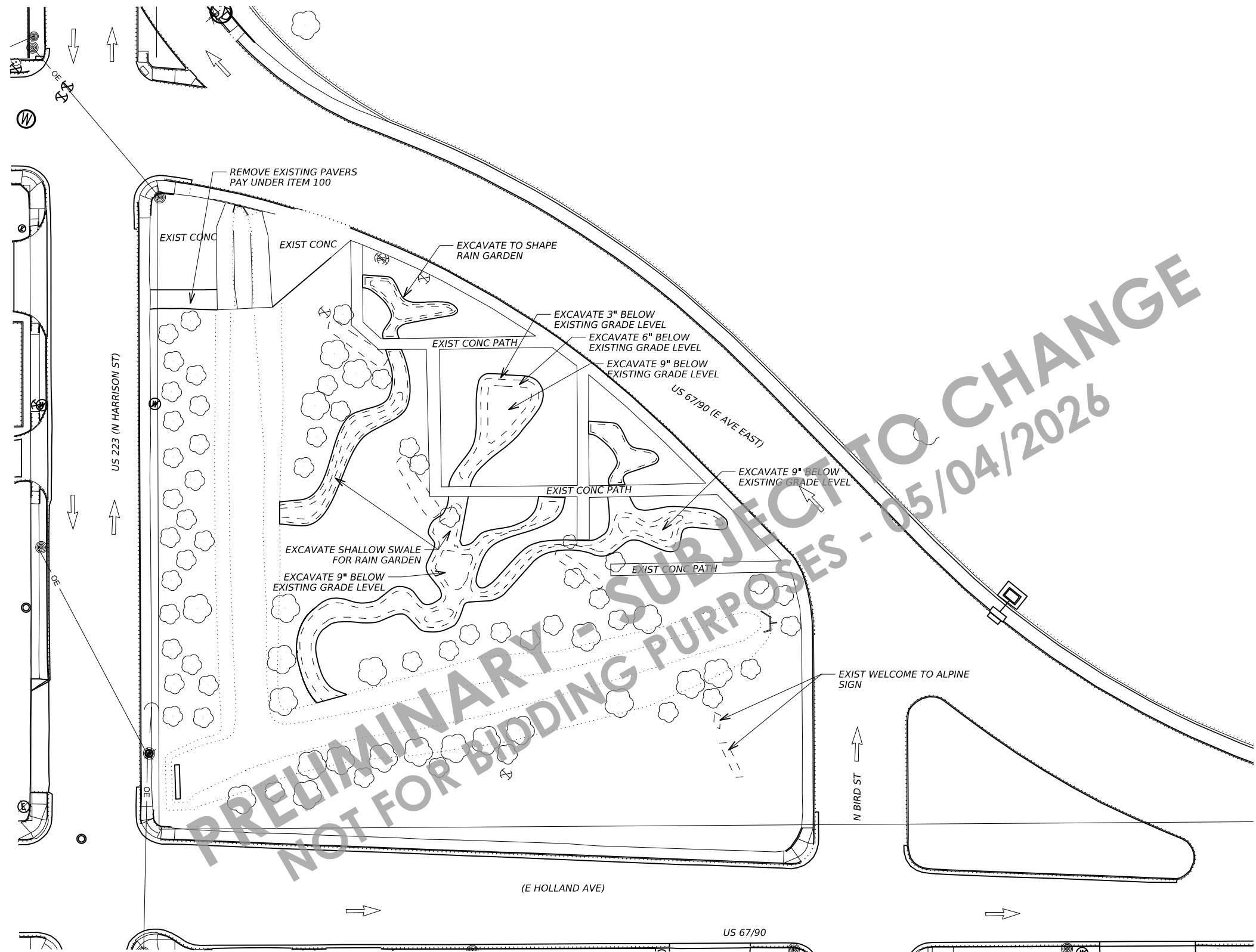
© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	35	

DATE:
FILE:

CK: DW: CK: DW: CK: DW:

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW



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NOT TO SCALE



VARIOUS
REMOVAL

REMOVAL LAYOUT
SH 223 AND US 67/90

ESTIMATED QUANTITIES				
ITEM	CODE	DESCRIPTION	UNIT	QTY
100	7001	PREPARING ROW	AC	1
100	7003	PREP ROW (TREE REMOVE) (0"-12" DIA)	EA	6
100	7009	PREP ROW (TREE PRUNE AND TRIM)	AC	0.5
110	7003	EXCAV (SPECIAL)	CY	110

© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	36	

DATE:
FILE:

CK:
DW:
CK:
DW:

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW
- PROPOSED WATER BASIN

NOTES:

1. REFER TO LANDSCAPE SHEETS FOR SOIL AMENDMENTS, PLANT MIX AND G.U.C PAY ITEMS AND QUANTITIES.
2. REMOVE EXISTING LANDSCAPE ROCK AND WEED BARRIER TO EXPOSE SOIL FOR WATER BASIN CONSTRUCTION. STORE ROCK WITHIN THE RIGHT OF WAY OR AS DIRECTED. PLACE NEW WEED BARRIER AND ROCK BACK IN ITS ORIGINAL POSITION AFTER SOIL AMENDMENTS AND OTHER TREATMENTS HAVE BEEN PERFORMED WITHIN THE WATER BASIN LIMITS. REMOVAL IS INCIDENTAL WORK UNDER ITEM 100.
3. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN PREPARING THE BASINS AT TREES AND PLANTS.
4. REMOVE SOIL TO A MINIMAL DEPTH OF 8" AT THE PLANTER BOX. PAY UNDER ITEM 110, "EXCAVATION".
5. SHAPE BASIN TO ENSURE WATER WILL REMAIN INSIDE THE BASIN. THIS WORK SHALL BE PAID UNDER ITEM 110 "EXCAVATION".
6. REMOVE AND DISPOSE OF EXCESS EXCAVATED MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS.
7. PERFORM TRIMMING OR PRUNING OF BRANCHES TO REMOVE CROSS BRANCHING, V-CROTCHES, DEAD, DISEASED, OBSTRUCTING BRANCHES, LOW HANGING, AND BROKEN BRANCHES TO PROVIDE A GOOD GENERAL APPEARANCE. TRIMMING ALSO INCLUDE REMOVAL OF SUCKERS AT THE BASE OF TREE TRUNK. DO NOT TOP/ CUT THE TOP BRANCHES.
8. DO NOT TRIM YUCCAS, OR SOTOL AT THE TOP OF BRANCHES. REMOVE BRANCHES AT THE BASE OF TRUNK TO REMOVE DISEASED OR DEAD STALKS. AVOID SHAPING THE YUCCAS/SOTOL AS ROUND OR SQUARES. CUT LEAVES CLOSE TO TRUNK TO CREATE A CLEAN PINEAPPLE-LIKE SHAPE.

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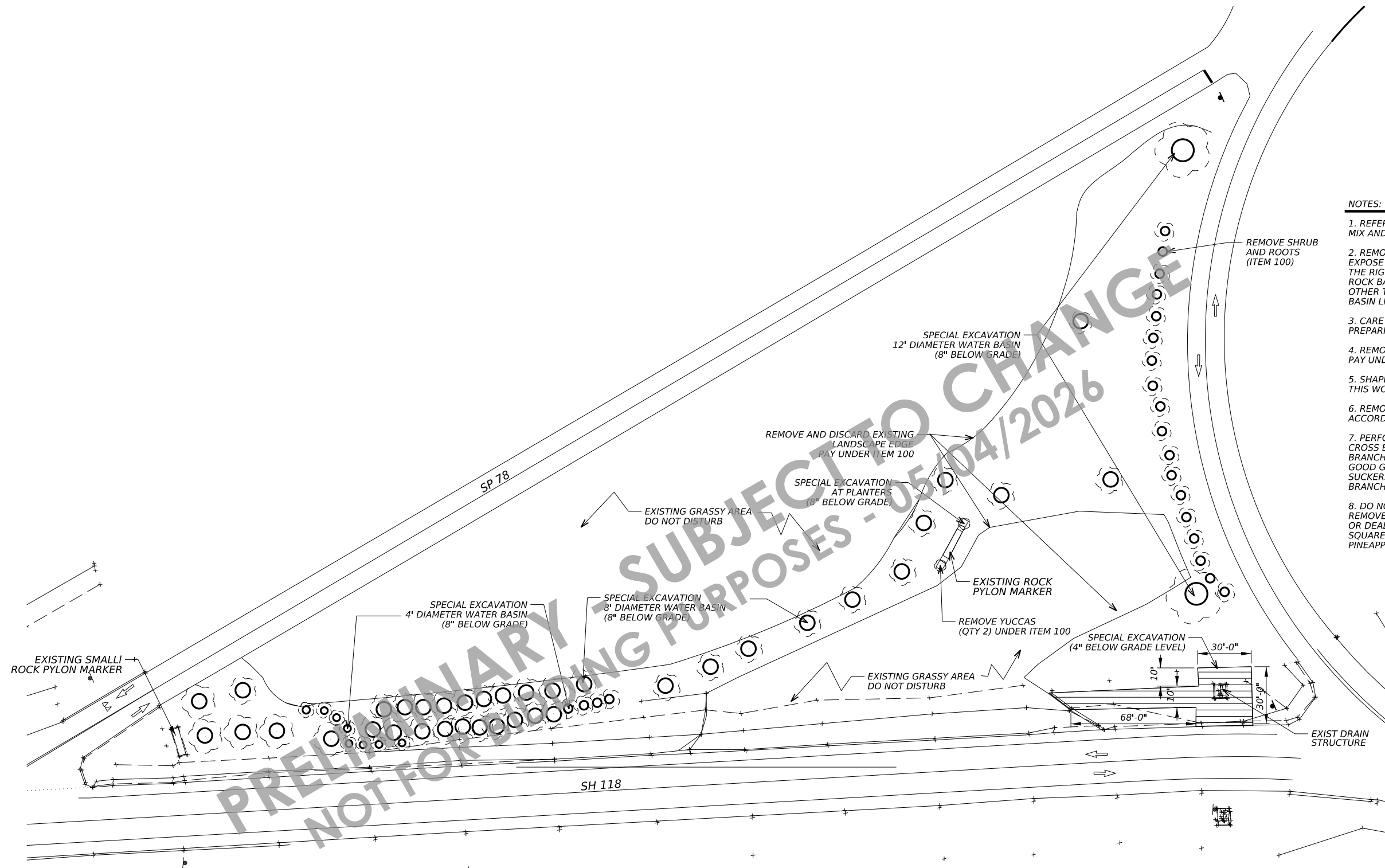
NOT TO SCALE



VARIOUS
AESTHETICS

REMOVAL LAYOUT
MEDIAN (SH 118 & SP 78)

© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	37	

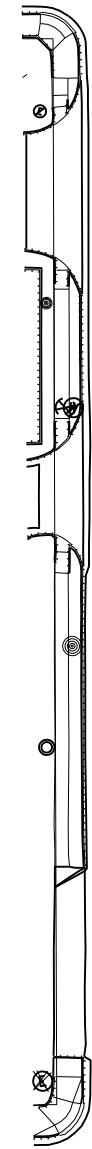
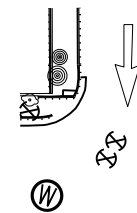


**TRIANGLE MEDIAN BY McDONALD OBSERVATORY
SH 118 AND SPUR 78**

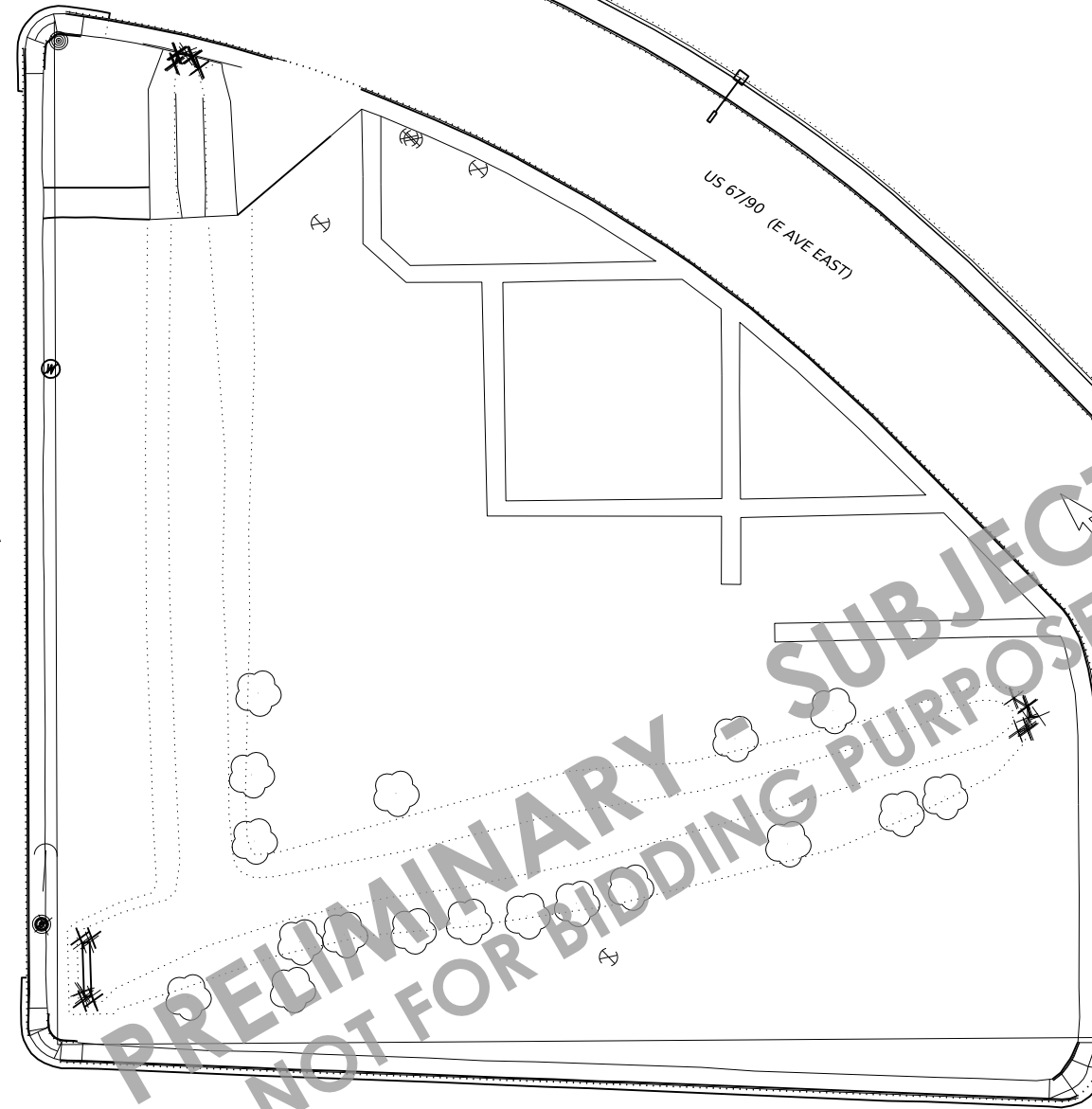
ESTIMATED QUANTITIES				
ITEM	CODE	DESCRIPTION	UNIT	QTY
100	7001	PREPARING ROW	AC	1
100	7003	PREP ROW (TREE REMOVE) (0"-12" DIA)	EA	1
100	7009	PREP ROW (TREE PRUNE AND TRIM)	AC	1
110	7003	EXCAV (SPECIAL)	CY	60

DATE:
FILE:

CK: DW: CK: DW: CK: DW:



US 223 (N HARRISON ST)



US 67/90 (E AVE EAST)

N BIRD ST

(E HOLLAND AVE)

US 67/90



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

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VARIOUS

AESTHETICS

ILLUMINATION LAYOUT
SH 223 AND US 67/90

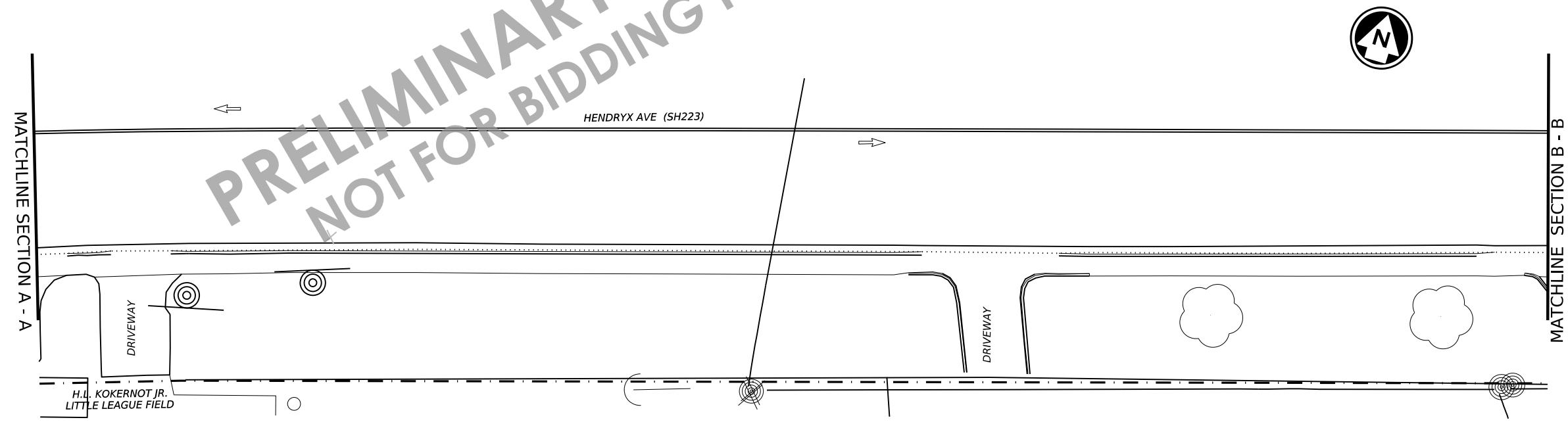
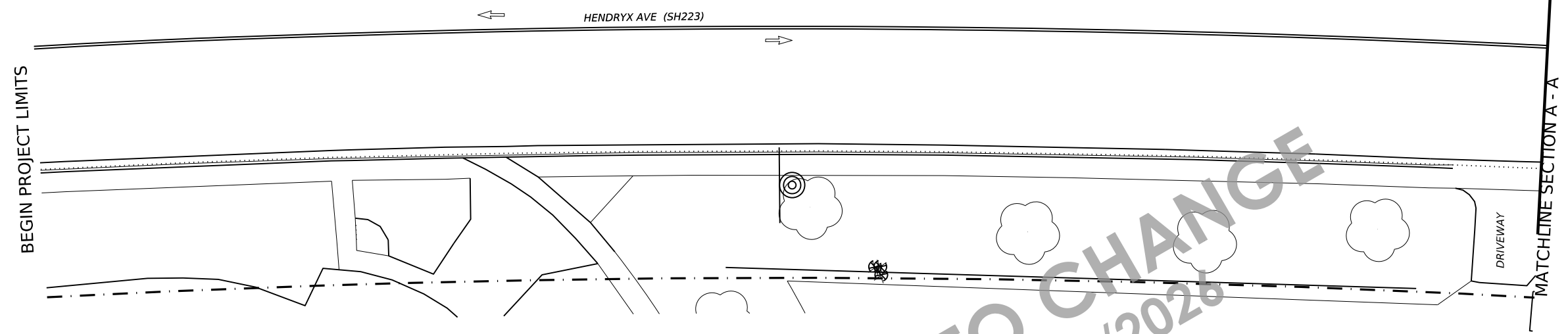
© TXDOT 2026 SHEET 11\$ OF \$50\$

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	28	

DATE: 2026/02/23
FILE: DOCUMENT NAME

CK:
DW:
CK:
DW:

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

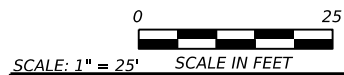


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Texas Department of Transportation

\$ROADWAY NAME\$

AESTHETICS

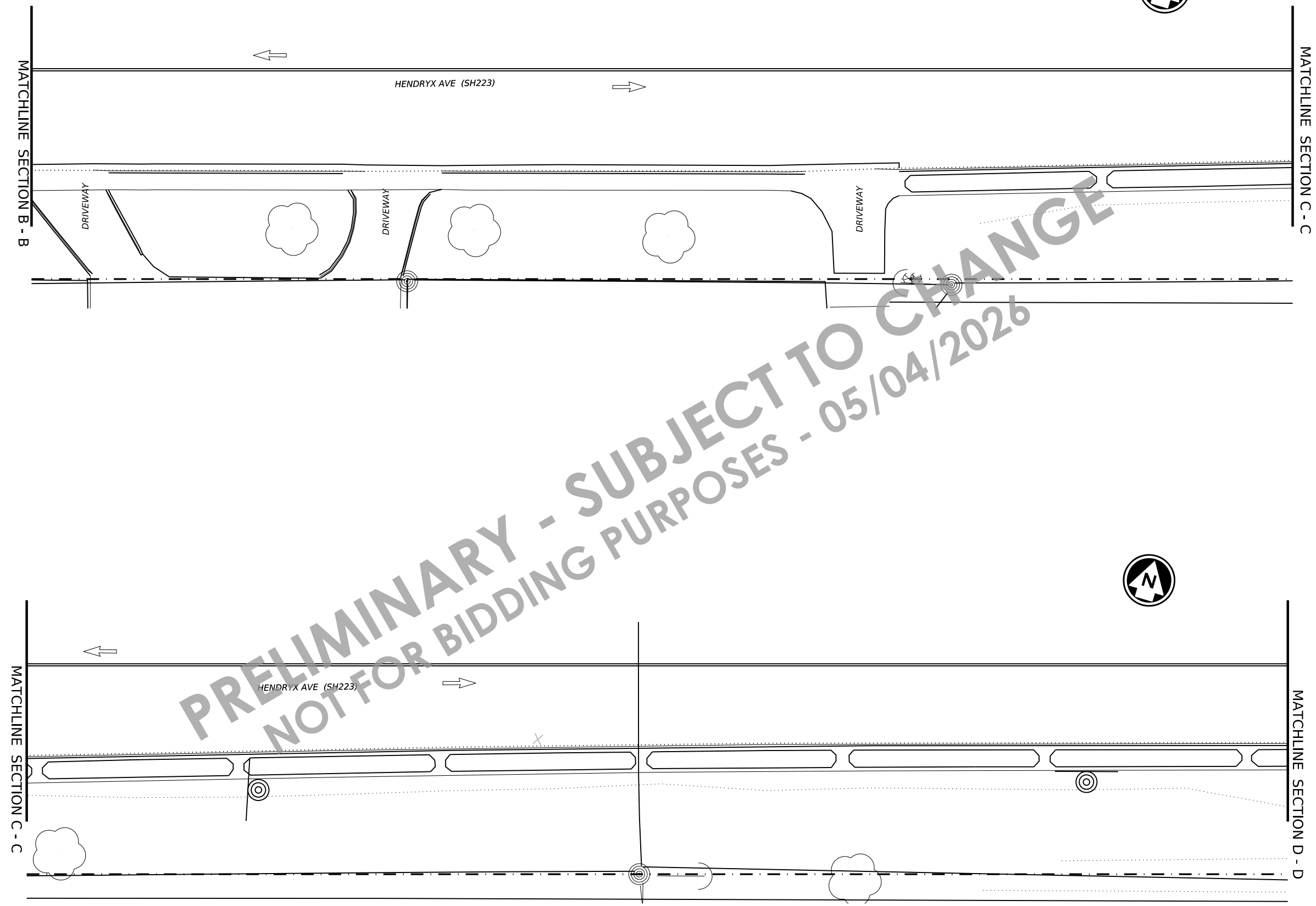
ILLUMINATION LAYOUT
HENDRYX AVE (SH223)

© TxDOT \$YEAR\$ SHEET 1 OF 3

CONT	SECT	JOB	HIGHWAY
\$C\$	\$S\$	\$J\$	\$HWY\$
DIST	COUNTY	SHEET NO.	
\$DST\$	\$CTY\$	\$AAS\$	

DATE:
FILE:

CC: []
 DWG: []
 CC: []
 DRI: []



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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Texas Department of Transportation

\$ROADWAY NAME\$

AESTHETICS

ILLUMINATION LAYOUT
 HENDRYX AVE (SH223)

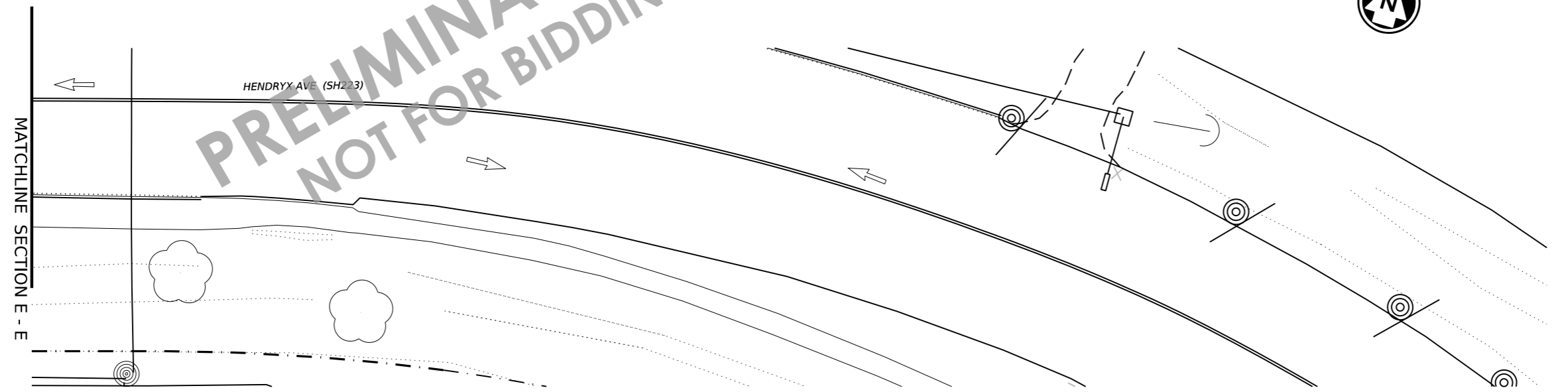
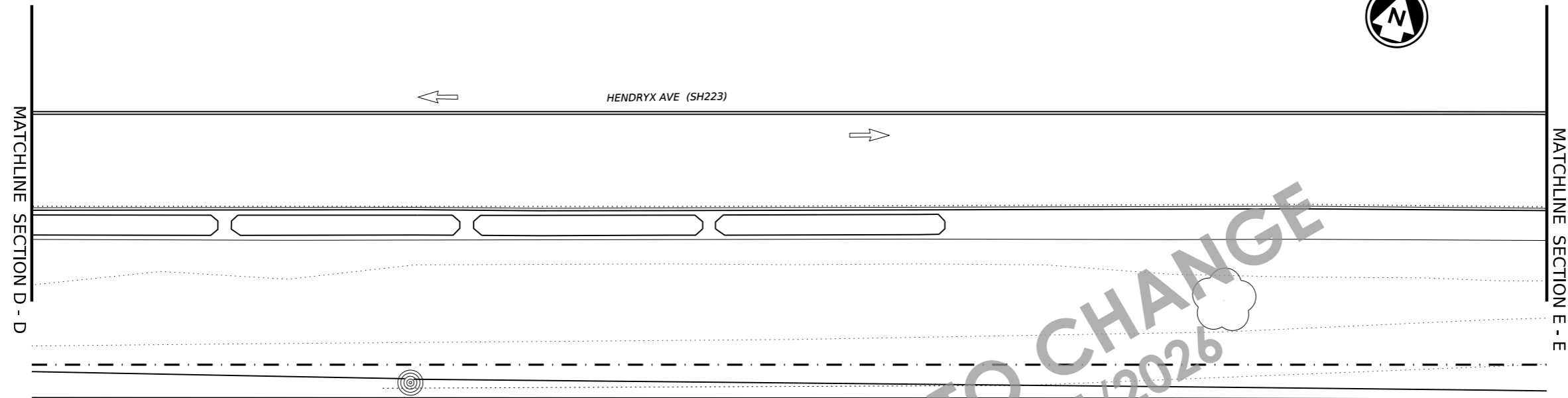
©TxDOT \$YEAR\$ SHEET 2 OF 3

CONT	SECT	JOB	HIGHWAY
\$C\$	\$S\$	\$J\$	\$HWY\$
DIST	COUNTY	SHEET NO.	
\$DST\$	\$CTY\$	\$AA\$	

DATE:
 FILE:

CK:
DW:
CK:
DN:

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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Texas Department of Transportation

\$ROADWAY NAME\$
AESTHETICS
ILLUMINATION LAYOUT
HENDRYX AVE (SH223)

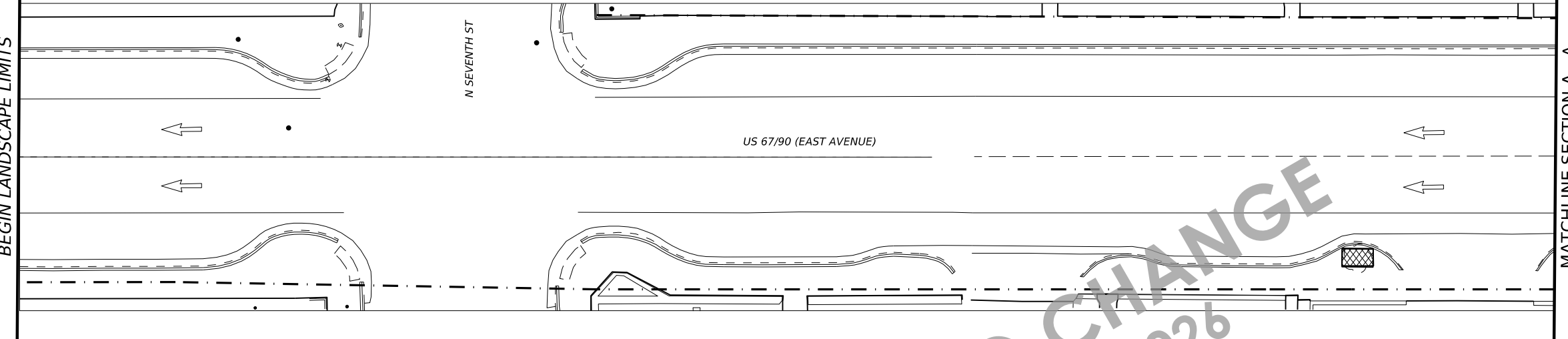
©TxDOT \$YEARS\$ SHEET 3 OF 3

CONT	SECT	JOB	HIGHWAY
\$C\$	\$S\$	\$J\$	\$HWY\$
DIST	COUNTY	SHEET NO.	
\$DST\$	\$CTY\$	\$AA\$	

DATE:
FILE:

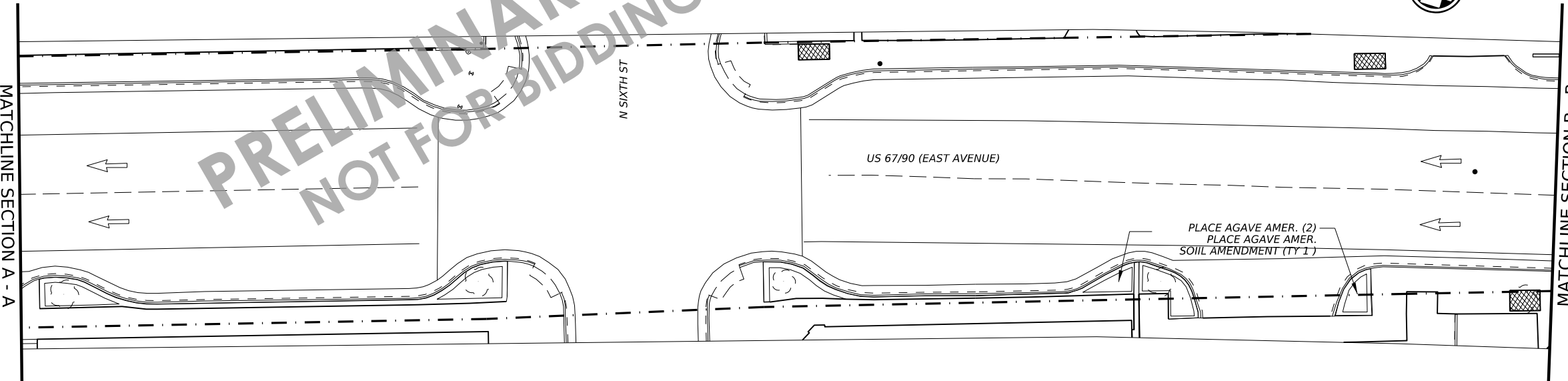
DW: CK: DW: CK: DW: CK:

BEGIN LANDSCAPE LIMITS



MATCHLINE SECTION A - A

MATCHLINE SECTION A - A



MATCHLINE SECTION B - B

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

- MULCH 3" LAYER
- LOOSE AGGREGATE (TY 1)
(2" LAYER - GOLDEN BROWN)

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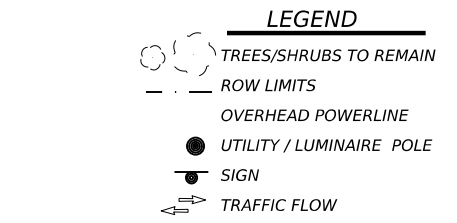
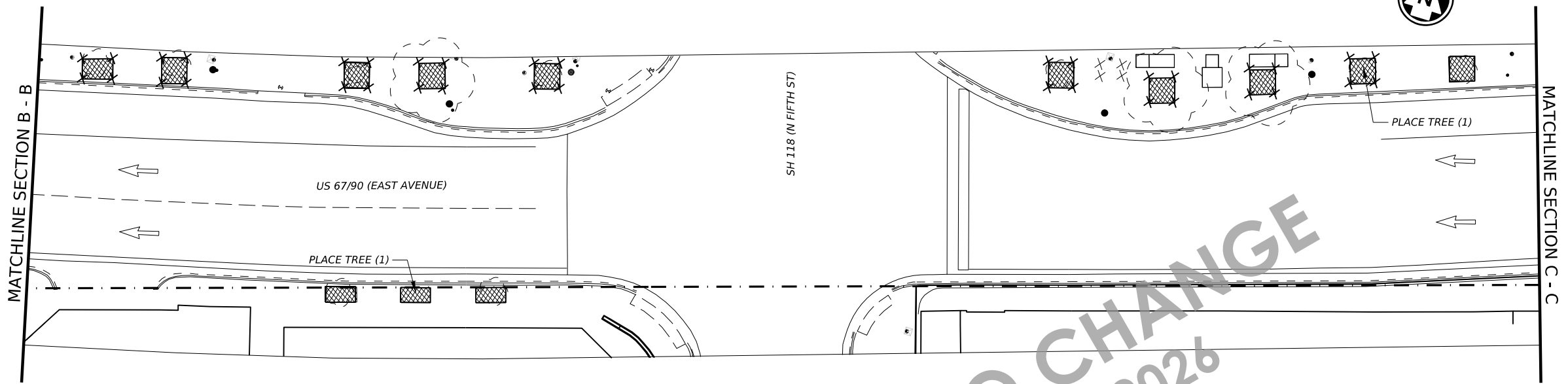
VARIOUS AESTHETICS

LANDSCAPE LAYOUT
 EAST AVENUE (US 67/90)

© TxDOT 2026		SHEET 1 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	43	

DATE: FILE:

CK: DW: CK: DW:

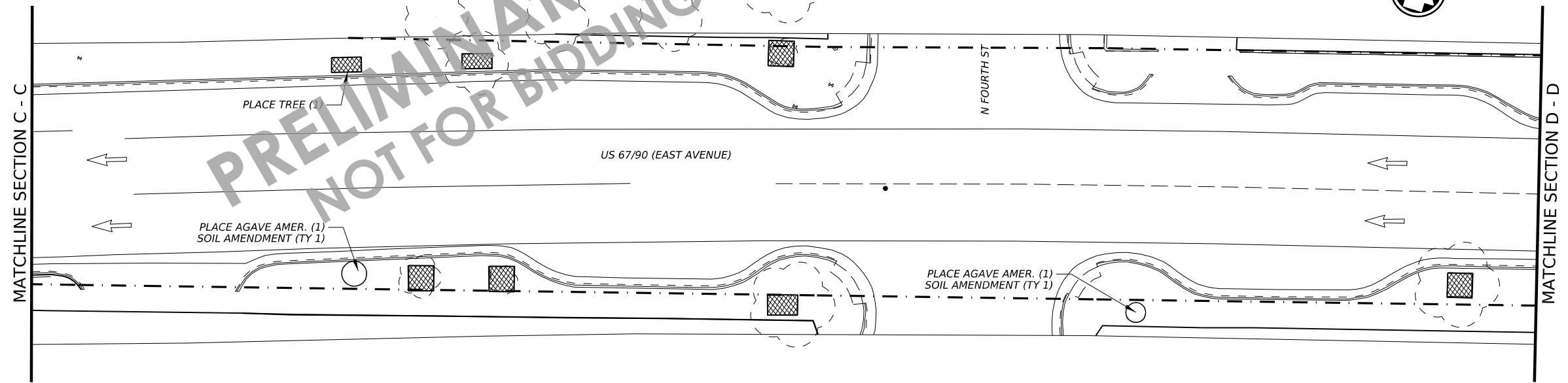


PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

- MULCH 3" LAYER
- LOOSE AGGREGATE (TY 1)
(2" LAYER - GOLDEN BROWN)

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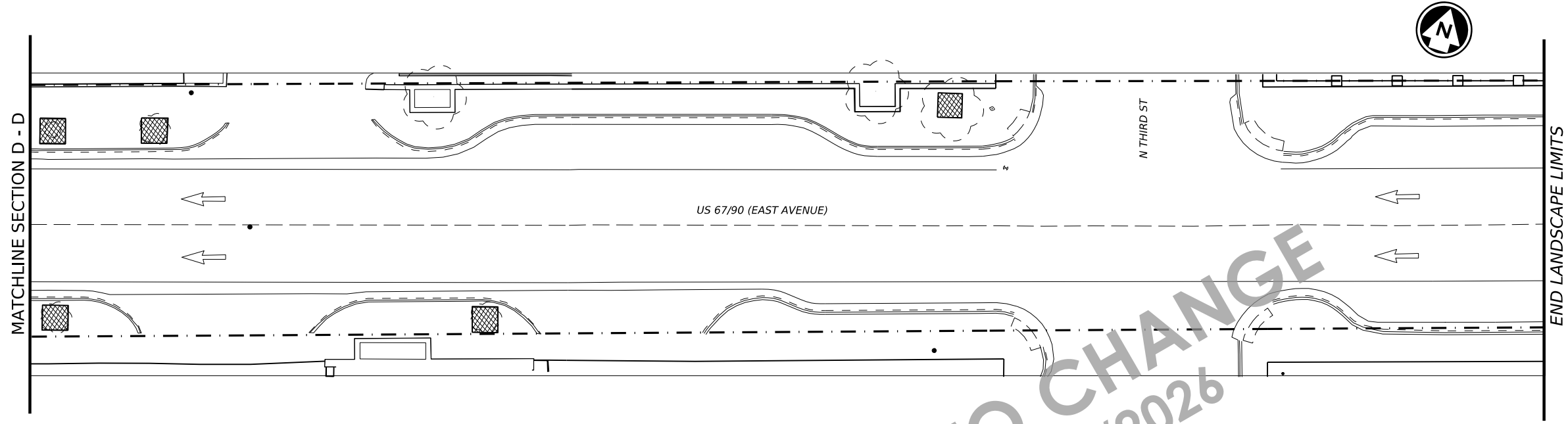
**VARIOUS
AESTHETICS
LANDSCAPE LAYOUT
EAST AVENUE (US 67/90)**

© TxDOT 2026 SHEET 2 OF 3

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	44	

DATE:
FILE:

DW: CK: CK: DW: CK: CK:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

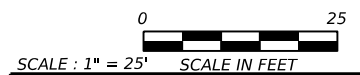
MULCH 3" LAYER
 LOOSE AGGREGATE (TY I)
 (2" LAYER - GOLDEN BROWN)

PRELIMINARY - SUBJECT TO CHANGE
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Texas Department of Transportation

VARIOUS
AESTHETICS

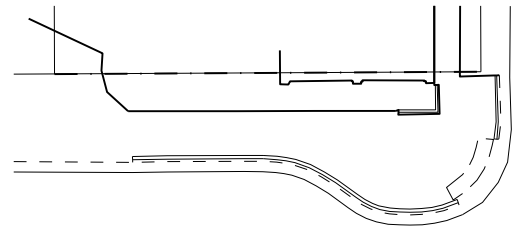
LANDSCAPE LAYOUT
EAST AVENUE (US 67/90)

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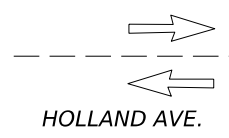
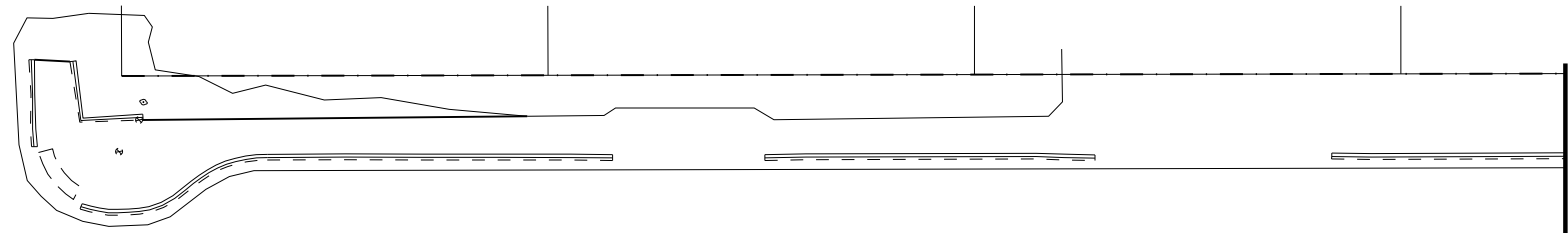
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DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	45	

DATE: FILE:

CK: DW: CK: DW:



EIGHTH ST.



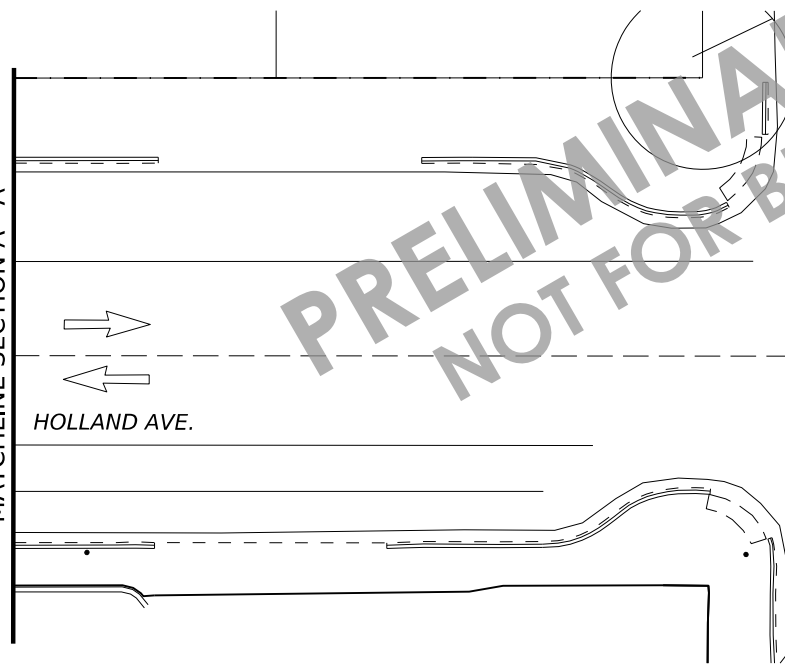
HOLLAND AVE.



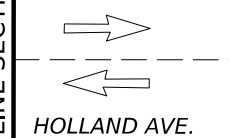
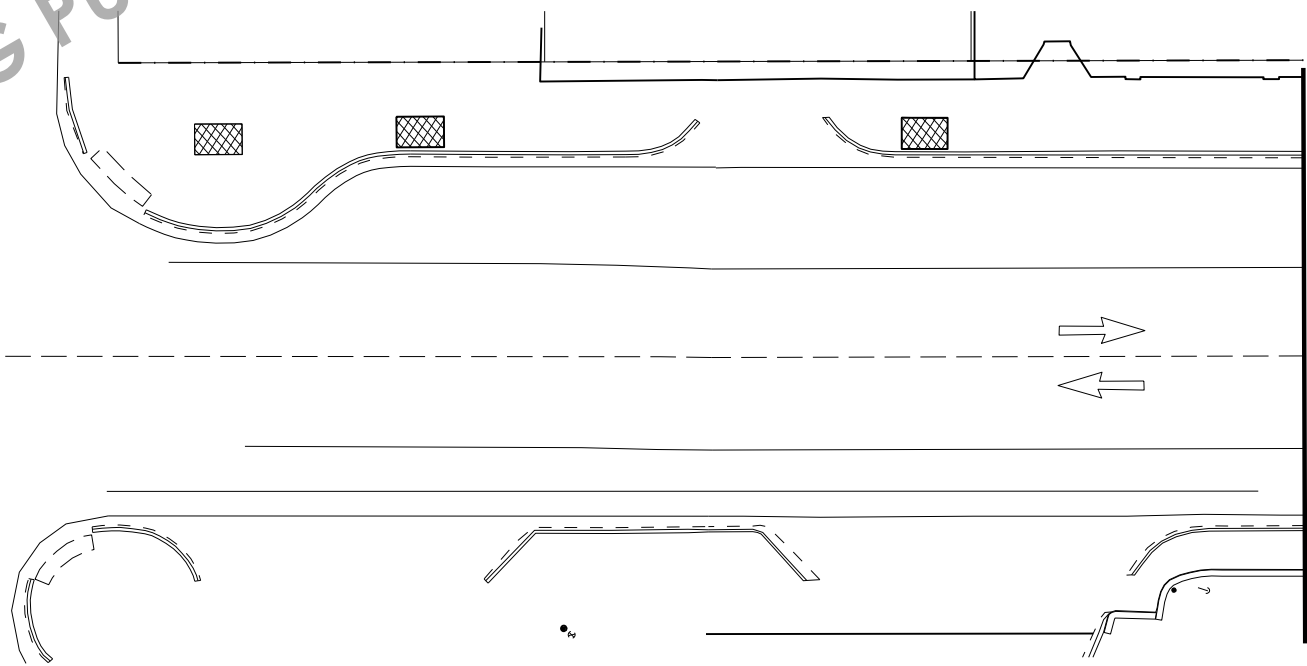
MATCHLINE SECTION A - A

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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SEVENTH ST.



HOLLAND AVE.



MATCHLINE SECTION A - A

MATCHLINE SECTION B - B

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**VARIOUS
AESTHETICS**

LANDSCAPE LAYOUT
HOLLAND AVE (US67/90)

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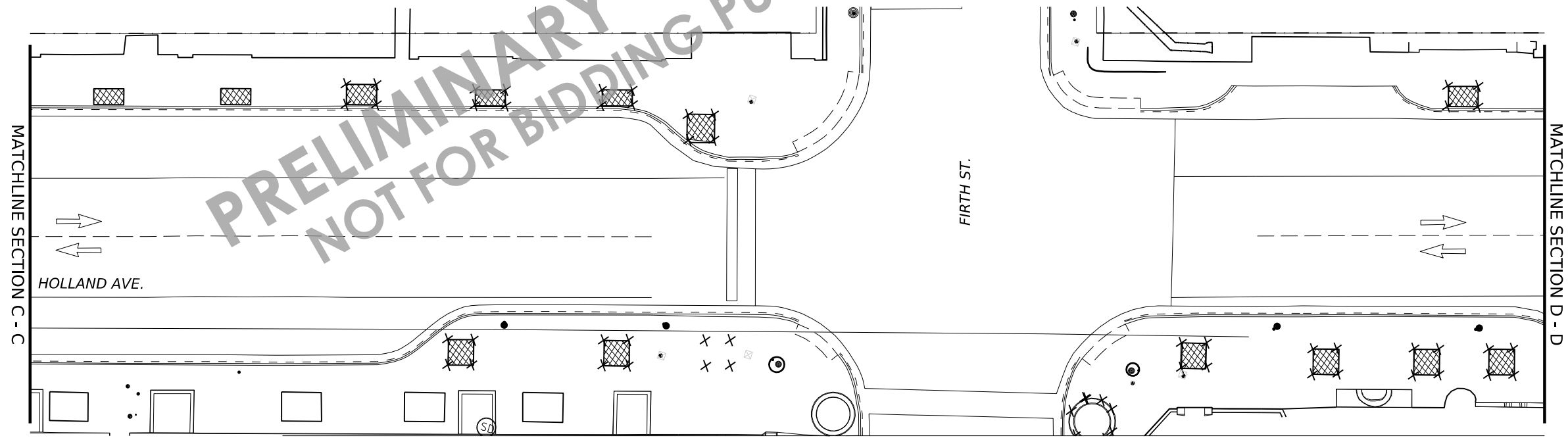
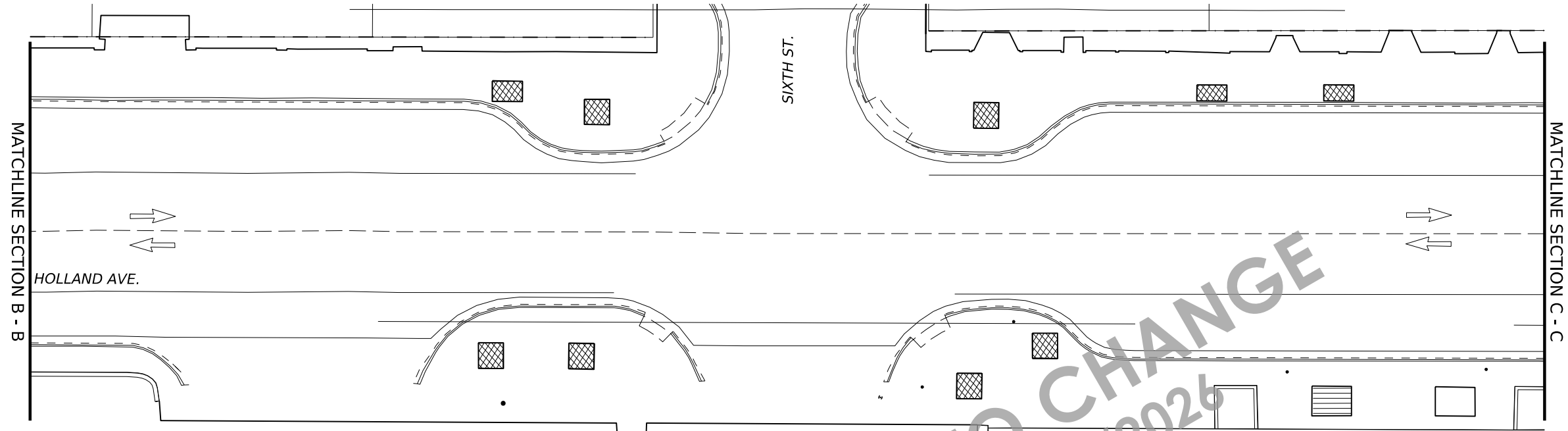
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0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	46	

DATE:
FILE:

CK:
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CK:
DW:



- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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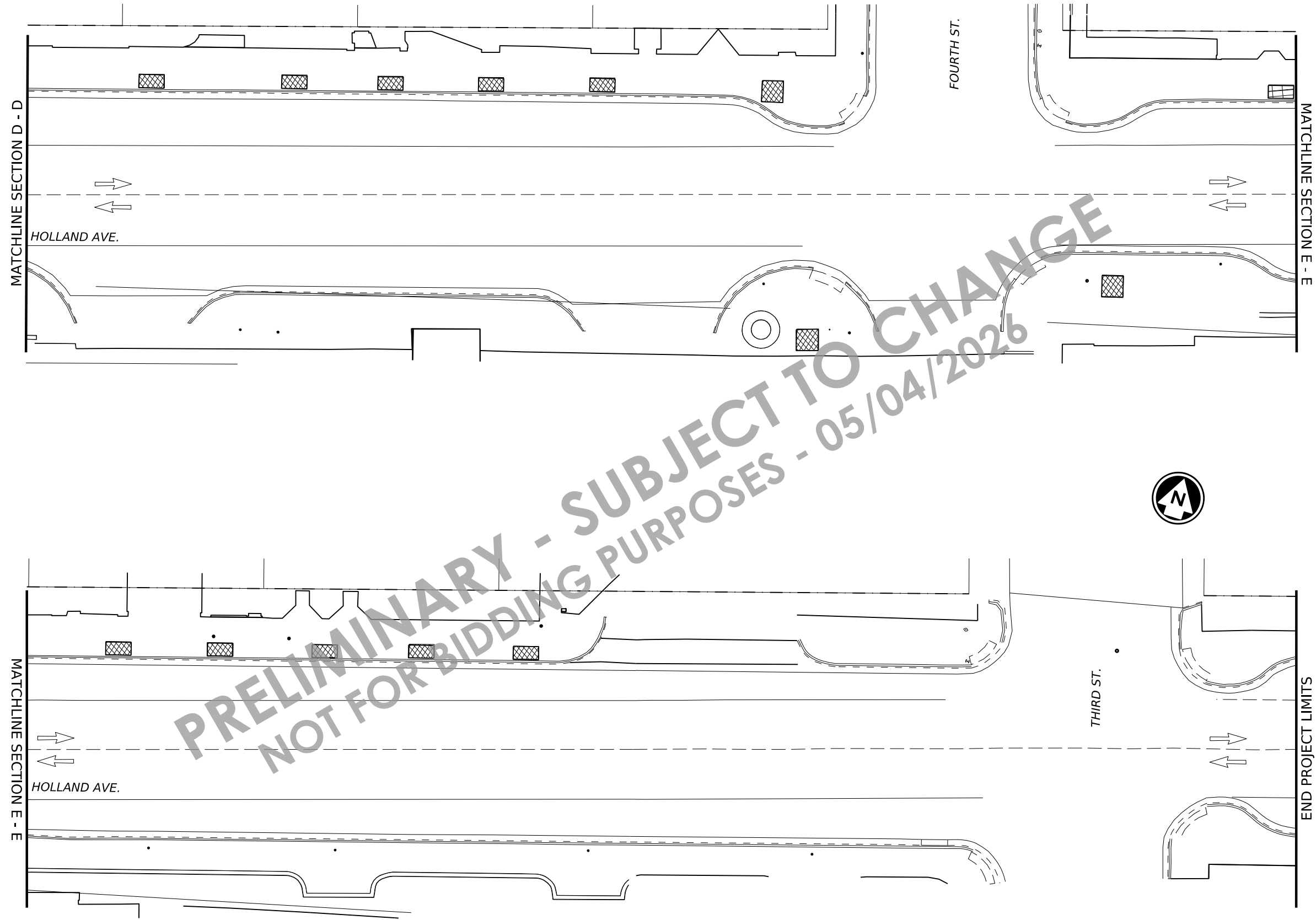
**VARIOUS
AESTHETICS**

**LANDSCAPE LAYOUT
HOLLAND AVE (US67/90)**

© TxDOT 2026		SHEET 2 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	47	

DATE:
FILE:

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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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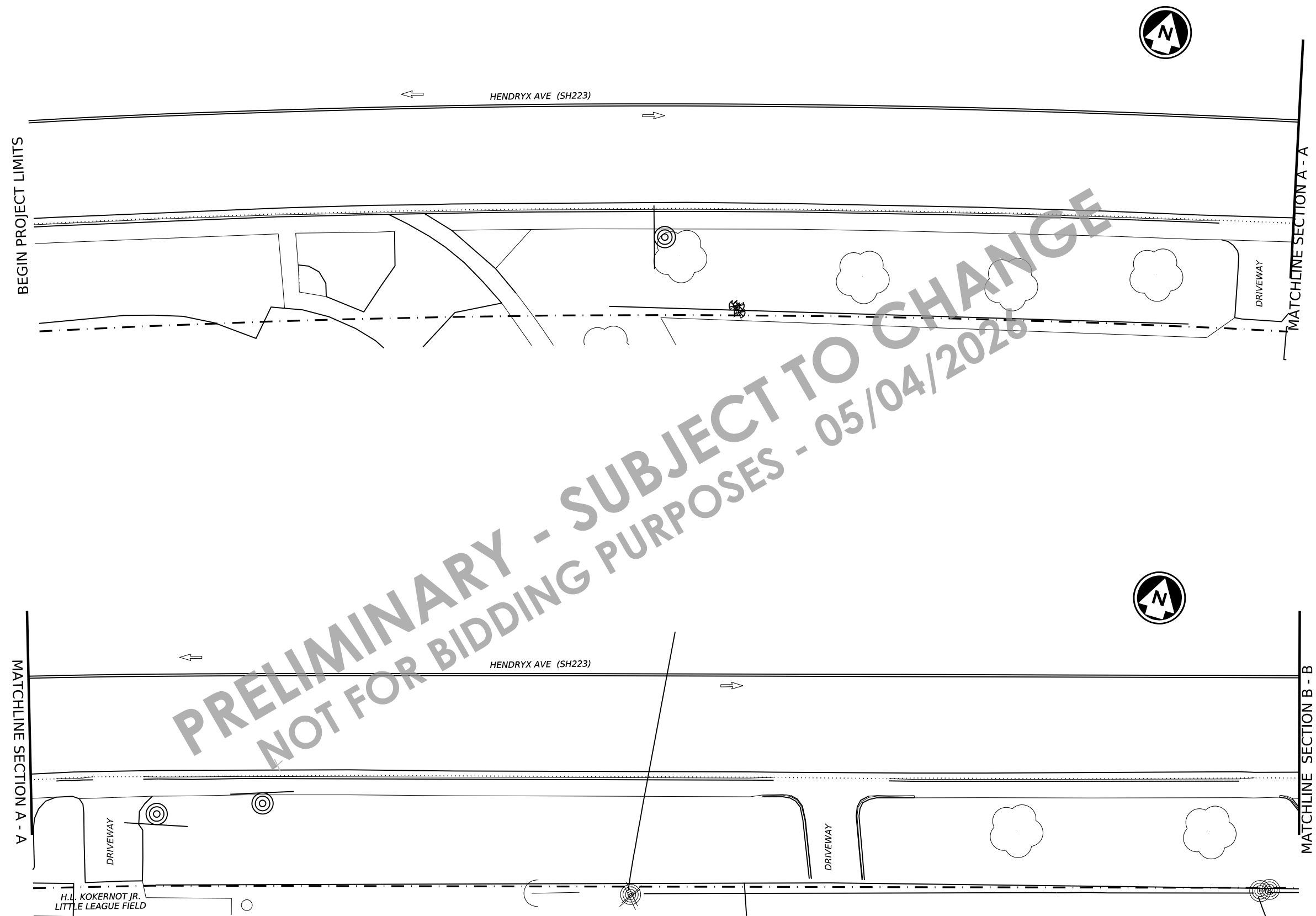
**VARIOUS
AESTHETICS**

**LANDSCAPE LAYOUT
HOLLAND AVE (US67/90)**

© TxDOT 2026		SHEET 3 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	48	

DATE:
FILE:

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LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

MULCH 3" LAYER
 LOOSE AGGREGATE (TY 1)
 (2" LAYER - GOLDEN BROWN)

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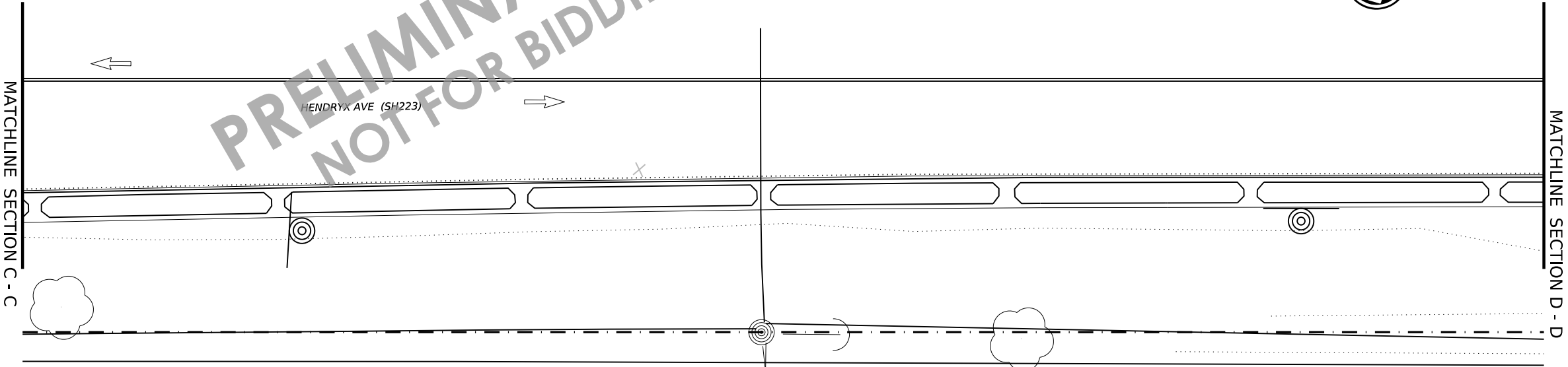
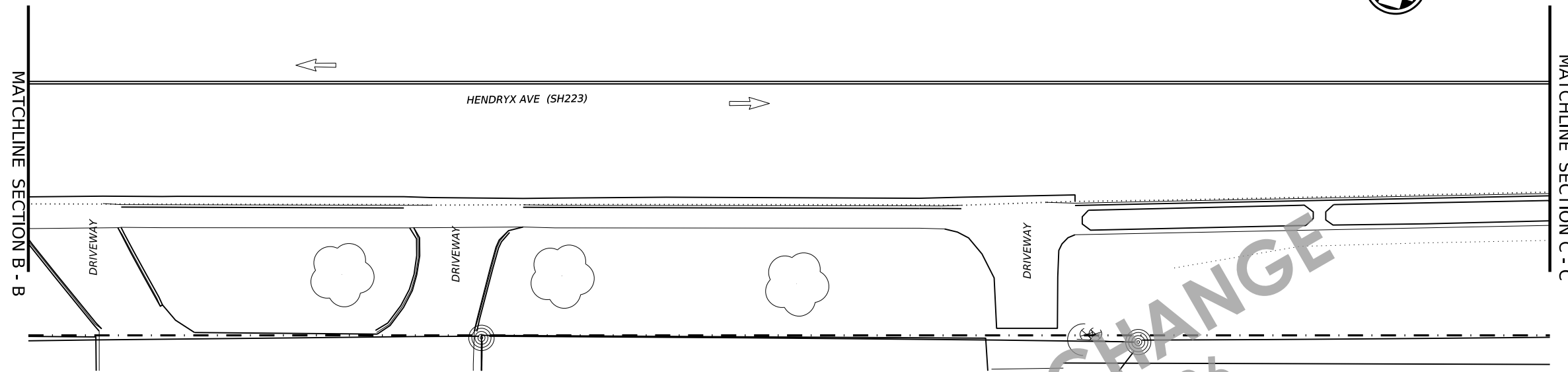
**LANDSCAPE LAYOUT
 HENDRYX AVE (SH223)**

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	49	

DATE:
FILE:

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LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

- MULCH 3" LAYER
- LOOSE AGGREGATE (TY 1)
(2" LAYER - GOLDEN BROWN)

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VARIOUS
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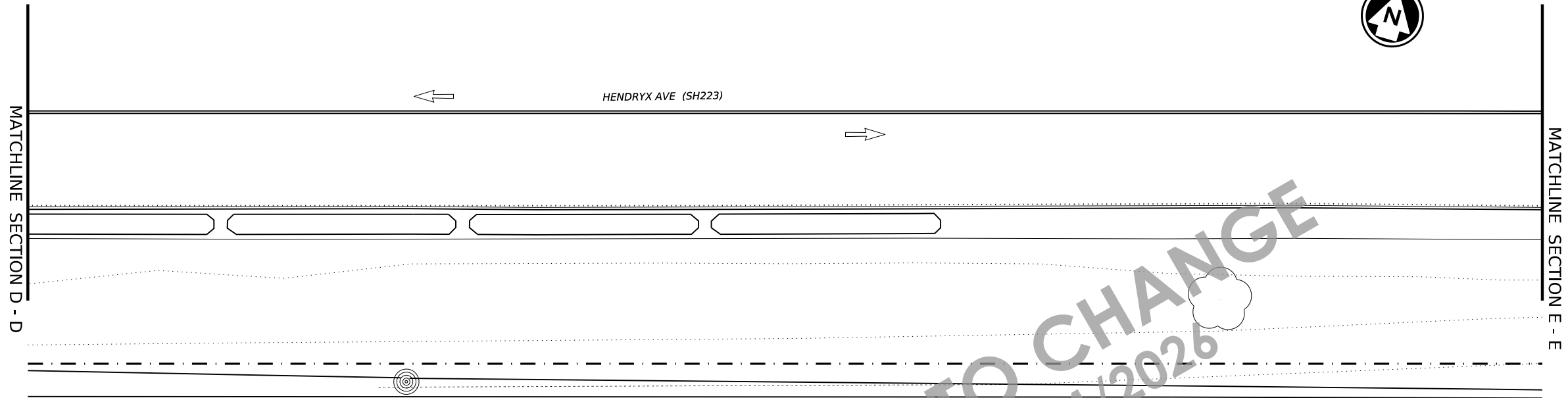
LANDSCAPE LAYOUT
HENDRYX AVE (SH223)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	50	

DATE:
FILE:

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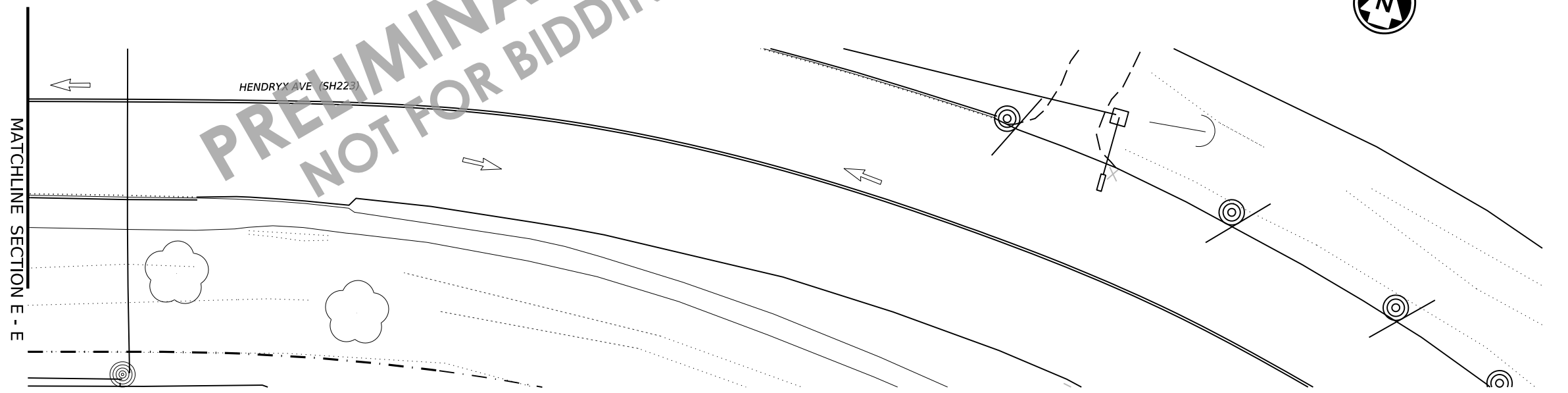
- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

- MULCH 3" LAYER
- LOOSE AGGREGATE (TY 1)
(2" LAYER - GOLDEN BROWN)

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0 25
SCALE: 1" = 25' SCALE IN FEET

Texas Department of Transportation

VARIOUS
AESTHETICS

LANDSCAPE LAYOUT
HENDRYX AVE (SH223)

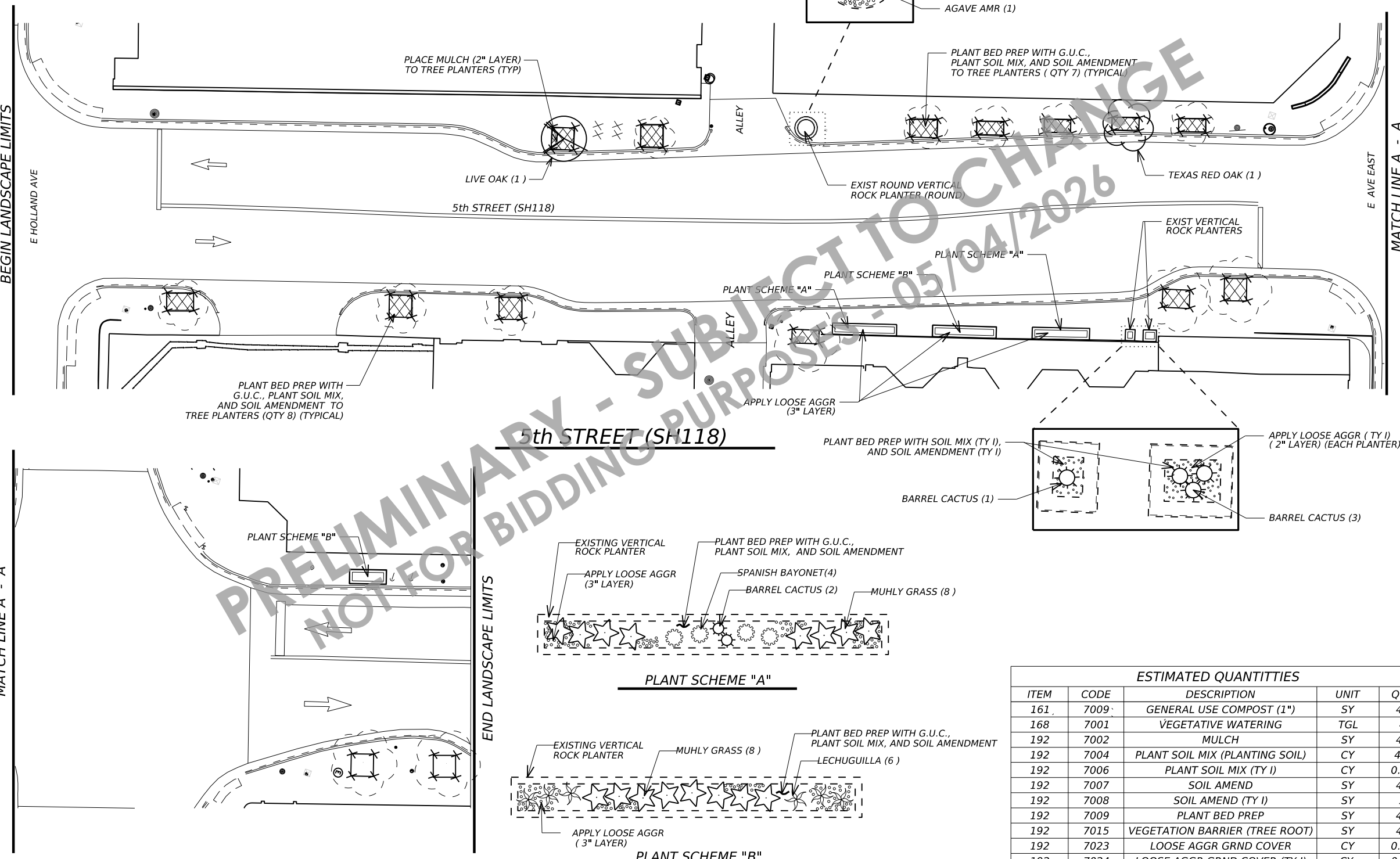
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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	51	

DATE:
FILE:

NOTES:

1. REFER TO REMOVAL SHEETS FOR EXCAVATION PAY ITEM AND QTY.
2. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN WORKING NEAR TREES AND PLANTS.
3. PREPARE TREE PIT AND PLANTERS BY MIXING GENERAL USE COMPOST, PLANT SOIL MIX, SOIL AMENDMENT, TILLING AND SCARIFYING SOIL. THIS WORK SHALL BE PAID UNDER PLANT BED PREPARATION.
4. PLACE 2" LAYER OF MULCH AT ALL TREE PITS PRIOR TO PLACING TREE GRATE BACK IN ITS ORIGINAL POSITION.
5. TREE GRATES MUST BE PLACED BACK IN THE TREE PIT AT END OF EACH WORK DAY. HANDLING OF THE TREE GRATES WILL NOT BE PAID FOR SEPARATELY BUT IS INCIDENTAL WORK AND WILL BE PAID UNDER PLANT BED PREP PAY ITEM.



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK (2" CAL)	1
LIVE OAK (2" CAL)	1
PINK MUHLY GRASS (3 GAL)	24
SPANISH BAYONET (3 GAL)	8
UPRIGHT ROSEMARY (3 GAL)	2
AGAVE (LECHUGUILLA) (3 GAL)	6
GOLDEN BARREL CACTUS (3 GAL)	8
AGAVE AMERICANA (3 GAL)	1
MULCH (3" LAYER)	
LOOSE AGGREGATE (3" LAYER: GREEN)	
LOOSE AGGREGATE (TY I) (2" LAYER: CHAD- GOLDEN BROWN)	

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ESTIMATED QUANTITIES

ITEM	CODE	DESCRIPTION	UNIT	QTY
161	7009	GENERAL USE COMPOST (1")	SY	42
168	7001	VEGETATIVE WATERING	TGL	4
192	7002	MULCH	SY	42
192	7004	PLANT SOIL MIX (PLANTING SOIL)	CY	4.5
192	7006	PLANT SOIL MIX (TY I)	CY	0.18
192	7007	SOIL AMEND	SY	42
192	7008	SOIL AMEND (TY I)	SY	3
192	7009	PLANT BED PREP	SY	45
192	7015	VEGETATION BARRIER (TREE ROOT)	SY	42
192	7023	LOOSE AGGR GRND COVER	CY	0.78
192	7024	LOOSE AGGR GRND COVER (TY I)	CY	0.18
192	7046	PLANT MATERIAL (3 GAL) (SHRUB)	EA	63
192	7050	PLANT MATERIAL (MIN 2" CAL)	EA	2

SCALE :1" = 25'

Texas Department of Transportation

VARIOUS AESTHETICS

LANDSCAPE LAYOUT
5th STREET (SH 118)

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CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	52	

DATE: FILE:

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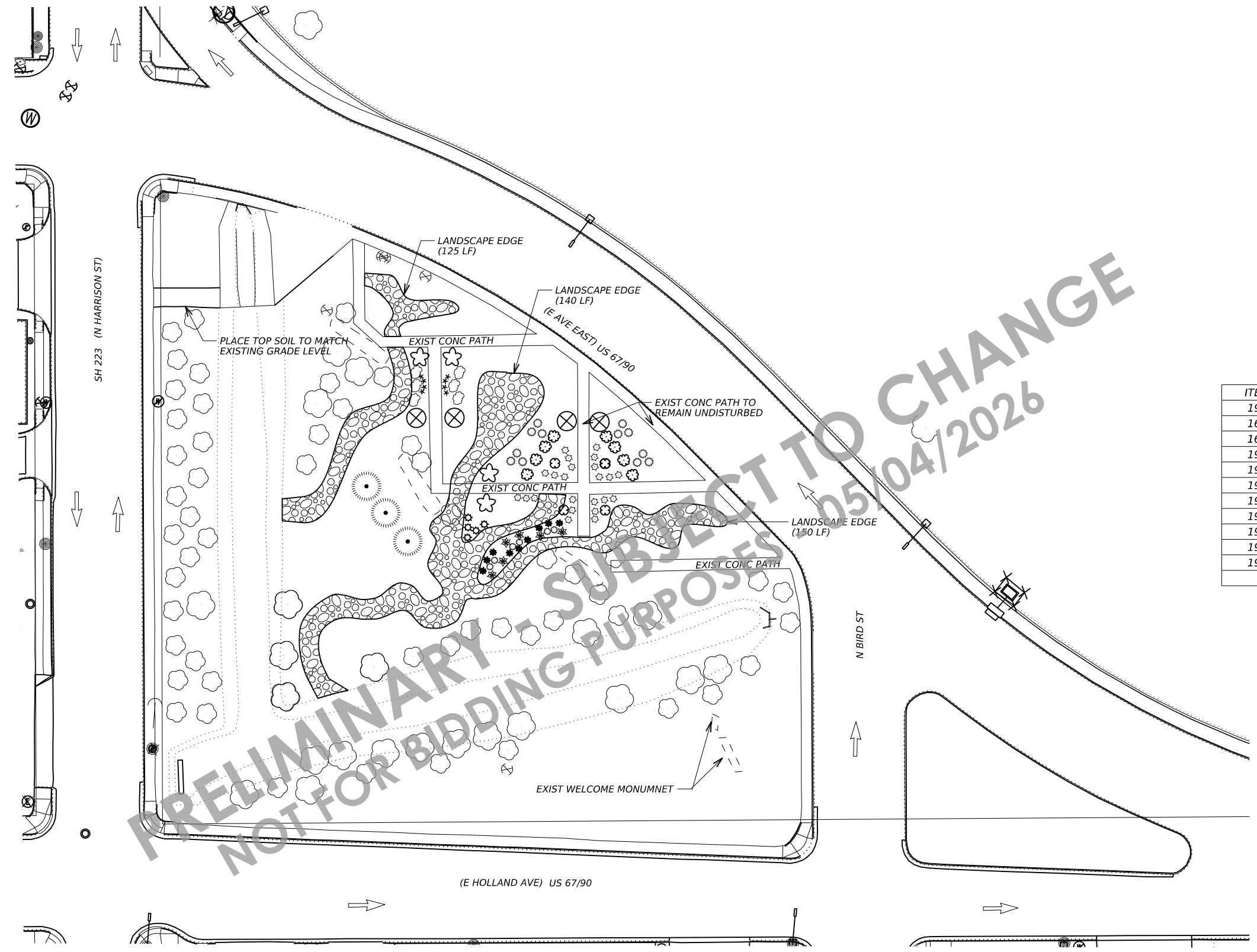
LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK (2" CAL)	1
LIVE OAK (2" CAL)	1
PINK MUHLY GRASS (3 GAL)	24
SPANISH BAYONET (3 GAL)	8
UPRIGHT ROSEMARY (3 GAL)	2
AGAVE (LECHUGUILLA) (3 GAL)	6
GOLDEN BARREL CACTUS (3 GAL)	8
AGAVE AMERICANA (3 GAL)	1
LOOSE AGGREGATE (3" LAYER: GREEN)	
LOOSE AGGREGATE (TY II) (3"-6" RIVER ROCK)	

ITEM	CODE	DESCRIPTION	UNIT	QTY
192	7024	LOOSE AGGR GRND COVER (TY I)	CY	0
160	7002	FURN & PLACE TOPSOIL (4")	SY	0
168	7001	VEGETATIVE WATERING	TGL	0
192	7004	PLANT SOIL MIX (PLANTING SOIL)	CY	0
192	7007	SOIL AMEND	SY	0
192	7009	PLANT BED PREP	SY	0
192	7015	VEGETATION BARRIER (TREE ROOT)	SY	0
192	7031	PLANT MATERIAL (30 GAL)	EA	0
192	7016	LANDSCAPE EDGE	LF	0
192	7021	LANDSCAPE EDGE (CONC)	LF	0
192	7023	LOOSE AGGR GRND COVER	CY	0



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- NOTES:**
- REFER TO REMOVAL SHEETS FOR EXCAVATION PAY ITEM AND QTY.
 - CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN WORKING NEAR TREES AND PLANTS.
 - PREPARE TREE PIT AND PLANTERS BY MIXING GENERAL USE COMPOST, PLANT SOIL MIX, SOIL AMENDMENT, TILLING AND SCARIFYING SOIL. THIS WORK SHALL BE PAID UNDER PLANT BED PREPARATION.



**VARIOUS
AESTHETICS
LANDSCAPE LAYOUT
US 67/90**

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	53	

DATE:
FILE:

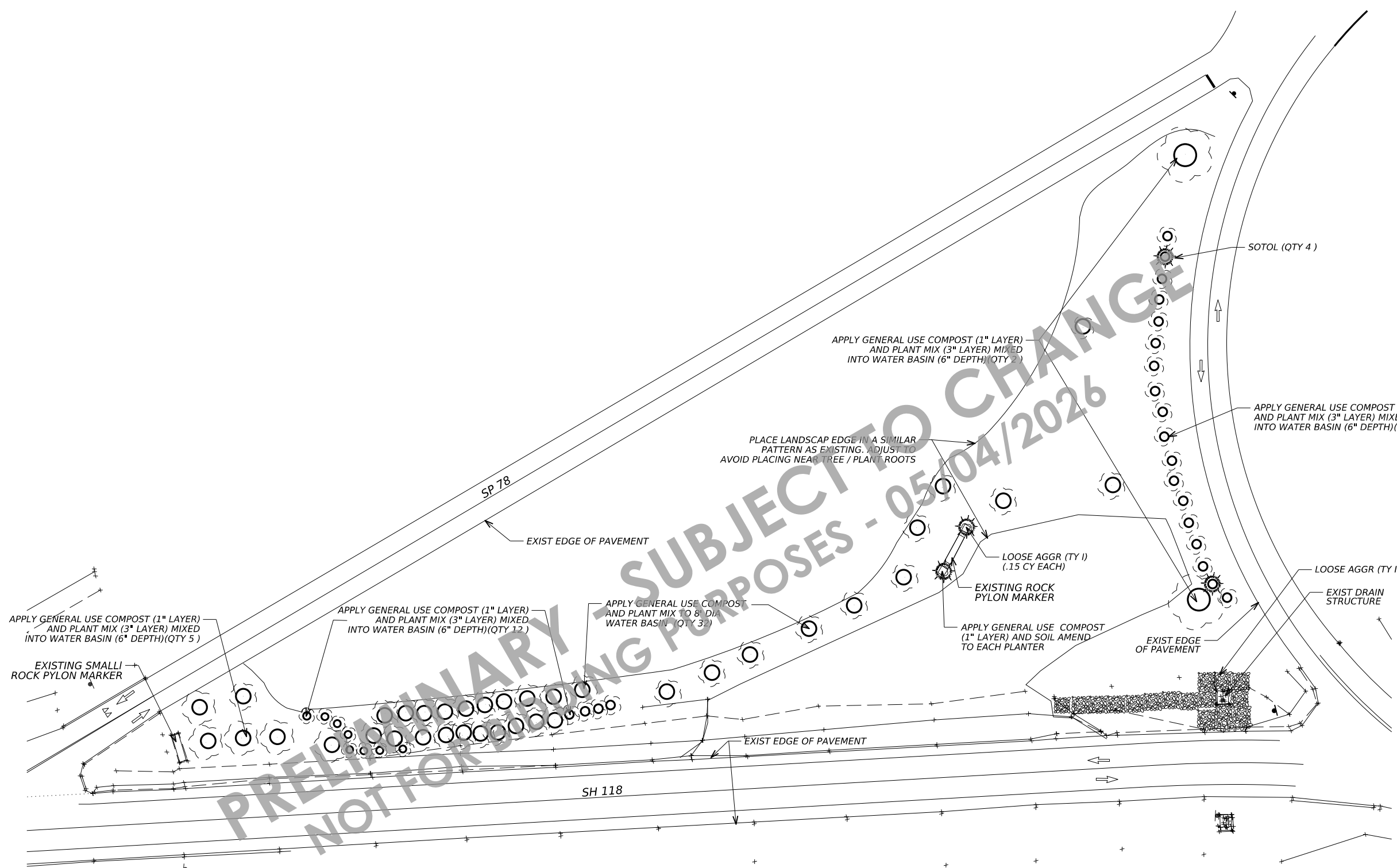
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LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW
- GREEN SOTOL (5 GAL)
- LOOSE AGGR (TY II)
4"-6" RIVER ROCK

NOTES:

1. REFER TO REMOVAL SHEETS FOR TREE / PLANT PIT WATER BASIN EXCAVATION, CONSTRUCTION, PAY ITEM AND QTY.
2. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS WHEN WORKING NEAR TREES AND PLANTS.
3. PREPARE PLANT/TREE WATER BASIN AND PLANTER BOX BY MIXING GENERAL USE COMPOST, PLANT MIX, SOIL AMENDMENT, TILLING AND SCARIFYING SOIL. THIS WORK SHALL BE PAID UNDER PLANT BED PREPARATION



**TRIANGLE MEDIAN BY McDONALD OBSERVATORY
SH 118 AND SPUR 78**

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ESTIMATED QUANTITIES

ITEM	CODE	DESCRIPTION	UNIT	QTY
160	7002	FURN & PLACE TOPSOIL (4")	SY	290
161	7009	GENERAL USE COMPOST (1")	SY	290
168	7001	VEGETATIVE WATERING	TGL	10
192	7004	PLANT SOIL MIX (PLANTING SOIL)	CY	64
192	7008	SOIL AMEND (TY I)	SY	2
192	7009	PLANT BED PREP	SY	290
192	7015	VEGETATION BARRIER (TREE ROOT)	SY	760
192	7023	LOOSE AGGR GRND COVER	CY	34.00
192	7024	LOOSE AGGR GRND COVER (TY I)	CY	0.30
192	7025	LOOSE AGGR GRND COVER (TY II)	CY	0

NOT TO SCALE

Texas Department of Transportation

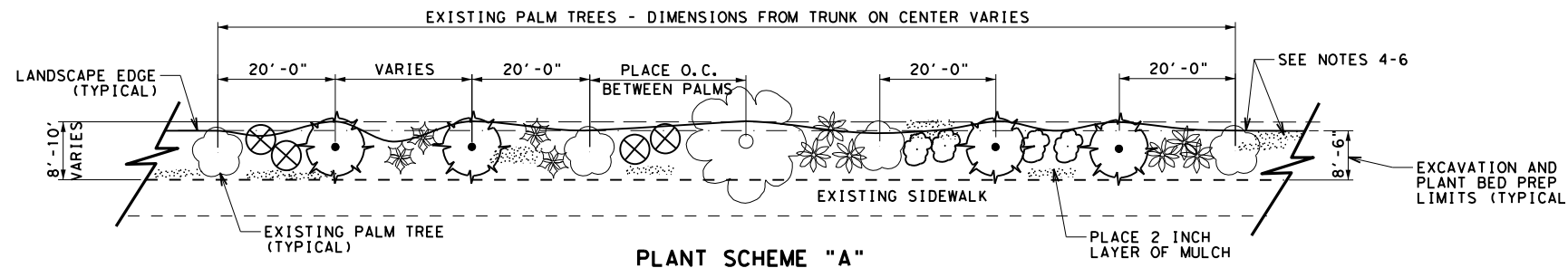
VARIOUS AESTHETICS LANDSCAPE LAYOUT
MEDIAN (SH 118 & SP 78)

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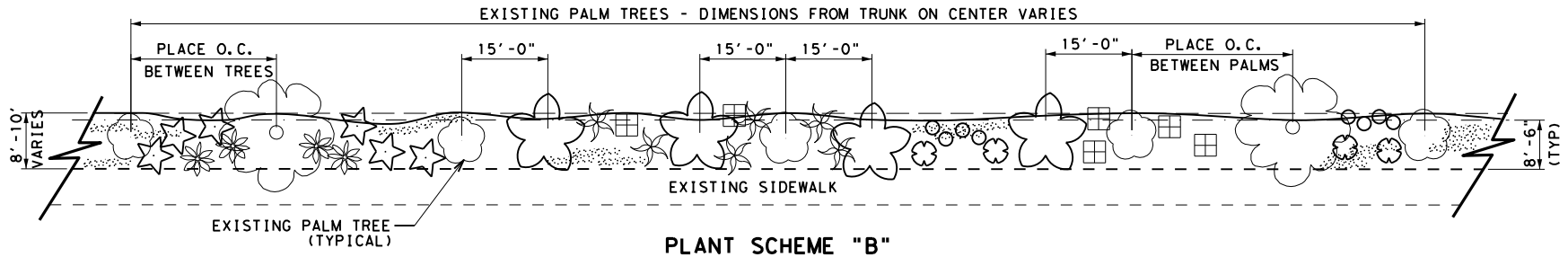
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924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	54	

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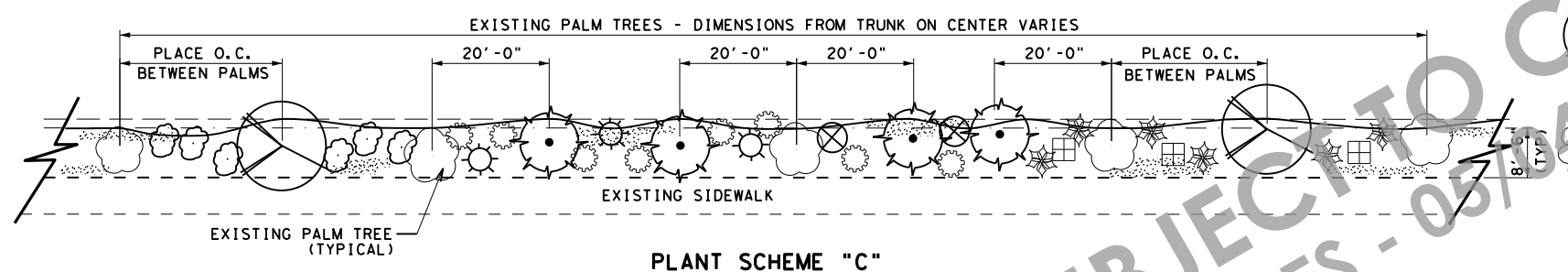
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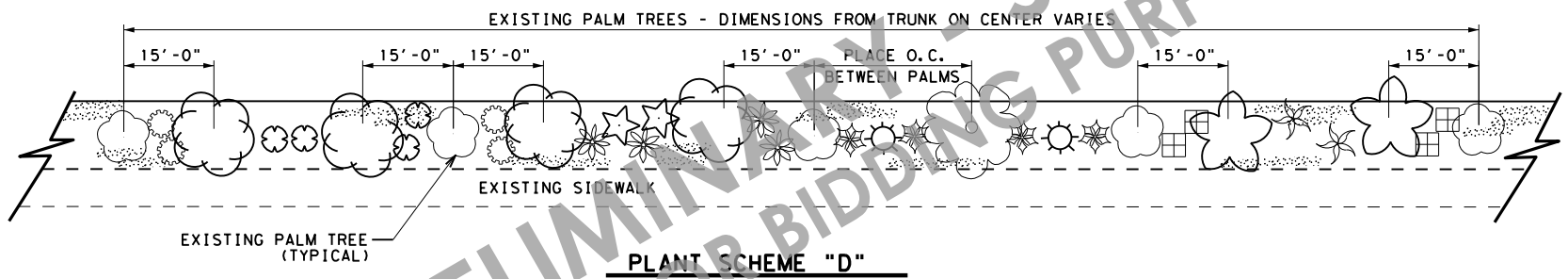
PLANT SCHEME "A"



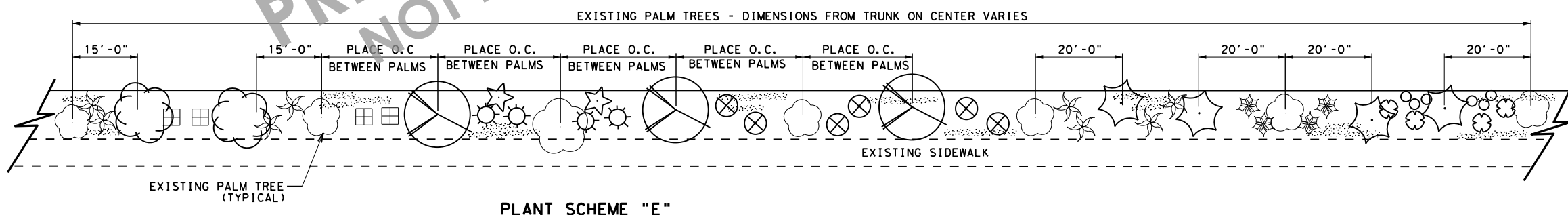
PLANT SCHEME "B"



PLANT SCHEME "C"



PLANT SCHEME "D"



PLANT SCHEME "E"

NOTES:

- ALL TREES SHALL BE STAKED AT THE SITE AND AS DIRECTED. TREE STAKE PLACEMENT IS SUBSIDIARY TO ITEM 192. TREE DIMENSION ARE FROM CENTER TO CENTER FROM THE EXISTING PALM TRUNK AND ARE APPROXIMATE. TREES AND SHRUBS LAYOUT MAY BE SHIFTED OR ADJUSTED AS NEEDED TO REMAIN WITHIN ROW LIMITS. REFER TO "LANDSCAPE LAYOUT" SHEETS FOR TREE AND SHRUB PAY ITEM AND QUANTITIES.
- PLACE VEGETATION BARRIER UNDER GROUND COVER (MULCH AND AGGREGATE) INCLUDING INSIDE THE EXISTING VERTICAL ROCK PLANTED AREA. OVERHEAD POWERLINE AND UTILITY POLE SHALL BE PAID UNDER ITEM 192.
- REFER TO SHEETS 1 THRU 3 OF THE "LANDSCAPE LAYOUT" SHEETS FOR PLANT SCHEME LOCATIONS. SIGN FOR PLANT TRAFFIC FLOW
- LANDSCAPE EDGE SHOWN ON THIS SHEET IS FOR DIAGRAM PURPOSE. REFER TO THE LANDSCAPE LAYOUT SHEETS FOR ACTUAL LAYOUT. EDGE LAYOUT VARIES FROM A STRAIGHT LINE TO A WAVE PATTERN DEPENDING ON PLANT SCHEME LOCATION. FOR LANDSCAPE EDGE LAYOUT, PAY ITEM AND QUANTITY REFER TO "LANDSCAPE LAYOUT" SHEETS.
- FOR MULCH OR ROCK LOCATIONS AND PAY ITEM REFER TO "LANDSCAPE LAYOUT" SHEETS.
- FOR LANDSCAPE EDGE DETAILS REFER TO "PLANTING DETAILS" SHEET.

PLANT SCHEME LEGEND

PLANT NAME	SCHEME "A" QTY	SCHEME "B" QTY	SCHEME "C" QTY	SCHEME "D" QTY	SCHEME "E" QTY	CONT SIZE
TEXAS MOUNTAIN LAUREL	0	0	0	4	2	20 GAL
LIVE OAK	0	0	2	0	3	15 GAL
CHASTE VITEX	0	0	0	0	4	20 GAL
MEXICAN RED BUD	0	4	0	2	0	20 GAL
SWEET ACACIA	4	0	4	0	0	20 GAL
TEXAS ASH	1	2	0	1	0	20 GAL
YELLOW BELLS	4	0	2	0	6	3 GAL
RAIN/TEXAS SAGE	4	0	6	4	4	3 GAL
LANTANA (NEW GOLD)	0	4	3	4	4	3 GAL
DAMIANITA	6	4	0	4	0	3 GAL
LITTLE BLUE STEM	0	4	0	4	4	3 GAL
RED BIRD OF PARADISE	0	6	0	2	8	3 GAL
UPRIGHT ROSEMARY	4	0	6	0	0	3 GAL
TOOTHLESS SPOON	0	0	3	2	4	5 GAL
DESERT GREEN SPOON	0	0	8	4	0	5 GAL
TEXAS SOTOL	0	6	0	2	2	5 GAL
GOLDEN BARREL CACTUS	0	8	0	0	6	5 GAL

- EXISTING TREE (REFER TO "LANDSCAPE LAYOUT" SHEETS FOR TREE LOCATION)
- PROPOSED WOOD CHIP MULCH (3" LAYER)
- PROPOSED LOOSE AGGREGATE TY 1

PRELIMINARY - SUBJECT TO CHANGE
 NOT FOR BIDDING PURPOSES - 05/04/2022

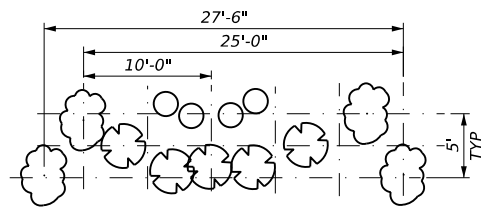


**VARIOUS
AESTHETICS
PLANT SCHEMES**

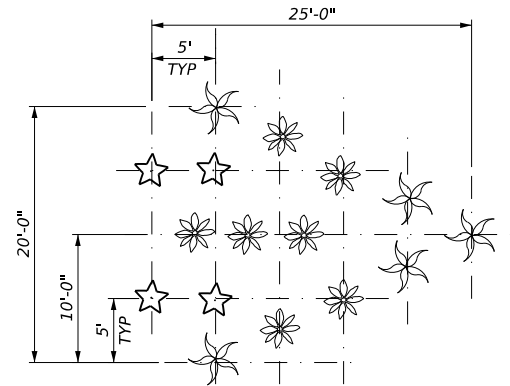
©TxDOT 2026 SHEET 1 OF 2

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	55	

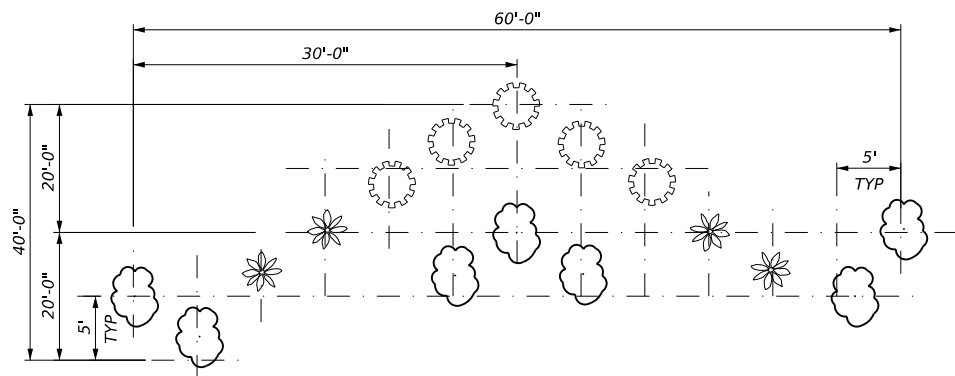
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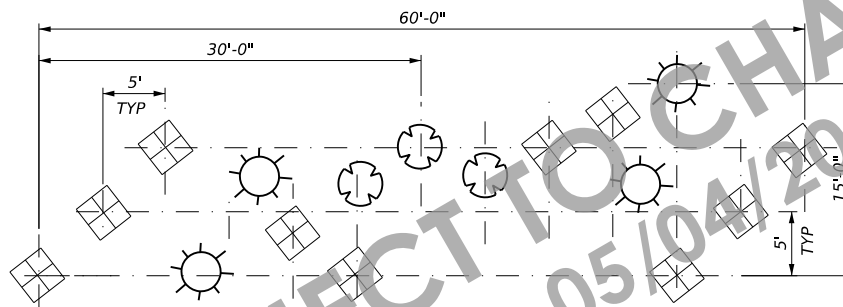
PLANT SCHEME LAYOUT "1"



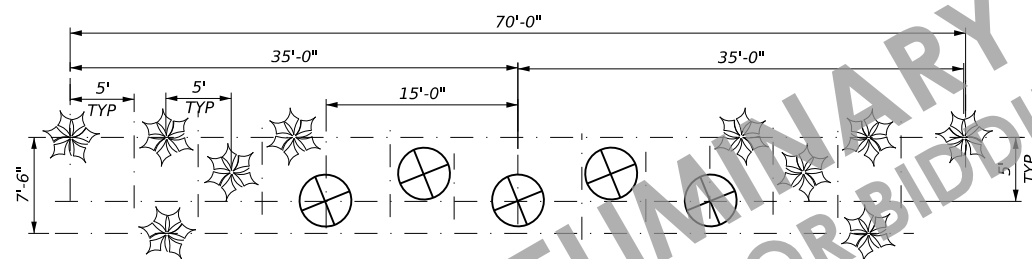
PLANT SCHEME LAYOUT "2"



PLANT SCHEME LAYOUT "3"



PLANT SCHEME LAYOUT "4"



PLANT SCHEME LAYOUT "5"

NOTES:

1. REFER TO "ISLAND AREA LANDSCAPE LAYOUT" SHEET FOR PLANT QUANTITIES AND PAY ITEMS.
2. REFER TO "PLANTING DETAILS" SHEET FOR PLANTING DETAILS, ROW LIMITS, WIDTH, PLANT BED PREPARATION, SOIL MIX, MULCH OR ROCK LAYER.
3. INSTALL VEGETATION BARRIER UNDER ALL GROUND COVER TYPES. VEGETATION BARRIER TO BE PAID UNDER IT'S PERTINENT PAY ITEM 192.
4. PLACE A 3" LAYER OF ROCK OF THE TYPE SPECIFIED WHERE SHOWN ON THE "ISLAND LANDSCAPE LAYOUT" SHEET. ROCK TO BE PAID UNDER IT'S PERTINENT PAY ITEM 192. FOR ADDITIONAL DETAILS REFER TO THE "PLANTING DETAILS" SHEET.
5. PLANT BED PREPARATION TO BE PERFORMED ON PLANT SCHEMES "1 THRU 5" AS PER ITEM 192.3.13. PLANT BED PREPARATION TO BE PAID UNDER ITS PERTINENT PAY ITEM 192.
6. REFER TO THE "ISLAND LANDSCAPE LAYOUT" SHEET FOR PLANTS, LANDSCAPE EDGE, GROUND COVER, AND WEED BARRIER QUANTITIES AND PAY ITEMS.

ISLAND PLANT SCHEME LEGEND

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	
PLANT NAME	QTY	QTY	QTY	QTY	QTY	CONT SIZE
YELLOW BELLS	0	0	0	0	5	3 GAL
RAIN/TEXAS SAGE	0	0	0	0	10	3 GAL
LANTANA (NEW GOLD)	0	0	0	10	0	3 GAL
GOPHER PLANT	0	7	4	0	0	3 GAL
LITTLE BLUE STEM	5	0	0	3	0	3 GAL
RED BIRD OF PARADISE	0	5	0	0	0	3 GAL
UPRIGHT ROSEMARY	4	0	7	0	0	3 GAL
TOOTHLESS SPOON	0	0	0	4	0	5 GAL
DESERT GREEN SPOON	0	0	5	0	0	5 GAL
TEXAS SOTOL	0	4	0	0	0	5 GAL
GOLDEN BARREL CACTUS	4	0	0	0	0	5 GAL

NOTES:

- CONTRACTOR'S ATTENTION IS DIRECTED TO ITEM 192 FOR SPECIFICATIONS, DIMENSIONS, VOLUMES AND MEASUREMENTS THAT HAVE BEEN MODIFIED OR ARE NOT SHOWN.
- REMOVE 4 INCH LAYER OF DIRT, ROCK, WEEDS ETC FROM PROPOSED PLANT SCHEME AREA AND FROM EXISTING AREAS WHERE SHOWN OR AS DIRECTED BY THE ENGINEER AND AS PER ITEM 110. DISPOSE OF DIRT, WEEDS, ROCK AND OTHER MATERIAL DETERIOUS FOR PLANT HEALTH FROM THE PROJECT AREA OR AS APPROVED BY THE ENGINEER. THIS WORK AND INCIDENTALS ARE SUBSIDIARY TO THE PAY ITEM 110 (EXCAVATION SPECIAL).
- REMOVE EXCESS EXCAVATED DIRT MATERIAL FROM PROPOSED PLANTING SITE AS DIRECTED BY THE ENGINEER AND AS PER ITEM 100. REMOVED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF BY A METHOD APPROVED BY THE ENGINEER. THIS WORK AND INCIDENTALS ARE SUBSIDIARY TO ITEM 110.
- ENSURE THAT ALL PLANTS AND TREES ARE VIGOROUS, HEALTHY AND WELL FORMED WITH FULL FOLIAGE MASS. REJECTION OF PLANTS WILL BE IN ACCORDANCE WITH ITEM 192.2.1.1 FOLLOW PLANT REPLACEMENT AS PER ITEM 192.3.17.9 AS DIRECTED BY THE ENGINEER.
- STAKE ALL LOCATION OF TREES AND PLANTS IN THE FIELD IN ACCORDANCE WITH ITEM 192.3.3 PRIOR TO EXCAVATION. PLACE VEGETATION IN A NATURAL FORM AND AS PER "PLANTING DETAILS" SHEET. SHRUBS TO BE AT A MIN OF 5' APART FROM CENTER TO CENTER. PLACE TREE SUPPORT AS PER 192.3.11.
- EXCAVATE PLANT PITS AS PER ITEM 192.3.5 AND APPLY FERTILIZER TABLETS WITH A NPK OF 5-20-20. FERTILIZER AND APPLICATION LABOR, TOOLS AND INCIDENTALS WILL NOT BE PAID FOR SEPARATELY BUT IS SUBSIDIARY TO ITEM 192. DO NOT APPLY FERTILIZER TO YUCCAS AND SOTOL PLANTS.
- AMEND EXISTING SOIL AT PLANT SCHEME LIMITS IN THE FOLLOWING MANNER: PLACE AN EVEN 2 INCH LAYER OF ALL PURPOSE GARDEN SOIL (PLANT MIX) AND AN EVEN 2 INCH LAYER OF GUC (GENERAL USE COMPOST). PLANT MIX TO HAVE THE FOLLOWING RATIO: 50% DECOMPOSED ORGANIC MATERIAL AND BARK, 25% PEAT MOSS AND 25% PERLITE OR SIMILAR HIGH QUALITY PLANT MIX INGREDIENTS. TURN, TILL AND WORK MIXTURE TO A DEPTH OF 6" BELOW TOP OF GRADE, BREAKING UP CLODS AND LOOSENING SOIL. REMOVE ROCKS, STICKS, WEEDS AND OTHER FOREIGN MATERIALS BEFORE PLACING PLANTS. TURNING, TILLING, RAKING AND AMENDING THE SOIL LAYER WILL NOT BE PAID SEPARATELY BUT IS SUBSIDIARY TO THE PLANT BED PREPARATION PAY ITEM. REFER TO "PLANT SCHEME" SHEETS FOR PLANTER BED AREA LIMITS. REFER TO GENERAL NOTES UNDER ITEM 192 FOR ADDITIONAL INFORMATION. PLANT SOIL MIX (PEAT, COMPOST AND PERLITE) TO BE PAID UNDER ITS PERTINENT PAY ITEM 192.
- PLACE A 2" MULCH (ORGANIC WOOD CHIP) LAYER AT PLANTERS AND AT PLANT SCHEME BED AREA LIMIT IN AN EVEN MANNER AND AS NEEDED TO COVER THE AREA WHERE SHOWN ON THE PLANS. PLACE PROPOSED WEED BARREIR UNDER ROCK AND WOOD MULCH IN THE EXISTING TREE PLANTERS.
- FOLLOW WITH A 6 MONTHS "LANDSCAPE ESTABLISHMENT" PERIOD AS PER ITEM 193. COMPLY WITH 193.3 "WORK METHODS" AFTER COMPLETING ITEM 192. PERFORM PRUNING AS NEEDED TO REMOVE DEAD, DAMAGED OR DISEASED PLANT PARTS. REFER TO GENERAL NOTES ITEM 193 FOR PLANT MAINTENANCE INSTRUCTIONS.
- DURING THE 6 MONTHS "LANDSCAPE ESTABLISHMENT" PERIOD IRRIGATE PLANTS ON A STABLE AND REGULAR SCHEDULE THAT IS APPROPRIATE FOR THE SEASON AND WHEN SOIL IS DRY. DO NOT WATER PLANTS WHEN RAINFALL IS APPARENT OR DURING THE MONSOON SEASON OR AFTER A RAIN FALL. DO NOT MAINTAIN SOIL HUMID OR TOO WET AS ROOT ROT MAY DEVELOP CAUSING THE PLANT ROOTS TO ROT, WILT OR DIE.
- DURING THE 6 MONTHS "LANDSCAPE ESTABLISHMENT" PERIOD APPLY FERTILIZER ON THE 5TH MONTH OF THE MAINTENANCE CYCLE WITH THE RATE SHOWN ON THE SCHEDULE ON THIS SHEET. USE A CONTROLLED RELEASE FERTILIZER WITH A NPK OF 5-20-20. CAREFULLY SPREAD THE FERTILIZER NEAR AND AROUND THE TOP OF THE PLANT BASIN OR PLANT BED LIMITS. AVOID SPREADING FERTILIZER ON THE LEAFS OR TRUNKS. DO NOT APPLY FERTILIZER DURING THE HOT OR DORMANT SEASON.
- IRRIGATION SYSTEM SHALL BE FULLY OPERABLE PRIOR TO PLANT INSTALLATION. FURNISH WATER THAT IS CLEAN AND FREE OF INDUSTRIAL WASTES AND OTHER SUBSTANCES HARMFUL TO THE PLANTS.
- WATER PLANTS AND TREES RIGHT AFTER PLANT INSTALLATION AND EVERY 4 DAYS DURING THE 90 DAYS MAINTENANCE PERIOD UNDER ITEM 192. AFTER COMPLETION OF THE 90 DAYS MAINTENANCE UNDER ITEM 192 BEGIN AN APPROPRIATE IRRIGATION CYCLE UNDER ITEM 193 OR AS DIRECTED BY THE ENGINEER.

FERTILIZER SCHEDULE AT PLANTING (ITEM 192)

CONTROLLED RELEASE FERTILIZER FOR PLANTS APPLICATION RATE SCHEDULE: (NPK 5-20-20) APPLY AT PLANTING	
TREES AND PALM TREE	SHRUBS AND PLANTS:
15-GALLON = 5 TABLETS	1-GALLON = 1 TABLET
20-GALLON = 6 TABLETS	3-GALLON = 2 TABLETS
	5-GALLON = 3 TABLETS

Apply Slow-Release Fertilizer and carefully work into the soil prior to plant placement. See note 6.

FERTILIZER SCHEDULE DURING MAINTENANCE CYCLE (ITEM 193)

FERTILIZER SCHEDULE FOR LANDSCAPE ESTABLISHMENT (ITEM 193)
 APPLY CONTROLLED RELEASE FERTILIZER WITH NPK 5-20-20 ON THE 5TH MONTH BEFORE THE END OF THE 6 MONTHS PERIOD

If dia. of plant basin is:	The area is:	The amt. of Nit. required is:	Amount of fertilizer of a 100 lb bag to be applied to each plant if the actual amount of Nit. in the bag is:				
			5 %	12 %	15 %	20 %	24 %
1.5 ft	3.14 ft	0.16 oz.	1.6 oz.	1.3 oz.	1.0 oz.	0.8 oz.	0.7 oz.
3 ft	7.1 ft	0.36 oz.	3.7 oz.	3 oz.	2.4 oz.	1.8 oz.	1.5 oz.
4 ft	12.6 ft	0.63 oz.	6.4 oz.	5.3 oz.	4.2 oz.	3.2 oz.	2.6 oz.
5 ft	19.6 ft	1.0 oz.	10.1 oz.	8.3 oz.	6.6 oz.	5 oz.	4.2 oz.
6 ft	28.3 ft	1.4 oz.	14.1 oz.	11.7 oz.	9.3 oz.	7 oz.	5.8 oz.

**Do not fertilize during the dormant period (Oct-Feb) (SEE NOTE 11)

LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

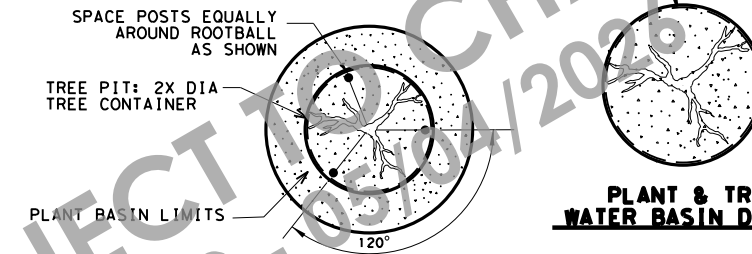
PLACE 4" LAYER OF WOOD MULCH FOR GROUND COVER SEE "LANDSCAPE LAYOUT" SHEETS FOR LOCATION AND PAY ITEM

SCARIFY SIDES OF PIT TO BREAK GLAZE. PIT TO BE CIRCULAR WITH VERTICAL SIDES

EXISTING SOIL

SPACING AS SHOWN ON PLANS

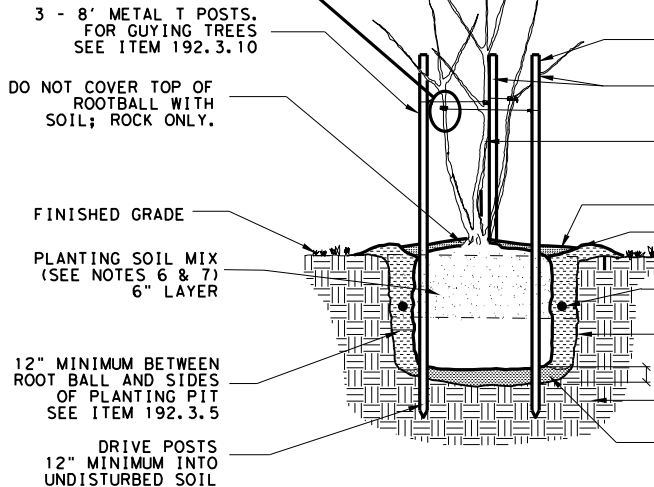
SHRUB PLANTING DETAIL



SPACE POSTS EQUALLY AROUND ROOTBALL AS SHOWN
 TREE PIT: 2X DIA TREE CONTAINER
 PLANT BASIN LIMITS
 120°
 1/2" RUBBER TUBING
 PLACE LOOP 3X TRUNK DIAMETER
 PLACE GALVANIZED WIRE TO STAKE. EXTEND TUBING TO WITHIN 1" OF KNOT

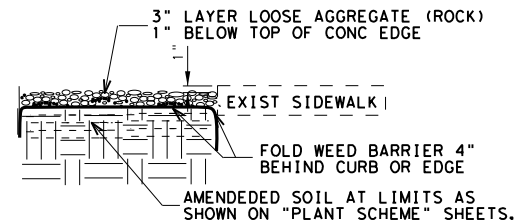
PLANT & TREE WATER BASIN DETAIL

PLAN VIEW

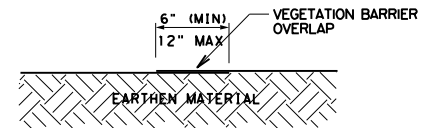


TREE SUPPORTS

PLANT SUPPORT: ITEM 192.3.11 AND 192.3.17.4
 TXDOT APPROVED ROPE AND SUPPORT STRAP.
 SET PLUMB AND IN CENTER OF PIT. PLACE SHOULDERS ON TOP OF ROOT BALL APPROXIMATELY 1" ABOVE GRADE
 2" LAYER ORGANIC WOOD MULCH (SEE NOTE 8)
 WATERING BASIN: SEE WATER BASIN DETAIL
 FERTILIZER GRANULAR. (SEE NOTES 6) SEE FERTILIZER SCHEDULE
 SCARIFY SIDES OF HOLE TO BREAK GLAZE. HOLE TO BE CIRCULAR WITH VERTICAL SIDES.
 UNDISTURBED EXISTING SOIL
 LEVEL SHRUB WITH COMPACTED SOIL. ESTABLISH PROPER ROOT BALL ELEVATION TO 1" ABOVE FINISHED GRADE OR AS DIRECTED



WEED BARRIER PLACEMENT WHERE INDICATED ON THE PLANS



WEED BARRIER OVERLAP WHERE INDICATED ON THE PLANS

Texas Department of Transportation

VARIOUS
AESTHETICS
PLANTING DETAILS

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	58	

CSJ: 0924-07-025 PLANT LIST PAID UNDER ITEM 192


Botanical Name	Common Name	Color	QTY	Root Condition	Caliper/Container	Height (Min)	Spread (Min)	Remarks
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	EVERGREEN /PURPLE FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	8'	40"	MULTI TRUNK- NURSERY GROWN IN CONTAINER.
QUERCUS VIRGINIANA	LIVE OAK	EVERGREEN GLOSSY GREEN LEAF		WELL ROOTED	(15 GAL) W/SPECIES NAME TAG	6'	30"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
VITEX AGNUS-CASTUS	CHASTE VITEX	NARROW LEAVES W/LILAC FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	6'	36"	MULTITRUNK- NURSERY GROWN IN CONTAINER.
CERCIS CANADENSIS Var MEXICANA	MEXICAN RED BUD	GREEN LEAF W/PINK FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	6'	36"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
VACHELLIA FARNESIANA	SWEET ACACIA	SMALL GREEN LEAF W/YLW FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	7'	36"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
FRAXNUS ALBICANSCAN	TEXAS ASH	DARK GREEN LEAVES		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	8'	40"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GREEN FAN LIKE LEAVES		WELL ROOTED	(8' HT) W/SPECIES NAME TAG	8'	24"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
TOTAL PROJECT TREES								
TECOMA STANS	YELLOW BELLS	GREEN LEAF W/ YELLOW FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	18"	12"	PLANT - NURSERY GROWN IN CONTAINER.
LEUCOPHYLLUM FRUTESCENS	RAIN/TEXAS SAGE	GREEN LEAF W/PURPLE TINY FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	16"	10"	PLANT - NURSERY GROWN IN CONTAINER.
LANTANA X HYBRIDA	LANTANA (NEW GOLD)	BRIGHT YELLOW FLOWER CLUSTER		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	10"	24"	PLANT - NURSERY GROWN IN CONTAINER.
EUPHORBIA RIGIDA	GOPHER PLANT	POINTED BLUE-GREEN LEAF/ YLLW FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	12"	12"	PLANT - NURSERY GROWN IN CONTAINER.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	BLUE/GREEN LEAF/UPRIGHT FORM		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	16"	12"	PLANT - NURSERY GROWN IN CONTAINER.
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	GREEN SMALL LEAF RED/ORNG FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	15"	10"	PLANT - NURSERY GROWN IN CONTAINER.
ROSEMARINUS OFFICINALIS	UPRIGHT ROSEMARY	EVERGREEN/TINY BLUE FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	12"	16"	PLANT - NURSERY GROWN IN CONTAINER.
DASYLIRION LONGGISSIMA	TOOTHLESS SPOON	LONG GRASS LIKE GREEN STEMS		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	18"	24"	PLANT - NURSERY GROWN IN CONTAINER.
HESPERALOE PARVIFLORA	DESERT GREEN SPOON	BLUE GREEN LEAVES/HOOKED TEETH		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	18"	16"	SHRUB - NURSERY GROWN IN CONTAINER.
DASYLIRION TEXANUM	TEXAS SOTOL	LONG GRASS LIKE GREEN STEMS		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	24"	14"	SHRUB - NURSERY GROWN IN CONTAINER.
KROENLEINIA GRUSONII	GOLDEN BARREL CACTU	ROUND WITH GOLDEN SPIKES AND FLWR		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	8"	6"	PLANT - NURSERY GROWN IN CONTAINER.
TOTAL PROJECT PLANTS/SHRUBS/CACTI								

PLANT REPLACEMENT PAID UNDER ITEM 193 (See Notes 7 - 9)

Botanical Name	Common Name	Color	QTY	Root Condition	Caliper/Container	Height (Min)	Spread (Min)	Remarks
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	EVERGREEN /PURPLE FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	8'	40"	MULTI TRUNK- NURSERY GROWN IN CONTAINER.
CERCIS CANADENSIS Var MEXICANA	MEXICAN RED BUD	NARROW LEAVES W/LILAC FLWR		WELL ROOTED	(15 GAL) W/SPECIES NAME TAG	6'	30"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
VITEX AGNUS-CASTUS	CHASTE VITEX	GREEN LEAF W/PINK FLWR		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	6'	36"	MULTITRUNK- NURSERY GROWN IN CONTAINER.
QUERCUS VIRGINIANA	LIVE OAK	EVERGREEN GLOSSY GREEN LEAF		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	6'	36"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
FRAXNUS ALBICANSCAN	TEXAS ASH	DARK GREEN LEAVES		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	7'	36"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GREEN FAN LIKE LEAVES		WELL ROOTED	(20 GAL) W/SPECIES NAME TAG	8'	40"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
VACHELLIA FARNESIANA	SWEET ACACIA	SMALL GREEN LEAF W/YLW FLWR		WELL ROOTED	(8' HT) W/SPECIES NAME TAG	8'	24"	SINGLE TRUNK- NURSERY GROWN IN CONTAINER.
TOTAL PROJECT TREES								
TECOMA STANS	YELLOW BELLS	GREEN LEAF W/ YELLOW FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	18"	12"	PLANT - NURSERY GROWN IN CONTAINER.
LEUCOPHYLLUM FRUTESCENS	RAIN/TEXAS SAGE	GREEN LEAF W/PURPLE TINY FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	16"	10"	PLANT - NURSERY GROWN IN CONTAINER.
LANTANA X HYBRIDA	LANTANA (NEW GOLD)	BRIGHT YELLOW FLOWER CLUSTER		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	10"	24"	PLANT - NURSERY GROWN IN CONTAINER.
EUPHORBIA RIGIDA	GOPHER PLANT	POINTED BLUE-GREEN LEAF/ YLLW FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	12"	12"	PLANT - NURSERY GROWN IN CONTAINER.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	BLUE/GREEN LEAF/UPRIGHT FORM		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	16"	12"	PLANT - NURSERY GROWN IN CONTAINER.
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	GREEN SMALL LEAF RED/ORNG FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	15"	10"	PLANT - NURSERY GROWN IN CONTAINER.
ROSEMARINUS OFFICINALIS	UPRIGHT ROSEMARY	EVERGREEN/TINY BLUE FLWR		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	12"	16"	PLANT - NURSERY GROWN IN CONTAINER.
DASYLIRION LONGGISSIMA	TOOTHLESS SPOON	LONG GRASS LIKE GREEN STEMS		WELL ROOTED	(3 GAL) W/SPECIES NAME TAG	18"	24"	PLANT - NURSERY GROWN IN CONTAINER.
HESPERALOE PARVIFLORA	DESERT GREEN SPOON	BLUE GREEN LEAVES/HOOKED TEETH		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	18"	16"	SHRUB - NURSERY GROWN IN CONTAINER.
DASYLIRION TEXANUM	TEXAS SOTOL	LONG GRASS LIKE GREEN STEMS		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	24"	14"	SHRUB - NURSERY GROWN IN CONTAINER.
KROENLEINIA GRUSONII	GOLDEN BARREL CACTU	ROUND WITH GOLDEN SPIKES AND FLWR		WELL ROOTED	(5 GAL) W/SPECIES NAME TAG	8"	6"	PLANT - NURSERY GROWN IN CONTAINER.
TOTAL PROJECT PLANTS/SHRUBS/CACTI								

NOTES:

- Contractor is responsible for referencing Item 192 of the for specifications, dimensions, volumes and measurements that have been modified or not shown.
- Rejection of plants shall be in accordance with Item 192.2.1.1, 192.3.17.9 and 193.3.3.
- The Contractor will be responsible for the safe transport of plants to the project site and their condition upon arrival.
- Plant materials will not be stored on hard surface or left exposed to the sun. Protect the root balls and water regularly until planting. If plants are left in storage over the weekend or holiday, a means of periodically watering and inspecting container moisture shall be provided.
- Plants to be hardy, symmetrical, tight knit, and so trained or favored in development and appearance as to be superior in form, number of branches, and compactness. Plants will be sound, healthy and vigorous, well branched, and densely foliated when in leaf, and will have healthy, well developed root systems.
- Use nursery grown plants with containers from nursery, unless otherwise shown on plans.
- Use plant replacement listed under Item 193 only to replace those plants damaged due to apparent negligence from contractor, acts of nature or poor survival during the 6 months maintenance period.
- Item 193, Plant Replacement - this Item is to be used to pay for plant replacement as per plant type specified container size. Damaged plants of the same container size will be replaced as specified under this Item and to the satisfaction of engineer.
- Plant material substitutions are not allowed without the written permission of the Engineer. Submit request for substitutions no later than 2 weeks prior to the initiation of work. The sum of materials differing in kind and quality or size from that specified will be allowed only after proving that all means of obtaining the specified materials have been exhausted.



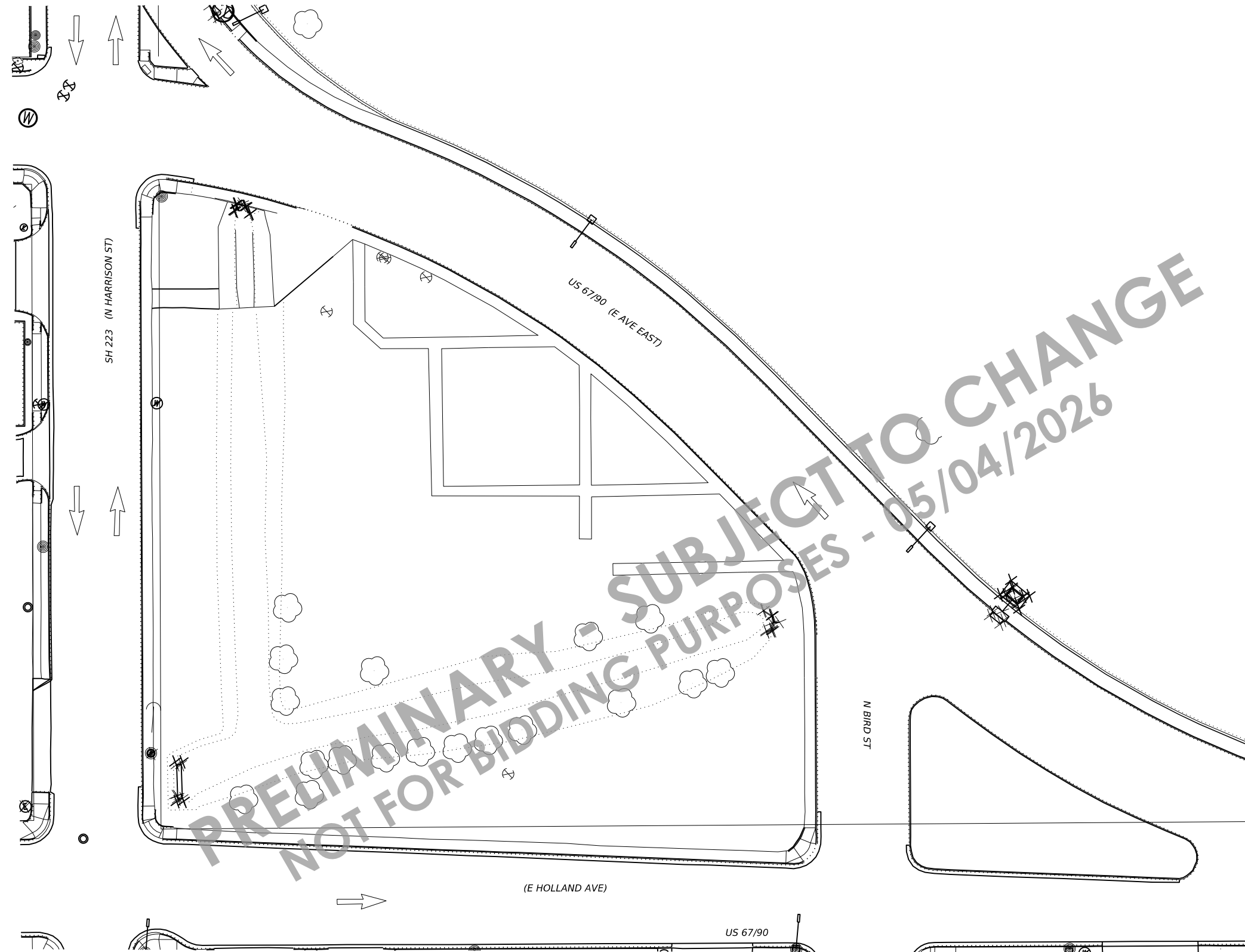
**VARIOUS
AESTHETICS
PLANT SPECIFICATIONS**

© TxDOT 2026 SHEET 1 OF 1

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	59	

DATE:
FILE:

CK: DW: CK: DW:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- EXIST PLANTER TO BE TREATED

PRELIMINARY - SUBJECT TO CHANGE
NOT FOR BIDDING PURPOSES - 05/04/2026

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VARIOUS
AESTHETICS

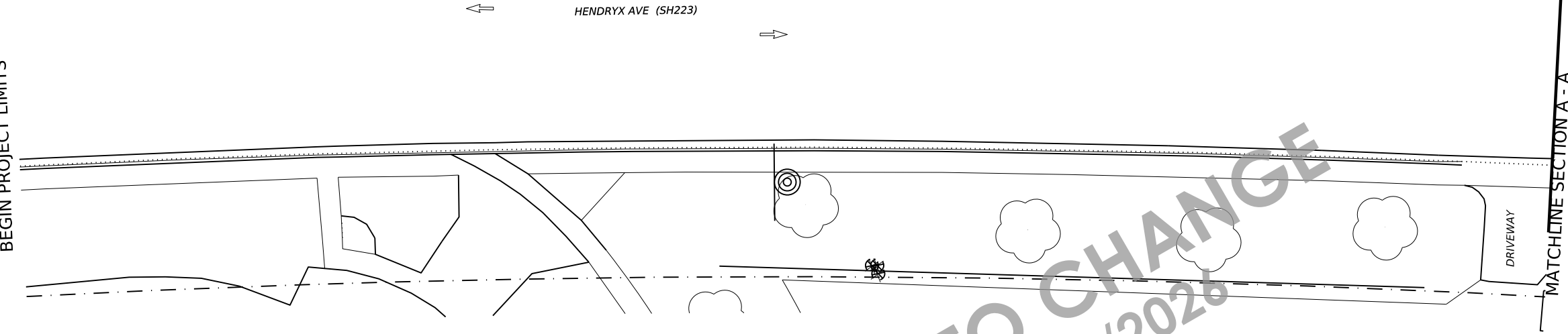
IRRIGATION LAYOUT
SH 223 AND US 67/90

© TxDOT 2026		SHEET 1 OF 1	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	60	

DATE: 2026/04/07
FILE: DOCUMENT NAME

CK:
DW:
CK:
DW:

BEGIN PROJECT LIMITS



- LEGEND**
- (Tree symbol) TREES/SHRUBS TO REMAIN
 - (Dashed line) ROW LIMITS
 - (Line with cross-ticks) OVERHEAD POWERLINE
 - (Circle with cross) UTILITY / LUMINAIRE POLE
 - (Square with cross) SIGN
 - (Arrow) TRAFFIC FLOW

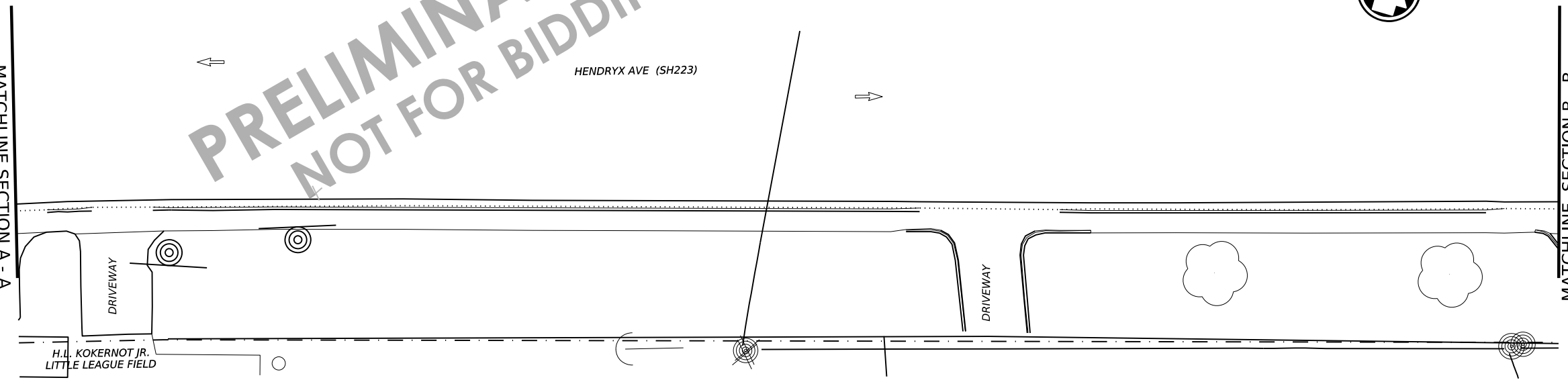
PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLI GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

- (Hatched box) MULCH 3" LAYER
- (Dotted box) LOOSE AGGREGATE (TY 1) (2" LAYER - GOLDEN BROWN)

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MATCHLINE SECTION A - A



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Texas Department of Transportation

US 67/90

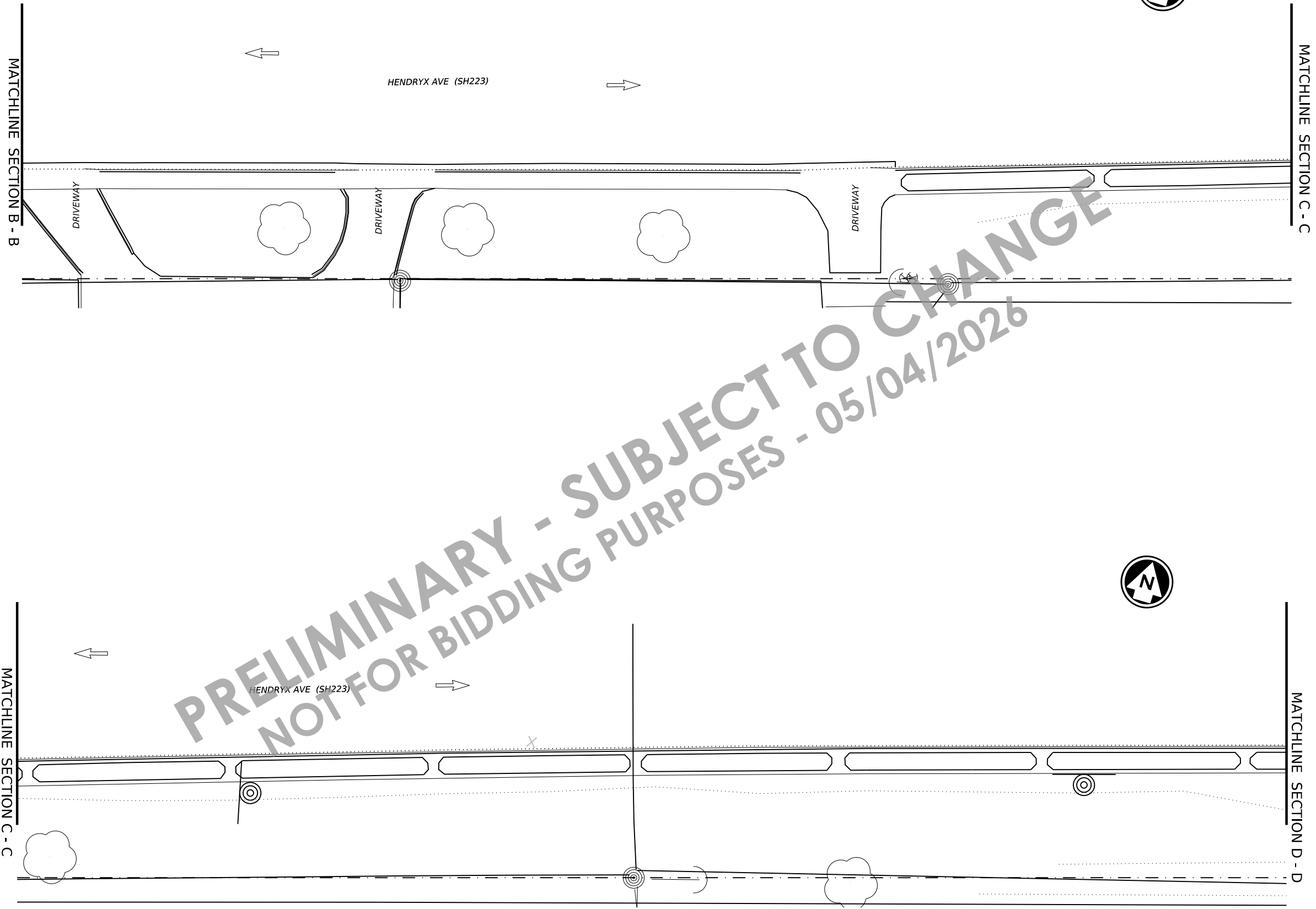
IRRIGATION LAYOUT
HENDRIX AVE (SH223)

© TxDOT 2026 SHEET 1 OF 3

CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	61	

DATE:
FILE:

CK: DW: CK: DW:



LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8

MULCH 3" LAYER
LOOSE AGGREGATE (TY 1)
(2" LAYER - GOLDEN BROWN)

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Texas Department of Transportation

US 67/90

IRRIGATION LAYOUT
HENDRIX AVE (SH223)

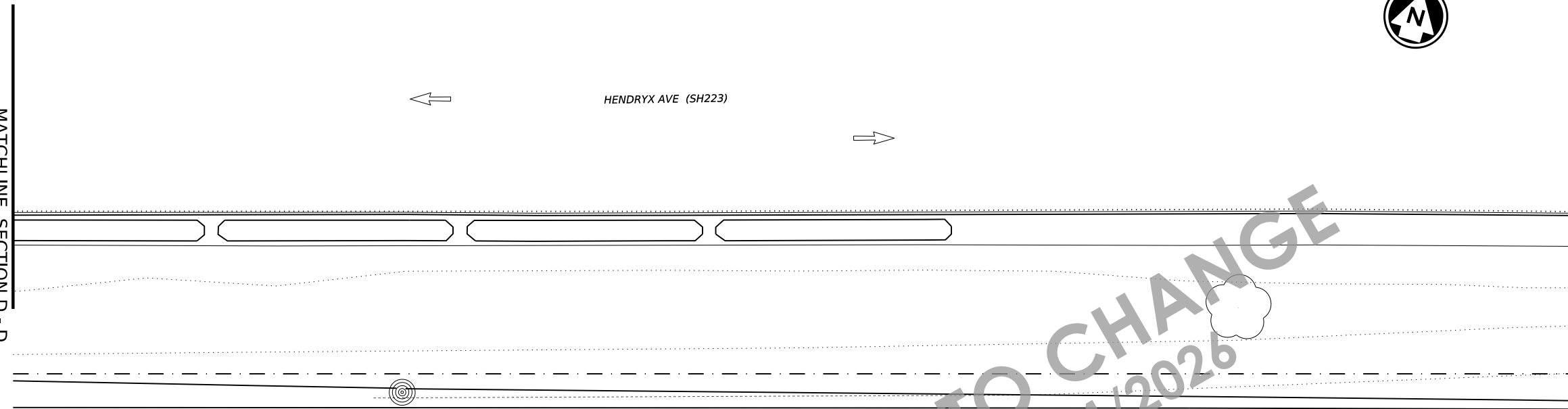
© TxDOT 2026		SHEET 2 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	62	

DATE:
FILE:

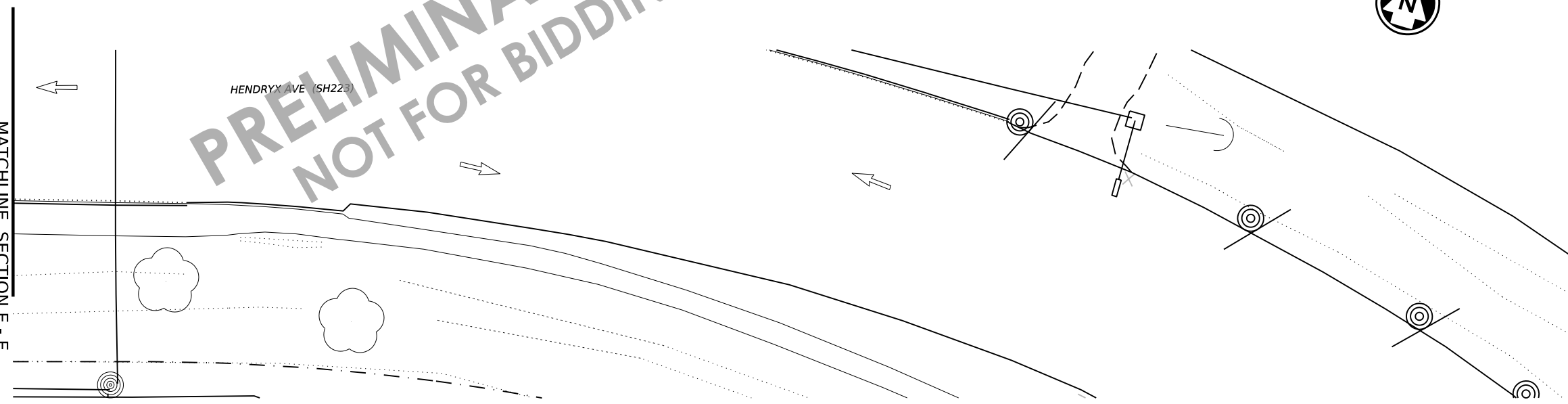
DATE: _____
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 CK: _____
 DW: _____

MATCHLINE SECTION D - D



MATCHLINE SECTION E - E



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LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW

PROPOSED PLANT LEGEND

PLANT NAME	QTY
TEXAS RED OAK	1
LIVE OAK	1
PINK MUHLY GRASS	24
SPANISH BAYONET	8
UPRIGHT ROSEMARY	1
AGAVE (LECHUGUILLA)	6
GOLDEN BARREL CACTUS	8
MULCH 3" LAYER	
LOOSE AGGREGATE (TY 1) (2" LAYER - GOLDEN BROWN)	

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0 25
 SCALE: 1" = 25' SCALE IN FEET

Texas Department of Transportation

US 67/90

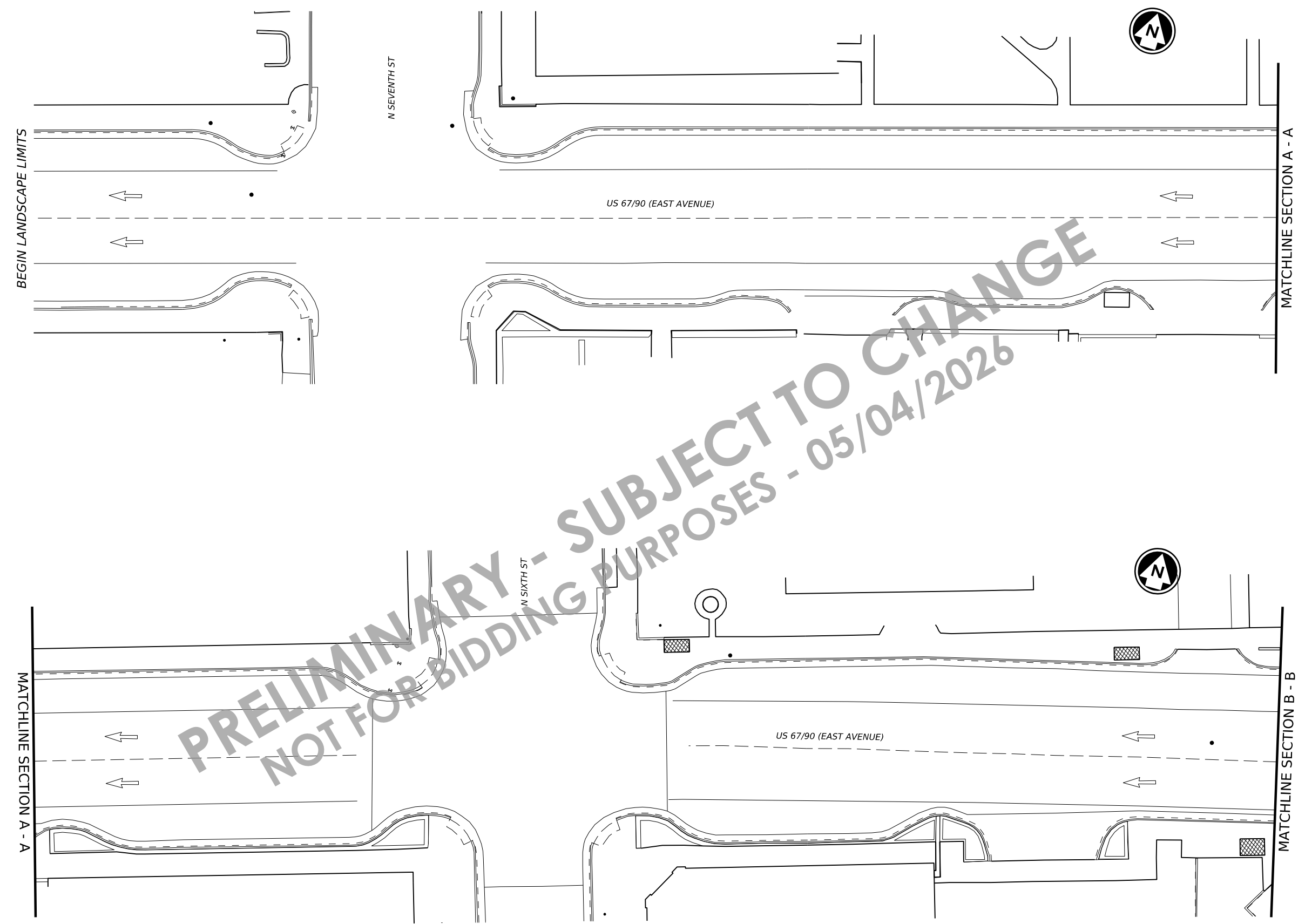
IRRIGATION LAYOUT
 HENDRYX AVE (SH223)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	63	

Ck: DW: Ck: DW: Ck: DW:

DATE: 2026/04/03
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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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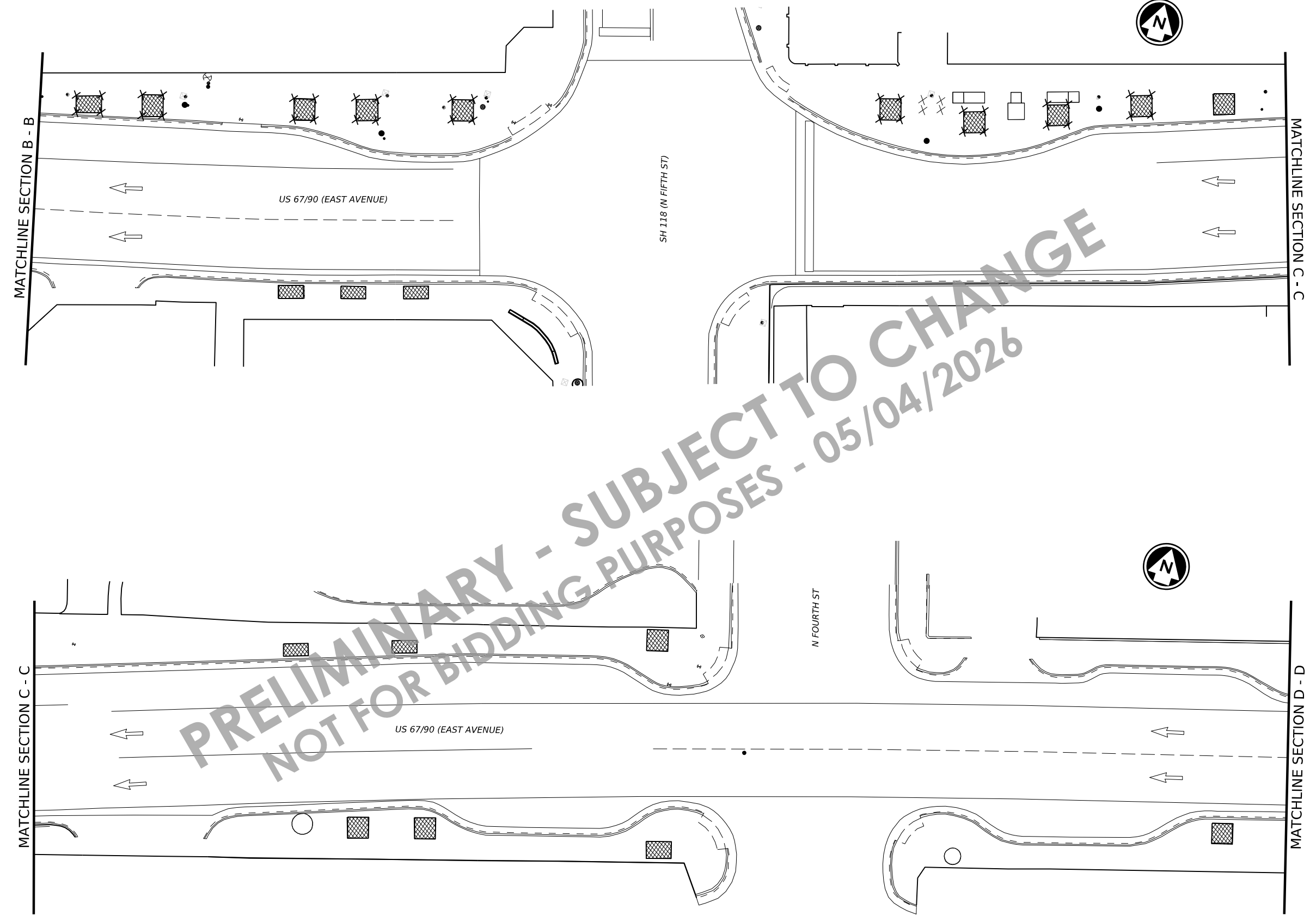


VARIOUS ENVIRONMENTAL SWP3 LAYOUT
EAST AVENUE (US 67/90)

©TXDOT 2026		SHEET 1 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	64	

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DATE: 2026/04/03
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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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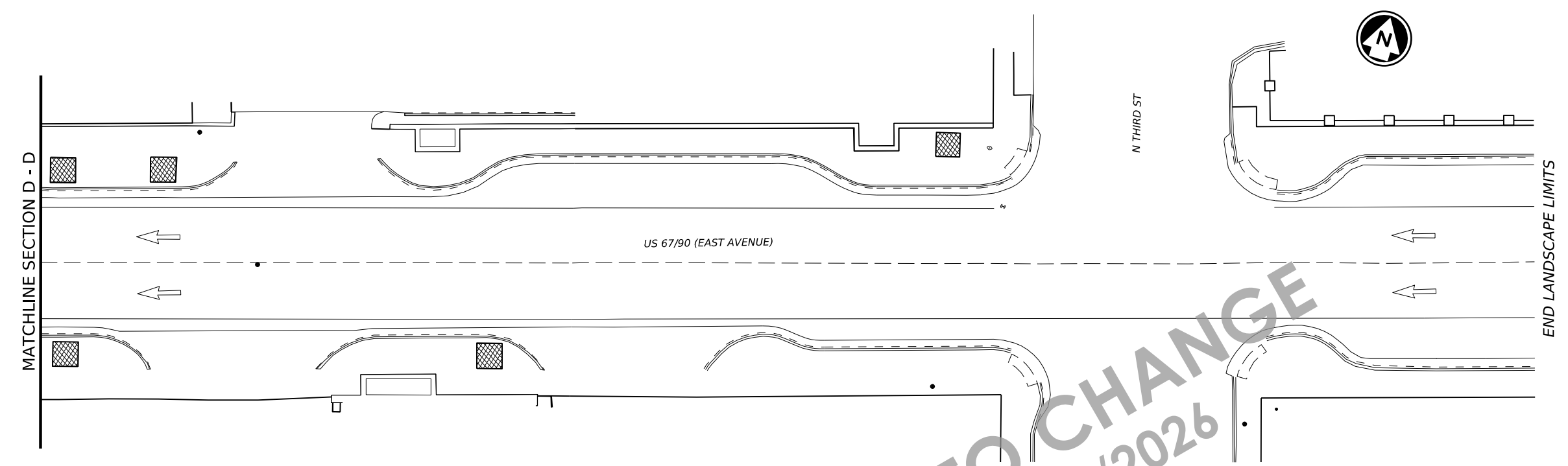
VARIOUS
 ENVIRONMENTAL
 SWP3 LAYOUT
 EAST AVENUE (US 67/90)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	65	

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DATE: 2026/04/03
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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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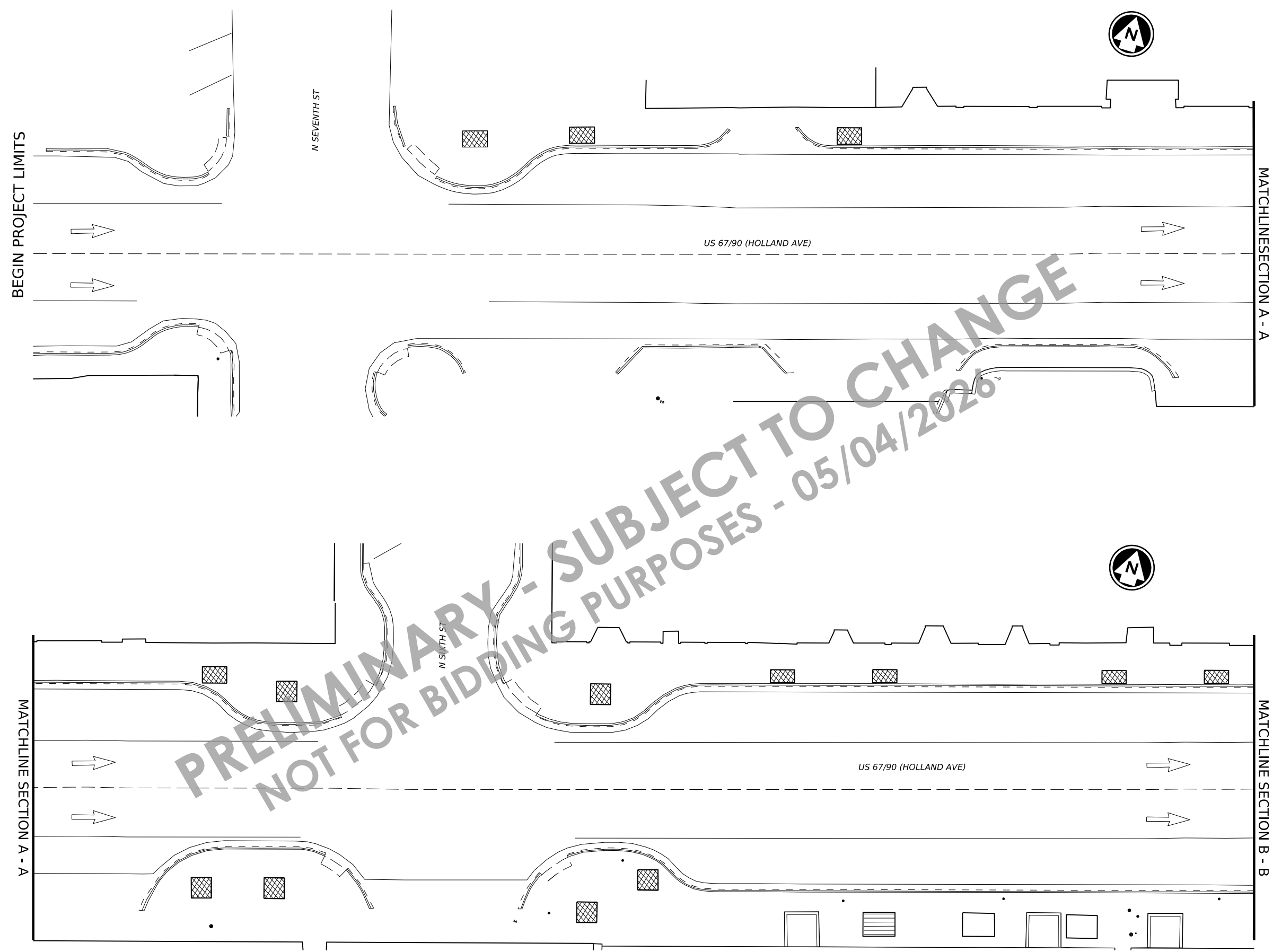


VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
EAST AVENUE (US 67/90)

© TXDOT 2026		SHEET 3 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	66	

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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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SCALE: 1" = 25' SCALE IN FEET



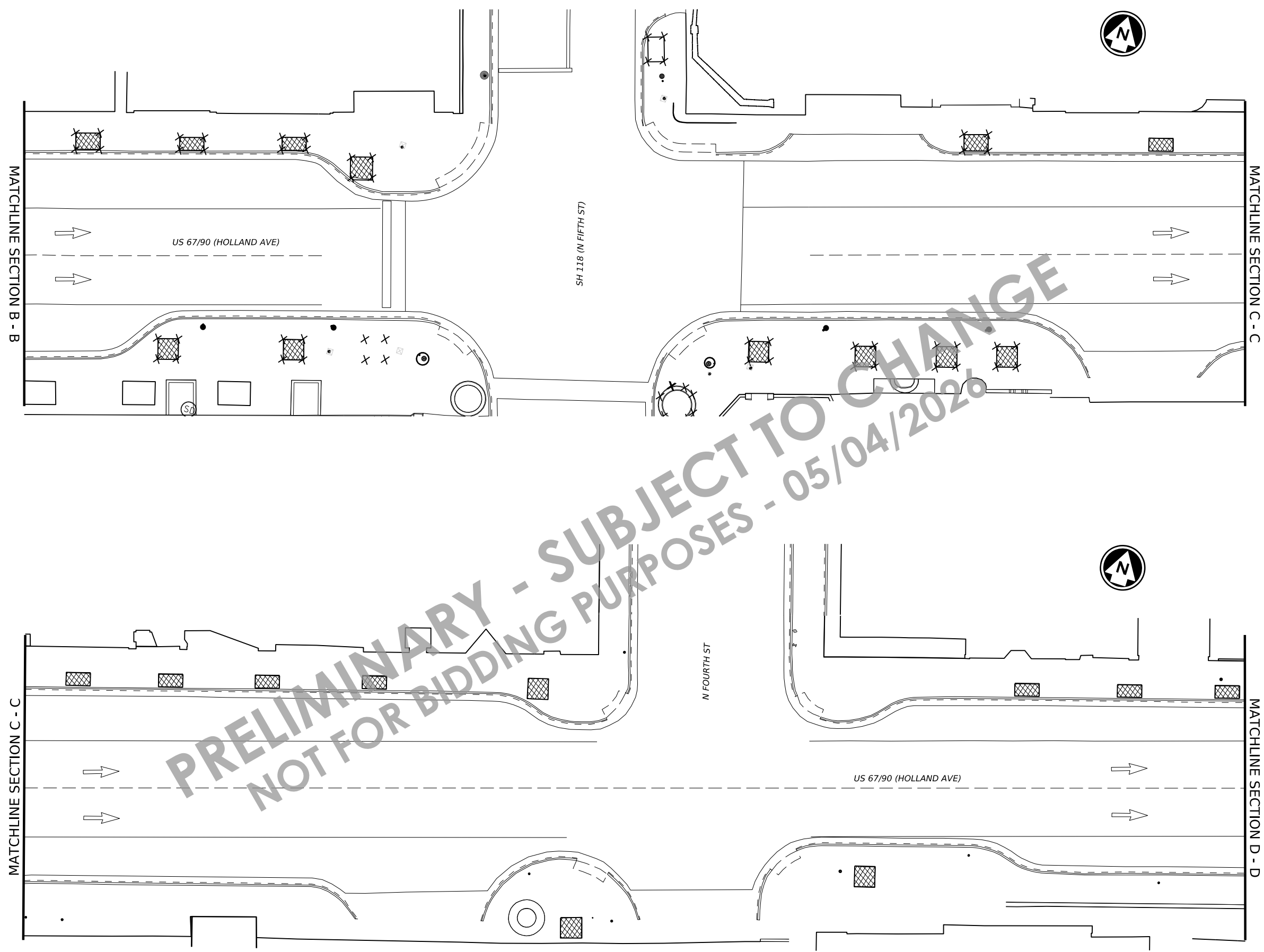
**VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
HOLLAND AVE (US 67/90)**

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	67	

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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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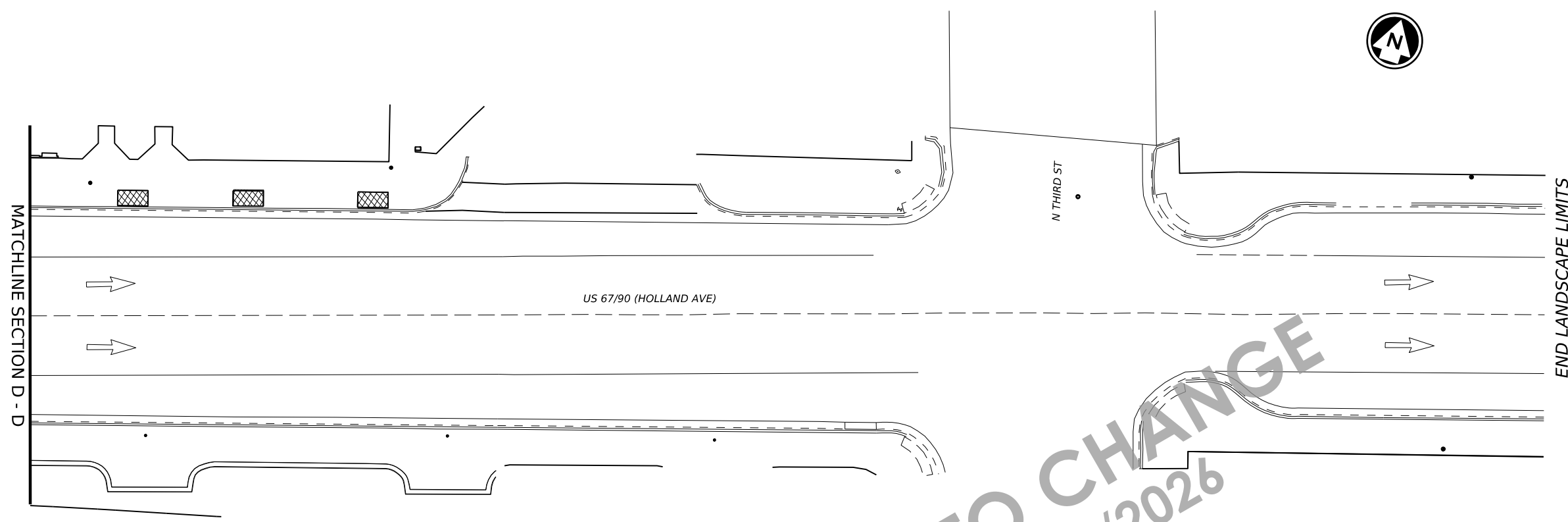


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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	68	

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DATE: 2026/04/03
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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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SCALE IN FEET

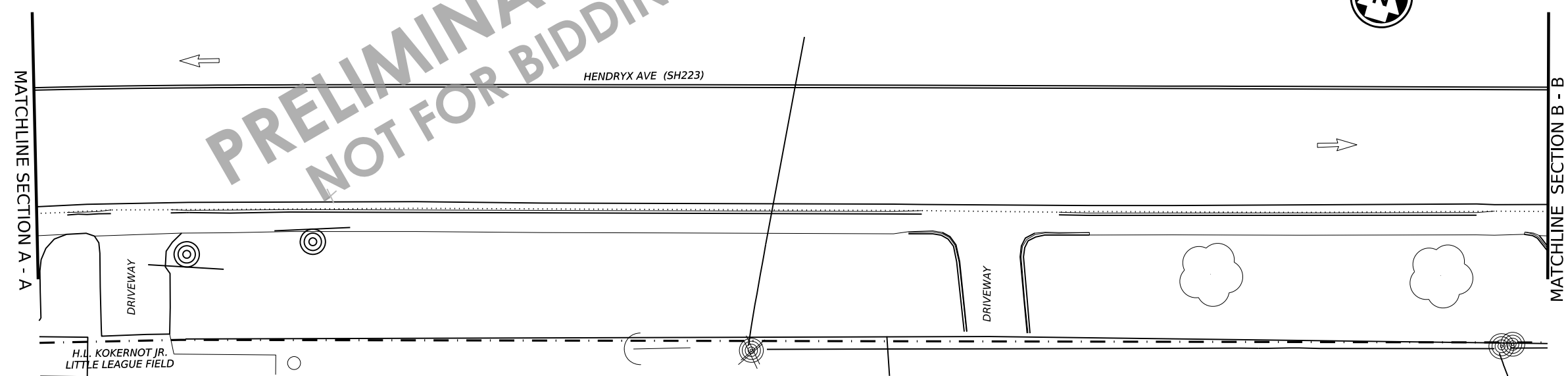
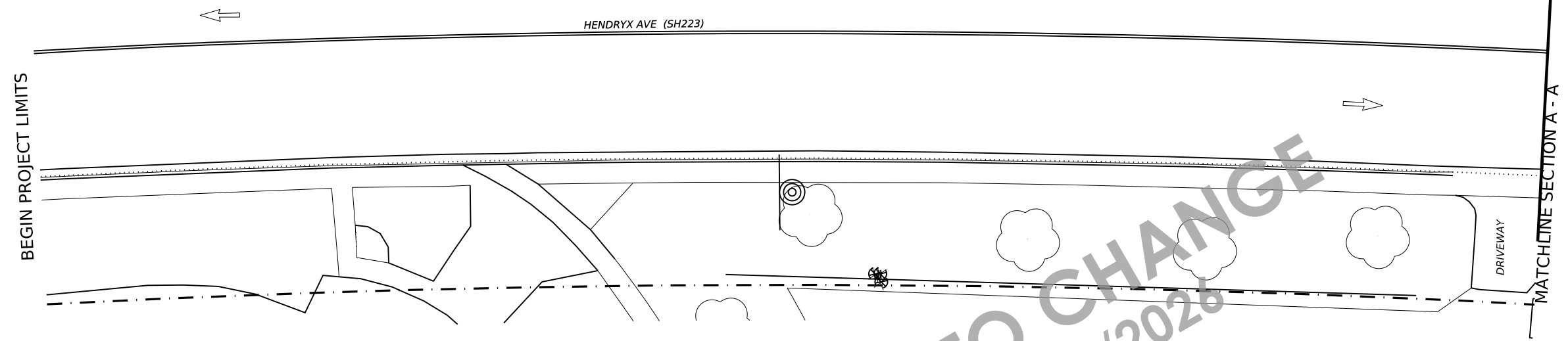
SCALE: 1" = 25'

Texas Department of Transportation

**VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
HOLLAND AVE (US 67/90)**

©TXDOT 2026		SHEET 3 OF 3	
CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	69	

DW: CK: DW: CK: DW: CK:



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- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW

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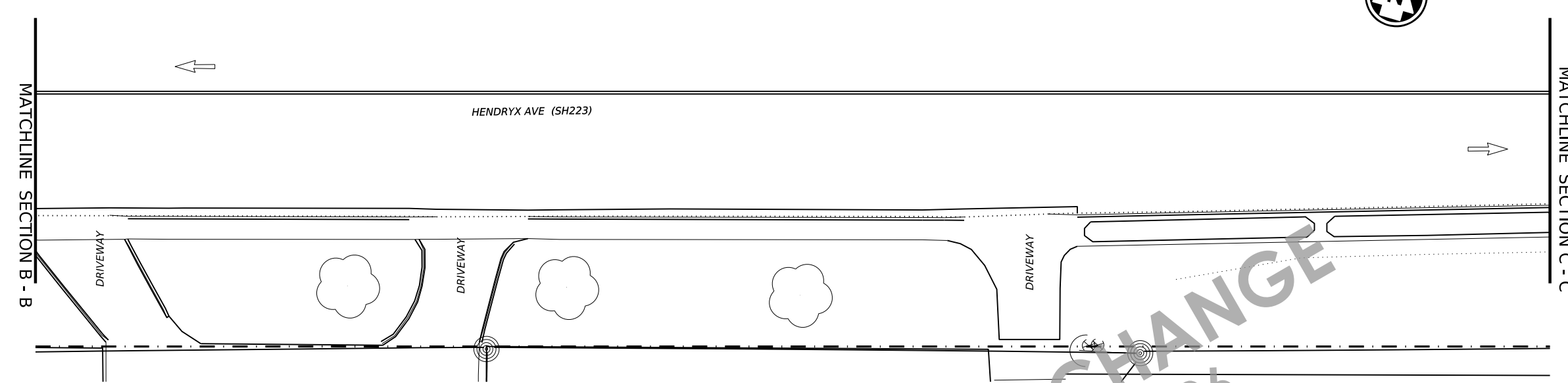
VARIOUS
ENVIRONMENTAL

SWP3 LAYOUT
HENDRYX AVE (SH223)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	70	

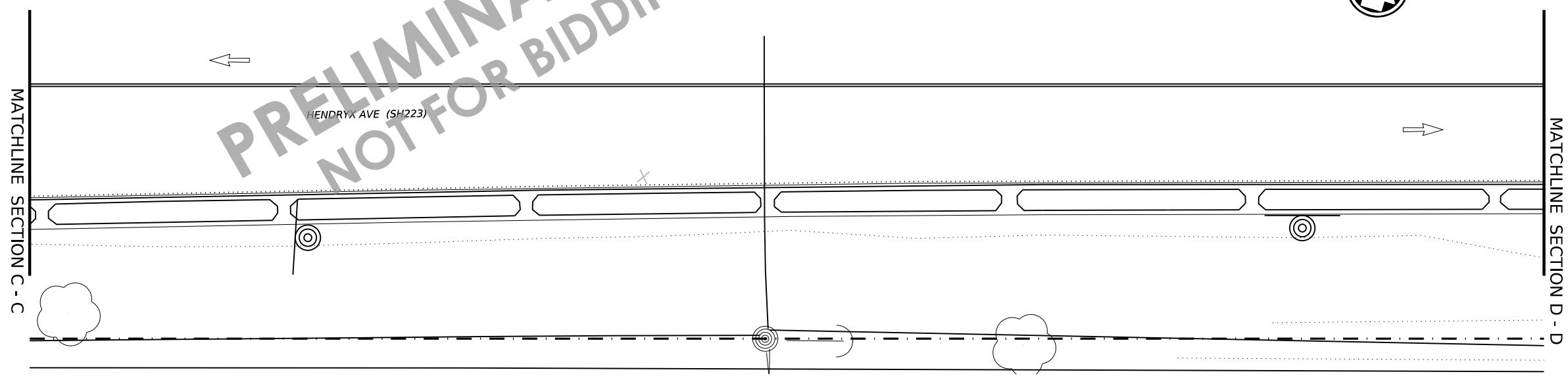
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LEGEND

- TREES/SHRUBS TO REMAIN
- ROW LIMITS
- OVERHEAD POWERLINE
- UTILITY / LUMINAIRE POLE
- SIGN
- TRAFFIC FLOW



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**VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
HENDRYX AVE (SH223)**

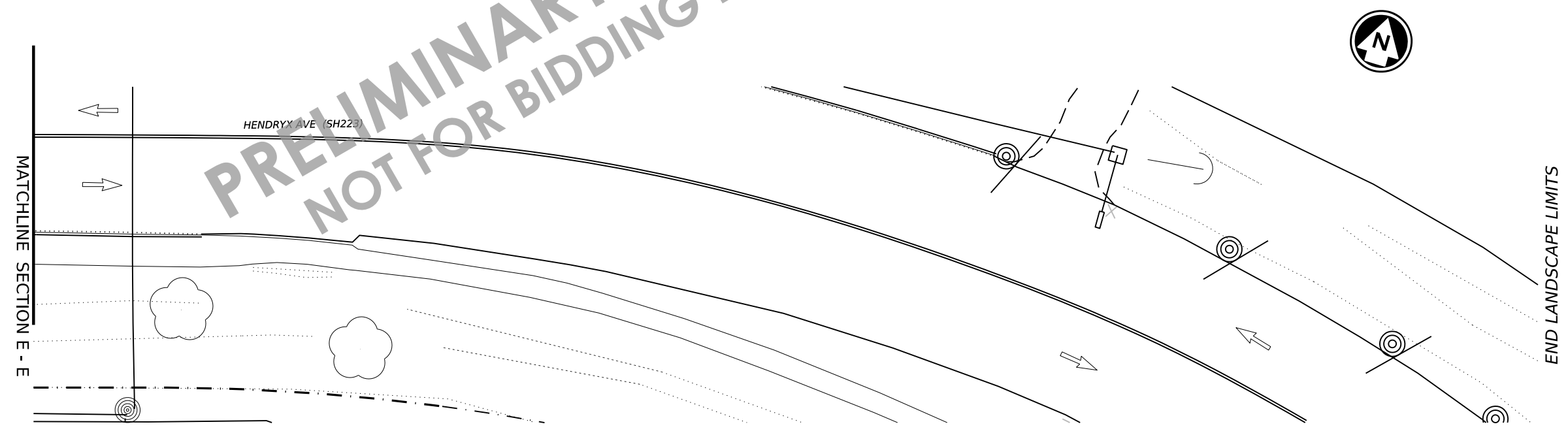
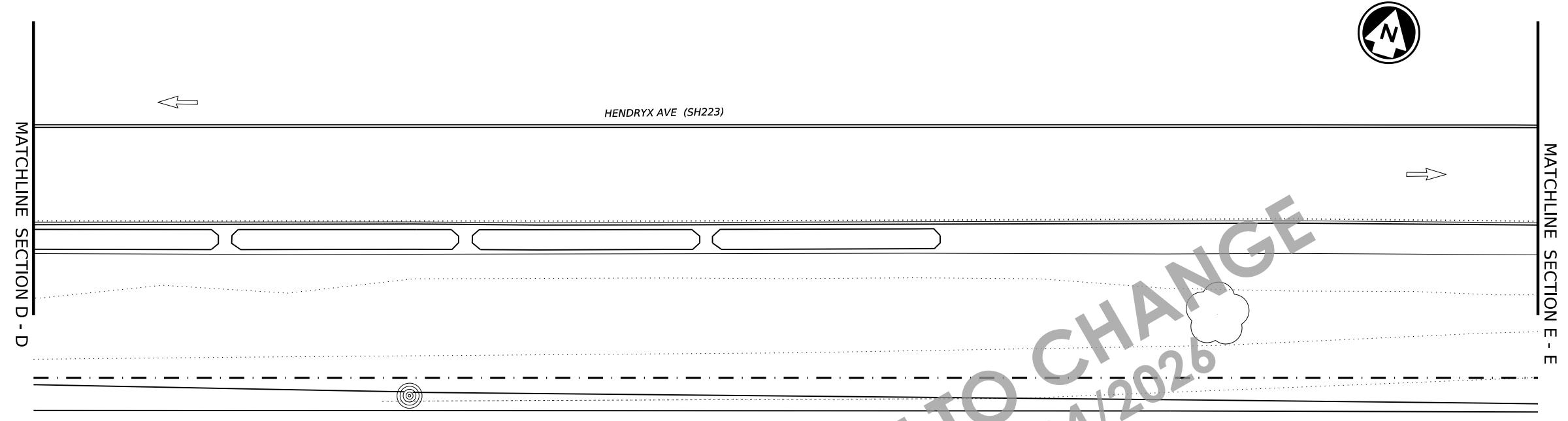
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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	71	

DATE: FILE:

DW:
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 CK:

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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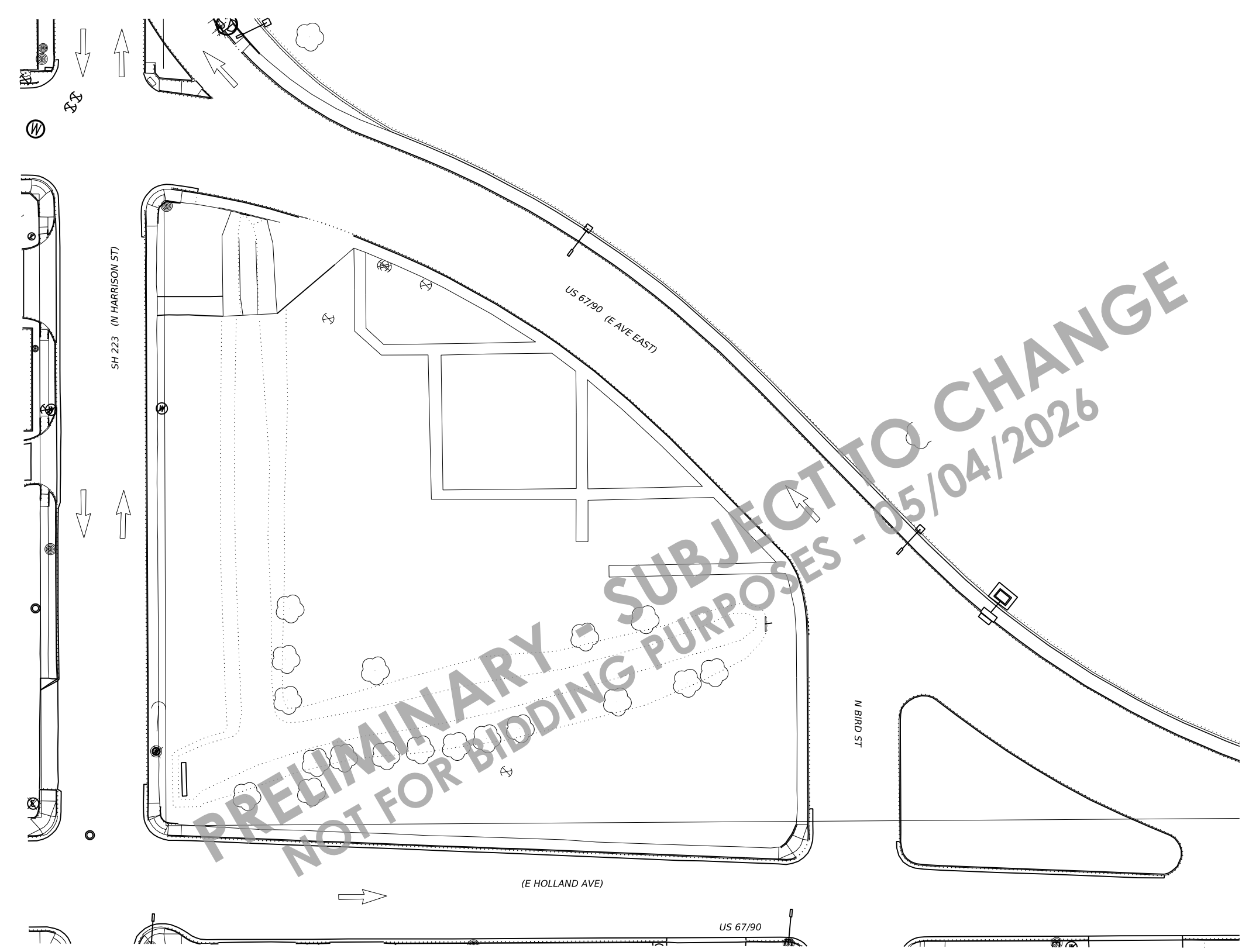


VARIOUS
ENVIRONMENTAL
SWP3 LAYOUT
 HENDRYX AVE (SH223)

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	72	

DATE:
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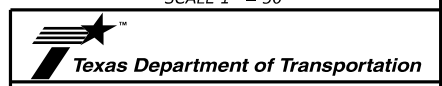


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SCALE 1" = 50'



VARIOUS
ENVIRONMENTAL

SWP3 LAYOUT
SH 223 AND US 67/90

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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	73	

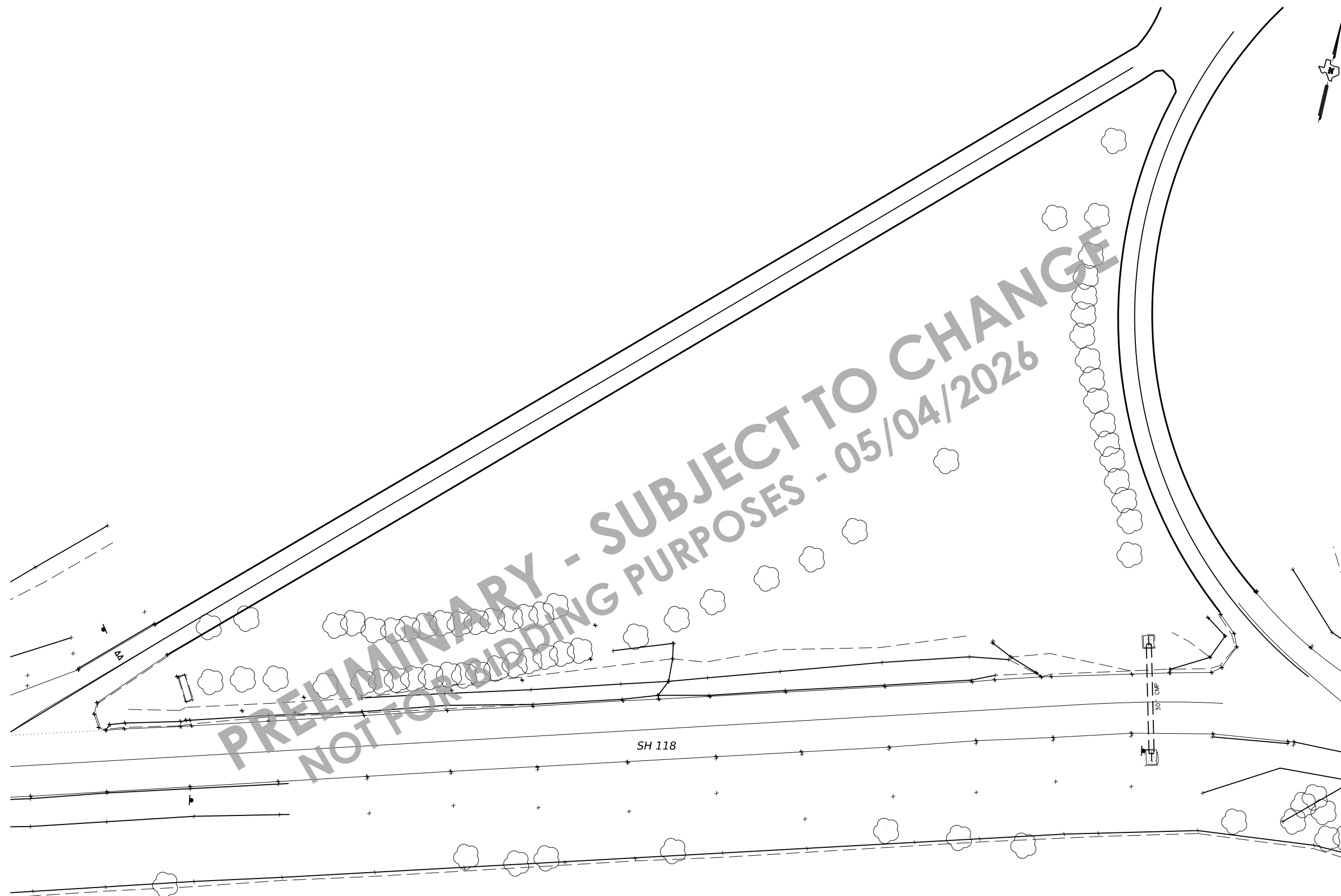
DATE: 2026/04/29
FILE: DOCUMENT NAME

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DW:

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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SH 118
ENVIRONMENTAL
SWP3 LAYOUT

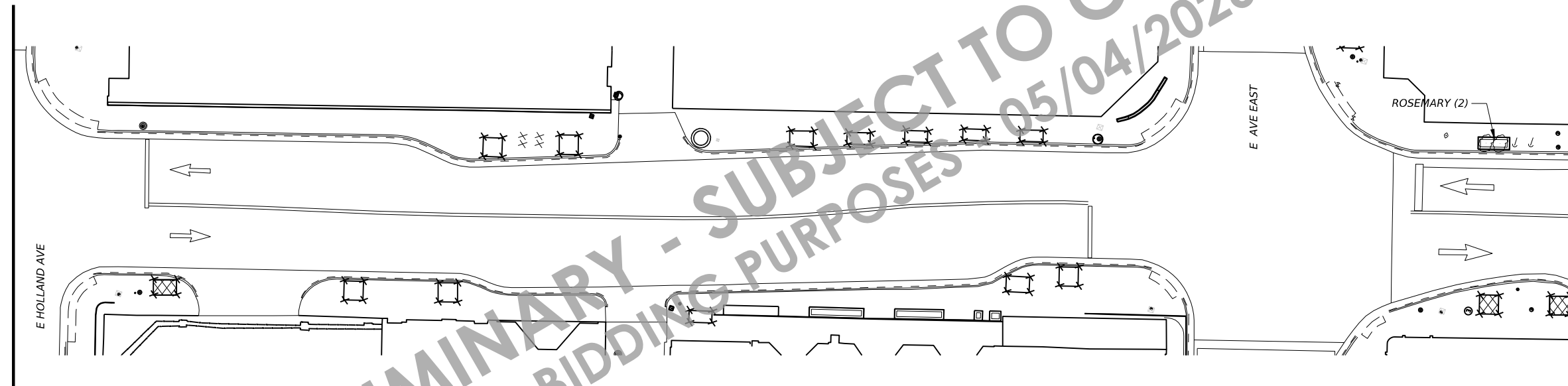
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CONT	SECT	JOB	HIGHWAY
0924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	75	

DATE:
FILE:

CK:
DW:
CK:
DW:

- LEGEND**
- TREES/SHRUBS TO REMAIN
 - ROW LIMITS
 - OVERHEAD POWERLINE
 - UTILITY / LUMINAIRE POLE
 - SIGN
 - TRAFFIC FLOW



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5th STREET (SH118)

SCALE : 1" = 25'



**VARIOUS
ENVIRONMENTAL**

**SWP3 LAYOUT
5th STREET (SH118)**

© TxDOT 2026 SHEET 1 OF 1

CONT	SECT	JOB	HIGHWAY
924	00	186	VARIOUS
DIST	COUNTY	SHEET NO.	
ELP	BREWSTER	76	

DATE:
FILE:

STORMWATER POLLUTION PREVENTION PLAN (SWP3):

This SWP3 has been developed in accordance with the TPDES Construction General Permit TXR150000 (CGP). The Texas Department of Transportation (TxDOT) ensures that project specifications include adequate best management practices (BMPs) for this project.

For all projects with soil disturbing activity and for projects that have Environmental, Permits, Issues, and Commitments (EPICs) dependent on stormwater controls and water quality measures TxDOT will maintain a SWP3 with all pertinent records, correspondence, environmental documents, etc. at the project field office, Area Office, or electronically.

This SWP3 is consistent with requirements specified in applicable stormwater plans and the projects environmental permits, issues, and commitments (EPICs). A copy of the CGP is included in Attachment 2.12 of the SWP3 binder.

1.0 SITE/PROJECT DESCRIPTION

1.1 PROJECT CONTROL SECTION JOB (CSJ):

CSJ: 0934-00-186 STATE AID PROJECT No. 924-0-186

1.2 PROJECT LIMITS:

From: SEE TITLE SHEET - VARIOUS

To: SEE TITLE SHEET - VARIOUS

1.3 PROJECT COORDINATES:

BEGIN: (Lat) SEE TITLE SHEET, (Long) SEE TITLE SHEET

END: (Lat) _____, (Long) _____

1.4 TOTAL PROJECT AREA (Acres): _____

1.5 TOTAL AREA TO BE DISTURBED (Acres): _____

1.6 NATURE OF CONSTRUCTION ACTIVITY:

LANDSCAPE AND SCENIC ENHANCEMENT TO INCLUDE

IRRIGATION SYSTEM AND ACCENT LIGHTING

1.7 MAJOR SOIL TYPES:

Soil Type	Description
N/A	

1.8 PROJECT SPECIFIC LOCATIONS (PSLs):

PSLs must be depicted on the Environmental Layout Sheets in Attachment 1.2 of this SWP3. PSLs may be identified during preconstruction meetings or during the construction process. Please choose from the options below:

- PSLs determined during preconstruction meeting
- PSLs determined during construction
- No PSLs planned for construction

Type	Sheet #s
N/A	

All off-ROW PSLs required by the Contractor are the Contractor's responsibility. The Contractor shall secure all permits required by local, state, federal laws for off-ROW PSLs. The contractor shall provide diagrams, areas of disturbance, acreage, and BMPs for all off-ROW PSLs within one mile of the project.

1.9 CONSTRUCTION ACTIVITIES:

(Use the following list as a starting point when developing the Construction Activity Schedule and Ceasing Record in Attachment 2.5.)

- Mobilization
- Install sediment and erosion controls
- Blade existing topsoil into windrows, prep ROW, clear and grub
- Remove existing pavement
- Grading operations, excavation, and embankment
- Excavate and prepare subgrade for proposed pavement widening
- Remove existing culverts, safety end treatments (SETs)
- Remove existing metal beam guard fence (MBGF), bridge rail
- Install proposed pavement per plans
- Install culverts, culvert extensions, SETs
- Install mow strip, MBGF, bridge rail
- Place flex base
- Rework slopes, grade ditches
- Blade windrowed material back across slopes
- Revegetation of unpaved areas
- Achieve site stabilization and remove sediment and erosion control measures

Other: _____
 Other: _____
 Other: _____

1.10 POTENTIAL POLLUTANTS AND SOURCES:

- Sediment laden stormwater from stormwater conveyance over disturbed area
- Fuels, oils, and lubricants from construction vehicles, equipment, and storage
- Solvents, paints, adhesives, etc. from various construction activities
- Transported soils from offsite vehicle tracking
- Construction debris and waste from various construction activities
- Contaminated water from excavation or dewatering pump-out water
- Sanitary waste from onsite restroom facilities
- Trash from various construction activities/receptacles
- Long-term stockpiles of material and waste

Other: _____
 Other: _____
 Other: _____

1.11 RECEIVING WATERS:

Receiving waters must be depicted on the Environmental Layout Sheets in Attachment 1.2 of this SWP3. Include Segment # for receiving waters.

Tributaries	Classified Waterbody
N/A	

* Add (*) for impaired waterbodies with pollutant in ().

1.12 ROLES AND RESPONSIBILITIES: TxDOT

- Development of plans and specifications
- Submit Notice of Intent (NOI) to TCEQ (≥5 acres)
- Post Construction Site Notice
- Submit NOI/CSN to local MS4
- Perform SWP3 inspections
- Maintain SWP3 records and update to reflect daily operations
- Complete and submit Notice of Termination to TCEQ
- Maintain SWP3 records for 3 years

Other: _____
 Other: _____
 Other: _____

1.13 ROLES AND RESPONSIBILITIES: CONTRACTOR

- Day To Day Operational Control
- Submit Notice of Intent (NOI) to TCEQ (≥5 acres)
- Post Construction Site Notice
- Submit NOI/CSN to local MS4
- Maintain schedule of major construction activities
- Install, maintain and modify BMPs
- Complete and submit Notice of Termination to TCEQ
- Maintain SWP3 records for 3 years

Other: _____
 Other: _____
 Other: _____

1.14 LOCAL MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) OPERATOR COORDINATION:

MS4 Entity
N/A

STORMWATER POLLUTION PREVENTION PLAN (SWP3)

July 2023 Sheet 1 of 2
 Texas Department of Transportation

FED. RD. DIV. NO.	PROJECT NO.		SHEET NO.
	C 924-0-186		77
STATE	STATE DIST.	COUNTY	
TEXAS	ELP	BREWSTER	
CONT.	SECT.	JOB	HIGHWAY NO.
0924	00	186	VARIOUS

STORMWATER POLLUTION PREVENTION PLAN (SWP3):

2.0 BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS, INSPECTION, AND MAINTENANCE

The Contractor shall be the responsible party for implementing the BMPs described herein and for complying with the SWP3 for control of erosion and sedimentation during day-to-day operations. The Contractor shall implement changes to this SWP3 approved by TxDOT within the times specified in this SWP3 or the CGP.

2.1 EROSION CONTROL AND SOIL STABILIZATION BMPs:

T / P

- Protection of Existing Vegetation
- Vegetated Buffer Zones
- Soil Retention Blankets
- Geotextiles
- Mulching/ Hydromulching
- Soil Surface Treatments
- Temporary Seeding
- Permanent Planting, Sodding or Seeding
- Biodegradable Erosion Control Logs
- Rock Filter Dams/ Rock Check Dams
- Vertical Tracking
- Interceptor Swale
- Riprap
- Diversion Dike
- Temporary Pipe Slope Drain
- Embankment for Erosion Control
- Paved Flumes
- Other: _____
- Other: _____
- Other: _____
- Other: _____

2.2 SEDIMENT CONTROL BMPs:

T / P

- Biodegradable Erosion Control Logs
- Dewatering Controls
- Inlet Protection
- Rock Filter Dams/ Rock Check Dams
- Sandbag Berms
- Sediment Control Fence
- Stabilized Construction Exit
- Floating Turbidity Barrier
- Vegetated Buffer Zones
- Vegetated Filter Strips
- Other: _____
- Other: _____
- Other: _____
- Other: _____

Refer to the Environmental Layout Sheets/ SWP3 Layout Sheets located in Attachment 1.2 of this SWP3

Sediment control BMPs requiring design capacity calculations (See SWP3 Attachment 1.3.):

T / P

- Sediment Trap
 - Calculated volume runoff from 2-year, 24-hour storm for each acre of disturbed area
 - 3,600 cubic feet of storage per acre drained
- Sedimentation Basin
 - Not required (<10 acres disturbed)
 - Required (>10 acres) and implemented.
 - Calculated volume runoff from 2-year, 24-hour storm for each acre of disturbed area
 - 3,600 cubic feet of storage per acre drained
 - Required (>10 acres), but not feasible due to:
 - Available area/Site geometry
 - Site slope/Drainage patterns
 - Site soils/Geotechnical factors
 - Public safety
 - Other: _____

2.3 PERMANENT CONTROLS:

(Coordinate post-construction BMPs with appropriate TxDOT maintenance sections.)

BMPs To Be Left In Place Post Construction:

Type	Stationing	
	From	To
N/A		

Refer to the Environmental Layout Sheets/ SWP3 Layout Sheets located in Attachment 1.2 of this SWP3

2.4 OFFSITE VEHICLE TRACKING CONTROLS:

- Excess dirt/mud on road removed daily
- Haul roads dampened for dust control
- Loaded haul trucks to be covered with tarpaulin
- Stabilized construction exit
- Daily street sweeping
- Other: _____
- Other: _____
- Other: _____
- Other: _____

2.5 POLLUTION PREVENTION MEASURES:

- Chemical Management
- Concrete and Materials Waste Management
- Debris and Trash Management
- Dust Control
- Sanitary Facilities
- Other: _____
- Other: _____
- Other: _____
- Other: _____

2.6 VEGETATED BUFFER ZONES:

Natural vegetated buffers shall be maintained as feasible to protect adjacent surface waters. If vegetated natural buffer zones are not feasible due to site geometry, the appropriate additional sediment control measures have been incorporated into this SWP3.

Type	Stationing	
	From	To
N/A		

Refer to the Environmental Layout Sheets/ SWP3 Layout Sheets located in Attachment 1.2 of this SWP3

2.7 ALLOWABLE NON-STORMWATER DISCHARGES:

- Fire hydrant flushings
- Irrigation drainage
- Pavement washwater (where spills or leaks have not occurred, and detergents are not used)
- Potable water sources
- Springs
- Uncontaminated groundwater
- Water used to wash vehicles or control dust
- Other allowable non-stormwater discharges as allowed by TPDES GP TXR150000.

2.8 DEWATERING:

Dewatering discharges of accumulated stormwater, groundwater, and surface water including discharges from dewatering of trenches, excavations, foundations, vaults, and other points of accumulation are prohibited unless managed by appropriate controls to prevent and minimize the offsite discharge of sediment and other pollutants.

2.9 INSPECTIONS:

All disturbed areas and erosion and sediment control devices shall be inspected at least once every seven (7) days. Inspections shall be performed by TxDOT as indicated on the Field Inspection and Maintenance Report Form 2118 and retained in Attachment 2.5 of this SWP3.

When dewatering activities are present, a daily inspection will be conducted once per day during those activities and documented in accordance with CGP and TxDOT requirements.

2.10 MAINTENANCE:

Control measures shall be properly installed according to specifications. If it is determined that a BMP or control measure is not operating effectively, maintenance must be accomplished as soon as possible and before the next anticipated rain event, but in no case later than 7 calendar days after being able to access the site. Maintenance shall be performed by the Contractor as indicated on the Field Inspection and Maintenance Report Form 2118 and retained in Attachment 2.5 of this SWP3.

STORMWATER POLLUTION PREVENTION PLAN (SWP3)

© 2026 July 2023 Sheet 2 of 2

FED. RD. DIV. NO.	PROJECT NO.		SHEET NO.
	C 924-0-186		78
STATE	STATE DIST.	COUNTY	
TEXAS	ELP	BREWSTER	
CONT.	SECT.	JOB	HIGHWAY NO.
0924	00	186	VARIOUS

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 10A

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Family Crisis Center of the Big Bend Update. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. City Council Family Crisis Center of the Big Bend Presentation June 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

Final Approval - 6/9/2026

Family Crisis Center of the Big Bend

Q3 FY26 Quarterly Report

City Council Presentation | March – May 2026

“Strengthening Communities by Empowering Individuals”



Organization Overview

Who We Are

Founded in 1984, the Family Crisis Center of the Big Bend is a 501(c)(3) nonprofit serving survivors of domestic violence, sexual assault, and violent crimes across **five counties in rural West Texas**.

Headquartered in Alpine with additional centers in Presidio and Terlingua, we are one of the only organizations of our kind across this vast region.



Counties Served

Brewster, Jeff Davis, Presidio, Pecos & Terrell



Team

29 dedicated employees



Services

Shelter, counseling, legal aid, outreach, advocacy, transportation & more



24/7 Hotline

1-800-834-0654

Q3 FY26 Service Snapshot

March – May 2026



47

Hotline Calls
Received



90

Individuals
Served



14

Shelter Bed
Nights



2,227

Volunteer
Hours

Note: Figures are illustrative and should be replaced with actual Q3 data.

Shelter & Housing Services

Emergency Shelter

Adults Sheltered	7
Children Sheltered	7
Total Shelter Nights	14
Average Length of Stay	2 days
Pets Sheltered	1

Housing Assistance

5 families received transitional housing referrals and/or financial support

Transportation & Basic Needs

Provided transportation to medical appointments, court hearings, and airports across the region.

Distributed food, clothing, and household supplies to 16 families.

Counseling & Support Services

Crisis Counseling

26

sessions provided

Professional individual crisis counseling available at no cost to survivors and their families.

Support Groups

12

group sessions held

Peer-led support groups connecting survivors with others who share similar experiences.

Client Services

1437

Services provided

Free and confidential services included advocacy, legal advocacy, financial education, information and referrals.

Legal Advocacy & Community Outreach



Legal Advocacy

2 protective orders

filed with court accompaniment

2 divorce/custody cases

supported with legal advocacy

2 court hearing accompaniments

Presidio county

Advocates assist clients in navigating the legal system, connecting them to legal representation, and providing information on protective orders, child support, and more.



Community Outreach

Outreach Communities Served:

Marathon, Fort Davis, Marfa, Sanderson, Valentine, & Candelaria

25 community education presentations

delivered to schools, agencies & organizations.

Content covers dynamics and effects of domestic violence, sexual assault, teen dating violence, healthy relationships — all presentations are culturally and age-appropriate.

Q3 Events & Awareness Campaigns

APR

FCCBB Spring Symposium

Co-hosted FCCBB Spring '26 Symposium with Dr. Joseph Velasco, SR, to discuss topics related to our work and societal views on gender norms.

APR

Sexual Assault Awareness Month

Teal ribbon campaign, social media awareness series, and partnership events with local law enforcement and schools across all five counties.

APR

SAAM 5k Run/Walk

Community event (in collaboration with SR Counseling) honoring survivors, starting and ending at Sul Ross State University.

MAY

Mental Health Awareness Month

Annual fundraising event at the center's thrift store. 100% of proceeds fund crisis services. Raised over \$4,500 in a single weekend.



FCCBB Victim Services

Looking Ahead: Q4 FY26

- **Expand outreach services**
to Fort Stockton and surrounding communities
- **Launch teen dating violence prevention program**
in partnership with area school districts
- **Host 1st Annual DVAM 5k in October**
community solidarity event in support of victims and survivors of domestic violence.

24-Hour Hotline: 1-800-834-0654

www.fccbb.org | 402 E Gallego Ave, Alpine, TX 79830

Thank You

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 10B

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Alpine Country Club Update. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 10C

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding Hotel Occupancy Tax (HOT) grant funding recommendations, projected available funding, and City Council direction on the overall grant budget for Fiscal Year 2026–2027. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 2026-2027 HOT Grants-Recommendation&Appendix

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

Final Approval - 6/9/2026

2025-2026 HOT Grant Requests

Organization	Event Name	Civic Center Use	Advertising	Promotion of the Arts	Historical Resto.	Sporting Events	Transportation	Total	2024-25 Request	2024-25 Award
Alpine Humane Society	Alpine Mountain Country Christmas		\$1,200					\$1,200	<i>new</i>	<i>new</i>
Big Bend Film Commission	Big Bend Film Commission/ Austin Film Festival		\$20,000					\$20,000	\$21,000	\$19,000
Guitar in the Big Bend	Guitar in the Big Bend		\$2,500	\$5,000				\$7,500	\$10,000	\$8,000
Chihuahuan Desert Gem & Mineral Club	Alpine Gem & Mineral Show	\$900	\$5,500	\$2,250	\$2,250			\$10,900	\$6,900	\$5,000
Big Bend Ranch Rodeo	Big Bend Ranch Rodeo					\$20,000		\$20,000	\$20,000	\$15,000
Skelton's Runway	SRSU Homecoming Celebration		\$500	\$0				\$500	<i>new</i>	<i>new</i>
Sul Ross State University Rodeo Team	81st Annual Sul Ross College Rodeo					\$20,000		\$20,000	\$20,000	\$15,000
Big Bend American Legion Post 79	American Legion Riders Texas State Rally		\$2,500	\$3,300				\$5,800	<i>new</i>	<i>new</i>
Alpine's Gallery Night, Inc	Alpine's Artwalk 2026		\$20,000	\$20,000				\$40,000	\$45,000	\$40,000
Alpine's Gallery Night, Inc	Spirits of the West		\$5,000	\$5,000				\$10,000	\$30,500	\$25,000
Sul Ross State Athletics	SR Athletics Events					\$0		\$0	<i>new</i>	<i>new</i>
Viva Big Bend	Viva Big Bend		\$19,000	\$15,000			\$1,000	\$35,000	\$35,000	\$31,000
Big Bend Community Baseball & Softball Inc. dt	Alpine Cowboys Baseball		\$15,000		\$8,000	\$1,000		\$24,000	\$40,000	\$21,000
Borderlands Research Institute	Alpine Wildlife Weekend		\$4,500	\$0				\$4,500	\$6,000	\$5,000
The Magical Warehouse	Far West Texas Comic Con	\$1,000	\$7,500	\$5,000				\$13,500	\$30,000	\$15,000
Big Bend Natual History Association	Pioneer Reunion		\$3,000		\$6,000			\$9,000	<i>new</i>	<i>new</i>
Family Crisis Center of the Big Bend Inc	Mother's Day Dance		\$500	\$1,500				\$2,000	<i>new</i>	<i>new</i>
Museum of the Big Bend	Museum of the Big Bend		\$35,000					\$35,000	\$45,000	\$45,000
Museum of the Big Bend	Trappings of Texas		\$25,000					\$25,000	\$45,000	\$20,000
Big Bend Bluegrass Association	Big Bend Bluegrass Festival	\$200	\$10,750	\$8,000				\$18,950	\$25,400	\$19,250
Alpine Community Projects	Alpine's Fourth of July Celebration		\$1,900	\$2,500				\$4,400	\$9,500	\$4,000
Sul Ross University Geology Program	Geo Fest '27		\$500	\$1,200	\$750			\$2,450	<i>new</i>	<i>new</i>
Lone Star Cowboy Poetry Gathering	Lone Star Cowboy Poetry Gathering	\$400	\$35,000	\$10,000			\$3,000	\$48,400	\$70,400	\$50,000
Theatre of the Big Bend	62ndSeason of Theatre of the Big Bend		\$0					\$0	\$30,000	\$30,000
Sul Ross University Athletic Benefit	2026 Athletic Benefit Concert		\$7,500					\$7,500	<i>new</i>	<i>new</i>
Archives of the Big Bend	10th Annual Border Archives Bazaar		\$1,200		\$1,100		\$100	\$2,400	<i>new</i>	<i>new</i>

\$2,500	\$223,550	\$78,750	\$18,100	\$41,000	\$4,100	\$368,000
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\$368,000 Total Available
 \$0 Requests beyond available

City Music \$5,000
Film Rebate Program \$10,000
Total \$15,000.00

\$5,000 *City brochure printing*
 \$5,000 *Total*

15% (MAX) \$93,750
Total Arts \$ available for grants \$78,750

\$93,750 15% (MAX)
\$88,750 Total Historical \$ available for grants

Appendix to the 2026-2027 Hotel Occupancy Tax Grants Recommendations:
2026-2027 Projected Hotel Occupancy Tax Collections & Budget Report

During the Hotel Occupancy Tax Grants process, an overall grants budget has been provided by the City Manager for the HOT Committee's awards recommendations.

This year, the City Manager, Tourism Director, and Tourism Coordinator visited last year's \$400,000 grants budget and attempted to come up with a reference point to project future collections and determine the 2026-2027 grants budget.

When comparing collections through March 30 of the 2025-2026 fiscal year against the 2024-2025 fiscal year, we saw an 8% decrease, so the Committee was given an 8% reduced grants budgeting target of \$368,000, which you see reflected in the attached Grant Recommendations.

However, when the City Manager, Finance Director, Tourism Director and Tourism Coordinator met to review the total HOT budget, we discovered that in past fiscal years the City had over-budgeted significantly against actual revenues.

For example, the 2024-2025 total HOT revenue was \$731,962, but the budget projected \$786,963, causing a significant shortfall. The 2025-2026 HOT budget is \$821,429, so expenses will almost certainly outstrip revenues again this year.

The City Manager suggested a conservative projection of a 10% decrease for the 2026-2027 HOT budget, which would be \$658,766.

When we reviewed the previous years' budgets, we found that they had significantly over-projected revenues. For example, the 2025-2026 total HOT budget was \$821,429.00 against \$731,962.22 in actual revenue.

After the fixed costs of personnel and facilities, the total remaining projected HOT funds for both General Promotions and Grants is \$377,512. To fully fund the General Promotions budget and the current HOT grants recommendations would require \$518,000 (\$150,000 for promotions, \$368,000 for grants), a difference of \$140,488.

At the June 16 meeting, the Tourism Director will present these budgetary realities and discuss options with Council that will include:

- Dramatic cuts to Alpine's tourism advertising and event support, or
- Full or partial underwriting from fund balance to attempt to boost visitation and increase HOT revenues.

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 10D

Department: Administration

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding the City of Alpine opting into the Ground Water District, with thoughts from the Meadows Research Institute at Sul Ross (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

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 10E

Department: Administration

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding the development of a strategic water infrastructure plan, with a focus on evaluating existing wells and determining which may need refurbishment or replacement over the next year. (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

Final Approval - 6/9/2026

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 10F

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding the Manuel Payne Field Interlocal Agreement between the Alpine Independent School District and City of Alpine (H. Arredondo)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 20260529_ILA - AISD CoA for Manuel Payne Field - DRAFT TO AISD 5-4-26 (1)

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Final Approval - 6/9/2026

INTERLOCAL AGREEMENT REGARDING MANUEL PAYNE FIELD
BETWEEN THE ALPINE INDEPENDENT SCHOOL DISTRICT
AND CITY OF ALPINE

This Agreement is between the **City of Alpine** (“City”), a municipality and home rule city of the State of Texas, and **Alpine Independent School District** (“District”), an Independent School District and political subdivision of the State of Texas, hereinafter collectively referred to as the “Parties.”

WHEREAS, the City owns, operates, and maintains certain recreational fields and related amenities (the “City Facilities”), more particularly described in Section I., below, for the benefit of the general public; and,

WHEREAS, the District desires to utilize the City Facilities for school-related athletic programs, practices, competitions, and other educational and extracurricular activities; and

WHEREAS, the City and the District are authorized to enter into interlocal agreements pursuant to applicable law, including but not limited to Chapter 791 of the Texas Government Code (the “Interlocal Cooperation Act”); and

WHEREAS, the parties share a common interest in maximizing the efficient use of public resources and enhancing recreational and educational opportunities for residents, students, and the broader community; and

WHEREAS, the parties desire to collaborate on the planning, funding, construction, improvement, maintenance, and operation of the City Facilities in order to meet both municipal and District needs; and

WHEREAS, the City and the District each find that the joint use and improvement of the City Facilities serves a valid and lawful public purpose, including but not limited to promoting public health, safety, welfare, recreation, and education; and

WHEREAS, the parties acknowledge that any funds expended by either party under this Agreement are for the direct accomplishment of a public purpose of such party and that each party will receive sufficient consideration and benefit in exchange for such expenditures; and

WHEREAS, the parties intend that this Agreement includes adequate controls to ensure that public funds are used efficiently and solely for the public purposes described herein; and

WHEREAS, the City and the District desire to provide for shared financial contributions toward capital improvements, renovations, and upgrades to the City Facilities (the “Improvements”), which may include, but are not limited to, field surfacing, lighting, irrigation, seating, parking, and related infrastructure; and

WHEREAS, the parties recognize that such Improvements will enhance the usability, safety, and longevity of the City Facilities for both public use and District activities; and

WHEREAS, the parties intend to establish terms governing scheduling, priority of use, maintenance responsibilities, and cost-sharing arrangements to ensure equitable and efficient use of the City Facilities; and

WHEREAS, the City retains ownership of the City Facilities, and any Improvements made pursuant to this Agreement shall become part of the real property and remain the property of the City, subject to the terms and conditions of this Agreement; and

WHEREAS, the parties desire to ensure that, except as otherwise provided herein, the City Facilities remain available for public use in a manner consistent with the City's policies and this Agreement; and

WHEREAS, the governing bodies of the City and the District have each determined that entering into this Agreement is in the best interests of their respective entities and the public they serve.

NOW THEREFORE, for and in consideration of the mutual promises and covenants expressed herein, the Parties agree as follows:

I. City Premises

1. **Facilities Use**: In consideration of the mutual covenants and agreements of this Agreement, and other good and valuable consideration, City grants to District an exclusive license to use the following City Facilities and adjacent parking areas, as depicted on **Exhibit A** which is attached hereto and incorporated herein, which are located at:

Facility Name:: Manuel Payne Field

Address: 400 Loop Road, Alpine, TX 79830

(hereinafter "**City Facilities**"). This Agreement grants a contractual license only for scheduling and operational use and does not create a leasehold, tenancy, or any real property interest in favor of the District. This Agreement does not entitle District or District's officers, agents, employees, contractors, students or invitees to enter, occupy, or use any other area, facility, or building owned or controlled by City.

2. **Permitted Use**. District is granted the right to use the City Facilities for the following purposes (the "Permitted Use"):
 - a. The City Facilities shall serve as the primary home field for District softball games conducted as part of the University Interscholastic League ("UIL"). The District shall have exclusive control over the scheduling and use of the City Facilities for all District activities, including games, practices, and related events. The District's schedule shall have absolute priority over all other uses and schedules.
3. **Compliance with Laws and Policies**. District shall, at all times during its use of the City Facilities, comply with all applicable federal, state, and local laws, regulations, and ordinances relating to the use, condition, and occupancy of the City Facilities. District shall also comply with reasonable written requirements of utility providers and applicable insurance requirements affecting the City Facilities. District shall adhere to applicable District policies and reasonable City administrative regulations that do not conflict with this Agreement. In the event of any conflict between this Agreement and any policy or regulation, the terms of this Agreement shall control. No retroactive or event-specific regulations shall diminish District rights under this Agreement.
4. **Use Restrictions**. District shall not use the City Facilities in any manner that (a) constitutes a nuisance, (b) causes waste or damage beyond ordinary wear and tear, or (c) is unreasonably hazardous. District shall not knowingly use the City Facilities in a manner that would materially increase the City's insurance premiums or result in the cancellation of the City's insurance coverage due to District's negligence or misconduct.

5. Compliance with Rules. District shall conduct all activities at the City Facilities in accordance with applicable rules and regulations of the University Interscholastic League (“UIL”), District policies, and applicable laws and ordinances.
6. Standard of Care; Damage. District shall exercise reasonable care in its use of the City Facilities. District shall be responsible only for damage to the City Facilities caused by the negligent acts or omissions of District or its officers, employees, agents, or invitees, reasonable wear and tear excepted. District shall promptly repair, or cause to be repaired, such damage and restore the City Facilities to substantially the same condition as existed prior to such damage.

II. Term and Termination

7. Term. The term of this Agreement (the “Term”) shall commence on July 1, 2026 (the “Effective Date”) and shall continue for an initial period of twenty (20) years, unless earlier terminated as expressly provided herein. In recognition of the substantial financial investments made by both Parties, this Agreement may not be terminated for convenience by either Party during the initial Term, except as expressly provided in this Section.
8. District Termination for Operational or Programmatic Needs. Notwithstanding the foregoing, the District may terminate this Agreement, in whole or in part, at its sole discretion for operational, educational, or programmatic reasons upon not less than one hundred eighty (180) days’ prior written notice to the City. The District may elect to terminate only a portion of its use rights if full termination is not required. Any such termination shall not constitute a default by the District.
9. Termination for Cause; Material Breach. Either Party may terminate this Agreement upon the occurrence of a Material Breach by the other Party that remains uncured as provided herein.
 - a. *Definition of Material Breach.* A “Material Breach” means a failure to perform a material obligation under this Agreement that substantially impairs the value of this Agreement to the non-breaching Party, including, but not limited to:
 - Failure to perform or observe any material covenant or obligation under this Agreement;
 - Failure by the City to provide reasonable access to, or to maintain, the City Facilities in a safe and usable condition;
 - Any action by the City that materially interferes with the District’s scheduling rights or permitted use of the City Facilities;
 - Failure by either Party to fulfill agreed capital funding or improvement obligations; and/or
 - Any condition or action that creates a material risk to health or safety that is not promptly addressed.Material violation of applicable laws or regulations in connection with this Agreement.
 - b. *Notice and Cure.* The non-breaching Party shall provide written notice of the Material Breach describing the nature of the breach in reasonable detail. The breaching Party shall have sixty (60) days from receipt of such notice to cure the breach; provided, however, that if the breach is not reasonably capable of cure within such period, the breaching Party shall not be in default if it commences cure within the sixty (60) day period; and diligently pursues completion of the cure to completion within a reasonable time.
 - c. *Immediate Termination.* Notwithstanding the foregoing, this Agreement may be terminated upon written notice if a Material Breach creates an immediate threat to health or safety; or the breaching Party fails to commence cure within the required time.
10. Renewal Option. Upon expiration of the initial Term, the District shall have the unilateral option to renew this Agreement for one (1) additional term of up to ten (10) years (the “Renewal Term”) upon

providing written notice to the City not less than ninety (90) days prior to expiration. The Renewal Term shall be on the same terms and conditions unless otherwise agreed in writing by the Parties.

11. Reimbursement for Improvements. In the event this Agreement is terminated prior to the expiration of the Initial Term for any reason other than a default by the District, the City shall reimburse the District for the unamortized portion of the District's capital contributions, amortized on a straight-line basis over ten (10) years. Such reimbursement shall be paid within ninety (90) days following the effective date of termination and shall survive termination of this Agreement.
12. Suspension of Obligations. In the event of a Material Breach by the City that materially interferes with the District's use of the City Facility, the District may suspend its obligations under this Agreement until such breach is cured.
13. District Step-In Rights. If the City fails to timely cure a Material Breach relating to maintenance, safety, or usability of the City Facility, the District may, but is not obligated to, perform such work or cause such work to be performed. The City shall reimburse the District for all reasonable costs incurred, or such costs may be offset against any amounts otherwise owed by the District under this Agreement. District's exercise of step-in rights shall not be deemed an assumption of maintenance responsibility.

III. Regulation of Use

14. Safety and Access. City shall comply with applicable fire and safety codes and shall ensure that all walkways, entrances, exits, corridors, stairways, ramps, and access points to utilities within the City Facilities remain unobstructed at all times. Such areas shall not be used in any manner that restricts ingress or egress or access by emergency personnel.
15. Prohibited Conduct. The possession or consumption of alcoholic beverages and smoking within the City Facilities or adjacent areas is prohibited during District use, unless otherwise expressly authorized in writing by the City for non-District events.
16. Hazardous Materials. District shall not knowingly permit the introduction of any materials, substances, equipment, or objects that pose an unreasonable risk of injury or damage to persons or property. City may require removal of such items only upon a reasonable determination that a material hazard exists.

IV. Services, Personnel, and Equipment Provided by City

17. Access. City shall provide District with access to the City Facilities throughout the Term, consistent with the District's exclusive scheduling authority set forth in this Agreement.
18. Structural Maintenance and Repairs. City shall, at its sole cost and expense, remain responsible for the structural components, building systems, lighting systems, plumbing, electrical systems, seating, fencing, and restrooms.
19. Compliance with Laws. City represents that the City Facilities comply with all current applicable laws, codes, and regulations, including safety and accessibility requirements, except to the extent compliance is required solely due to District-specific use or modifications.
20. Condition of Facility. City represents that, as of the Effective Date, the City Facilities are in a condition suitable for its intended use. City shall not permit conditions to exist that materially interfere with District's use of the City Facilities.

21. **Maintenance Response.** City shall respond to maintenance and repair requests within a reasonable time not to exceed twenty-four (24) hours for any safety hazards and responses from all other repairs not to exceed seven (7) calendar days.. For conditions that materially affect safety or usability, City shall use commercially reasonable efforts to address such issues promptly. City and District shall comply with Section VIII., regarding Maintenance as set out in more detail below.
22. **Non-Interference.** City shall not take any action, or permit any condition, that unreasonably interferes with District's use and enjoyment of the City Facilities during its scheduled use periods.
23. **Access to Support Areas.** City shall provide District access to all areas of the City Facilities reasonably necessary for its use, including restrooms, storage areas, and utility access, in good working condition.
24. **Coordination of Improvements.** City shall reasonably cooperate with District in the planning, design, and implementation of capital improvements funded in whole or in part by District as set out in more detail in Section IX., below.

V. Services, Personnel, and Equipment Provided by District

25. **Event Operations.** District shall be responsible for providing personnel necessary for its events, including event supervision, ticketing, and concessions, at its expense.
26. **Revenue Rights.** District shall have the right to sell concessions, programs, and school-related merchandise during its events and retain all associated revenues.
27. **Community Use.** District may make the City Facilities available to local youth sports organizations, including baseball and softball associations, at its discretion and subject to District's scheduling priority. District shall not be responsible for staffing, supervision, or operational support for third-party users and shall not be liable for the acts or omissions of such users.

VI. Use Fee and Utilities

28. **Capital Contributions in Lieu of Use Fee.** In consideration for the District's use of the City Facilities, the Parties agree that no recurring use fee shall be required. Instead, the City and the District shall each contribute up to Six Hundred Fifty Thousand Dollars and no 00/100 (\$650,000.00) toward the design, construction, and completion of the Improvements to the City Facilities in 2026 (the "Improvements"), consistent with plans prepared by the District's design team and contractor(s) and approved by both Parties. Such capital contributions shall constitute full and complete consideration for the District's use of the City Facilities during the initial Term of this Agreement.
29. **Funding and Payment of Contributions.** Each Party's capital contribution shall be funded and disbursed in accordance with a mutually agreed project budget, timeline, and funding schedule using the process set out in Section IX., below. Payments may be made directly to contractors, vendors, or into a mutually agreed project account, as determined by the Parties.
30. **No Additional Fees.** Except as expressly provided in this Agreement, the District shall not be required to pay any additional fees, rent, or charges for its use of the City Facilities during the Term.
31. **Accounting and Documentation.** The Parties shall maintain reasonable records of all capital expenditures related to the Improvements and shall make such records available to the other Party upon reasonable request.

32. Utilities. City shall provide and be responsible for all utilities necessary for operation of the City Facility, including electricity, water, sewer, and lighting, except to the extent otherwise expressly agreed in writing. District shall reimburse City for utilities based on (i) separately metered usage, or (ii) if not separately metered, a mutually agreed fixed percentage not to exceed ____%. City shall provide reasonable supporting documentation with each invoice.

VII. Control of Premises

33. Ownership and Control. City retains ownership of the City Facilities. During District's scheduled use, District shall have primary operational control of the City Facilities, including event management, scheduling, and supervision. City may enter the City Facilities for inspection, maintenance, or repair, provided such entry does not unreasonably interfere with District's use. District shall be responsible for safety and supervision during its use, but only to the extent of its own acts or omissions and those of its officers, employees, agents, and invitees. The Parties acknowledge that the District's operational control during scheduled use does not constitute exclusive possession and does not create a leasehold or other real property interest.

VIII. Maintenance

34. District Responsibilities - Field Maintenance and Event Operations. District shall be responsible, at its cost, for routine maintenance and upkeep of the softball field necessary to maintain a safe and high-quality playing surface, including:

- Turf sweeping and grooming;
- Minor turf and infield maintenance;
- Dragging, lining, and general field preparation; and
- Other routine, non-structural maintenance associated with normal use.

District shall perform such work in a manner consistent with maintaining a game-ready and playable condition.

35. Field Preparation for District Events. District shall prepare the playing surface for District events and shall return the playing surface to a game-ready condition following such events, including, but not limited to: removing bases; covering the pitcher's mound; covering the home plate area; and preparing the infield.

36. Third-Party Use and Field Preparation. District may make field maintenance equipment available to local youth sports organizations, including, but not limited to, the Big Bend Amateur Softball Association or similar groups. Such third-party users shall be responsible for preparing the playing surface for their events and returning the playing surface to a game-ready condition following their use. District shall not be responsible for field conditions or damage resulting from third-party use except to the extent caused by the negligent acts or omissions of the District.

37. Coordination of Field Conditions. Any concerns regarding field maintenance or playing conditions shall be addressed collaboratively by the City Manager (or designee) and the District Athletic Director (or designee), who shall work in good faith to resolve such issues in a timely manner.

38. City Responsibilities – Structures and Systems. City shall be responsible, at its sole cost and expense, for maintenance and repair of all building structures and facility systems that are not routine field maintenance, including:

- Restrooms and plumbing fixtures;
- Electrical systems and lighting;
- Stadium seating and fixed improvements; and

- Other building components necessary to preserve the usability and safety of the City Facility. City shall not recharacterize structural or capital repairs as routine maintenance.

39. **Standard of Maintenance.** City shall maintain the City Facilities in a safe, functional, and code-compliant condition, suitable for its intended use. District's routine maintenance obligations shall not be interpreted as assuming responsibility for structural, capital, or long-term maintenance of the City Facilities.

40. **Damage and Repairs.** District shall be responsible for damage to the City Facilities only to the extent caused by the negligent acts or omissions of the District or its representatives, reasonable wear and tear excepted. City shall be responsible for all other repairs, including those resulting from normal wear and tear; age or deterioration; failure of systems or infrastructure; third-party use not caused by District negligence; and any pre-existing conditions, defects, or deficiencies in the City Facilities, including those that the Improvements (as set out in Section IX), below are intended to repair, correct, or remediate.

41. **No Assumption of Capital or Remedial Responsibility.** District shall not be responsible for, and shall have no obligation to repair or maintain, any structural conditions, defects, or deficiencies that are intended to be addressed or remediated by the Improvements described in Section IX., whether such conditions existed prior to or are discovered during or after construction of such Improvements. Routine maintenance performed by the District shall not be construed as an assumption of responsibility for such conditions.

42. **Emergency Suspension of Use.** District may suspend use of the City Facilities immediately, without liability, if it reasonably determines that conditions at the City Facilities present a risk to health or safety of students, staff, or the public. District shall provide prompt notice to City of such suspension and the reasons therefor. Use may resume once the condition has been corrected to a safe and usable condition.

IX. Capital Improvements and Alterations

43. **Authorization, Design, and Review of Improvements.** Subject to the terms of this Agreement and applicable law, the District shall have the right to design, procure, and construct any improvements to the City Facilities (the "Improvements"), including, without limitation, field enhancements, site work, drainage, lighting, fencing, seating, walkways, landscaping, and related athletic infrastructure. The District shall have sole discretion to select the design professionals, contractors, subcontractors, and vendors, and to determine the plans, specifications, and construction methods for the Improvements, subject to the review process set forth herein.

Prior to commencement of construction, the District shall provide the City with plans, specifications, or a reasonable description of the proposed Improvements for review (the "Initial Submittal"). The City shall have thirty (30) days from receipt of the Initial Submittal to provide written comments, objections, or requested modifications.

Following the Initial Submittal, any subsequent design submissions, revisions, or additional scopes (each, a "Subsequent Submittal") shall be subject to a fifteen (15) business day review period from receipt by the City.

The City's review shall be limited to confirming that the Improvements:

- (a) comply with applicable laws, codes, and permitting requirements.
- (b) do not materially and adversely affect the structural integrity or core systems of the City Facilities; and,

(c) are generally consistent with the intended public use of the facility.

If the City fails to provide written comments or objections within the applicable review period, the applicable submittal shall be deemed approved, and the City shall be considered to have waived its right to object to such plans. If the City timely provides comments, the District shall consider such comments in good faith but shall retain final decision-making authority, provided the Improvements comply with applicable law and the standards set forth above. If the City's comments are accepted by the District but would increase the cost, the City agrees to fund the additional costs.

44. Permitting and Fees. The City shall cooperate with and support the District's development of the Improvements, including by expediting the review and approval of all permits, licenses, inspections, and other governmental authorizations required for the Improvements. To the fullest extent permitted by law, the City agrees that no fees, charges, or costs shall be imposed on the District in connection with such permits, licenses, inspections, or approvals, including but not limited to application fees, plan review fees, inspection fees, or similar charges. City shall use commercially reasonable efforts to process permits within fifteen (15) business days.

45. Cost Sharing and Funding Commitment. The City and the District agree to share the cost of the Improvements on a fifty percent (50%) / fifty percent (50%) basis, with each Party contributing up to Six Hundred Fifty Thousand Dollars (\$650,000.00) toward the total project cost. Neither Party shall be obligated to contribute funds in excess of its respective cap without prior written agreement. District shall have no obligation to proceed with Improvements if total project cost exceeds the combined funding cap unless agreed in writing.

46. Payment, Reimbursement, and Cash Flow. The District may advance funds for the Improvements in the ordinary course of construction, including payment of contractors, consultants, and vendors. City shall reimburse the District for its share of eligible Improvement costs on at least a monthly basis upon receipt of invoices, pay applications, or other reasonable supporting documentation. All reimbursements shall be made within thirty (30) days of receipt of such documentation. Any undisputed amounts not paid when due shall accrue interest at 6% per annum or the maximum allowed by law, whichever is less.

47. Escrow Funding Requirement. To ensure timely payment of the City's obligations, the City shall deposit its share of the Improvement funding (up to \$650,000) into a dedicated escrow account (the "Escrow Account"). The Escrow Account shall be held by a mutually agreed independent third-party escrow agent, which may include a financial institution, title company, or other qualified escrow service provider acceptable to both Parties (the "Escrow Agent").

The Escrow Account shall be governed by a written escrow agreement (the "Escrow Agreement"), attached hereto as **Exhibit B** and incorporated herein by reference, which shall include, at a minimum, the following terms:

- **Initial Funding:** City shall fund the Escrow Account with its full committed amount, or an agreed initial installment, prior to commencement of construction;
- **Permitted Disbursements:** Funds shall be disbursed solely for payment of the City's share of approved Improvement costs;
- **Disbursement Process:** Disbursements may be made upon submission of invoices or pay applications approved by the District, or as otherwise agreed in the Escrow Agreement;
- **Replenishment (if applicable):** If the Escrow Account is funded in phases, the City shall timely replenish funds as needed to meet its obligations;
- **Dispute Resolution:** The Escrow Agreement shall include procedures for handling disputed disbursements, provided that undisputed amounts shall not be withheld; and

- **Return of Funds:** Any remaining funds in the Escrow Account following final reconciliation shall be returned to the City.

Failure by the City to timely fund or maintain the Escrow Account in accordance with this Section shall constitute a Material Breach of this Agreement.

48. **Permits and Compliance with Law.** The District shall obtain all required permits, approvals, and inspections and shall ensure that all Improvements comply with applicable federal, state, and local laws, including procurement and public works requirements under Texas law.
49. **Construction Obligations; No Liens.** The District shall ensure that all contractors comply with applicable bonding and construction requirements, including payment and performance bonds where required by law. The District shall keep the City Facilities free from any liens or claims arising from the Improvements and shall promptly discharge or bond over any such lien.
50. **Minor Repairs and Non-Structural Improvements.** The District may perform routine maintenance, repairs, and minor non-structural improvements without prior City approval, provided such work does not affect structural components or major systems; does not materially alter the facility footprint or safety systems; and is consistent with applicable law. The District shall provide reasonable notice to the City prior to performing such work.
51. **Ownership of Improvements.** All permanent Improvements constructed at the City Facilities shall become part of the City Facilities and shall remain the property of the City upon installation.
52. **No Transfer of Maintenance Responsibility.** The construction or funding of Improvements by the District shall not transfer responsibility for structural, capital, or long-term maintenance of such Improvements to the District, unless expressly agreed in writing.
53. **Protection for Non-Payment.** If the City fails to timely fund the escrow account or reimburse the District as required herein, the District may suspend work on the Improvements and/or offset such amounts against any financial obligations otherwise owed under this Agreement until such failure is cured.

X. Liability, Insurance, Indemnification, and Immunity

54. **Liability.** Each Party shall be responsible for claims, damages, and liabilities arising from its own negligent acts or omissions and those of its officers, employees, agents, and contractors.
55. **Insurance.** Each party shall, at its own expense, obtain and maintain throughout the term of this Agreement a policy of comprehensive general liability insurance from an insurance company authorized to do business in the State of Texas. Such insurance shall provide coverage with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. These limits may be satisfied through a combination of primary and umbrella/excess liability policies. Each party shall name the other party as an additional insured on its respective policy or policies. Prior to occupancy of the premises or commencement of use under this Agreement, each party shall provide the other with a certificate of insurance evidencing the required coverage. Failure to provide such certificate shall prohibit occupancy or use, and the non-compliant party shall be solely responsible for any resulting loss or liability.
56. **Responsibility for Acts; No Indemnification.** No provision of this Agreement shall be construed as requiring either party to indemnify, defend, or hold harmless the other party, and any such obligation is expressly disclaimed and deemed void to the extent prohibited by law. Each party shall be responsible for its own acts and omissions, and those of its officers, employees, agents, contractors, and invitees,

in accordance with applicable law. Nothing in this Agreement shall be construed to expand or waive any immunities, defenses, or limitations of liability available to either party under Texas law.

57. Governmental Immunity. Nothing in this Agreement shall be construed to waive any immunity from suit or liability available to either Party under Texas law.

XI. Inspection and Repairs

58. Condition of City Facilities. District shall have the right, but not the obligation, to inspect the City Facilities prior to use. District shall not be deemed to have accepted or assumed responsibility for pre-existing conditions. District shall be responsible only for damage caused by the negligent acts or omissions of the District or its representatives, reasonable wear and tear excepted.

XII. Notices

59. Notices. All notices and other communications required or permitted by this Agreement shall be in writing and shall be deemed given to a party when (a) delivered to the appropriate address by hand or by nationally recognized overnight courier service (costs prepaid); (b) sent by facsimile or e-mail with confirmation of transmission by the transmitting equipment, or (c) received or rejected by the addressee, if sent by certified mail, return receipt requested, in each case to the following addresses, facsimile numbers or e-mail addresses designated below (or to such other address, facsimile number or e-mail address as a party may designate by notice to the other parties):

TO CITY: City of Alpine, Texas Attn: _____ 100 N 13th St Alpine, Texas 79830 Fax: _____ E-mail: _____	TO DISTRICT: Alpine Independent School District Attn: Dr. Michelle Rinehart 704 W Sul Ross Ave Alpine, TX 79830 Fax: _____ E-mail: mrinehart@alpineisd.net
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Each Party may update its notice information by written notice to the other Party.

XIII. Dispute Resolution

60. Dispute Resolution The Parties shall attempt in good faith to resolve any dispute, claim, or controversy arising out of or relating to this Agreement (a "Dispute") through informal discussions between the City Manager (or designee) and the District Superintendent (or designee). If the Dispute is not resolved through informal discussions within thirty (30) days, either Party may request that the Dispute be submitted to non-binding mediation. The mediation shall be conducted in Brewster County, Texas, unless otherwise agreed by the Parties. The mediator shall be mutually agreed upon by the Parties. If the Parties are unable to agree on a mediator within fifteen (15) days after a written request for mediation, either Party may request that a mediator be appointed by a mutually acceptable dispute resolution service, such as the American Arbitration Association, or another qualified mediator with experience in Texas public-sector or construction-related disputes. The Parties shall share the mediator's fees and administrative costs equally, unless otherwise agreed in writing. Each Party shall bear its own attorneys' fees and costs associated with the mediation. Participation in mediation is a condition precedent to the filing of any legal action, except in cases where a Party seeks injunctive relief, emergency relief, or action necessary to preserve public safety or property. If the Dispute is not resolved through mediation, either Party may pursue any remedies available at law or in equity. Venue

for any legal action shall lie exclusively in Brewster County, Texas, and the Parties agree to submit to the jurisdiction of the courts located therein.

XIV. Miscellaneous

61. Assignment. Neither Party may assign this Agreement without the prior written consent of the other, which shall not be unreasonably withheld.
62. Independent Entities. The Parties are independent governmental entities and agree that this Agreement is an interlocal cooperation agreement and a license for use, and shall not be construed as a lease, joint venture, or partnership.
63. Governing Law. This Agreement shall be governed by the laws of the State of Texas, and venue shall lie in Brewster County, Texas.
64. Waiver. No waiver of any provision shall be effective unless in writing and shall not constitute a waiver of any future breach.
65. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties and their permitted successors and assigns.
66. No Third-Party Beneficiaries. This Agreement does not create rights in any third party, including youth sports organizations or leagues.
67. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.
68. Severability. If any provision is held invalid, the remaining provisions shall remain in full force and effect.
69. Force Majeure. Neither Party shall be liable or deemed in default under this Agreement for any delay or failure in the performance of its obligations (other than payment obligations expressly due and owing) if such delay or failure results from events beyond the reasonable control of the affected Party (each, a “Force Majeure Event”). Force Majeure Events may include, but are not limited to: acts of God; severe weather events; floods; fires; drought; earthquakes; epidemics or pandemics; war; terrorism; civil unrest; labor disputes not involving the affected Party; interruptions of utilities not caused by the affected Party; acts or orders of governmental authorities; or inability to obtain materials, equipment, or services due to supply chain disruptions not caused by the affected Party. The affected Party shall provide written notice to the other Party within a reasonable time after the occurrence of a Force Majeure Event, describing the nature of the event, its anticipated duration, and the obligations affected. The affected Party shall use commercially reasonable efforts to mitigate the impact of the Force Majeure Event and to resume performance as soon as practicable. During the continuance of the Force Majeure Event, the obligations of the affected Party shall be temporarily suspended to the extent and for the duration that performance is prevented or materially impaired. Time for performance shall be extended for a period equal to the duration of the Force Majeure Event. Notwithstanding the foregoing: (a) obligations relating to safety, protection of persons and property, and compliance with applicable law shall not be excused; (b) undisputed payment obligations for work already performed or costs already incurred prior to the Force Majeure Event shall not be excused, but timing for payment may be reasonably extended; and (c) if a Force Majeure Event continues for more than one hundred eighty (180) consecutive days and materially prevents the use of the City Facility for its intended

purpose, either Party may terminate this Agreement upon written notice, without penalty, except for obligations accrued prior to such termination.

70. Amendment. This Agreement may be amended only by written agreement of the Parties.
71. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements.
72. Authority; Approval by Governing Bodies. Each Party represents and warrants that it has the full legal authority to enter into and perform this Agreement. Each Party further represents and warrants that this Agreement has been duly authorized, approved, and adopted by its governing body in accordance with all applicable laws, rules, and procedures. The individuals executing this Agreement on behalf of each Party represent and warrant that they are duly authorized to execute and bind such Party to the terms of this Agreement.
73. Electronic Signatures. The Parties agree that this Agreement may be executed by electronic means, including electronic signature, and that such execution shall have the same force and effect as a handwritten signature for all purposes under Texas law. Pursuant to the Texas Uniform Electronic Transactions Act (Tex. Bus. & Com. Code § 322.001 *et seq.*), each Party consents to the use of electronic records and signatures in connection with this transaction. Delivery of a signed counterpart of this Agreement by email in PDF format or by use of an electronic signature platform (e.g., DocuSign, Adobe Sign, Nitro) shall be effective as delivery of a manually executed counterpart and shall have the same legal effect as original signatures.

[Signature on following page intentionally.]

IN WITNESS WHEREOF, the Parties have executed this Escrow Agreement as of the dates set forth below.

CITY: CITY OF ALPINE

By: _____
f [Name], [Title]

Date: _____

DISTRICT: ALPINE INDEPENDENT SCHOOL DISTRICT

By: _____
Michelle Rinehart, Superintendent of Schools

Date: _____

Exhibit A

City Facilities

[insert deed/survey/site map of facilities]

Exhibit B

Escrow Agreement

This Escrow Agreement (“Escrow Agreement”) is entered into by and among the City of Alpine, Texas, a municipality (“City”), Alpine Independent School District, a political subdivision of the State of Texas (“District”), and [Name of Escrow Agent], a [bank/title company] authorized to do business in the State of Texas (“Escrow Agent”). This Escrow Agreement is entered into pursuant to that certain Interlocal Agreement Regarding Manuel Payne Field between the City and the District (the “Agreement”). Capitalized terms not otherwise defined herein shall have the meanings assigned in the Agreement. In the event of any conflict between this Escrow Agreement and the Agreement, the terms of the Agreement shall control.

The purpose of this Escrow Agreement is to establish a mechanism to ensure the timely funding and disbursement of the City’s financial obligations for the Improvements contemplated by the Agreement. Escrow Agent shall establish and maintain a segregated, interest-bearing escrow account (the “Escrow Account”) to hold funds deposited by the City for such purpose. All funds deposited into the Escrow Account shall be held in trust by the Escrow Agent and shall not be comingled with other funds of the Escrow Agent. Any interest earned on funds in the Escrow Account shall accrue to the benefit of the City unless otherwise agreed in writing by the Parties.

The City shall deposit into the Escrow Account an amount of up to Six Hundred Fifty Thousand Dollars (\$650,000), or such lesser amount as may be agreed in writing by the Parties, prior to the commencement of construction of the Improvements, unless the Parties mutually agree to fund the Escrow Account in phases. The City’s failure to timely deposit or maintain sufficient funds in the Escrow Account as required herein shall constitute a Material Breach of the Agreement.

Funds held in the Escrow Account shall be used solely for payment of the City’s share of costs associated with the Improvements, including payment of contractors, consultants, vendors, and other project-related expenses that are properly incurred under the Agreement. Disbursements from the Escrow Account shall be made by the Escrow Agent upon receipt of a written disbursement request from the District, accompanied by reasonable supporting documentation such as invoices, pay applications, or other evidence of incurred costs. The Parties agree that approval by the District shall be sufficient authorization for the Escrow Agent to disburse funds, and the Escrow Agent shall not be required to independently verify the underlying work, services, or materials.

The Escrow Agent shall disburse funds within five (5) business days after receipt of a complete disbursement request. In the event the City disputes any requested disbursement, the City shall provide written notice to the District and the Escrow Agent within ten (10) business days after receipt of the request, specifying in reasonable detail the basis for the dispute and the amount in dispute. The existence of a dispute shall not delay or impair the disbursement of any undisputed amounts, which shall be promptly paid from the Escrow Account. The Parties shall work in good faith to resolve any disputed amounts in accordance with the dispute resolution provisions of the Agreement.

If the Escrow Account is funded in phases, the City shall timely replenish the Escrow Account as necessary to ensure that sufficient funds are available to meet its obligations under the Agreement. Failure to timely replenish the Escrow Account shall constitute a Material Breach of the Agreement and shall entitle the District to exercise any remedies available under the Agreement, including suspension of work on the Improvements.

The Escrow Agent shall hold and disburse funds strictly in accordance with the terms of this Escrow Agreement and shall maintain accurate records of all deposits and disbursements. The Escrow Agent shall provide account statements to the Parties upon reasonable request. The Escrow Agent shall have no duty to monitor construction progress, verify performance, interpret the Agreement, or resolve disputes between the Parties, and may rely conclusively on written instructions received from the District that the Escrow Agent reasonably believes to be genuine and authorized.

The Escrow Agent shall not be liable to the Parties for any act or omission taken in good faith in accordance with this Escrow Agreement, except in the case of the Escrow Agent's gross negligence or willful misconduct. The Escrow Agent may rely on any written notice, instruction, or document believed by it to be genuine and shall not be required to make any independent investigation or determination of facts.

Upon completion of the Improvements and final reconciliation of project costs, any remaining funds in the Escrow Account shall be returned to the City, provided that all outstanding obligations related to the Improvements have been satisfied or otherwise accounted for. This Escrow Agreement shall terminate upon the earlier of the final disbursement of all funds in the Escrow Account or termination of the Agreement, subject to any obligations that expressly survive termination.

This Escrow Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and venue for any action arising out of or relating to this Escrow Agreement shall lie exclusively in Brewster County, Texas. Any disputes arising under this Escrow Agreement shall be resolved in accordance with the dispute resolution procedures set forth in the Agreement.

This Escrow Agreement constitutes the entire agreement among the Parties with respect to the Escrow Account and may be amended only by written agreement executed by all Parties.

IN WITNESS WHEREOF, the Parties have executed this Escrow Agreement as of the dates set forth below.
AGREED TO BY:

CITY: CITY OF ALPINE

By: _____
[Name], [Title]

Date: _____

DISTRICT: ALPINE INDEPENDENT SCHOOL DISTRICT

By: _____
Michelle Rinehart, Superintendent of Schools

Date: _____

ESCROW AGENT: [ESCROW AGENT NAME/COMPANY]

By: _____
Printed Name: _____
Title: _____

Date: _____

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 10G

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Discussion regarding renewal of the Alpine Country Club Lease. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

In June 2016, the City of Alpine entered into a lease agreement with the Alpine Country Club for the use of City-owned property as the Alpine Country Club Golf Course. The agreement requires an annual review and resolution to outline water allocations, applicable rates, and improvement efforts.

The Alpine Country Club has continued to partner with the City to implement capital improvements and utilize available resources for the benefit of the course and the community. The Country Club has actively engaged with the City Council to address shared concerns and ensure ongoing collaboration in maintaining the golf course as a community asset.

As outlined in the original agreement, the lease will require renegotiation in **June 2026**, making it important for both parties to continue regular dialogue and review of long-term priorities this year.

SUPPORTING MATERIALS

1. Alpine Country Club lease 2016 Resolution 2018-07-03
-

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

Final Approval - 6/9/2026

THE STATE OF TEXAS

CITY OF ALPINE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BREWSTER:

This leasehold agreement, (also referred to herein as "lease agreement" and/or "lease") made and entered into, to be effective as of June 15, 2016, by and between the CITY OF ALPINE, Texas, a home-rule municipal corporation hereafter called "Lessor" and/or "City", and the ALPINE COUNTRY CLUB of Alpine, Texas, hereinafter called "Lessee" and/or "Country Club":

WITNESSETH:

I.

That the City of Alpine as Lessor, does hereby demise, lease and let, and the Alpine Country Club, does hereby accept the lease of the following described premises situated in Brewster County, Texas, to-wit:

BEGINNING at the SW Corner of Sec. 98, Block 9, GH & SA Ry. Co. for the SW Corner of this City Golf Course and this tract;

THENCE N. 27 degrees W. – 637.2 vrs. To the NW Cor. Of the Golf Course for the NW Cor. this tract;

THENCE N. 60 degrees 06' E. -317.9 vrs. To the North Cor. of the Country Club property for the NE Cor. of this tract;

THENCE S. 72 degrees E. – 143.0 vrs. To the NW Cor. Of the Country Club property for the NE Cor. Of this tract;

THENCE S. 24 degrees 16'E. – 156.6 VRS. TO THE West Cor. Of the Country Club for a Cor. of this tract;

THENCE S. 19 degrees 36' E. – 211.5 vrs. To the SW Cor. Of the Country Club property and the NW Cor. of the Lions Club Park for a Cor. of this tract;

THENCE South – 296.8 vrs.to the south line of the Golf Course property and the SW Cor. of the Lions Club Park for the SE Cor. of this tract;

THENCE S. 63 DEGREES w. -290.1 vrs. To the place of BEGINNING.

Hereinabove described land being known as the Alpine Golf Course, exclusive of that part and portion of the public park lands as shown in the map attached hereto and made a part of this lease as Appendix "A".

II.

This lease term shall be for a period of ten (10) years, from June 15, 2016, for the use of said lands under the following terms and conditions:

CONSIDERATION:

(1) The Lessee to pay Lessor the sum of Two Dollars (\$2.00) per year cash rental in advance, on or before each anniversary date of this lease, the first year's rental being acknowledged upon the execution and delivery of this lease; and

(2) That the Alpine Country Club will maintain said Golf Course and land incident thereto during the period of this lease, and covenants by and with the City to apply upon the improvement of the Golf Course all such money in green fees or privilege of playing to the improvement of the course itself. Maintenance to include all vegetation on property side of all roadways or parkways adjacent to Golf Course property. The City will maintain the creek running through the course from Fighting Buck Ave to Kokernot Lodge and the north half of the smaller creek intersecting the main creek within it's normal creek maintenance schedule.

III.

(1) The Alpine Country Club, in accepting this lease's covenants, not only will maintain the Golf Course but in fixing the fees for the said course, it will impartially and uniformly fix fees to the public and/or members of the Country Club, in the public interest, and consistent with the costs of maintenance of such golf course.

(2) The City Council considers this golf course to be one of the most attractive local facilities serving residents and students of the community, as well as attracting tourists and visitors and the Alpine Country Club is responsible for preventing the deterioration of this valuable asset. In order to help prevent the deterioration of this valuable asset, the City reserves the right to supply water, in amounts to be determined by the City, to assist in the maintenance of the greens, fairways and associated vegetation.

(3) The property described in this lease agreement is a public facility and shall at all times be maintained and operated in conformance with the laws, ordinances and regulations of the City of Alpine, the State of Texas and the laws of the United States.

(4) The City will create a Resolution annually which will identify all collaborative improvement efforts between the City and the Country Club Board (up to and including water needs and rates) in an effort to enhance the beauty and attractiveness of the property.

IV.

(1) Country Club will pay water fees according to rates outlines in Alpine Code of Ordinances. Alpine Country Club shall maintain the well, pump and all operating costs associated with the Operation of the well located at the corner of Fighting Buck Avenue and Brown Street. City can reclaim the use of the well (with 72 hour notice to the Country Club) to address water shortages for the citizens of Alpine, Texas. Alpine Country Club will address and complete commitment in 180 days from June 15, 2016, commitment to build line from well to effluent water tank on the North end of the property.

- (2) Lessee will be responsible for operation costs on the pump at the effluent storage tank.
- (3) Lessee will be responsible for installing piping to transfer water from the Brown Street pump to the effluent storage tank.
- (4) Lessee may use the backup water system at the effluent storage tank when no effluent water is available from the wastewater treatment plant, and the Brown Street well is out of service for maintenance.
- (5) Lessee will work with Lessor's employees to map the water system at the Alpine Country Club.
- (6) Alpine Country Club will provide a map to the City of all irrigation lines on the property by September 1, 2016. Map will be updated and a copy provided to City by March 1st of following year and every year thereafter in the lease.

V.

- (1) That in accepting this lease, the Country Club assumes and agrees to indemnify and defend the City of Alpine from any damages for claims of injury or death to persons and claims of damages to property occurring in and about the leasehold estate during the term of this lease. This indemnity provision applies even if such claims, demands, judgments, actions, damages, liabilities and causes of action were caused in whole or in part by any act or omission of the City of Alpine.
- (2) The Alpine Country Club shall at all times during the term of this lease maintain public liability insurance, naming the City of Alpine as an additional insured, and in such amounts as may meet with the approval of the City Council. Upon request by the City, the Alpine Country Club shall provide the City with a copy of the liability insurance.

VI.

The parties to this lease agree that the lease of this property to the Alpine Country Club is complimentary to and in connection with the Alpine Country Club purchase of property in the park area and that the City of Alpine, for itself, covenants that the Lessee shall have undisturbed possession, direction and control of the leased property during the term of this lease.

VII.

The parties agree that the lease on this Golf Course shall not be assigned without the written consent of the City of Alpine nor is the ground to be used, during the term of this lease, for any purpose inconsistent with its primary use as a golf course.

VIII.

Upon the end of the term of this lease or sooner surrendered, the Lessee will quietly deliver up possession of the leasehold estate in as good or better condition as the same now is, ordinary wear and tear excepted. Any improvements made during the term of this lease shall remain the property of this City of Alpine at the

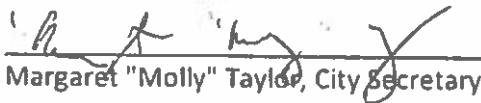
termination of the lease unless the improvements are fixtures which may be removed from the property without damage to the golf course.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 22 day of June 2016.




Andy Ramos, Mayor City of Alpine, Texas

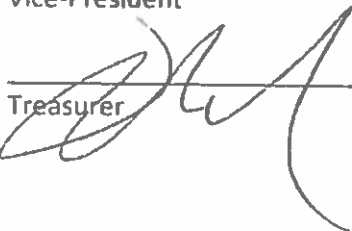
ATTEST:


Margaret "Molly" Taylor, City Secretary

ACCEPTED by Alpine Country Club on June 30, 2016




President

Vice-President

Treasurer

ATTEST:



Secretary

THE STATE OF TEXAS
CITY OF ALPINE
COUNTY OF BREWSTER

BEFORE ME, the undersigned authority, a Notary Public, in and for the County of Brewster, State of Texas, on this day personally appeared Andy Ramos, Mayor of the City of Alpine, Texas, known to me to be the person

whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacities therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 22 day of June, 2016.

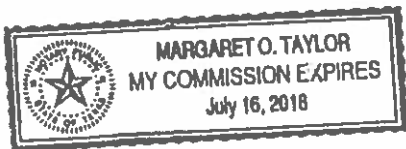


M O T
Notary Public, STATE OF TEXAS
My Commission Expires 7/16/18

THE STATE OF TEXAS
CITY OF ALPINE
COUNTY OF BREWSTER

BEFORE ME, the undersigned authority, a Notary Public, in and for the County of Brewster, State of Texas, on this day personally appeared Roger Crisler, President of the Alpine Country Club, William Jack Torres Vice-President, Doug W. Hill, Treasurer, and Ronald Echinks, Secretary of the Alpine Country Club Board of Directors, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacities therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 30th day of June, 2016.



M O T
Notary Public, STATE OF TEXAS
My Commission Expires July 16, 2018

RESOLUTION

A RESOLUTION REGARDING 2016 COLLABORATIVE IMPROVEMENT EFFORTS AT THE ALPINE COUNTRY CLUB TO ACCOMPANY THE LEASE BETWEEN THE CITY OF ALPINE AND ALPINE COUNTRY CLUB.

WHEREAS, the City of Alpine leases a significant portion of the land that the Alpine Country Club uses for the local golf course; and

WHEREAS, the City of Alpine would like to ensure that this property is properly maintained and provides aesthetic beauty to the community; and

WHEREAS, the Alpine Country Club receives no other financial assistance currently from other governing entities; and

WHEREAS, the City of Alpine and Alpine Country Club will annually review their lease agreement looking for opportunities to improve the asset.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALPINE, TEXAS;

1. Water from metered location adjacent to the Brown St./Phelps St. intersection. City of Alpine will provide up to 80% of year 2015 metered amount (2,254,000 gallons x .8 = 1,803,200). This is an effort to help keep the property in good physical appearance.
2. Mulching - City will drop off 4 dump truck loads of mulch to Golf Course. The golf course staff and membership will spread the mulch in an effort to help minimize water needs and keep down dust in the general vicinity.
3. Golf Course to invest in current year's projects identified in Capital Planning document and report to City on progress during first meeting in January 2017.
4. Effluent Water Billing is to stay the same as year 2015.

PASSED AND ADOPTED BY A MAJORITY VOTE ON JUNE 21, 2016 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.



Andy Ramos, MAYOR

ATTEST: _____



Molly Taylor, CITY SECRETARY

City of Alpine
Resolution No. 2018-07-03

A RESOLUTION regarding collaborative improvement efforts for the 2018 between the City of Alpine, Texas and the Alpine Country Club to accompany the 2016 lease agreement.

- WHEREAS,** the City of Alpine leases a significant portion of the land used for the golf course to the Alpine Country Club; and
- WHEREAS,** the City of Alpine would like to ensure that the reporter is properly Maintained and provides aesthetic beauty to the community; and
- WHEREAS,** the Alpine Country Club receives no other financial assistance Currently from other governing entities; and
- WHEREAS,** the City of Alpine and Alpine Country Club will annually review the lease agreement and the progress of a capital improvement plan; and
- WHEREAS,** the City of Alpine provides water to the Alpine Country Club from three separate sources known as the clubhouse meter, effluent tank and the Brown/Phelps meter;

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

Section 1. The City Council authorizes the City Manager to provide for a monthly discount of 60% for the water being provided to Alpine Country Club for account number 168430.00, known as the Brown/Phelps meter (ID 8145940).

Section 2. The City Council authorizes the City Manager to provide water from the effluent tank (ID 8221064), at no cost to the Alpine Country Club for use on the golf course.

Section 3. The City will continue to provide mulch for use on the golf course and clubhouse grounds to help minimize water usage and reduce dust in the area as available with no limit.

Section 4. Alpine Country Club is to continue to invest in the projects identified in the Capital Planning Document and report progress to City Council in January 2019.

Section 5. This policy takes effect July 1, 2018 upon approval and shall remain in effect through June 30, 2019.

PASSED, APPROVED AND ADOPTED on this 10th day of July 2018.

Andres "Andy" Ramos, Mayor

Attest:

Cynthia Salas, City Secretary

Approved as to Form:

Mick McKamie, City Attorney

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 11A

Department: Administration

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 2026-06-02, 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. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

This ordinance proposes amendments to Chapter 23 – City Council to establish procedures for petitions submitted to the City and to clarify the legal distinction between petitions authorized by state law or the City Charter and general petitions submitted for informational purposes. The ordinance clarifies that general petitions are advisory only and do not independently compel City action unless otherwise required by law.

The ordinance also amends the City’s local ordinance procedures related to zoning ordinances by exempting zoning ordinances from the City’s local two-reading ordinance policy and two-week ordinance review requirement. Because zoning ordinances are already subject to separate public notice and hearing requirements under state law, the proposed amendment is intended to improve efficiency in land use administration while maintaining transparency and public participation requirements.

SUPPORTING MATERIALS

1. 2026-06-02 Chapter 23 Petitions and Zoning Ordinances

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

Final Approval - 6/9/2026

ORDINANCE 2026-06-02

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

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

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has the authority to adopt ordinances necessary for the good government, peace, and order of the City; pursuant to Texas Local Government Code Section 51.001, the City has the authority to adopt ordinances necessary for the good government, peace, and order of the City; and

WHEREAS, state law provides for certain petition processes only where expressly authorized, including but not limited to provisions of the Texas Election Code and Texas Local Government Code; and

WHEREAS, the City Charter may establish additional petition processes applicable within the City; and

WHEREAS, the City has received inquiries regarding the submission and legal effect of petitions that are not expressly authorized by state law or the City Charter; and

WHEREAS, the City Council finds it necessary to establish clear procedures for the submission, receipt, and consideration of petitions in order to promote transparency, consistency, and administrative efficiency; and

WHEREAS, the City Council further finds that general petitions should be recognized as a form of public input but should not be construed to compel City action unless required by law; and

WHEREAS, the City Council finds that zoning ordinances are already subject to separate statutory public notice and hearing requirements under state law and therefore should be exempt from the City’s local two-reading ordinance policy and two-week ordinance review procedures in order to allow more efficient land use administration while maintaining required public transparency and participation; and

WHEREAS, the City Council finds that the adoption of this ordinance is in the best interest of the public health, safety, and welfare of the citizens of the City of Alpine.

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

SECTION I

STATEMENT OF ACTION & FINDINGS OF FACT

Chapter 23 – City Council of the Alpine Code of Ordinances is hereby amended to add Article X – Petitions and to amend ordinance procedures related to zoning ordinances, to read as set forth in Exhibit “A” attached hereto and incorporated herein for all purposes.

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 this ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word. The codifier of the City is authorized to make amendments to match the style of the existing Code of Ordinances.

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 ordinances, in which event the conflicting provisions are hereby repealed.

SECTION IV

SEVERABILITY CLAUSE

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

SECTION V

PROPER NOTICE AND MEETING

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

SECTION VI

EFFECTIVE DATE

This ordinance shall take effect immediately upon its adoption and publication as required by law.

PASSED AND ADOPTED THIS 16th DAY OF JUNE, 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

JUNE 2, 2026

SECOND AND FINAL READING

JUNE 16, 2026

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Alexandra L. Tackett
Deputy City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney

EXHIBIT "A"

Chapter 23 CITY COUNCIL

Sec. 23-5. Types of council action.

The council adopts standing policy for the city primarily in three forms: (1) ordinances, (2) resolutions, and (3) orders.

- (1) *Ordinances.* An ordinance adopted by the council is a law of the city that may be enforced through the court system. Copies of proposed ordinances are furnished to members of the council in their agenda packets. Copies of proposed ordinances are made available at city hall and will be furnished to residents upon request to the city secretary. General ordinances are those ordinances of a permanent or continuing nature that affect the residents of the city at large. The council may legislate by ordinance only. Ordinances are maintained by the city secretary.
 - a. *Ordinance policy.* In addition to the requirements set forth in the city Charter, section 3.13 and section 3.14, it is the policy of the city to hold two readings for each ordinance:
 1. At a city council meeting prior to publication of the draft ordinance for official public hearing, the city council will take action to review, amend (as necessary), and vote on the draft ordinance. The agenda action item for the preliminary reading of the ordinance will be designated the "first reading" of the ordinance.
 2. If the draft ordinance is approved by city council at the first reading, then the ordinance, with or without amendment, will proceed as delineated in the city Charter to a public hearing and presentation to the city council for official adoption. The presentation to the city council for official adoption after the public hearing will be designated the "second and final reading" of the ordinance.
 3. A proposed ordinance may be amended during the first reading, but any ordinance amended in substance at a second and final reading (and public hearing), must be again reconsidered at the next regular meeting. If the ordinance is amended as to any matter of substance at the second and final reading, the council may not adopt it until the ordinance or its amended sections have been subjected to all the procedures required in the case of a newly introduced ordinance in accordance with section 3.14 of the city Charter.
 4. The exceptions to the two-reading ordinance policy are ordinances authorizing the issue of bonds or other obligations, budget amendments, zoning ordinances, and ordinances calling or canvassing an election. These ordinances may be adopted at a "first and final reading" so long as the publication requirements with section 3.14 of the city Charter are met. Emergency ordinances may be considered and adopted in accordance with applicable state law and are not subject to the two-reading ordinance policy.
 - b. *Ordinance procedures.* Being that ordinances have the force and effect of law, the city implements the following ordinance procedures to ensure the most efficient use of time and resources, to ensure adequate legal and stakeholder review and input, and to ensure transparency in government:
 1. To maximize review by members of the community during the ordinance process, all ordinances shall be recommended by the relevant board, commission, or committee, when the subject of matter of the ordinance would clearly benefit from input from a specific board, commission, or committee.
 2. An ordinance change may be requested by the mayor, by any member of the city council, by city administration ("the city manager and/or the city secretary"), or by official action of a board, commission, or committee. The initial request to amend, or establish an ordinance must be made to city administration.

3. Upon receiving a request to amend or establish an ordinance, city administration must research and provide initial feedback, including a timeline to organize, request staff input, and write the proposed ordinance. The more complex the changes, the longer the time it will take for research and preparation. The initial feedback and tentative schedule for the proposed ordinance will be provided to the requestor within seven days of receiving the request. Ordinances proposed to be considered by boards, commissions, and committees are subject to the same scheduling steps and timelines outlined in this section to provide city staff with necessary time to review the proposed ordinances, consult with the appropriate departments, and to prepare official recommendations at the board meeting which the proposed ordinance will be considered.
 4. Before official presentation at a city council meeting, a copy of the draft ordinance should be submitted to the city council and to the city attorney for review. A minimum of two weeks will be provided to the city council and city attorney to review proposed ordinances; however, zoning ordinances shall be exempt from this requirement and may be scheduled in accordance with applicable notice and hearing requirements under state law.
 5. Once the two-week deadline has been met, the ordinance may be scheduled for a first reading, may be referred to a board, commission, or committee, or may be scheduled for further discussion.
 6. Once the ordinance is approved at a first reading, a second and final reading may be scheduled for city council consideration. Publication requirements must be followed in accordance with section 3.14 of the city Charter.
 7. Upon approval of the second and final reading of an ordinance, city administration shall notify the city codifier of the passed ordinance and provide notice of the passed ordinance to the public in accordance with section 3.14 of the city Charter.
- (2) *Resolutions.* Resolutions do not have the force of law. A resolution is adopted to state a policy or to define in writing the intent or action of the council when a law is not necessary. The city hereby adopts a policy by which each council action is assigned a resolution number correlating with the action. Resolutions formally document approval of a council action, may be used to define the council's policy on an issue, or may otherwise be used as dictated by ordinance or state statute. In the absence of a formal, written or typed, and signed document, the resolution and associated action shall be verifiable in the minutes of the meeting at which the action was approved by the council. Resolutions are maintained by the city secretary.
- (3) *Orders.* Orders are a type of council action that may be approved in limited circumstances. Orders may be considered as for election-related matters, disaster declarations, emergency declarations, or any other acceptable action permitted by law. Orders are maintained by the city secretary.

ARTICLE X. PETITIONS

Sec. 23-XX. Purpose.

This article establishes procedures for the submission, receipt, and consideration of petitions and clarifies the legal effect of such petitions. This article distinguishes between petitions authorized by state law or the City Charter and general petitions submitted for informational purposes.

Sec. 23-XX. Definitions.

Petition means a written document submitted to the City, signed by one or more individuals, that requests, supports, or opposes an action, policy, or decision of the City.

Statutory or charter petition means a petition expressly authorized and governed by state law or the City Charter.

General petition means any petition that is not a statutory or charter petition.

Sec. 23- XX. Applicability of state law and Charter.

- (a) Petitions authorized by state law or the City Charter shall be governed by applicable law.
- (b) In the event of a conflict, state law or the City Charter shall control.
- (c) This article does not create or authorize any petition process not otherwise required by law.

Sec. 23- XX. Filing of petitions.

- (a) Petitions shall be filed with the office of the City Secretary.
- (b) A petition should include:
 - 1. A clear statement of the request;
 - 2. Printed name and signature of each signer; and
 - 3. Identifying information for each signer.
- (c) Minor defects in format shall not prevent receipt.

Sec. 23-XX. Review and processing.

- (a) The City Secretary shall determine whether a petition is statutory/charter or general.
- (b) Statutory or charter petitions shall be processed in accordance with applicable law.
- (c) General petitions shall be maintained as public records and may be distributed for informational purposes.
- (d) The City is not required to verify or certify general petitions unless required by law.

Sec. 23-XX. Agenda placement.

- (a) Submission of a petition does not require agenda placement.
- (b) Requests associated with petitions are subject to standard agenda procedures.
- (c) Consideration of a petition is at the discretion of the City Council, Mayor, or City Manager.

Sec. 23-XX. Legal effect.

- (a) General petitions are advisory only.
- (b) A general petition does not compel action or substitute for legal procedures.
- (c) Only petitions authorized by law have legal effect.

Sec. 23-XX. Construction.

This article shall not be construed to limit public comment rights or the authority of the City Council.

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 11B

Department: Administration

Sponsor: Robert Ruckes, Councilor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the second and final 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. Ruckes, City Council)

EXECUTIVE SUMMARY

This ordinance proposes amendments to Chapter 22 – Businesses related to the sale of alcoholic beverages for on-premises consumption within the C-1 Neighborhood Commercial District. The proposed changes would allow certain properties with primary frontage on U.S. Highway 90 or State Highway 118 to be eligible for on-premises alcohol sales without requiring a special use permit, while maintaining all existing distance requirements, residential adjacency protections, and applicable state and local regulations. The purpose of the ordinance is to encourage compatible commercial development and streamline permitting procedures along major commercial corridors while continuing to protect nearby residential areas and the overall health, safety, and welfare of the community.

SUPPORTING MATERIALS

1. 2026-06-03 Alcohol Updates C-1 Permitting

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

Final Approval - 6/9/2026

ORDINANCE 2026-06-03

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

WHEREAS, the City of Alpine, Texas, is a home rule municipality acting 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. 2025-04-02 on April 15, 2025, implementing revised regulations regarding alcoholic beverages within the city limits; and

WHEREAS, the Planning & Zoning Commission is composed of community members who advise the City Council on policy decisions that affect the health, safety, and character of the City through comprehensive zoning regulations; and

WHEREAS, the City Council desires to encourage compatible commercial development and streamline permitting procedures for certain commercially zoned properties located along major transportation corridors within the City; and

WHEREAS, the City Council finds that properties located within the C-1 Neighborhood Commercial District and directly fronting U.S. Highway 90 or State Highway 118 are generally situated along high-traffic commercial corridors and may be appropriate locations for restaurants and similar establishments serving alcoholic beverages for on-premises consumption; and

WHEREAS, the City Council further finds that it is appropriate to maintain existing distance requirements, residential adjacency protections, and all other applicable provisions of state and local law governing alcoholic beverage sales; and

WHEREAS, Chapter 211 of the Texas Local Government Code authorizes municipalities to adopt and amend zoning regulations in furtherance of the public health, safety, morals, and general welfare; and

WHEREAS, it is deemed by the City Council to be in the best interest of the City to amend the current alcoholic beverage regulations 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 COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

SECTION I

STATEMENT OF ACTION & FINDINGS OF FACT

Chapter 22 – Businesses of the Alpine Code of Ordinances is hereby amended to reflect the changes attached hereto as Exhibit “A” and incorporated herein for all purposes. The premises attached as Exhibit “A” are hereby 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 this ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word. The codifier of the City is authorized to make amendments to match the style of the existing Code of Ordinances.

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 ordinances, in which event the conflicting provisions are hereby repealed.

SECTION IV

SEVERABILITY CLAUSE

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

SECTION V

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 VI

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 VII

PROPER NOTICE AND MEETING

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

SECTION VIII

EFFECTIVE DATE

This ordinance shall take effect immediately upon its adoption and publication as required by law.

PASSED AND ADOPTED THIS 16th DAY OF JUNE, 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

JUNE 2, 2026

SECOND AND FINAL READING

JUNE 16, 2026

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Alexandra L. Tackett
Deputy City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, 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.

ARTICLE IV – ALCOHOLIC BEVERAGES

Sec. 22-121. 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:

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

Convenience store shall mean a convenience store as defined by the comprehensive zoning ordinance with the sale of beer and wine for off-premises consumption.

Grocery store shall mean a grocery store as defined by the comprehensive zoning ordinance with the sale of beer and wine for off-premises consumption.

Hotel shall have the same meaning assigned by the comprehensive zoning ordinance of the city, as amended.

Liquor or package store shall mean an establishment principally for the retail sale of all alcoholic beverages for off-premises consumption.

Major thoroughfare shall mean a roadway classified as a freeway, turnpike, regional arterial, arterial, collector (divided), collector (undivided) or residential collector on the city's master transportation plan as it is currently approved or may be amended.

Minor or secondary street shall mean a roadway classified as a local street on the city's master transportation plan as it is currently approved or may be amended.

Primary frontage shall mean that a property directly abuts and derives its principal vehicular access from U.S. Highway 90 or State Highway 118.

Private club shall mean those establishments which hold a private club registration permit or an exempt private club registration permit, as authorized under the Texas Alcoholic Beverage Code.

Private recreation club shall mean a facility which provides recreation activities and facilities to members. The sale, dispensing or serving of alcoholic beverages shall be strictly incidental to the primary activities of the club.

Restaurant shall mean an establishment engaged primarily in the preparation and sale of food and beverages to the public for on-premises consumption and which receives at least 70 percent of its gross revenue from the sale of food.

Restaurant with curb service shall mean an establishment where food and/or beverage is delivered to a consumer who is in a motor vehicle or otherwise outside the building by a waiter, waitress or carhop, who is also outside the building, with the intent of said food or beverage being consumed on or off the premises.

(Ord. No. 2025-04-02, Exh. A, 4-15-25)

Sec. 22-126. Sale for on-premises consumption limited to certain zoning districts.

The sale of alcoholic beverages for on-premises consumption shall be permitted only in areas zoned C-2 business district, except where the property in question is directly abutting a residential district. The sale of alcohol on properties in the C-2 business district that directly abut a residential district is not authorized unless approved through the special use permit process.

The sale of alcoholic beverages may be allowed in C-1 neighborhood commercial district or C-1a neighborhood commercial district upon approval of a special use permit by the city council, except that alcoholic beverages for on-premises consumption shall be permitted by right on properties zoned C-1 neighborhood commercial district that have primary frontage on U.S. Highway 90 or State Highway 118 and otherwise comply with all applicable provisions of this chapter, the comprehensive zoning ordinance, and state law. Sales are permitted for a hotel when allowed by right or upon the approval of a special permit by the city council.

(Ord. No. 2025-04-02, Exh. A, 4-15-25)

CITY COUNCIL AGENDA ITEM REPORT

June 16, 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 the second and final 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)

EXECUTIVE SUMMARY

This ordinance proposes amendments to the City’s zoning regulations related to lawful nonconforming structures and uses established prior to the adoption of the City’s zoning regulations in 1968. The proposed changes are intended to provide clearer standards regarding the continuation, repair, maintenance, remodeling, and restoration of historic nonconforming properties while limiting expansion of nonconformities and maintaining compliance with applicable life-safety and building codes.

The ordinance was brought forward in response to ongoing issues involving older homes and structures, particularly in historic areas of the community, that predate modern zoning standards and are disproportionately impacted by current setback and dimensional requirements. The proposed amendments are intended to reduce unnecessary variance requests for minor repairs and improvements while still protecting public health, safety, and welfare.

SUPPORTING MATERIALS

1. 2026-06-04 Nonconforming Grandfathering

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

Final Approval - 6/9/2026

ORDINANCE 2026-06-04

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

WHEREAS, the City of Alpine, Texas, is a home rule municipality acting pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Chapter 211 of the Texas Local Government Code authorizes municipalities to adopt and amend zoning regulations for the protection of public health, safety, morals, and general welfare; and

WHEREAS, the City Council recognizes that lawful nonconforming structures and uses established prior to the adoption of modern zoning regulations require clear standards regarding continuation, repair, reconstruction, and enforcement; and

WHEREAS, the City Council further finds that clarification of the City’s authority regarding unsafe, dilapidated, or hazardous structures is necessary to protect the public health, safety, and welfare; and

WHEREAS, the City Council finds that the amendments contained herein are in the best interest of the citizens of the City of Alpine and will promote consistency, transparency, and enforceability within the City’s zoning regulations.

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

SECTION I

STATEMENT OF ACTION & FINDINGS OF FACT

The Alpine Code of Ordinances, 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, is hereby amended to reflect the changes attached hereto as Exhibit “A,” incorporated herein for all purposes.

The provisions attached as Exhibit “A” are hereby 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 this ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word. The codifier of the City is authorized to make amendments to match the style of the existing Code of Ordinances.

**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 ordinances, in which event the conflicting provisions are hereby repealed.

**SECTION IV
SEVERABILITY CLAUSE**

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

**SECTION V
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 \$2,000.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

**SECTION VI
PROPER NOTICE AND MEETING**

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

**SECTION VII
EFFECTIVE DATE**

This ordinance shall take effect immediately upon its adoption and publication as required by law.

PASSED AND ADOPTED THIS 16TH DAY OF JUNE, 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

JUNE 2, 2026

SECOND AND FINAL READING

JUNE 16, 2026

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Alexandra L. Tackett
Deputy City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney

EXHIBIT “A”

EDITOR’S NOTE:

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

APPENDIX C - ZONING

ARTICLE I – BASIC ORDINANCE

GENERAL ZONING REGULATIONS

Section 4. Nonconforming lots, nonconforming uses of land, nonconforming structures, nonconforming uses of structures and premises, and nonconforming characteristics of use.

1. *Intent*—Within the districts established by this ordinance or amendments that may later be adopted there exist:
 - (a) Lots;
 - (b) Structures;
 - (c) Uses of land and structures; and
 - (d) Characteristics of use

Which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated or restricted under the terms of this ordinance or future amendment. It is the intent of this ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this ordinance that nonconformities shall not be changed or be enlarged upon, expended, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Continuance: Except as otherwise required by law, a structure or use legally established prior to the adoption date of this code be maintained unchanged. In other than criminal proceedings, the owner, occupant, or user shall have the burden to show that the structure, lot, or use was lawfully established.

Discontinuance:

- a) **Vacancy:** Any lot or structure, or portion hereof, occupied by a nonconforming use, that is or hereafter becomes vacant and remains unoccupied by a nonconforming use for a period of 6 months shall not thereafter be occupied, except by a use that conforms to this code.
- b) **Damage:** If any nonconforming structure or use is, by any cause, damaged to the extent of 50 percent of its value as determined by the code official, it shall not thereafter be reconstructed as such.

Nonconforming uses are declared by this ordinance to be incompatible with permitted uses in the districts involved. A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans. Construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance, and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work be carried on diligently.

2. *Nonconforming lots of record*—No portion of a parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by the ordinance, nor shall any division or any parcel be made which creates a lot with width or area below the requirements stated in this ordinance.
3. *Nonconforming structures*—Where a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
 - (a) No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
 - (b) Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.
 - (c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

4. **Pre-1968 structures and uses.**

- a) Any structure or use lawfully established prior to January 1, 1968, shall not be deemed unlawful solely because the structure or use does not conform to current setback, area, yard, lot coverage, parking, or similar dimensional requirements established after the adoption of zoning regulations by the City.
- b) Structures and uses described in this subsection may be repaired, maintained, remodeled, restored, or improved, provided that such work does not:
 - 1) Increase the degree of nonconformity beyond that which lawfully existed;
 - 2) Expand the structure or use into areas not previously occupied;

- 3) Create a threat to public health or safety; or
 - 4) Violate applicable building, fire, electrical, plumbing, mechanical, dangerous building, nuisance, or life-safety codes.
- c) Nothing in this subsection shall be construed to authorize:
- (1) The expansion of an unlawful use;
 - (2) The reestablishment of a discontinued nonconforming use otherwise prohibited by this ordinance;
 - (3) The continuation of a use declared to be a nuisance under state law or City ordinance; or
 - (4) The avoidance of permits otherwise required by this code.
- d) In any proceeding concerning applicability of this subsection, the property owner shall bear the burden of demonstrating that the structure or use lawfully existed prior to January 1, 1968.
5. *Nonconforming uses of structures and premises in combination*—The lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (a) No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered, except in changing the use of the structure to a use permitted in the district in which it is located;
 - (b) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such building.
 - (c) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed;
 - (d) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three-year period (except when government action impedes access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the current regulations of the district in which it is located.
 - (e) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming use status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at time of destruction.
6. *Repairs and maintenance*—On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure, as the case may be,

provided that the cubic content existing when it became nonconforming shall not be increased.

If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared to be unsafe or unlawful by reason of physical condition, and such condition is verified by the administrative official, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

7. *Uses under special exception provision not conforming uses*—Any use which is permitted as a special exception in a district under the terms of this ordinance (other than a change through city action from a nonconforming use to another use not generally permitted in the district) shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

(Ord. No. 2025-07-01, Exh. A, 7-15-25)

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 11D

Department: Administration

Sponsor: Robert Ruckes, Councilor

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading Ordinance 2026-06-05, an ordinance amending Chapter 2 – Administration, Article IV – Finance of the Alpine Code of Ordinances by adding Division 4 – Enterprise Fund Financial Management; Establishing Financial Management Policies for City Enterprise Funds, Including Rate Sufficiency Requirements, Reserve Requirements, Limitations on Transfers of Enterprise Fund Revenues, Annual Reporting Requirements, and Long-term Financial Sustainability Standards; Providing for the following: Findings of Fact, Enactment, Repealer, Severability, Proper Notice and Meeting, Inclusion in the Code of Ordinances, and Effective Date. (R. Ruckes, City Council)

EXECUTIVE SUMMARY

This ordinance proposes amendments to Chapter 2 – Administration, Article IV – Finance of the Alpine Code of Ordinances by adding Division 4 – Enterprise Fund Financial Management. The ordinance establishes comprehensive financial management policies for the City’s enterprise funds to promote fiscal accountability, operational sustainability, and long-term financial stability. Key provisions include requirements for rate sufficiency to ensure enterprise funds generate adequate revenues to support operations, maintenance, debt obligations, and capital needs; establishment of reserve requirements; limitations on transfers of enterprise fund revenues to other City funds; annual financial reporting requirements; and standards for long-term financial planning and sustainability.

SUPPORTING MATERIALS

1. 2026-06-05 Enterprise Fund Financial Mgmt

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

Final Approval - 6/9/2026

ORDINANCE 2026-06-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE IV – FINANCE OF THE ALPINE CODE OF ORDINANCES BY ADDING DIVISION 4 – ENTERPRISE FUND FINANCIAL MANAGEMENT; ESTABLISHING FINANCIAL MANAGEMENT POLICIES FOR CITY ENTERPRISE FUNDS, INCLUDING RATE SUFFICIENCY REQUIREMENTS, RESERVE REQUIREMENTS, LIMITATIONS ON TRANSFERS OF ENTERPRISE FUND REVENUES, ANNUAL REPORTING REQUIREMENTS, AND LONG-TERM FINANCIAL SUSTAINABILITY STANDARDS; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, SEVERABILITY, PROPER NOTICE AND MEETING, INCLUSION IN THE CODE OF ORDINANCES, AND EFFECTIVE DATE.

WHEREAS, the City of Alpine, Texas, is a home rule municipality acting pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City owns and operates municipal utility systems, including water, wastewater, and gas utility systems, for the benefit of the citizens of Alpine; and

WHEREAS, the City Council recognizes the importance of maintaining financially stable and self-supporting enterprise funds in order to ensure the continued operation, maintenance, repair, replacement, and improvement of critical utility infrastructure; and

WHEREAS, the City Council finds that long-term financial sustainability of utility systems requires disciplined rate management, adequate reserve levels, proper financial planning, and restrictions on the use of enterprise fund revenues for unrelated purposes; and

WHEREAS, the City Council further finds that implementation of enterprise fund financial management standards will promote transparency, responsible fiscal stewardship, and protection of utility ratepayers; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has authority to adopt ordinances necessary for the good government, peace, and order of the municipality and for carrying out powers granted by law; and

WHEREAS, the City Council finds that adoption of this ordinance is in the best interest of the public health, safety, and welfare of the citizens of Alpine and will support the long-term sustainability and reliability of the City's utility systems.

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

SECTION I

STATEMENT OF ACTION & FINDINGS OF FACT

Chapter 2 – Administration, Article IV – Finance of the Alpine Code of Ordinances is hereby amended by adding Division 4 – Enterprise Fund Financial Management, attached hereto as Exhibit “A” and incorporated herein for all purposes. The premises attached as Exhibit “A” are hereby 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 this 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 ordinances, in which event the conflicting provisions are hereby repealed.

SECTION IV

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

SECTION V

PROPER NOTICE AND MEETING

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

SECTION VI

EFFECTIVE DATE

This ordinance shall take effect immediately upon its adoption and publication as required by law.

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

INTRODUCTION AND FIRST READING

JUNE 16, 2026

SECOND AND FINAL READING

JULY 7, 2026

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Alexandra L. Tackett
Deputy City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney

EXHIBIT “A”

EDITOR’S NOTE:

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

CHAPTER 2 – ADMINISTRATION

ARTICLE IV – FINANCE

DIVISION 4 – ENTERPRISE FUND FINANCIAL MANAGEMENT

SECTION 1 – PURPOSE

The purpose of this division 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 division 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 division 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 division 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 division.
- (d) No exception to the requirements of this division 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 division.

- 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 division.

SECTION 4 – INTERPRETATION AND CONSISTENCY

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

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

Nothing in this division 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 division.

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 division.
- (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 division shall require corrective action pursuant to Section 3 of this division.

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 division.
- c) All expenditures of enterprise fund revenues shall be consistent with the requirements of this division 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 division 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 division; 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 division.
- (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 division 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 division, 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 division, the City Council shall take corrective action during the next budget cycle in accordance with Sections 3 and 5 of this division.
- (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 division.
- (b) (b) If at any time an enterprise fund is identified as being out of compliance with any provision of this division, 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 division.

CITY COUNCIL AGENDA ITEM REPORT

June 16, 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 the first reading of Ordinance 2026-06-06, an Ordinance amending The City Of Alpine FY 2025-2026 Budget To Appropriate Proceeds From The City Of Alpine, Texas; Taxable Limited Tax Notes; Providing For The Following Clauses: Findings Of Fact, Cumulative, Proper Notice And Meeting, And Effective Date. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 2026-06-06 Alpine Ord Limited Tax Note Budget Amendment
2. FY26 Budget Amendment - Limited Tax Note (1)

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Final Approval - 6/9/2026

COUNTY OF BREWSTER

ORDINANCE 2026-06-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING THE CITY OF ALPINE FY 2025-2026 BUDGET TO APPROPRIATE PROCEEDS FROM THE CITY OF ALPINE, TEXAS, TAXABLE LIMITED TAX NOTES; PROVIDING FOR THE FOLLOWING CLAUSES: FINDINGS OF FACT, CUMULATIVE, PROPER NOTICE AND MEETING, AND EFFECTIVE DATE.

WHEREAS, the City Council of the City of Alpine previously authorized the issuance of Limited Tax Notes, to fund Streets/Parks/ Water/Gas funds; has cause in its legislative pursuit to modify budgets, systems, processes, and fees that enhance the City’s mission of providing quality service to the citizens of Alpine; and

WHEREAS, the proceeds from the sale of the Notes have been received by the City and are now available to be applied to the costs of the aforementioned projects; and

WHEREAS, pursuant to Texas Local Government Code Chapter 102 and the City Charter, the City Council is authorized to amend the budget, as needed; and

WHEREAS, it is deemed by the City Council of the City of Alpine to be in the public interest to amend the FY 2025-2026 budget to include updated Revenues and Expenditures as outlined in Exhibit “A”.

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

**SECTION I
FINDINGS OF FACT & ENACTMENT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

The budget amendments attached hereto in Exhibit “A” is hereby found to be true and accurate representations of the changes approved by the City of Alpine City Council related to the FY 2025-2026 Budget.

**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 judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council

without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION 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
EFFECTIVE DATE**

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

PASSED, APPROVED, AND ADOPTED THIS 16th DAY OF JUNE, 2026, BY A MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

FIRST AND FINAL READING

JUNE 16, 2026

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Alexandra Tackett, Deputy City Secretary

"Exhibit A"

Requestor: Henry Arredondo

1) Record Limited Tax Note Proceeds and Appropriations

Department	Line - Item	Description	Proposed Amendment	Amended Budget
STREETS/PARKS/WATER/GAS FUNDS			Increase/(Decrease)	
	01-544-9933	Proceeds - Limited Tax Note - Series 2026	\$ 158,000.00	\$ 158,000.00
	01-542-9933	Proceeds - Limited Tax Note - Series 2026	\$ 559,000.00	\$ 559,000.00
	04-553-9933	Proceeds - Limited Tax Note - Series 2026	\$ 90,000.00	\$ 90,000.00
	08-558-9933	Proceeds - Limited Tax Note - Series 2026	\$ 95,000.00	\$ 95,000.00
			\$ 902,000.00	
Appropriation	01-644-9003	LTN Kubota - Streets	\$ 38,000.00	\$ 38,000.00
	01-644-9004	LTN Superior Broom - Streets	\$ 120,000.00	\$ 120,000.00
	01-642-9004	LTN Kubota Mule - Parks	\$ 12,000.00	\$ 12,000.00
	01-642-9005	LTN Pool Project	\$ 371,000.00	\$ 371,000.00
	01-642-9006	LTN Baseball Light Poles	\$ 176,000.00	\$ 176,000.00
	04-653-9003	LTN Backhoe - Water	\$ 90,000.00	\$ 90,000.00
	08-658-9003	LTN HVAC - Gas Department	\$ 20,000.00	\$ 20,000.00
	08-658-9004	LTN Ice Machine - Gas	\$ 8,000.00	\$ 8,000.00
	08-658-9005	LTN Backup Regulators - Gas	\$ 67,000.00	\$ 67,000.00
			\$ 902,000.00	

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 11F

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Resolution 2026-06-13, a resolution adopting the City of Alpine Master Fee Schedule; Establishing Appendices A through H; Authorizing the periodic update of fees by resolution; Repealing conflicting resolutions; Directing implementation; And providing for an Effective Date. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

This resolution adopts the City of Alpine Master Fee Schedule, establishing a consolidated and standardized schedule of fees for municipal services, permits, facilities, and administrative functions. The Master Fee Schedule is designed to improve transparency, ensure consistency in fee administration, support cost recovery for City services, and provide a single reference document for residents, businesses, and City staff.

The Master Fee Schedule is organized into the following appendices:

- Appendix A: Utilities Fees
- Appendix B: Building Services Fees
- Appendix C: Animal Services Fees
- Appendix D: Administrative Fees
- Appendix E: Environmental Services Fees
- Appendix F: Parks and Recreation Fees
- Appendix G: Alpine Police Department Fees
- Appendix H: Airport Fees

Adoption of this resolution authorizes the implementation and use of the Master Fee Schedule as the official fee structure for the City of Alpine and provides a framework for future updates as needed by the City Council.

SUPPORTING MATERIALS

1. 2026-06-13 Master Fee Schedule Resolution

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

Final Approval - 6/9/2026

RESOLUTION 2026-06-13

A RESOLUTION OF THE CITY OF ALPINE, TEXAS ADOPTING THE CITY OF ALPINE MASTER FEE SCHEDULE; ESTABLISHING APPENDICES A THROUGH H; AUTHORIZING THE PERIODIC UPDATE OF FEES BY RESOLUTION; REPEALING CONFLICTING RESOLUTIONS; DIRECTING IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Alpine, Texas, periodically reviews municipal fees, rates, charges, permits, licenses, and service costs to ensure consistency, transparency, administrative efficiency, and the continued delivery of quality municipal services; and

WHEREAS, the City Council previously adopted and amended various departmental fee schedules through separate resolutions, including but not limited to utility fees, building services fees, animal services fees, administrative fees, and environmental services fees; and

WHEREAS, the City Council finds that consolidating municipal fee schedules into a unified Master Fee Schedule will improve administrative organization, simplify annual updates, enhance public accessibility, and promote consistency throughout the City’s Code of Ordinances and municipal operations; and

WHEREAS, the City Council further finds that allowing fee schedules to be updated periodically by resolution provides flexibility necessary for efficient municipal administration while maintaining public transparency and Council oversight.

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

SECTION I.

The City of Alpine Master Fee Schedule, attached hereto as Exhibit “A” and incorporated herein for all purposes, is hereby adopted as the official consolidated fee schedule of the City of Alpine.

SECTION II.

The Master Fee Schedule shall consist of the following appendices:

- Appendix A: Utilities Fees
- Appendix B: Building Services Fees
- Appendix C: Animal Services Fees
- Appendix D: Administrative Fees
- Appendix E: Environmental Services Fees
- Appendix F: Parks and Recreation Fees
- Appendix G: Alpine Police Department Fees

Appendix H: Airport Fees

SECTION III.

The fee amounts contained within each appendix may be amended, revised, updated, added, or repealed by subsequent resolution of the City Council unless otherwise required by the City Charter, state law, or specific ordinance provisions.

SECTION IV.

The City Manager, or designee, is hereby directed to implement and maintain the Master Fee Schedule and ensure the current fee schedules are made publicly available on the City's website.

SECTION V.

All resolutions or portions of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION VI.

This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY MAJORITY VOTE ON THIS 16TH DAY OF JUNE, 2026 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

Catherine Eaves, Mayor

ATTEST:

Alexandra L. Tackett
Deputy City Secretary

**EXHIBIT “A”
CITY OF ALPINE MASTER FEE SCHEDULE**

APPENDIX A: UTILITIES FEES

FRANCHISE APPLICATION	FEE
Franchise Application Fee	\$250
SECURITY DEPOSIT	FEE
Residential water, sewer, and sanitation	\$250.00
Small Commercial water, sewer, and sanitation	\$300.00
Laundromats, recreational vehicle parks, washaterias, and any small business franchise	\$500.00
Housing units, industrial and/or agricultural users, motels, and concrete plants	\$1,500.00
WATER AND SEWER EXTENSIONS	FEE
1” or less Water extension of front footage, per linear foot	\$30.00
Greater than 1” water extension of front footage, per linear foot	At Cost
Water extension of front footage, per linear foot outside CCR	At Cost
4” Sewer extension of front footage, per linear foot	\$35.00
Greater than 4” sewer extension of front footage, per linear foot	At Cost
Sewer extension of front footage outside CCR	At Cost
WATER TAPS AND METER SETTINGS	FEE
¾ inch tap	\$1,500.00
1 inch tap	\$1,800.00
2 inch tap	AT COST + \$60/hour of labor and \$100/hour for Equipment – MINIMUM of two hours
Greater than 2 inch tap	AT COST + \$60/hour of labor and \$100/hour for Equipment – MINIMUM of two (2) hours
Water tap Impact fee	\$500.00 / Each street cut required
Residential 4 inch sewer tap	\$1,620.00
All other sewer taps	AT COST + \$60/hour of labor and \$100/hour for Equipment – MINIMUM of two (2) hours
Sewer tap Impact fee	\$500.00 / Each street cut required
METER AND CUTOFF	FEE
5/8 - inch meter	\$150.00
3/4 - inch meter	\$150.00
MINIMUM CHARGES FOR METERED ACCOUNTS – RESIDENTIAL RATES	FEE

¾-inch	\$12.00
1-inch	\$15.00
1½-inch	\$20.00
2-inch	\$24.00
MINIMUM CHARGES FOR METERED ACCOUNTS – COMMERCIAL AND SULLY STATE UNIVERSITY RATES	FEE
¾-inch	\$13.00
1-inch	\$16.00
1½-inch	\$21.00
2-inch	\$25.00
3-inch	\$38.00
4-inch	\$47.00
6-inch	\$62.00
8-inch	\$73.00
RESIDENTIAL AND COMMERCIAL WATER RATES PER METER	FEE
Minimum for the first 2,000 gallons	\$9.57
For every 1,000 gallons over 2,000 gallons	\$4.30
For every 1,000 gallons over 5,000 gallons	\$4.35
For every 1,000 gallons over 12,000 gallons	\$4.40
For every 1,000 gallons over 25,000 gallons	\$4.50
For every 1,000 gallons over 100,000 gallons	\$4.60
<i>Rates Outside the City Limits</i>	<i>Water Rates outside the City Limits shall be one and one-half times the minimum in-city amended rates</i>
BULK WATER RATES	FEE
For first 1,000 gallons	\$50.00
For the next 1,000 gallons and thereafter/per 1,000	\$45.00
Effluent bulk water	
DELINQUENCY	FEE
Disconnect Fee	\$35.00
Reconnect Fee	\$35.00
Meter re-read after 1st re-read within 1 year of service	\$25.00
Vacation fee on	\$25.00
Vacation fee off	\$25.00
Meter testing fee	At Cost
Faulted Meters	Expense of the City

Non-Faulted meters	Expense of the customer AT COST plus \$60/hour of labor and \$100/hour for Equipment – MINIMUM of one (1) hour
TAMPERING CHARGE	FEE
Tampering Fee	\$150 + Damages, any additional cost to fix, water usage, and possible criminal charges
SEWER RATES	FEE
Residential flat rate	\$17.50
<i>Commercial</i>	
Minimum rates for the first 4,000 gallons on the average water consumption of the previous 12 months	\$14.55
Minimum rates for every 1,000 gallons over 4,000	\$2.78
Camera Fee	\$75.00
LIQUID SEWAGE WASTES FEES	FEE
0 to 300 gallons	\$75.00
Spillage cleanup fee	\$150.00
GAS RATES	
Gas rates are set by City Council via contract with Natural Gas Vendor	
To determine the Spot Rate: Cost of gas 5% allowance for losses, Contracted Rate x 1.05 = Amount	
Plus, Cost of Service, City of Alpine	\$12.00
EXCESS FLOW VALVE (EFV) IN GAS DISTRIBUTION SYSTEMS: EFFECTIVE JUNE 20, 2017	FEE
Poly Services	\$250.00
Steel Services	\$750.00
SECURITY DEPOSIT	FEE
Residential Deposits	\$250.00
Small commercial to include but not be limited to grocery stores, shops, storages, automatic laundry, automobile parking lots, bakery, bank, barber and beauty shops, billiard or pool hall, cafeteria, clinic, cleaning and pressing shops, drug store, filling station, florists shop, ice retail distributing, mortuaries, picture theater, office, radio repair and sales, real estate office, restaurants, taverns, radio studio, shoe repair, stores and shops for the sale of products at retail, stores and shops for custom work or the making of articles to be sold at retail on the premises, and studios (art, music, photo, etc.)	\$300

Laundromats, recreational vehicle parks, washaterias and any small business franchise	\$500.00
Housing units, industrial and/or agricultural users, motels and concrete plants	\$1,500.00
PENALTIES, DISCONNECT, RECONNECT, AND OTHER MISCELLANEOUS SERVICE FEES	FEE
Meter re-read after first re-read within one year of service	\$25.00
Vacation fee on	\$25.00
Vacation off	\$25.00
Customers with 500 MCF'S and over shall receive a \$3.00 per MMBTU discount.	
Disconnect Fee	\$35.00
Reconnect Fee	\$35.00
Late Fee	%5 of Gas Billed
Meter Guard Fee	\$200.00
TAMPERING CHARGE	FEE
Tampering Fee	\$150 + Damages, any additional cost to fix, gas usage, and possible criminal charges.
GAS TAP FEES	FEE
Retirement of gas tap	\$500.00
1" gas tap	\$1,000.00
Retirement of gas tap & relocate	\$1,500.00
Over 1" gas tap	At Cost
Main Extensions	\$10.00 per linear foot
Gas tap Impact fee...\$500.00 each cut required	\$500.00 each cut required
GARBAGE & SANITATION RATES	
<i>Garbage & Sanitation Rates are set by City Council via Contract with Waste-Hauler Contractor Company</i>	
Garbage Permit Deposit	\$200.00

APPENDIX B: BUILDING SERVICES FEES

DISCOUNTED RATES	FEE
501(c)(3) Organizations	Building Permit Fees Waived, excluding a \$50.00 Application Fee. Will need verification of 501(c)(3) status.
City of Alpine Full Time Employees actively employed	Permit Fees Waived, excluding a \$50.00 Application Fee. Verification of employment with current pay stub required.
PERMIT FEES FOR RESIDENTIAL AND COMMERCIAL	
ALL PERMIT FEES DO NOT INCLUDE \$100 INSPECTION FEE(S)	
NEW CONSTRUCTION	FEE
R-1 & R-2, R-4, all residential dwellings (detached one- and two family dwellings, townhomes, multi-family quadplex or triplex, cottage accessory dwelling units, garages and casitas,	\$0.55/square foot total area under roof
R-3 residential dwellings (apartments, condominiums, three and four family dwellings), multi-family quadplex or triplex,	\$0.30/square foot total area under roof
New Commercial Building (C0, C-1, C-2, C1a)	\$700.00 Flat fee + \$.06 per sq/ft
ALTERATIONS	FEE
R-1, R-2, R-4, and all residential dwellings, detached one- and two-family dwellings, townhomes, multi-family quadplex or triplex, cottage, accessory dwelling units, casitas, and garages	\$0.25/square foot total area of alteration
R-3 residential dwellings (apartments, condominiums, three and four family dwellings), multi-family quadplex or triplex	\$0.20/square foot total area of alteration
Commercial Building (C0, C-1, C-2, C1a)	\$0.15/square foot total area of alteration
ADDITIONS	FEE
R-1 & R-2 residential dwellings, detached one- and two-family dwellings, cottage, accessory dwelling units, casitas, townhomes and garages	\$1.00/square foot total area of addition
R-3 residential dwellings (apartments, condominiums, three and four family dwellings), multi-family quadplex or triplex	\$0.75/square foot total area of addition
Commercial Building (C0, C-1, C-2, C1a)	\$0.50/square foot total area of addition
MISCELLANEOUS DEVELOPMENT FEES	FEE
Stand-Alone permits or permits not stated (foundation repair, window replacement, insulation energy compliance, demolition)	\$75.00
Residential Pool	\$150.00
Carport / Pergola (Detached/ stand alone Non-Conforming)	\$50.00

Accessory building permit	\$50.00 Flat Fee	
Residential Fence	\$50.00 Flat Fee	
Roofing Replacement/Repair	\$0.05/square foot	
OTHER INSPECTIONS AND FEES		
ALL PERMIT FEES DO NOT INCLUDE \$100 INSPECTION FEE(S)		
DESCRIPTION	FEE	
Electric Reconnect (outside inspection Only)	\$50.00 Inspection Fee only	
Gas Test Only	\$100.00 Inspection Fee only	
Certificate of Occupancy	\$100.00	
Inspections outside of normal business hours	\$100.00	
Work commencing before permit issuance	\$500.00	
Reinspection Fee (Fee applied at discretion of Building Official)	\$100.00	
DESCRIPTION	FEE	
Permit Extension Fee	\$100.00	
Additional plan review required by changes, additions or revisions to plans	\$42.00 per hour	
Use of outside consultants for plan checking/inspections	Actual Cost	
Plan review fee	45% of building permit fee in addition to building permit fee	
Alpine ISD	25% of fees established in Appendix B; Section 1	
Lot drainage fee	\$50.00	
Automatic Fire Extinguisher systems Compressed Gases, Fire alarm detection systems and related equipment	3 rd Party testing and inspections required	
TRADES PERMIT FEES		
ALL PERMIT FEES DO NOT INCLUDE \$100 INSPECTION FEE(S)		
All applications must include square footage of project in addition to all work conducted unless specific work is isolated to exterior work only.		
TYPE OF OCCUPANCY	BUILDING AREA SQ/FT	PERMIT FEES
All residential, R-1, R-2 single family, duplex, townhouse, new construction, additions (per unit), multi-family quadplex or triplex, cottage accessory dwelling units, and casitas Total sq/ft under roof	1-749	\$50.00
	750-1,199	\$65.00
	1,200-1,500	\$75.00
	1,501-1,750	\$85.00
	1,751-2,000	\$90.00
	2,001-2,250	\$100.00
	2,251-3,000	\$105.00
	3,001-3,500	\$115.00
3,501-4,000	\$120.00	
4,001+	\$140.00	
TYPE OF OCCUPANCY	BUILDING AREA SQ/FT	PERMIT FEES

All residential, R-1, R-2 single family, duplex, townhouse, new construction, additions (per unit), multi-family quadplex or triplex, cottage accessory dwelling units, and casitas Total sq/ft under roof	1-749	\$50.00
	750-1,199	\$65.00
	1,200-1,500	\$75.00
	1,501-1,750	\$85.00
	1,751-2,000	\$90.00
	2,001-2,250	\$100.00
	2,251-3,000	\$105.00
	3,001-3,500	\$115.00
	3,501-4,000	\$120.00
4,001+	\$140.00	
TYPE OF OCCUPANCY	BUILDING AREA SQ/FT	PERMIT FEES
A,E,I,R-3, Hotels, apartments, drinking/dining, educational, assembly, institutional	1-500	\$50.00
	501-100,000	\$50.00 + \$0.035/sqft
	100,001-500,00	\$3,500 + \$0.03/sqft
	500,001+	\$15,000 + \$0.02/sqft
B,F,H,M,S,U, Office retail, wholesale, garages, factories, workshops, service stations, warehouse	1-500	\$50.00
	501-50,000	\$50.00 + \$0.01/sqft
	50,001-100,00	\$182.00 + \$0.007/sqft
	100,001+	\$582.00 + \$0.003/sqft
CONTRACT		
MECHANICAL		FEE
Mini Split/Air Handler		\$50.00
Condensing Unit (# tons)		\$50.00
Condensing Unit/Heat Pump		\$10.00
Indoor Condensing Unit		\$10.00
Walk-In Freezer		\$50.00
Duct Outlet		\$20.00
Heat Pump		\$60.25
Refrigeration Unit (# tons)		\$60.25
Electric Heat Strips		\$60.25
Cooling Coil		\$60.25
Gas Furnace, Gas		\$90.60
Wall Furnace, Gas		\$90.60
Unit Heater, Gas		\$90.60
Radiant Heater, Gas		\$90.60
Exhaust Fan, Commercial/Residential		\$60.25
Curtain Fire Damper		\$20.00
Fire Damper		\$20.00
Condenser, No Compressor		\$60.25
Residential Dryer Exhaust Duct		\$60.25
Rooftop Unit, Electric ___ SEER		\$15.85

Fan Coil Unit	\$60.25
Fan Powered Box	\$60.25
Type II Range Hood (Steam)	\$60.25
Chiller (#)	\$60.25
Absorption Unit (# tons)	\$60.25
Reach-In Cooler	\$60.25
Wall Mounted Unit	\$60.25
Gas Boiler, Steam	\$90.60
Make-Up Air	\$60.25
Electric Furnace	\$60.25
Floor Furnace, Gas	\$90.60
Unit Heater, Electric	\$60.25
Radiant Heater, Electric	\$60.25
Ventilation/Energy Recovery Unit Fan	\$60.25
Ceiling Fire Damper	\$20.00
Smoke/Fire Damper	\$20.00
Commercial Dryer Exhaust Duct	\$90.60
Rooftop Unit, Gas ___ SEER	\$15.85
Variable Air Volume Unit	\$60.25
Type I Range Hood (Grease)	\$60.25
Fume Hood	\$60.25
Cooling Tower (# tons)	\$60.25
Walk-In Cooler	\$60.25
Icemaker (Split System)	\$60.25
Gas Boiler, Hot Water	\$90.60
Evaporative Cooler	\$60.25
Duct Heater, Gas	\$90.60
Hot Water Coil	\$60.25
ELECTRICAL	FEE
General Purpose Outlets/Equipment Devices Less Than 1 HP Motor	\$50.00
Dedicated Equipment/Appliance Outlets 20 Amp and Above	\$50.00
Motors	\$50.00
Gear Items	\$50.00
ELECTRICAL - MISCELLANEOUS	FEE
Underground Work/100 Linear Feet	\$50.00
Outside Overhead Work/100 Linear Feet	\$50.00
Foundation/Concrete Encased Electrode	\$50.00
Control/Low Voltage Systems Over 50 Volts	\$50.00
ELECTRICAL - LIGHT FIXTURE	FEE

HID Fixtures/Ceiling Fans	\$50.00
Fluorescent Fixtures & Ballast Retrofits	\$50.00
Sign Circuit	\$50.00
UPS/Generator (Emergency & Temporary)/Distributed Generation/Storage Batteries/Solar Panel (Each)	\$10.00
Temporary Wiring: Temporary Pole	\$25.00
Service Upgrade	\$100.00
PLUMBING	FEE
Water Heater Gas/Electric	\$8.00
Water Heater Vent	\$8.00
Water Softener	\$17.00
Plumbing Fixture (replacement of water or drain lines, water tempering or tub/shower valves, expansion tank, PRV, etc.)	\$7.00
Roof Drains	\$7.00
Reverse Osmosis	\$7.00
GAS RELATED	FEE
1-5 Terminations	\$10.00
Each Additional Termination	\$3.00
Termination Extension	\$8.00
Replace Gas Line	\$8.00
Split Meter	\$8.00
Move Meter	\$8.00
Gas Conversion	\$8.00
MEDICAL GAS	FEE
1-5 Terminations	\$13.00
Each Additional Termination	\$3.00
RESIDENTIAL FIRE SPRINKLER SYSTEMS (MRFSS)	FEE
Per Fixture/Head	\$7.00
BACKFLOW PREVENTION ASSEMBLIES	FEE
Install or Replacement	\$15.00
Customer Service Inspection	\$8.00
TRAPS AND INTERCEPTORS	FEE
0-500 gal	\$12.00
501+ gal	\$17.00
IRRIGATION	FEE
Residential Irrigation	\$150.00
Commercial Irrigation	\$200.00
Plan Review	\$100.00
WATER SUPPLY LINES	FEE

0-100 ft	\$50.00
101-250 ft	\$55.00
251-500 ft	\$60.00
501-1000 ft	\$75.00
1001-2000 ft	\$100.00
2001-3000 ft	\$125.00
Over 3001 ft	\$150.00
Additional fee for each 200 ft or part thereof over 3001 ft	\$25.00
SEWER	FEE
0-60 ft	\$50.00
61-150 ft	\$60.00
151-300 ft	\$75.00
301-500 ft	\$90.00
501-750 ft	\$100.00
751-1000 ft	\$120.00
Over 1000 ft	\$150.00
Additional fee for each additional 100 ft or part thereof over 1000 ft	\$100.00
RECLAIMED WATER / DRAIN LINE	FEE
1-4 Openings	\$40.00
Each Additional Opening	\$5.00
ZONING AND LAND USE	
Sign Permit	\$75.00
Short Term Rental Annual Permit and Renewal	\$250.00 Flat fee
Short Term Rental Application / Special Use	\$500.00
Replat / Plat	\$500.00 Flat fee
Rezone	\$500.00 Flat fee
Special Use/ Conditional Use	\$500.00 Flat fee
Residential Flat Work (Driveways, Sidewalks, Curb Cuts)	\$50.00 Flat fee
Variance	\$500.00 Flat fee
Coin Establishment / Special Use	\$500.00 Flat fee

APPENDIX C: ANIMAL SERVICES FEES

IMPOUND	FEE
Regular impound fee/ night stay	\$20
Impound fees for large animals (livestock)	At Cost
Small animal quarantine fee for full 10 night stay	\$250
Small animal quarantine fee/ night stay \$20	\$25
Large animal quarantine fee due to known exposure	At Cost
Small animal quarantine due to known exposure	\$50/day
CREMATION	FEE
<i>Communal Prices per pound</i>	
0-30 lbs	\$40
31-50lbs	\$55
51-70 lbs	\$70
71-90 lbs	\$85
over 90 lbs	\$100
<i>Private prices per pound</i>	
0-30 lbs	\$110
31-50 lbs	\$130
51-70 lbs	\$150
71-90 lbs	\$170
over 90 lbs	\$190
<i>Removal of deceased animal</i>	
Pets (owned pets)	\$15
UPS shipping of remains	\$40
MICROCHIPPING	FEE
Includes chipping and registration	\$15
MEDICAL	FEE
<i>Vaccines</i>	
Feline Felv/FVRCP combo	\$25
Canine bordetella	\$18
Canine Distemper	\$18
<i>Snap tests</i>	
Feline Felv/FIV snap test	\$25
Canine 4DX snap test	\$25
<i>Other medical</i>	
Small animal euthanasia	\$50
Large animal euthanasia	At Cost
<i>Other medical</i>	
Small animal euthanasia	\$50
Large animal euthanasia	

ADOPTION	FEE
Regular adoption	\$100
Thrift store cats	\$50
Pet of the week	\$50
Adoption events	\$50
SURRENDER	FEE
Cat or dog surrender	\$40
CITY LICENSING	FEE
City license for spayed/ neutered animals	\$10
City license for unaltered animals	\$20
City license renewal	\$5
PERMITS	FEE
Large livestock	\$25
Small livestock	\$25
Yearly renewal for large and small	\$10
Relocation of permit to different address	\$25
Permit for kennels	\$50
Yearly renewal for kennels	\$25
DANGEROUS DOGS	FEE
Registration fee	\$100
Removal of animal from City Limits	\$100

APPENDIX D: ADMINISTRATIVE FEES

Appendix D: Administrative Fees	
ADMINISTRATION	FEE
Alcohol Permit	\$25.00
Banner Permit	\$25.00
Live Music Permit - Single	\$50.00
Live Music Permit - Annual	\$250.00
Movie Filming - Processing Application Fee	\$25.00
Movie Filming - Use of City Equipment and Personnel (determined by City Manager)	Determined by City Manager
Movie Filming - Use of City - Owned Real Estate	Determined by City Manager
Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public areas.	\$500.00
Partial, non-disruptive use of a public building, park right-of-way, or public area.	\$250.00
Total closure or obstruction of public street or right -of-way, including parking lots and on-street parking.	\$50.00
Partial closure or obstruction of public street or right-of-way, including parking lots and on street parking.	\$25.00
Use of City parking lots, parking areas, and City streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles)	\$50.00
ALCOHOL PERMIT	FEE
Application/Permit Fee	\$25.00
Deposit for any Park in City of Alpine	\$30.00
CIVIC CENTER	FEE
Full Day Rental Fee Commercial General Public (keys are picked up prior day and are given day after event to clean)	\$600.00
Additional fee for days prior to event	\$50.00
Full Day Non-Profit Organization	\$100.00 for any additional days
Full Day Government Agency	\$100.00 for any additional day
Security per hour for 2 officers	\$40.00 per hour for 1 officer
Deposit (facility rental damage & cleaning fee)	\$250.00
Cost for Damages	
Rectangle Table	\$150.00
Round Table (5')	\$225.00

Chair	\$75.00
Lost key	\$100.00
Late return Key (per day)	\$75.00
Unlocked Door (per day)	\$75.00
Lights left on overnight (per day/night)	\$50.00
A/C's or Heater not turned off (per day)	\$50.00
Alcohol penalty charge	\$500.00
Damages to facilities, window, doors, wall, etc.	Repair/Replacement Cost
Miscellaneous	
Fee for Electric Pedestal	\$50.00
Fee for Stage (taking it down and setting it up)	\$250.00
Minimum fee for any other damages (throwing of trash-sweeping, décor left behind, etc.)	\$100.00
Speaker (Sound System)	\$100.00
Adding a provision to the Civic Center's rules and regulations of a \$25 fee be applied for each instance and individual rule is broken.	\$25.00 for any rule broken
PUBLIC INFORMATION	
Public Information Request	Set by State Law

APPENDIX E: ENVIRONMENTAL SERVICES FEES

TIRES	FEE
Passenger Car/Light Truck Tire (Up to 22")	\$5.00
Passenger Car/Light Truck Tire & Rim (Up to 22")	\$10.00
Oversized Truck Tire (23" and up)	\$35.00
Oversized Truck Tire & Rim (23" and up)	\$50.00
Tractor Tire	\$75.00
Tractor Tire	\$100.00
Service Fee A	2.6%
Service Fee B	\$0.22
REFRIGERANT REMOVAL	FEE
Refrigerant Removal <i>(With Sanitation Account or permit)</i>	\$0.00
Refrigerant Removal Residential Source <i>(No sanitation account or permit)</i>	\$75.00
TREE LIMBS / YARDWASTE	FEE
Residential DIY Tree limbs <i>(With Sanitation Account or permit)</i>	\$0.00
Tree limbs (Residential Source) <i>(For-large trailers, No sanitation account or permit)</i>	\$50.00/CUBIC YARD (CY)
ELECTRONICS	FEE
City of Alpine Resident <i>(With Sanitation Account or permit)</i>	\$0.00
Small Electronic <i>(No sanitation account or permit)</i>	\$5.00
Medium Electronic <i>(No sanitation account or permit)</i>	\$10.00
Large Electronic <i>(No sanitation account or permit)</i>	\$20.00
BULK ITEM	FEE
City of Alpine Resident <i>(With Sanitation Account or permit)</i>	\$0.00
Residential Source <i>(No Sanitation Account or permit)</i>	\$65.00/item
<i>Item are limited: 5 items or 3 cy (per month)</i>	

APPENDIX F: PARKS AND RECREATION FEES

KOKERNOT PARK PAVILLION RENTAL RATES & FEES	FEE
Kokernot Park Pavilion Rental Deposit (Refundable)	\$30
Kokernot Pavilion Rental Fee (9:00 a.m. to 9:00 p.m.)	\$30
PUEBLO NUEVO PAVILLION RENTAL RATES & FEES	FEE
Pueblo Nuevo Pavilion Rental Deposit (Refundable)	\$30
Pueblo Nuevo Pavilion Rental Fee (9:00 a.m. to 9:00 p.m.)	\$30
POOL RATES & FEES	FEE
Municipal Pool Rates	Set by Council Resolution
General Admissions	\$4 flat rate per person
Private Pool Party Deposit (Refundable)	\$25
Private Pool Party Reservation	\$250
Swimming Program/Camp	\$45 per person
Food Truck Vendor Fee for Occasion/Holiday Event	\$175 per vendor
RECREATIONAL ACTIVITIES / EVENTS	FEE
5K / 10K Race Events	\$2,000
Seasonal Youth Camps	\$2,500
Indoor / Outdoor Game Challenge Events Adult / Youth	\$3,000
Seasonal Park Projects	\$3,000

APPENDIX G: ALPINE POLICE DEPARTMENT FEES

GOLF CART / REGULATED VEHICLE	FEE
Initial Registration	\$50
Biennial Reinspection	\$25
VEHICLE IMPOUND FEES	FEE
Impound Fee (Cost Charged by Towing Company)	At Cost
Storage Fee	\$25/Day
Notification Fee (Cover Cost Associated with Sending Certified Mail Notification, if applicable)	\$20

APPENDIX H: AIRPORT FEES

AFTER HOURS CALL-OUT FEE	FEE
After Hours Call-Out Fee	\$75
Holiday After Hours Call-Out Fee	\$100

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 11G

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Resolution 2026-06-14, a resolution approving Blanket Grant Writing Services. (H. Arredondo, City Manager)

EXECUTIVE SUMMARY

This resolution authorizes the City Manager to procure and enter into contracts for on-call grant writing services to support the City's municipal infrastructure projects. The purpose of these services is to assist the City in identifying, preparing, and submitting competitive grant applications for federal, state, and other funding opportunities that can help finance critical infrastructure improvements.

Utilizing on-call grant writing services will enhance the City's capacity to pursue external funding, maximize available resources, and reduce the financial burden on local taxpayers. The authorization provides flexibility to engage qualified grant professionals as funding opportunities arise, ensuring timely and effective application development.

SUPPORTING MATERIALS

1. 2026-06-14 Blanket Grant Writing Services

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

Final Approval - 6/9/2026

STATE OF TEXAS

CITY OF ALPINE

COUNTY OF BREWSTER

RESOLUTION 2026-05-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS, AUTHORIZING PROCUREMENT AND CONTRACTING FOR ON CALL GRANT WRITING SERVICES TO SUPPORT MUNICIPAL INFRASTRUCTURE PROJECTS; PROVIDING FOR RELATED MATTERS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Alpine, Texas (the “City”), is a municipal corporation duly organized and operating under the laws of the State of Texas; and

WHEREAS, the City Council is the governing body responsible for establishing policies and authorizing contracts for municipal operations and improvements; and

WHEREAS, the City seeks to improve and maintain critical public infrastructure, including but not limited to water systems, wastewater systems, street improvements, drainage, and airport facilities; and

WHEREAS, federal, state, and regional grant programs provide significant funding opportunities to support such infrastructure improvements; and

WHEREAS, the City recognizes that professional grant writing and grant administration services can enhance its ability to identify, pursue, and secure funding opportunities; and

WHEREAS, it is in the best interest of the City to establish a **blanket or on-call professional services agreement** (or multiple agreements) for grant writing services to efficiently pursue multiple grant opportunities over time; and

WHEREAS, Texas law requires that certain professional services be selected based on qualifications and competence, and that municipalities follow applicable procurement requirements when entering into such contracts; and

WHEREAS, the City Council desires to authorize City staff to procure and negotiate such services and to execute contracts consistent with applicable law and City policies.

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

SECTION I. AUTHORIZATION OF PROCUREMENT

The City Council hereby authorizes the City Manager (or designee) to initiate and conduct procurement for professional grant writing and related consulting services, including issuance of a Request for Qualifications (RFQ) or other appropriate solicitation consistent with Texas law and City procurement policies.

SECTION II. SCOPE OF SERVICES

The services to be procured may include, but are not limited to:

- Identification of federal, state, and other funding opportunities
- Grant writing and application preparation
- Project development and coordination
- Assistance with grant compliance and reporting
- Support for infrastructure grants, including water, wastewater, streets, drainage, and airport projects.

SECTION III. ON-CALL / BLANKET CONTRACT AUTHORIZATION

The City Council authorizes the City Manager (or designee) to:

- Negotiate and execute one or more **on-call (indefinite delivery/indefinite quantity) professional services agreements** for grant writing services;
- Assign specific tasks or work orders under such agreements as grant opportunities arise;
- Establish contract terms, compensation structures (including contingency or hourly/fee-based structures as allowed by law), and performance requirements.

SECTION IV. CONTRACT AUTHORITY

The City Manager (or designee) is authorized to execute contracts, amendments, and task orders related to these services, provided they:

- Comply with applicable state procurement laws and City policies;
- Do not exceed budgeted or otherwise authorized funding without further Council approval (if desired, you can tighten or remove this clause).

SECTION V. FUNDING

Funding for such services shall be paid from legally available City funds, including project-specific funding where applicable, subject to annual budget appropriations.

SECTION VI. COMPLIANCE WITH LAWS

All procurement and contracting activities authorized by this Resolution shall comply with:

- Texas Government Code Chapter 2254 (Professional Services)
- Texas Local Government Code procurement requirements

Applicable federal and state grant requirements

SECTION VII. EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE OF THE CITY COUNCIL ON THE 16th DAY OF JUNE, 2026.

Catherine Eaves, Mayor

ATTEST:

Alexandra L. Tackett, Deputy City Secretary

CITY COUNCIL AGENDA ITEM REPORT

June 16, 2026

Agenda Item No. 11H

Department: Administration

Sponsor: Henry Arredondo, City Manager

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the acceptance of the Fiscal Year 2023-2024 Audit from Gibson, Ruddock, and Patterson LLC. (Henry Arredondo, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Management Rep Letter 2024
2. Alpine Passed AJEs 2024
3. 2024 Audit Conclusion Letter
4. 2024 Annual Financial Report (1)

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Final Approval - 6/10/2026

June 10, 2026

Gibson Ruddock Patterson LLC
600 Sunland Park Dr. Bldg. 6 Ste. 300
El Paso, Texas 79912

This representation letter is provided in connection with your audit of the primary government financial statements of the City of Alpine, Texas, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the disclosures (collectively, the “financial statements”), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of June 10, 2026, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated September 18, 2024, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government required by generally accepted accounting principles to be included in the financial reporting entity.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
5. The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
6. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
7. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
8. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. A list of the uncorrected misstatements is attached to the representation letter. In addition, you have proposed adjusting journal entries, that have been posted to the entity's accounts. We are in agreement with those adjustments.
9. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
10. Guarantees, whether written or oral, under which the City is contingently liable, if any, have been properly recorded or disclosed.
11. We have not completed the process of evaluating the impact that will result from adopting the following Governmental Accounting Standards Board (GASB) Statements, as discussed in Note 24 – New Accounting Pronouncements. The City is therefore unable to disclose the impact that adopting these statements will have on its financial position and the results of its operations when the statements are adopted.
 - GASB No. 101, *Compensated Absences*, effective for fiscal years beginning after December 15, 2023. GASB No. 101 enhances consistency in recognition and measurement of the liability for compensated absences and comparability between governments that offer different types of leave.
 - GASB Statement No. 102, *Certain Risk Disclosures*, effective for fiscal years beginning after June 15, 2024. GASBS No. 102 provides uses of governmental financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

- GASB Statement No. 103, *Financial Reporting Model Improvements*, effective for fiscal years beginning after June 15, 2025. GASBS No. 103 improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability.
- GASB Statement No. 104, *Disclosure of Certain Capital Assets*, effective for fiscal years beginning after June 15, 2025. GASBS No. 104 provides users of governmental financial statements with essential information about certain types of capital assets.

Information Provided

12. We have provided you with:

- a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.
- b) Additional information that you have requested from us for the purpose of the audit.
- c) Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
- d) Minutes of the meetings of City Council and the Board of Directors of the Parks and Recreation Development Corporation or summaries of actions of recent meetings for which minutes have not yet been prepared.

13. All material transactions have been recorded in the accounting records and are reflected in the financial statements.

14. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

15. We have no knowledge of any fraud or suspected fraud that affects the City and involves:

- a) Management,
- b) Employees who have significant roles in internal control, or
- c) Others where the fraud could have a material effect on the financial statements.

16. We have no knowledge of any allegations of fraud or suspected fraud affecting the City's financial statements communicated by employees, former employees, regulators, or others.

17. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
18. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
19. We have disclosed to you the names of the City's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

20. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
21. We have a process to track the status of audit findings and recommendations.
22. We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
23. We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
24. The City has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
25. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
26. We have appropriately identified, recorded, and disclosed all leases in accordance with GASB Statement No. 87.
27. We have appropriately identified, recorded, and disclosed subscription-based information technology arrangements in accordance with GASB Statement No. 96.
28. We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts and grant agreements that we believe have a material effect on the financial statements.
29. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose

effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

30. As part of your audit, you assisted with preparation of the financial statements and disclosures. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures.
31. The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
32. The City has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
33. The financial statements include all component units, appropriately present majority equity interest in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
34. The financial statements include all fiduciary activities required by GASB Statement No. 84, as amended.
35. The financial statements properly classify all funds and activities, in accordance with GASB Statement No. 34, as amended.
36. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
37. Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
38. If applicable, investments, derivative instrument transactions, and land and other real estate held by endowments are properly valued.
39. Receivables recorded in the financial statements represent valid claims against debtors and grantors for transactions arising on or before the financial statement date and have been reduced to their estimated net realizable value.
40. Provisions for uncollectible receivables have been properly identified and recorded.

41. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
42. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal, as applicable.
43. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
44. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
45. Except as made known to you, inventory quantities at the financial statement dates were determined from physical counts or from the City's perpetual inventory records, which have been adjusted on the basis of physical inventories taken by competent employees during the year.
46. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
47. Direct borrowings and direct placements of debt have been properly separated from the other debt.
48. Participation in a public entity risk pool has been properly reported and disclosed in the financial statements.
49. We believe that the actuarial assumptions and methods used to measure pension assets and pension and OPEB liabilities and costs for financial accounting purposes are appropriate in the circumstances.
50. We have appropriately disclosed the City's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
51. We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
52. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to

you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

- 53. We have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.
- 54. No subsequent events occurred that require adjustment to the accounting estimates and related disclosures included in the financial statements.
- 55. There have been no tax abatement agreements entered in to that would require disclosure in the financial statements.
- 56. With respect to the combining statements:
 - a) We acknowledge our responsibility for presenting the combining statements in accordance with accounting principles generally accepted in the United States of America, and we believe the combining statements, including its form and content, are fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the combining statements have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the combining statements are not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

Signed: _____ Title: _____

Signed: _____ Title: _____

City of Alpine, Texas
 Passed Adjustments Schedule
 Year Ended September 30, 2024

Description	Governmental Activities				Business-Type Activities				Opinion Unit General Fund				Aggregate Remaining				Water, Sewer, Sanitation Fund				HOT Fund			
	Statement of Net Position		Statement of Activities		Statement of Net Position		Statement of Activities		Balance Sheet		Statement of Revenues, Expenditures and Changes in Fund Balance		Balance Sheet		Statement of Revenues, Expenditures and Changes in Fund Balance		Statement of Net Position		Statement of Revenues, Expenses and Changes in Fund Net Position		Balance Sheet		Statement of Revenues, Expenditures and Changes in Fund Balance	
	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit
1 Salary Expense Grant Revenue Grant Receivable Accrued Wages To record accrued wages related to the HIDTA grant.	5,296			1,125										5,296			1,125							
2 Capital Outlay-Equipment Other Financing Sources-SBITA Proceeds SBITA RTU Asset SBITA RTU Noncurrent liability To reduce the initial purchase of an RTU SBITA asset and liability.																								
3 Legal Expense Fund Balance/Net Position To reclassify invoices paid in February 2024 for legal services for August 2023 September 2023.	34,168									34,168														
4 TCEQ Solid Waste Fee Net Position To reclassify expense for invoice for solid waste fee for June 2023 through August 2023 that was expensed in FY 2024																								
5 Animal Care Expense Fund Balance/Net Position To reclassify a portion of invoices for animal care services for September 2023.	4,634									4,634														
6 Promotion/Advertising Expense Fund Balance/Net Position To reclassify the expense for the portion of an invoice that was accrued in FY 2023 but services were not received until October 2023																								

June 10, 2026

To the Honorable Mayor Catherine Eaves,
Members of City Council, and Management of
City of Alpine, Texas
100 North 13th Street
Alpine, Texas 79830

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Alpine, Texas, (the City) for the year ended September 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 18, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. As described in Note I, the City implemented GASB No. 100, *Accounting Changes and Error Corrections - an amendment of GASB No. 62*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections and to provide more understandable, reliable, relevant, consistent, and comparable information for making or assessing accountability. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

1. Management's estimate of the depreciation is based on estimated useful lives of the related assets.
2. Management's estimate of the allowance for uncollectible accounts receivables is based on historical collection rates and management's analysis of the collectability of the accounts.

3. Management's estimate of the allowance for uncollectible taxes is based on historical collection rates and management's analysis of the collectability of the accounts.
4. Management's estimate of the accumulated compensated absences is based upon eligibility requirements, current salaries, and the number of days accrued.
5. Management's estimate of the landfill closure costs is based upon a) the prior year's total estimated closure costs with application of an inflation factor provided by TCEQ and b) the total tons disposed during the year divided by a compaction rate.
6. Management's estimates for deferred outflows related to the Texas Municipal Retirement System (TMRS) Pension, the City's share of net pension asset, and deferred inflows related to TMRS are based upon estimates provided by TMRS.
7. Management's estimates for deferred outflows related to the Texas Municipal Retirement System Other Post-Employment Benefits (OPEB) and the City's share of total OPEB liability are based upon estimates provided by TMRS.
8. Management's estimate of the right-to-use assets (leases and SBITAs) and related liability is based on a present value calculation of the future payments. Amortization of the right-to-use assets is based upon the shorter of the lease or subscription term or the useful life of the underlying assets.

We evaluated the methods, assumptions, and data used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule, Passed Adjustments, summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit. During the audit process, year-end adjustments were recorded as deemed necessary by management and are available for review.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial

statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 10, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

During our audit, we became aware of several matters that are opportunities for strengthening internal controls and operating efficiency. We previously reported on the City's internal controls in our report dated June 10, 2026. These comments do not affect our report dated June 10, 2026, on the financial statements of the City. Please see the attached schedule for the current year comments.

Other Matters

We applied certain limited procedures to Management's Discussion and Analysis, the Budget and Actual Statements of Revenues, Expenditures and Changes in Fund Balance for the General Fund and Hotel and Motel Fund, the Texas Municipal Retirement System, and the Texas Municipal Retirement System Other Post-Employment Benefit Schedules, which are required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining fund financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

City of Alpine, Texas

Page 4

June 10, 2026

Restriction on Use

This information is intended solely for the information and use of the members of City Council and management of the City of Alpine, Texas, and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in black ink that reads "Gibson Ruddock Patterson LLC". The signature is written in a cursive, slightly slanted style.

Gibson Ruddock Patterson LLC

Current and Prior Year Comments

Procurement:

- 1. Observation (2024):** While conducting our review of procurement transactions for the City, we noted that the advertisement for RFP 2024-04-03 reflected the correct number and title, but the content of the add did not have all the correct information. In addition, the total for one of the vendor's scoring sheets for this RFP was incorrect. However, the error did not change who the highest scoring vendor was.

Recommendation: We recommend that the appropriate City personnel verify the newspaper advertisement accurately reflects the required and necessary solicitation information. In addition, we recommend the City implement a second review of the evaluation sheets, including verifying the mathematical accuracy of the total score.

Management Response: Management agrees with the auditor's recommendation and will adhere to the procurement legal requirements in accordance with Texas Local Government Code Section 105.012(c). Appropriate City personnel will review that the RFP information includes all required and accurate information prior to sending it to the newspaper for publication. RFPs will require a final review after tabulations and evaluation sheets are completed.

Journal Entries:

- 2. Observation (2024, 2023, 2022, 2021, 2020):** While conducting our review of journal entries, we noted that not all journal entries are approved by someone other than the individual entering the journal entry. In addition, we noted all of the supporting documentation was not always attached to support the amount or the purpose of the entry. In addition, several entries were not posted properly to record interfund transactions, reversal of accruals, and transfers.

Recommendation: To strengthen controls, we recommend that each entry be reviewed and approved by a separate authorized individual other than the individual that is requesting and entering the entry. In addition, we recommend that the appropriate approved form and all necessary documentation that supports the amounts and purpose of the journal entries, including bank statements, the original entry if correcting entry is made, and calculations or any other documentation, be attached prior to the journal entry being recorded in the accounting software to help ensure proper documentation and accurate posting. We also recommend that management ensure the description and support for the journal entry agree with the actual purpose of the journal entry and the entry be reviewed carefully to ensure it is being posted properly.

Management Response: Management agrees with the recommendation and will ensure that all journal entries are prepared and processed based on established internal controls and reviewed for accuracy. Supporting documentation will be included with the journal entry form prior to presenting it for review and approval.

Accounting and General Ledger:

- 3. Observation (2024, 2023, 2022, 2021, 2020):** It was noted that the general ledger balances for accounts receivable and customer deposits in the Gas fund and the Water, Sewer, and Sanitation fund are not being reconciled and adjusted monthly to the reports generated from the billing

Current and Prior Year Comments

system. In addition, the adjustment credits that are being applied to customers' accounts in the billing system are also not being recorded in the general ledger in a timely manner, and it appears that the adjustment debits are not being recorded properly.

Recommendation: To improve the accuracy of the general ledger balances throughout the year, we recommend that any adjustment credits applied to customers' accounts be recorded in the general ledger and that the monthly accounts receivable and customer deposit reports from the billing system be generated. Any discrepancies between the balances should be researched and reconciled and any necessary adjustments be posted to the general ledger in a timely manner.

Management Response: The City of Alpine purchased a new utility billing system during the month of February 2025 and the new system was implemented on October 1, 2025. Management anticipated several transitional errors and revisions throughout the implementation phase. Data review is being conducted for accuracy, data entry, reconciliations and required adjustments are included in the accounting process for utility billing.

- 4. Observation (2024, 2023, 2022, 2021, 2020):** Based on our review of the receivable balances in the Community Development fund and discussions with management, it appears there are several old outstanding resident loans and grants with balances whose current status is unknown.

Recommendation: We recommend management perform a detailed review of all outstanding resident loans and grant balances and take the appropriate action to collect any valid receivables.

Management Response: Management agrees with the recommendation and will conduct a thorough review of outstanding resident loans; and grant balances; and take appropriate action to collect any valid receivables and update or close the loans and grant as needed.

- 5. Observation (2024, 2023, 2022, 2021, 2020):** In reviewing the accounts receivable aging reports for the Water, Sewer, and Sanitation fund and the Gas Utility Fund, we noted that there are a significant number of old receivable balances and a few accounts with unapplied payments to receivable balances.

Recommendation: We recommend management research old outstanding accounts receivable balances and take the appropriate action to collect the old balances. In addition, we recommend reviewing accounts that have receivable balances and unapplied payments in order to apply the unapplied payments to the balance owed. Any amounts that are to be written off should be in accordance with the City's policies and should be documented. Management may want to consider providing a detail list of write-offs for Council's approval and transparency.

Management Response: Management will review the outstanding accounts and take appropriate action to collect, apply and write off uncollectable accounts as recommended. Interns were hired on 2/2026 to assist with data review of utility billing accounts. Management recognizes that this is a significant task involving thousands of accounts for various services within the utility billing services.

Current and Prior Year Comments

- 6. Observation (2024, 2023, 2022, 2021, 2020):** In reviewing the City's bank reconciliations, we noted that there are immaterial unreconciled differences that management needs to research and correct for multiple bank accounts. In some instances, the cause of the difference is unknown, and in others instances, the cause of the difference is known, but the corrections have not been made. Differences were noted in the following bank accounts: General Fund operating, Hotel Motel bank account, Water, Sewer, and Sanitation operating and customer deposits, Airport, and the Gas operating and customer deposit accounts. In addition, there are several bank reconciliations that have outstanding checks that are several years old.

Recommendation: We recommend management research and make all necessary corrections to properly account for these unreconciled differences. We also recommend that reconciliations be performed on a timely basis and any discrepancies be researched promptly to safeguard the City's funds. We also recommend that old outstanding checks be researched and either reissued or escheated to the state.

Management Response: Management is actively reviewing and working on correcting the unreconciled differences in the bank reconciliations. The old outstanding checks are currently under review and will be prepared for re-issue or escheated to the state as recommended.

- 7. Observation (2024, 2023, 2022, 2021, 2020):** It appears that there are still a few processes with the accounting software that need to be reviewed in order to more accurately account for items that cross fiscal years such as accruals and voided checks, as well as the accruals and close out at the end of the fiscal year.

Recommendation: We recommend management consult with the accounting software company and obtain additional training if needed on how the system was set up to automatically charge back items that crossed fiscal years such as receivables and accruals and also voided checks. We recommend that receipts be set up to accrue through a receivable account and not the same account as liabilities are accrued in. In addition, when a check is voided in a different fiscal year than it was issued, it should not post back to the original fiscal year since that will cause a discrepancy in the bank reconciliations and fund balance.

Management Response: Management will work with the accounting software company to receive a better understanding of how end of year entries impact both fiscal years.

- 8. Observation (2024, 2023, 2022, 2021, 2020):** During our review of the allowance for uncollectible property tax, we noted that the City has been using a flat 35% rate to calculate the allowance for uncollectible accounts.

Recommendation: We recommend City Management re-evaluate their allowance percentage and do a historical analysis in order to determine if this is still the most appropriate percentage to apply.

Management Response: Management will conduct a historical analysis of uncollectible property taxes and will determine the appropriate percentage rate to apply for the allowance for uncollectible accounts.

Current and Prior Year Comments

- 9. Observation (2024, 2023, 2022):** During our review of civic center rental deposits and events security deposits, we noted that the refunds and/or recognition of the revenue is not always being properly recorded or reclassified after the event has occurred.

Recommendation: We recommend that once the event has transpired, the civic center rental deposits either be refunded and offset the liability or recorded as revenue if appropriate. In addition, we recommend the deposit for event security be reclassified to revenue once the services are provided. This will allow for proper accounting and record keeping of all the rental and event security deposits.

Management Response: Management will ensure that deposits, revenues, and refunds are properly recorded and reconciled.

- 10. Observation (2024, 2023, 2022):** During our review of the ground leases, we noted one lease where it appears the lease agreement allows for potential annual rent increases; however, no rent increases have occurred.

Recommendation: We recommend management review the lease agreements and implement the allowable rent increases in accordance with the signed contract.

Management Response: Airport and financial management will review the lease agreements and provide allowable rent increase recommendations for approval and implementation.

- 11. Observation (2024,2023):** We noted that the Health Insurance Internal Service Fund continues to carry forward left over funds from the City sponsored self-insured plan which ended 9-30-2020. The City used the cash to pay out the remaining claims after the plan ended and has been utilizing the remaining funds to cover benefits related to the HRA program and COBRA. During fiscal year ending 9-30-2024, \$25,000 was utilized to cover non health related expenses, but in order to ensure the remaining funds are only used for allowable items the expense was reclassified to the general fund until further research could be completed. As of September 30, 2024 there is still a significant amount of cash in this fund that can be utilized for health costs.

Recommendation: We recommend the City evaluate how to utilize the remaining money in this fund for related health costs and consider paying some of the future health insurance premiums with the balance that is available in the fund.

Management Response: Management will review the available funds and develop a timeline and plan to determine the best option available to appropriately utilize the remaining health insurance funds for related health costs.

Cash Disbursements:

- 12. Observation (2024, 2023, 2022, 2021, 2020):** While testing nonpayroll disbursements, we noted one instance in which the purchase orders were completed or approved after the invoice was received.

Current and Prior Year Comments

Recommendation: We recommend management remind the various departments about the proper purchase order process and be more diligent about following the approved procedures. In addition, we recommend the purpose of the purchase also be included on the purchase order in order to help with more accurate coding and accounting.

Management Response: Management continues to work with departments and remind them about proper purchasing procedures and documentation. Management is evaluating its purchasing procedure and will make the necessary changes to ensure compliance. Proper training will be provided to staff.

- 13. Observation (2024, 2023, 2022, 2021, 2020):** While testing nonpayroll disbursements, we noted instances where there was no evidence of review or approval of the invoices or other documentation prior to processing for payment. We also noted an instance where the amount paid for a tourism invoice agreed with the invoice but exceeded the line-item category budget for that event. However, the total event expenses submitted for reimbursement did not exceed the total budget approved by Council.

Recommendation: To strengthen controls, we recommend management document the review and approval of all invoices that are processed for payment to provide evidence that the appropriate amounts are paid. In addition, we recommend management implement policies and procedures to clarify if tourism events need to remain within the line-item budgeted amounts for the event or if expenses submitted need to just remain within the budget as a whole that was approved by Council for the particular event.

Management Response: Management is in the process of reviewing the Budget, Finance, and Grant Management, Policies and Procedures. Proper review, accounting, and detailed guidance on all budget line items will be included. Accounts Payable has established a review prior to processing checks. Verification of receipt of goods and services has been included in the procedure.

Cash Receipts:

- 14. Observation (2024, 2023):** While testing cash receipts, we noted that in one instance funds were deposited into the wrong bank account.

Recommendation: We recommend management review receipts and deposit slips prior to the deposit being made at the bank to ensure the accounts noted on the receipts and general ledger accounts agree with where the funds are being deposited and to ensure it is being deposited in the correct bank account.

Management Response: Management agrees with the recommendations. Secondary review of deposit slip, accounts, and data entry has been added.

Water, Sewer, and Sanitation Billings:

- 15. Observation (2024, 2023):** While conducting our test over the Water, Sewer, and Sanitation billings and cash receipts, we noted three commercial customers who were charged the

Current and Prior Year Comments

minimum residential rate for a ¾” water meter (\$8.00) rather than the minimum commercial rate for a ¾” water meter (\$9.00) as reflected in the City Resolution 2022-09-01 Section 98-93(a) effective 10/1/2022.

Recommendation: We recommend management ensure the amounts charged to customers agree with the rate schedules documented in the City Ordinances as approved by Council and agree with what is published on the City’s website. In addition, we recommend that the billing department implement, review, and monitor procedures to ensure all customers are billed the proper rates.

Management Response: Management is conducting internal audits of rates applied to accounts to ensure that proper rates are applied accordingly. Interns were hired on 2/2026 to review utility billing data and to provide recommendations for review and corrections.

- 16. Observation (2024, 2023):** While conducting our test over the Water, Sewer, and Sanitation billings and cash receipts, we noted two commercial customers who were incorrectly charged the residential rate for garbage and related sales tax instead of the commercial rates.

Recommendation: We recommend that the billing department implement, review and monitor procedures to ensure all customers are billed the proper rates and confirm they are being billed for the appropriate services.

Management Response: Management is conducting internal audits of rates applied to accounts to ensure that proper rates are applied accordingly. Interns were hired on 2/2026 to assist with the project.

- 17. Observation (2024, 2023):** While conducting our test over the Water, Sewer, and Sanitation billings and cash receipts, we noted two residential customers outside the city limits who were incorrectly charged as inside the city limits for water usage.

Recommendation: We recommend that the map utilized by the billing department to determine which customers are inside the city limits versus which are outside the city limits, last updated in 2018, be updated more frequently to help reduce errors in this area and help ensure accounts are billed properly.

Management Response: Management is conducting internal reviews on customer data to ensure that customers are properly billed, taxed if applicable, and receipted. Interns were hired on 2/2026 to assist with the reviews.

- 18. Observation:** While conducting a test over commercial garbage billings, we noted a total of 7 instances where the information on the billings from TDS did not agree to the City's billings resulting in possible discrepancies in how the accounts are billed by.

Recommendation: We recommend that the City continue to work closely with TDS to ensure customers are being billed properly for their commercial garbage.

Current and Prior Year Comments

Management Response: Management is closely working with TDS regarding the incorrect customer data and billing. Interns were hired on 2/2026 to assist with the TDS Reviews. It is still an ongoing project.

Inventory:

19. Observation (2024, 2023, 2022, 2021, 2020): During our tests of the supply inventory for the Water, Sewer, and Sanitation fund, we noted there are some items in inventory that are obsolete or damage and may not be usable. In addition, we noted that some of the inventory items are not maintained in an orderly manner conducive to ensuring adequate counts of the stock that is on hand and for safeguarding the City's assets. In addition, it appears that the unit price for some of the inventory items needs to be reviewed and adjusted to reflect more appropriate amounts.

Recommendation: We recommend that a complete count of all inventory items be performed annually for the Water, Sewer, and Sanitation department and we recommend obsolete or damage items be removed from the inventory listing. Inventory items should be organized in an orderly manner to facilitate counts and to safeguard the City's assets. In addition, we recommend a method of tracking the cost of the items in inventory be implemented in order to accurately adjust and report the value of the inventory.

Management Response: Inventory tracking that includes cost/value will be implemented. The Water, Sewer, and Sanitation department will conduct an annual inventory that includes a report of obsolete or damaged items marked for removal/removed.

Grant Reconciliations and Requests:

20. Observation (2024, 2023, 2022, 2021, 2020): While performing our review of grant reconciliations, we noted that the general ledger is not being reconciled to the grant reports on a monthly basis for all City grants.

Recommendation: We recommend management maintain reconciliations throughout the year for each grant which details the expenditures that are requested for reimbursement from the grantor and reconciles to what is recorded on the general ledger.

Management Response: Grant reimbursements will include a copy of the general ledger and a grant reimbursement request form that includes the original amount of funds awarded, amendments, expenditures to date, reimbursements received and amount requested for the period.

Payroll:

21. Observation (2024, 2023, 2022): While conducting our test over payroll, we noted the established pay rate for city council members for attendance of council meetings is not documented in City policies or minutes of the council meetings.

Recommendation: We recommend Council officially approve the compensation rate for city council member's attendance of monthly meetings and include it in the City Ordinances or employee handbook.

Current and Prior Year Comments

Management Response: Management is in agreement with the recommendation and will present the approval of the compensation rate for city council member's attendance of monthly meetings and include it in the City Ordinance or employee handbook, as deemed appropriate.

- 22. Observation (2024):** While conducting our payroll test, we noted two employees that received both the Intermediate Peace Officer and Advanced Peace Officer certification incentive pay stipends; however, the current policy was unclear regarding how these stipends are applied. In addition, we noted one employee who was overpaid a total of \$11.00 for secondary on-call pay.

Recommendation: We recommend management review the policies for certification incentive pay and ensure they clearly outline how the pay is calculated and paid out to each employee. In addition, we recommend the Payroll department recalculate any manual calculations provided to them before processing to ensure they are reasonable and correct.

Management Response: Management will review and revise its policy for certification incentive pay and establish procedures to properly calculate and pay the incentives. Payroll will establish a verification process to ensure that calculations are reasonable and correct.

Capital Assets

- 23. Observation (2024, 2023, 2022, 2021, 2020):** Capital assets for the Enterprise Funds are recorded as expenses and not being recorded in the appropriate capital asset account in the general ledger throughout the year. In addition, depreciation is also not being recorded throughout the year for the related assets, and we also noted that not all capital asset purchases during fiscal year 2024 were added to the capital asset listing in the capital asset software.

Recommendation: We recommend that capital assets and depreciation be recorded properly for enterprise funds as in accordance with generally accepted accounting principles and we recommend that management implement procedures to ensure all capital asset purchases are added to the capital asset software system. If the City still wanted to show the expense of the asset purchase for budget purposes, a contra account could be added and used to then reclassify the asset to the asset category.

Management Response: Management will establish a procedure to properly account for all capital assets.

- 24. Observation (2024,2023):** While conducting capital asset testing, one asset's serial number did not agree with the system. Additionally, twelve older assets could not be located. Per management, these were most likely disposed of, but the disposals were not properly documented and recorded in the system.

Recommendation: We recommend the City perform a complete inventory of capital assets and consider physically tagging the City's assets that are able to be tagged so that it agrees with the tag number in the software. We also recommend that all identifying model and serial numbers be included in the system for each asset included in the capital asset listing. In addition, we recommend procedures be implemented to ensure proper documentation is completed and

Current and Prior Year Comments

maintained for disposals and changes so that the capital asset listing will properly reflect the assets of the City.

Management Response: Management will establish a procedure to properly account for all capital asset acquisitions and disposals.

Vendor Listing

25. Observation (2024, 2023): While performing various audit procedures, we noted that the vendor listing has several duplicate vendor names with different vendor numbers. Maintaining the integrity of the vendor listing plays an important role in mitigating fraud risk.

Recommendation: In order to strengthen controls, we recommend management perform a thorough review of all approved vendors and ensure that any duplicates be removed from the system and vendor listing. In addition, we recommend procedures be adopted regarding the approval process of vendors and the process to make changes to approved vendors. Procedures should include regular reviewing of reports related to any vendor changes to ensure the change was authorized. All reviews should be documented and retained as part of the City's internal control process.

Management Response: Management is conducting a review of its vendor database. Duplicate vendors will be removed from the active vendor listing. A vendor approval and inactivation procedure will be developed and implemented.

Investment Compliance

26. Observation (2024): Based on the Texas Public Funds Investment Act (PFIA), Section 2256.025, the governing body of a local government is required to annually review, revise, and adopt a list of qualified brokers authorized to engage in investment transactions. No documentation was maintained to indicate that the list of qualified brokers was approved for fiscal year 2023-2024.

Recommendation: We recommend management ensure the list of qualified brokers is formally approved on an annual basis and ensure documentation of the approval is maintained to demonstrate compliance with statutory requirements.

Management Response: Management will present the list of qualified brokers in June 2026 and will ensure that it is provided for approval annually in accordance with Texas Public Funds Investment Act (PFIA), Section 2256.025

Leases and Subscription-Based Information Technology Arrangements (SBITAs)

27. Observation (2024): The City has entered in to numerous lease agreements and SBITAs through the various departments. However, procedures related to properly tracking all of the agreements have not yet been implemented.

Current and Prior Year Comments

Recommendation: We recommend management develop a master list of all Lease and SBITA agreements and include a scanned copy of each agreement in one central file. Procedures should be implemented to add any additions throughout the year so that the proper accounting and reconciliations of leases and SBITAs can be done in an efficient and timely manner at year end. In addition, procedures should be implemented for all departments to provide any agreements to the finance department so that they can determine if the agreements meet the accounting requirements to be treated as leases and SBITAs for financial statement reporting.

Management Response: Management agrees with the recommendation pertaining to Lease and SBITA agreements. Procedures will be implemented and followed to ensure that all Leases and SBITA agreements are properly accounted for and reconciled each year. A central location will be maintained for appropriate agreements. DebtBook Lease and SBITA management software as a service application was purchased and is being utilized to properly manage all Lease and SBITA agreements, and for proper recording and accounting.

City of Alpine, Texas
 Passed Adjustments Schedule
 Year Ended September 30, 2024

Description	Governmental Activities				Business-Type Activities				Opinion Unit General Fund				Aggregate Remaining				Water, Sewer, Sanitation Fund				HOT Fund			
	Statement of Net Position		Statement of Activities		Statement of Net Position		Statement of Activities		Balance Sheet		Statement of Revenues, Expenditures and Changes in Fund Balance		Balance Sheet		Statement of Revenues, Expenditures and Changes in Fund Balance		Statement of Net Position		Statement of Revenues, Expenses and Changes in Fund Net Position		Balance Sheet		Statement of Revenues, Expenditures and Changes in Fund Balance	
	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit	Debit	Credit
1 Salary Expense Grant Revenue Grant Receivable Accrued Wages To record accrued wages related to the HIDTA grant.	5,296			1,125										5,296			1,125							
2 Capital Outlay-Equipment Other Financing Sources-SBITA Proceeds SBITA RTU Asset SBITA RTU Noncurrent liability To reduce the initial purchase of an RTU SBITA asset and liability.																								
3 Legal Expense Fund Balance/Net Position To reclassify invoices paid in February 2024 for legal services for August 2023 September 2023.	34,168									34,168														
4 TCEQ Solid Waste Fee Net Position To reclassify expense for invoice for solid waste fee for June 2023 through August 2023 that was expensed in FY 2024																								
5 Animal Care Expense Fund Balance/Net Position To reclassify a portion of invoices for animal care services for September 2023.	4,634									4,634														
6 Promotion/Advertising Expense Fund Balance/Net Position To reclassify the expense for the portion of an invoice that was accrued in FY 2023 but services were not received until October 2023																								

CITY OF ALPINE, TEXAS
ANNUAL FINANCIAL AND COMPLIANCE REPORTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

CITY OF ALPINE, TEXAS

Catherine Eaves Mayor

Richard Portillo Council Member Ward 1

Eva Martinez Council Member Ward 2

Robert Rukes Council Member Ward 3

Lucy Escovedo Council Member Ward 4

Rick Stephens Council Member Ward 5

Henry Arredondo City Manager

Clarinda Espinoza Interim City Secretary

Kirk Caughman City Police Chief

Victoria Sanchez Finance Director

CITY OF ALPINE, TEXAS

Annual Financial and Compliance Reports
For the Fiscal Year Ended September 30, 2024

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CITY OF ALPINE, TEXAS

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For the Fiscal Year Ended September 30, 2024

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FINANCIAL SECTION

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Alpine, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Alpine, Texas, (City) as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Alpine, Texas, as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Alpine, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison information, the TMRS pension and other postemployment benefits information on pages 5 through 17 and 89 through 99, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2026, on our consideration of the City of Alpine, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Alpine, Texas' internal control over financial reporting and compliance.

Gibson Ruddock Patterson LLC

Gibson Ruddock Patterson LLC
El Paso, Texas
June 10, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Management Discussion and Analysis (MD&A) presents an overview and analysis of the financial activities of the City of Alpine (City) for the fiscal year ended September 30, 2024. This document is designed to:

- Provide a comparison of current year to prior year and identify specific economic factors contributing to changes;
- Help users of the financial statements understand the relationship between the results reported in the government-wide financial statements for governmental activities and the results reported in the governmental fund financial statements;
- Help the reader focus on the City's financial condition as a whole, describing currently known facts, decisions or conditions expected to impact the City's financial condition and the availability of fund resources for future years; and
- Identify significant variances between the adopted budget, final budget and actual expenditures, discussing the impact of these variances on future liquidity.

Since Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities and resulting changes, it should be considered in conjunction with the other sections of this audit report.

FINANCIAL HIGHLIGHTS

- On a government-wide basis, the City's total assets and deferred outflows exceeded its liabilities and deferred inflows by \$38,715,280 (net position). Within the Total Net Position, Unrestricted Net Position is \$8,321,456. A decrease from the prior year of (\$352,487).
- The City of Alpine's total net position increased by \$933,071. Governmental activities increased net position by \$740,429 while the business-type activities increased by a total of \$192,642. In the Statement of Activities, which reports both governmental and business-type activities, the general revenues for governmental activities were comprised of property tax, sales taxes, gross receipts business tax, investment earnings, and other taxes, which totaled \$5,467,287. Program revenues for Governmental Activities include charges for services and operating grants and contributions which totaled \$1,784,407. The \$7,251,694 sum of general and program revenues less total expenses of \$6,511,265 produced an overall \$740,429 increase in the governmental activities net position for the fiscal year. The City continues to operate below budgeted expenditures. Operations continued to return to normal as the City recovers from the impact of the Coronavirus Pandemic and limited access to needed materials and resources.
- Business-type activities consists of the Water, Sewer, and Sanitation Fund, Airport Fund, and Gas Fund and earned total revenues and grants and capital contributions of \$8,079,871 while accumulating total expenses of \$7,887,229, producing an increase of \$192,642.
- Total liabilities for the City as a whole equaled \$6,954,763 at fiscal year-end compared to \$7,104,380 in the prior year. Long term liabilities totaled \$4,170,419 for the current year compared to \$4,274,285 in the prior year. The decrease in liabilities is due to the decrease in bonds payable. The City continues to make their debt payments in full and in a timely manner. Landfill closure costs liability, and new capital lease obligations all continue to increase in order to stay in line with requirements. Our goal is to manage our long-term liabilities in order to better respond to changes in service priorities, revenue inflows, and cost structures.

- As of September 30, 2024, governmental funds reported combined ending fund balances of \$6,250,044, an increase of \$772,186. Of the current combined fund balance, \$4,140,729 is unassigned and available for the purpose of the general fund.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances in a manner that resemble those of private-sector business. All governmental and business-type activities are consolidated into columns which add to a total for the City of Alpine.

The *Statement of Net Position* presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference being reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* is focused on both the gross and net cost of various functions (including governmental and business-type) supported by the government's general tax and other revenues. This is intended to summarize and simplify the user's analysis of the costs of various governmental services and/or subsidies to various business-type activities.

Governmental activities of the City include general government, public safety, public works, health and welfare, culture and recreation and interest on debt. Business-type activities reflect private sector type operations (where user charges or fees for services typically cover all or most of the cost of operations, including depreciation). There are several business type activities of the City which include the airport and utility services for water, sewer, sanitation, and gas.

Fund Financial Statements

A fund is a set of self-balancing accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The City of Alpine uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on how cash and other financial assets can readily be converted into available resources, as well as on the balances at the end of the fiscal year that are available for spending. Such information may be useful in determining what financial resources are available in the near future to finance the City's operations.

The focus of governmental fund financial statements is narrower than that of the government-wide financial statements; therefore, it is useful to compare the information presented for governmental funds with similar information presented for the governmental activities in the government-wide financial statements. Because governmental fund financial statements do not encompass the additional long-term focus of the government-wide financial statement, additional information is provided that explains the relationship between them.

Both, the Governmental Funds Balance Sheet and the Governmental Funds Statement of Revenues Expenditures and Changes in Fund Balances provide a reconciliation between governmental funds and governmental activities. The reconciliation will help readers better understand the long-term impact of the government's near-term financing decisions.

The City maintains three governmental fund types for financial reporting purposes which are the general fund, the debt service fund, and the special revenue funds. The Non-major Governmental Funds consist of the Community Development Fund, Municipal Court Tech Fund, PD-FED Equity Share Fund, PD Abandon Vehicle Fund, Municipal Court Security Fund, Pueblo Nuevo Park, HIDTA Grant, Opioid Settlement Fund, Operation Lone Star, and Debt Service Fund. Individual fund data for the non-major governmental funds is provided in the combining financial statements and schedules that follow the basic financial statements in this report.

Proprietary Funds

Proprietary funds are generally used to account for services for which the City charges customers- either outside customers or internal departments of the City. Proprietary funds provide a more detailed report of the same type of information as shown in the government-wide financial statements. The City maintains two types of proprietary funds:

- o Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Water, Sewer, Sanitation, Airport, and Gas operations.
- o Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses its internal service funds to account for its employee health and welfare benefits. As these internal services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Fiduciary Funds

Custodial funds are a type of Fiduciary Fund used to report fiduciary activities that are not required to be reported in pension and other post-employment benefits trust funds, investment trust funds, or private trust funds. The City's custodial fund currently consists of funds that are collected on behalf of the State of Texas and cannot be used in the City's operations.

Notes to the Financial Statements

The Notes are an integral part of the financial statements and provide additional information that is essential to a full understanding and fair presentation of the data provided in both the government-wide and fund financial statements. The notes immediately follow the financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information of the City. Budgetary comparison schedules have been provided which demonstrate budgetary compliance. Information pertaining to the City of Alpine's long-term debt, retirement benefits offered by the City through Texas Municipal Retirement System, healthcare, and other post-employment benefits are included.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Comparative information for the current and preceding year is presented below:

Statement of Net Position

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Other Assets	\$9,817,752	\$8,800,345	\$6,106,249	\$5,388,562	\$15,924,001	\$14,188,907
Capital Assets	\$9,257,003	\$9,484,770	\$20,592,046	\$21,000,708	\$29,839,717	\$30,485,478
Total Assets	\$19,074,755	\$18,285,115	\$26,698,295	\$26,389,270	\$45,763,718	\$44,674,385
Deferred Outflows of resources	\$236,448	\$470,589	\$126,130	\$267,140	\$362,578	\$737,729
Total assets and deferred outflows	\$19,311,203	\$18,755,704	\$26,824,425	\$26,656,410	\$46,126,296	\$45,412,114
Other Liabilities	\$1,743,460	\$1,839,297	\$993,153	\$990,798	\$2,736,613	\$2,830,095
Long-Term Liabilities	\$658,751	\$731,170	\$3,559,399	\$3,543,115	\$4,218,150	\$4,274,285
Total Liabilities	\$2,402,211	\$2,570,467	\$4,552,552	\$4,533,913	\$6,954,763	\$7,104,380
Deferred Inflows	\$166,503	\$183,177	\$299,082	\$342,348	\$465,585	\$525,525
Total Liabilities and deferred inflows	\$2,568,714	\$2,753,644	\$4,851,634	\$4,876,261	\$7,420,348	\$7,629,905
Net investment in capital assets	\$8,713,250	\$8,851,311	\$18,397,229	\$18,788,342	\$27,110,479	\$27,639,653
restricted	\$2,564,149	\$1,384,950	\$719,196	\$83,663	\$3,283,345	\$1,468,613
unrestricted	\$5,465,090	\$5,765,799	\$2,856,366	\$2,908,144	\$8,321,456	\$8,673,943
Total Net Position	\$16,742,489	\$16,002,060	\$21,972,791	\$21,780,149	\$38,715,280	\$37,782,209

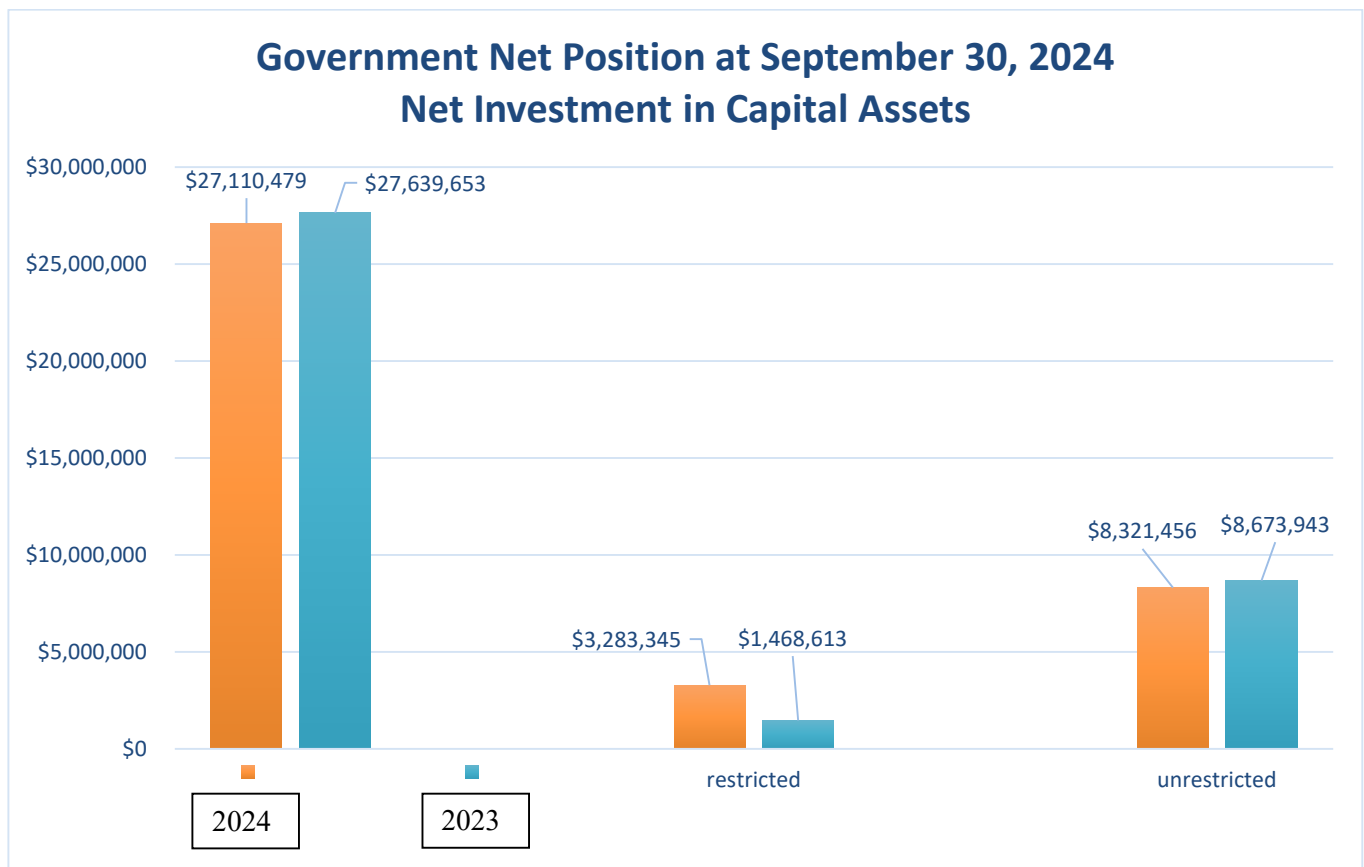
Analysis of the City's Net Position

The net position may serve over time as a useful indicator of a government's financial position. For fiscal year 2024, the City's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$38,715,280.

The largest portion of the City's net position, \$27,110,479, reflects its investment in capital assets (e.g. land, buildings, equipment, improvements, right-to-use lease assets, construction in progress and infrastructure). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources because the capital assets themselves cannot be used to liquidate these liabilities.

A portion of the City's net position, \$3,283,345, represents resources that are subject to external restrictions on how they may be used. This restricted net position is held for debt service and amounts restricted by other funding agencies. Restricted net position increased \$1,814,732 over the prior fiscal year.

There is a remaining unrestricted net position available of \$8,321,456 to meet the government's ongoing obligations to citizens and creditors at the end of the fiscal year.



CITY OF ALPINE, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024

Analysis of the City's Operations

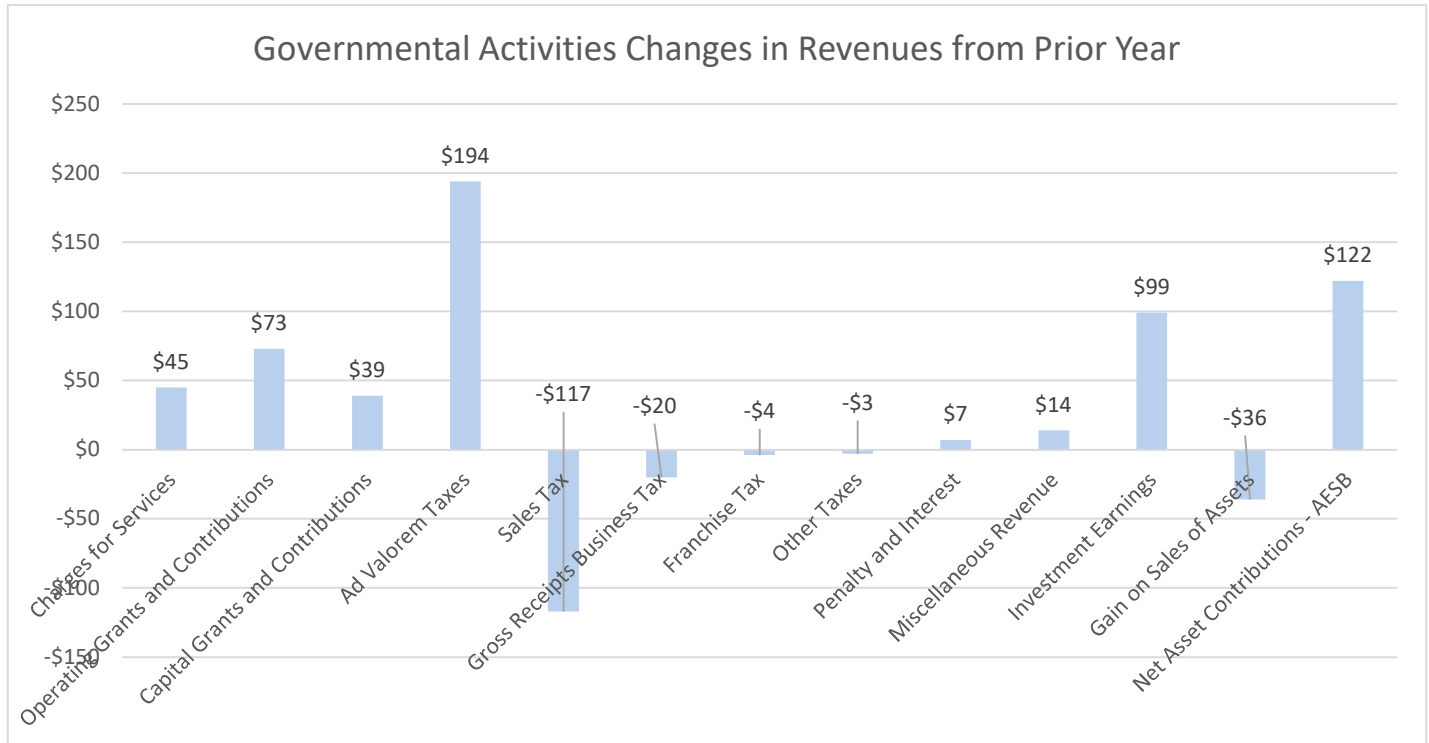
The following table provides a summary of the City's activities for the years ending September 30, 2024 and September 30, 2023. Governmental activities increased the City of Alpine's net position by \$740,429, business-type activities increased in position by \$192,642 resulting in a total net position increase of \$933,071.

Statement of Activities

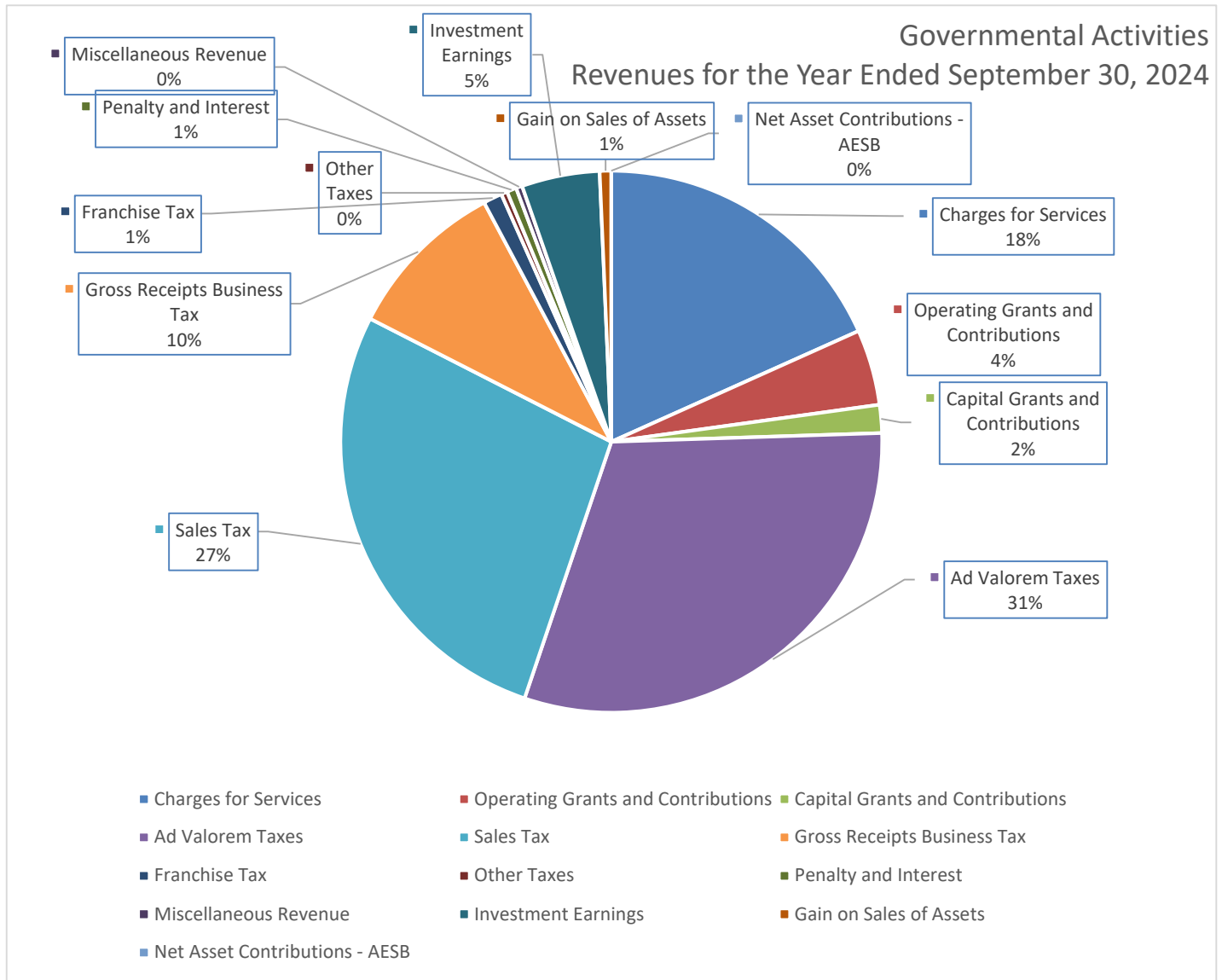
	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Charges for Services	\$1,324,565	\$1,278,939	\$7,344,581	\$7,450,838	\$8,669,146	\$8,729,777
Operating Grants and Contributions	\$338,773	\$252,806	\$51,659	\$9,775	\$390,432	\$262,581
Capital Grants and Contributions	\$121,069	\$82,005	\$138,063	\$831,300	\$259,132	\$913,305
Total Program Revenues	\$1,784,407	\$1,613,750	\$7,534,303	\$8,291,913	\$9,318,710	\$9,905,663
Ad Valorem Taxes	\$2,237,877	\$2,027,765	\$0	\$0	\$2,237,877	\$2,027,765
Sales Tax	\$1,976,040	\$2,093,353	\$0	\$0	\$1,976,040	\$2,093,353
Gross Receipts Business Tax	\$702,218	\$722,688	\$0	\$0	\$702,218	\$722,688
Franchise Tax	\$82,295	\$87,108	\$0	\$0	\$82,295	\$87,108
Other Taxes	\$25,711	\$28,760	\$0	\$0	\$25,711	\$28,760
Penalty and Interest	\$41,870	\$34,016	\$0	\$0	\$41,870	\$34,016
Miscellaneous Revenue	\$14,507	\$12,416	\$229,716	\$254,108	\$256,723	\$266,524
Investment Earnings	\$336,969	\$237,246	\$261,698	\$236,816	\$598,667	\$474,062
Gain on Sales of Assets	\$49,800	\$85,975	\$54,154	\$0	\$103,954	\$85,975
Net Asset Contributions - AESB	\$0	(\$122,652)	\$0	\$0	\$0	(\$122,652)
General Revenues	\$5,467,287	\$5,206,675	\$545,568	\$490,924	\$6,012,855	\$5,697,599
Total Revenues	\$7,251,694	\$6,820,425	\$8,079,871	\$8,782,837	\$15,315,645	\$15,603,262
General Government	\$1,705,788	\$1,487,359	\$0	\$0	\$1,705,788	\$1,487,359
Public Safety	\$1,785,544	\$1,852,199	\$0	\$0	\$1,785,544	\$1,852,199
Public Works	\$1,270,445	\$1,336,672	\$0	\$0	\$1,270,445	\$1,336,672
Health & Welfare	\$430,020	\$363,425	\$0	\$0	\$430,020	\$363,425
Culture & Recreation	\$1,289,839	\$1,279,414	\$0	\$0	\$1,289,839	\$1,279,414
Bond Interest	\$29,629	\$40,291	\$0	\$0	\$29,629	\$40,291
Water, Sewer, Sanitation	\$0	\$0	\$5,033,125	\$4,808,157	\$5,033,125	\$4,808,157
Airport	\$0	\$0	\$995,545	\$975,951	\$995,545	\$975,951
Gas	\$0	\$0	\$1,858,559	\$1,813,270	\$1,858,559	\$1,813,270
Total Expenses	\$6,511,265	\$6,359,360	\$7,887,229	\$7,597,378	\$14,398,494	\$13,956,738
Change in Net Position	\$740,429	\$450,302	\$192,642	\$1,185,459	\$933,071	\$1,635,761
Net Position - Beginning	\$16,002,060	\$15,551,758	\$21,780,149	\$20,594,690	\$37,782,209	\$36,146,448
Net Position - Ending	\$16,742,489	\$16,002,060	\$21,972,791	\$21,780,149	\$38,715,280	\$37,782,209

CITY OF ALPINE, TEXAS
 MANAGEMENT'S DISCUSSION AND ANALYSIS
 SEPTEMBER 30, 2024

The following chart (in thousands) shows the change in governmental activities' revenues from the previous year.

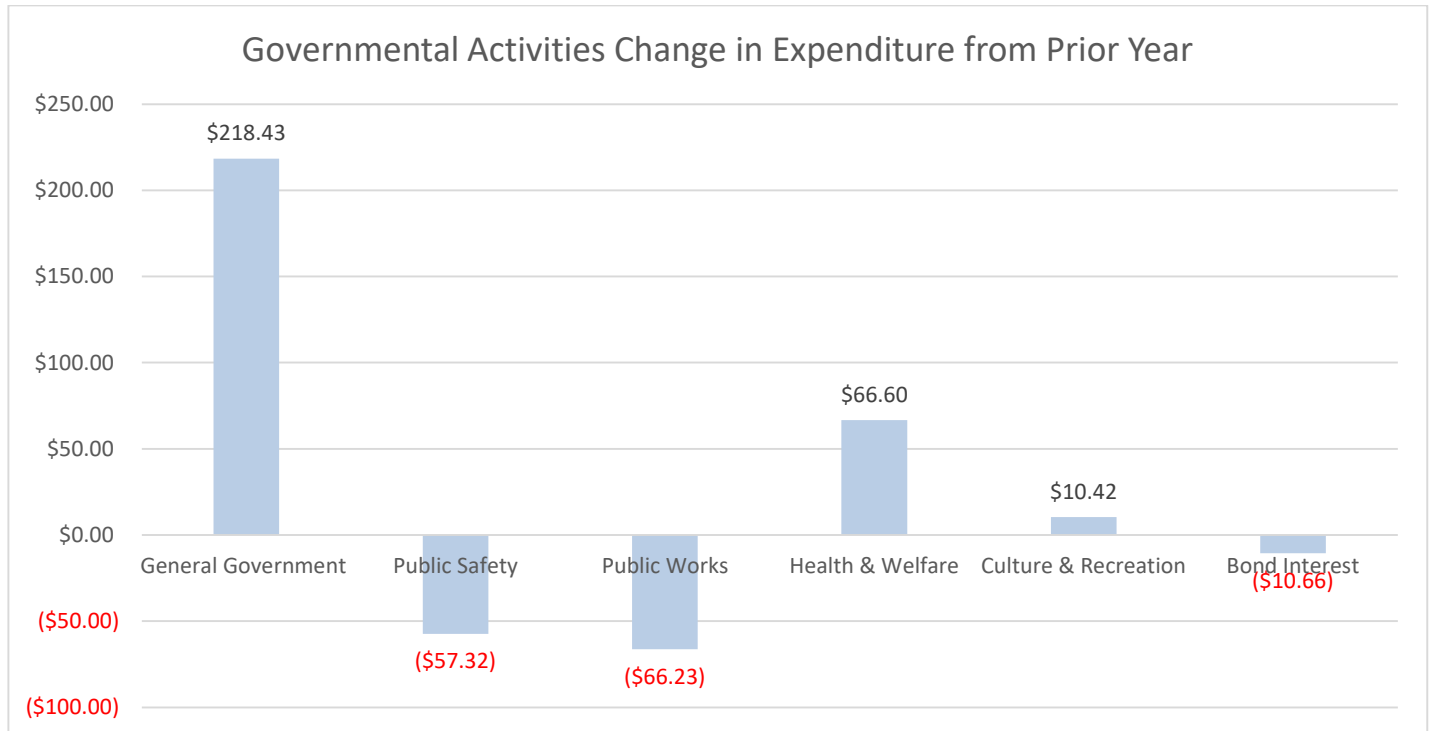


Revenues for governmental activities totaled \$7,251,694, an increase of \$431,269 or 6.32% from 2023. Sales Tax collections make up the largest portion of the increase.



The total taxable valuation increased from the prior year. The City adopted a tax rate of \$0.457554. The tax rate is lower than the prior year adopted tax rate and does not exceed the voter-approved tax rate. Ad valorem property tax revenues increased slightly more than 9%. The increase is contributed to the addition of new taxable property and increase in appraised values. Sales taxes decreased by \$117,313 or 5.6%. Hotel Occupancy taxes decreased by \$20,470 (2.8%), while franchise fee tax decreased by \$4,813 (5.55%).

The following chart (in thousands) shows changes in governmental activities' expenses from 2023.



During FY 2023-2024 the general government, and health and welfare categories increased due to changes in personnel, including additional positions and salary adjustments. Culture and Recreation increased as the City supported more tourism-related events. Public safety decreased due to staffing changes. Public works costs decreased due to staffing changes. City facilities, such as the pool, civic center, and pavilion continued to be utilized by residents and events.

Program Revenues and Expenses - Business-type Activities

Charges for services decreased \$106,257 to \$7,344,581. Operating expenses increased \$290,875 to \$7,864,990, which includes depreciation expense of \$989,141. No significant changes were made to the Water and wastewater rates. Council reviews the annual rates set for each of the utilities – water, wastewater, sanitation, and garbage. Gas rates are adjusted based on City Council approved contract with outside vendors and fluctuates contract to contract. The increase in operating expenses is primarily due to increased infrastructure repairs.

FINANCIAL ANALYSIS OF THE FUND LEVEL STATEMENTS

Governmental Funds

The focus of the City's governmental funds is to provide information on near term inflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

CITY OF ALPINE, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024

The cost of general fund programs and services was \$4,937,681, an increase of \$486,936 from 2023.

At the end of the current fiscal year, the City's governmental funds reported a combined ending fund balance of \$6,250,044. General fund revenues totaled \$5,770,572 for the fiscal year, while expenditures were \$4,937,681. The hotel/motel tax fund and other funds reported \$1,415,402 in hotel occupancy tax and state/federal contract revenue while expenditures were recorded as \$1,683,580 for special programs and administration. To summarize, the City's total fund balance increased by \$772,186.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government wide financial statements for Business Type Activities, but in more detail. An analysis of the major proprietary funds are as follows:

Regarding the September 30, 2024 balance sheet for proprietary funds, Water, Sewer, Sanitation, Gas, and Airport posted total net position of \$21,972,791, which is an increase of slightly less than 1% from the previous year figure of \$21,780,149 mainly due to grants and capital contributions. Regarding the statement of revenues, expenses, and changes in fund balance, total enterprise funds operating revenues were \$7,574,297 while operating expenses were \$7,864,990, producing an operating decrease of \$290,693.

GENERAL FUND BUDGETARY HIGHLIGHTS

The General Fund is the general operating fund of the City. During the 2024 fiscal year, the City amended general fund revenues to \$5,910,709. The actual revenues for the fiscal year were \$5,770,572, providing a (\$140,137) budget variance.

For the fiscal year ended September 30, 2024, the City anticipated that general fund expenditures would exceed revenues. Amended budgeted expenditures totaled \$5,894,117. Actual expenditure was \$4,937,681, resulting in a positive budget variance of \$956,436. The net variance of revenue over expenditures resulted in a positive variance of \$816,299.

CAPITAL ASSETS

The City's investment in capital assets includes land, buildings & improvements, machinery & equipment, vehicles, infrastructure, and right-to-use leases. The carrying value of the governmental capital assets equaled \$9,257,003 (net of accumulated depreciation) at fiscal year-end, a decrease of \$227,767 from the previous year's total of \$9,484,770.

Water and Sewer capital assets equaled \$13,252,721 (net of accumulated depreciation) at fiscal year-end, a decrease of \$243,799 from the previous year's total of \$13,496,520.

Airport capital assets equaled \$5,764,614 (net of accumulated depreciation) at fiscal year-end, a decrease of \$132,708 from previous year total of \$5,897,322.

Gas capital assets equaled \$1,574,711 (net of accumulated depreciation) at fiscal year-end, a decrease \$32,156 from previous year's total of \$1,606,867.

DEBT ADMINISTRATION

At the end of the current year, the City had total principal bond debt outstanding of \$2,197,000 which consists of debt obligations in the form of CO Series 2005 – obtained March 2005 and CO Series 2011 – obtained April 2011 for expenses related to and capital improvement projects including building renovations, new animal shelter, street improvements, water and sewer utility system improvements, and lease obligations. The debt also consists of prior debt consolidation. A final payment was issued in 2023-2024 towards the GO Refunding Series 2011. The City's three tax-backed debt issues are not rated. In addition to the bonds, the City also has loans for fleet vehicles used to assist in the growing need to replace a number of older and unreliable vehicles.

The City has entered into agreements for leases and software applications that meet reporting and accounting requirements as per GASB 87 – Right to Use Assets, and GASB 96 – Subscription-Based Information Technology Arrangements. During the fiscal year ending September 30, 2024, the City added seven new vehicle leases increasing debt by \$323,171. In addition, the City added various SBITAs with four different vendors increasing debt by \$128,571.

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

In fiscal year 2023-2024, the City continued to have one of the lowest tax rates for a city its size in Texas. The City's tax rate was \$0.457554 for fiscal year 2023-2024. The City continues to establish reserve accounts and designate funds accordingly to plan for future projects. In fiscal year 2023 - 2024 the City made all required debt payments and continued to address reserves for future projects and infrastructure needs. SB1851 penalizes a city that fails to complete the annual financial statement required under Chapter 103, Local Government Code, by prohibiting the city from adopting a property tax rate that exceeds the city's no-new-revenue tax rate. The City adopted a tax rate that does not exceed the no-new-revenue tax rate for 2025.

The City continued to improve City assets by managing and repairing infrastructure. The Gas Utility Department consistently meets required infrastructure replacement set by the Railroad Commission and PHMSA. The department continues to replace steel pipe with poly. The Gas Utility Department is also diligent in maintaining and improving safety features of the infrastructure.

During the fiscal year 2023-2024, the Water and Wastewater Departments focused on continued maintenance of an aging infrastructure, Wastewater Treatment Plant improvements, staffing and training. City Council continued to address financial concerns by committing funds to assist with the improvements of the department's infrastructure. The work on engineering the parts for the wastewater treatment plant are being addressed as well as wastewater infrastructure issues. Continued engineering for the wastewater treatment plant was requested to address the next phase of improvements which includes one clarifier and drying beds. Inventory for departments was addressed to meet the demands of ongoing maintenance.

The airport continues to address facility and operation needs and continues to utilize grant funding to improve assets at the airport.

CITY OF ALPINE, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024

The City council and administration monitor the national economy, federal and state legislature and its effects on the local economy and the city's budget. The rising cost of materials and supplies continues to be a concern for the City.

The City Council has been proactively working to meet the basic quality of life needs of the citizens of Alpine. The City obtained a grant for improvements to Pueblo Nuevo Park through the Texas Parks and Wildlife and dedicated funds to projects benefiting the community. The current direction continues to focus on maintaining and improving an aging utility infrastructure, street improvements, and economic development.

City Council and the administration of the City work with other entities such as Brewster County and other state or federal agencies to reduce the future financial burden on Alpine residents in the pursuance of providing efficient services and improvements to the community. The City and Brewster County have worked on agreements to cover expenses for sanitation (recycling) and fire calls. Local law enforcement worked with state and federal agencies to obtain grants for safety equipment and enhanced border protection.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to show the City's accountability for the funds it receives. Questions concerning any of the information provided in the report or requests for additional information should be addressed to the City Secretary, 100 N. 13th St., Alpine, Texas 79830.

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BASIC FINANCIAL STATEMENTS

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CITY OF ALPINE, TEXAS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

EXHIBIT A-1

Data Control Codes	Primary Government		
	Governmental Activities	Business - Type Activities	Total
ASSETS			
1010 Cash and Cash Equivalents	\$ 7,378,205	\$ 4,939,341	\$ 12,317,546
1050 Taxes Receivable, Net	251,032	-	251,032
1150 Accounts Receivable (Net)	39,135	568,292	607,427
1260 Due from Other Governments	74,198	51,659	125,857
1290 Other Receivables	14,746	23,970	38,716
1300 Due from Other Funds	765,592	(773,596)	(8,004)
1410 Inventories	-	294,471	294,471
1430 Prepaid Items	47,840	18,855	66,695
Capital Assets:			
1710 Land	806,665	336,981	1,143,646
1760 Capital Assets, Net	7,893,328	19,786,927	27,680,255
1770 Right-to-Use Lease Assets, Net	81,312	272,808	354,120
1772 SBITA Assets, Net	155,479	24,232	179,711
1780 Construction in Progress	320,219	171,098	491,317
1800 Net Pension Asset-TMRS	1,188,120	631,750	1,819,870
1810 Restricted Cash	-	87,446	87,446
1990 Noncurrent Lease Receivable	58,884	264,061	322,945
1000 Total Assets	<u>19,074,755</u>	<u>26,698,295</u>	<u>45,773,050</u>
DEFERRED OUTFLOWS OF RESOURCES			
1997 Deferred Outflow Related to TMRS	214,600	114,921	329,521
1999 Deferred Resource Outflow OPEB	21,848	11,209	33,057
1500 Total Deferred Outflows of Resources	<u>236,448</u>	<u>126,130</u>	<u>362,578</u>
LIABILITIES			
2010 Accounts Payable	137,960	248,738	386,698
2020 Wages and Salaries Payable	99,442	57,085	156,527
2030 Compensated Absences Payable	80,037	46,336	126,373
2140 Accrued Interest Payable	1,014	768	1,782
2230 Unearned Revenues	1,418,385	88,873	1,507,258
2270 Other Current Liabilities	6,622	551,353	557,975
Noncurrent Liabilities:			
2501 Due Within One Year	143,511	306,244	449,755
Due in More Than One Year:			
2502 Long-Term Debt - Noncurrent	400,242	1,936,304	2,336,546
2585 Total OPEB Liability	114,998	61,145	176,143
2590 Landfill Closure Costs	-	1,255,706	1,255,706
2000 Total Liabilities	<u>2,402,211</u>	<u>4,552,552</u>	<u>6,954,763</u>
DEFERRED INFLOWS OF RESOURCES			
2602 Deferred Inflow Related to TMRS	62,335	29,689	92,024
2604 Deferred Resource Inflow OPEB	39,855	19,948	59,803
2605 Deferred Resource Inflow for Leases	64,313	249,445	313,758
2500 Total Deferred Inflows of Resources	<u>166,503</u>	<u>299,082</u>	<u>465,585</u>
NET POSITION			
3200 Net Investment in Capital Assets and RTU Assets	8,713,250	18,397,229	27,110,479
Restricted:			
3810 Restricted for Federal and State Grants	134,018	-	134,018
3820 Restricted for Landfill Closure Costs	-	87,446	87,446
3830 Restricted for Pension Benefits	1,188,120	631,750	1,819,870
3860 Restricted for Debt Service	137,145	-	137,145
3890 Restricted for Other Purposes	1,104,866	-	1,104,866
3900 Unrestricted Net Position	5,465,090	2,856,366	8,321,456
3000 Total Net Position	<u>\$ 16,742,489</u>	<u>\$ 21,972,791</u>	<u>\$ 38,715,280</u>

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Data Control Codes	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
GOVERNMENTAL ACTIVITIES:				
100 General Government	\$ 1,705,788	\$ 1,106,902	\$ -	\$ -
200 Public Safety	1,785,544	112,664	325,251	-
300 Public Works	1,270,445	15,598	-	-
400 Health and Welfare	430,020	56,310	1,022	-
500 Culture and Recreation	1,289,839	33,091	12,500	121,069
720 Interest on Debt	29,629	-	-	-
Total Governmental Activities	6,511,265	1,324,565	338,773	121,069
BUSINESS-TYPE ACTIVITIES:				
701 Water, Sewer, and Sanitation Services	5,033,125	4,714,442	-	78,994
702 Airport Services	995,545	720,120	51,659	59,069
703 Gas Utility Services	1,858,559	1,910,019	-	-
Total Business-Type Activities	7,887,229	7,344,581	51,659	138,063
TOTAL PRIMARY GOVERNMENT	\$ 14,398,494	\$ 8,669,146	\$ 390,432	\$ 259,132

General Revenues:

Taxes:

Property Taxes, Levied for General Purposes

Property Taxes, Levied for Debt Service

General Sales and Use Taxes

Gross Receipts Business Tax

Franchise Tax

Other Taxes

Penalty and Interest on Taxes

Miscellaneous Revenue

Investment Earnings

Gain on Sale of Property

Total General Revenues and Special Items

Change in Net Position

Net Position - Beginning

Net Position - Ending

The notes to the financial statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
\$ (598,886)	\$ -	\$ (598,886)
(1,347,629)	-	(1,347,629)
(1,254,847)	-	(1,254,847)
(372,688)	-	(372,688)
(1,123,179)	-	(1,123,179)
(29,629)	-	(29,629)
(4,726,858)	-	(4,726,858)
-	(239,689)	(239,689)
-	(164,697)	(164,697)
-	51,460	51,460
-	(352,926)	(352,926)
(4,726,858)	(352,926)	(5,079,784)
2,085,693	-	2,085,693
152,184	-	152,184
1,976,040	-	1,976,040
702,218	-	702,218
82,295	-	82,295
25,711	-	25,711
41,870	-	41,870
14,507	229,716	244,223
336,969	261,698	598,667
49,800	54,154	103,954
5,467,287	545,568	6,012,855
740,429	192,642	933,071
16,002,060	21,780,149	37,782,209
\$ 16,742,489	\$ 21,972,791	\$ 38,715,280

CITY OF ALPINE, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

Data Control Codes	General Fund	Hotel and Motel Fund	Non major Governmental Funds	Total Governmental Funds
ASSETS				
1010	\$ 5,704,565	\$ 892,008	\$ 404,807	\$ 7,001,380
1050	180,450	125,195	13,145	318,790
1051	(63,157)	-	(4,601)	(67,758)
1150	39,135	-	-	39,135
1260	13,204	12,500	48,494	74,198
1290	73,630	-	-	73,630
1300	982,606	18,511	105,209	1,106,326
1430	47,840	-	-	47,840
1000	<u>\$ 6,978,273</u>	<u>\$ 1,048,214</u>	<u>\$ 567,054</u>	<u>\$ 8,593,541</u>
LIABILITIES				
2010	\$ 111,122	\$ 19,685	\$ 7,153	\$ 137,960
2020	97,106	2,336	-	99,442
2080	295,174	-	209,010	504,184
2230	1,418,385	-	-	1,418,385
2270	6,622	-	-	6,622
2000	<u>1,928,409</u>	<u>22,021</u>	<u>216,163</u>	<u>2,166,593</u>
DEFERRED INFLOWS OF RESOURCES				
2601	105,090	-	7,501	112,591
2605	64,313	-	-	64,313
2600	<u>169,403</u>	<u>-</u>	<u>7,501</u>	<u>176,904</u>
FUND BALANCES				
3450	-	-	134,018	134,018
3480	-	-	130,621	130,621
3490	-	1,026,193	78,673	1,104,866
3545	739,732	-	78	739,810
3600	4,140,729	-	-	4,140,729
3000	<u>4,880,461</u>	<u>1,026,193</u>	<u>343,390</u>	<u>6,250,044</u>
4000	<u>\$ 6,978,273</u>	<u>\$ 1,048,214</u>	<u>\$ 567,054</u>	<u>\$ 8,593,541</u>

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS
 RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE
 STATEMENT OF NET POSITION
 SEPTEMBER 30, 2024

Total Fund Balances - Governmental Funds	\$	6,250,044
<p>The City uses an internal service fund to charge the costs of certain health insurance activities to appropriate functions in other governmental funds. The assets and liabilities of the internal service fund are included in governmental activities in the statement of net assets. The net effect of this consolidation is to increase net position.</p>		
		540,275
<p>Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds. In addition, long-term liabilities are not due and payable in the current period, and, therefore are not reported as liabilities in the funds. The net effect of including the beginning balances for capital assets (net of depreciation and amortization) and long-term debt in the governmental activities is to increase net position.</p>		
		8,774,996
<p>Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements, but they should be shown as increases in capital assets and reductions in long-term debt in the government-wide financial statements. The net effect of including the 2024 capital outlays and debt principal payments is to increase net position.</p>		
		788,367
<p>Included in the items related to debt is the recognition of the City's net pension asset and other components for TMRS required by GASB 68. The net position related to TMRS includes a deferred resource outflow in the amount of \$214,600, a deferred resource inflow in the amount of (\$62,335), and a net pension asset in the amount of \$1,188,120. The net effect of these was to increase the ending net position by \$1,340,385.</p>		
		1,340,385
<p>Included in the items related to debt is the recognition of the City's total OPEB liability and other components required by GASB 75. The net position related to OPEB includes a deferred resource outflow in the amount of \$21,848, a deferred resource inflow in the amount of (\$39,855), and a total OPEB liability in the amount of (\$114,998). The recognition of the various components related to the OPEB liability resulted in an decrease in net position of (\$133,005).</p>		
		(133,005)
<p>The 2024 depreciation and amortization expense increases accumulated depreciation and accumulated amortization. The net effect of the current year's depreciation and amortization is to decrease net position.</p>		
		(931,164)
<p>Various other reclassifications and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. These include recognizing deferred revenue as revenue, eliminating interfund transactions, reclassifying the proceeds from issuance of long-term debt, and recognizing the liabilities associated with maturing long-term debt and interest. The net effect of these reclassifications and recognitions is to increase net position.</p>		
		112,591
Net Position of Governmental Activities	\$	16,742,489

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2024

Data Control Codes	General Fund	Hotel and Motel Fund	Non major Governmental Funds	Total Governmental Funds
REVENUES:				
Taxes:				
5110 Property Taxes	\$ 2,069,948	\$ -	\$ 152,009	\$ 2,221,957
5120 General Sales and Use Taxes	1,976,040	-	-	1,976,040
5150 Gross Receipts Business Tax	-	702,218	-	702,218
5170 Franchise Tax	82,295	-	-	82,295
5180 Other Taxes	25,711	-	-	25,711
5190 Penalty and Interest on Taxes	38,631	-	3,239	41,870
5200 Licenses and Permits	99,688	-	-	99,688
5300 Intergovernmental Revenue and Grants	2,726	12,500	443,594	458,820
5400 Charges for Services	1,101,047	-	25,159	1,126,206
5510 Fines	50,218	-	-	50,218
5610 Investment Earnings	271,047	47,030	18,892	336,969
5620 Rents and Royalties	20,094	-	-	20,094
5640 Contributions & Donations from Private Sources	1,022	-	-	1,022
5700 Other Revenue	32,105	10,743	18	42,866
5020 Total Revenues	<u>5,770,572</u>	<u>772,491</u>	<u>642,911</u>	<u>7,185,974</u>
EXPENDITURES:				
Current:				
0100 General Government	1,697,661	-	-	1,697,661
0200 Public Safety	1,465,175	-	383,305	1,848,480
0300 Public Works	904,128	-	-	904,128
0400 Health and Welfare	379,382	-	-	379,382
0500 Culture and Recreation	395,010	857,563	261,499	1,514,072
Debt Service:				
0710 Principal on Debt	81,836	26,641	138,902	247,379
0720 Interest on Debt	14,489	183	15,487	30,159
6030 Total Expenditures	<u>4,937,681</u>	<u>884,387</u>	<u>799,193</u>	<u>6,621,261</u>
1100 Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>832,891</u>	<u>(111,896)</u>	<u>(156,282)</u>	<u>564,713</u>
OTHER FINANCING SOURCES (USES):				
7912 Proceeds from Sale of Property	5,250	-	44,550	49,800
7913 Proceeds from Right-to-Use Assets	75,313	49,941	32,419	157,673
7080 Total Other Financing Sources (Uses)	<u>80,563</u>	<u>49,941</u>	<u>76,969</u>	<u>207,473</u>
1200 Net Change in Fund Balances	913,454	(61,955)	(79,313)	772,186
0100 Fund Balance - October 1 (Beginning)	<u>3,967,007</u>	<u>1,088,148</u>	<u>422,703</u>	<u>5,477,858</u>
3000 Fund Balance - September 30 (Ending)	<u>\$ 4,880,461</u>	<u>\$ 1,026,193</u>	<u>\$ 343,390</u>	<u>\$ 6,250,044</u>

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS
 RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED SEPTEMBER 30, 2024

Total Net Change in Fund Balances - Governmental Funds	\$	772,186
<p>The City uses an internal service fund to charge the costs of certain health insurance activities primarily to the governmental funds. The net loss of this internal service fund is reported with governmental activities. The net effect of this consolidation is to decrease the change in net position.</p>		
		(10,480)
<p>Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements, but they should be shown as increases in capital assets and reductions in long-term debt in the government-wide financial statements. The net effect of removing the 2024 capital outlays and debt principal payments is to increase the change in net position.</p>		
		789,911
<p>GASB 68 required that certain expenditures related to the TMRS pension be de-expended and recorded as a deferred outflow of resources. The current fiscal year contributions made after the measurement date of the plan caused the change in ending net position to increase in the amount of \$33,147. Contributions made during the measurement year and during the fiscal year were also de-expended and recorded as an addition to the net pension asset for the City. This caused an increase in the net position totaling \$11,017. Finally, the City's pension expense for the plan had to be recorded. The net pension expense allocation increased the change in net position by \$62,006. The result of recognizing the TMRS activity is to increase the change in net pension by \$106,170.</p>		
		106,170
<p>GASB 75 required that certain plan expenditures be de-expended and recorded as a deferred outflow of resources. These contributions made after the measurement date of the plan caused the change in ending net position to increase in the amount of \$3,179. Contributions made during the measurement year and during the fiscal year were also de-expended and recorded as a reduction in the total OPEB liability. This caused an increase in the net position totaling \$1,003. Finally, the City's OPEB expense for the plan had to be recorded. This expense decreased the change in net position by (\$6,296). The net result is to decrease the change in net position by (\$2,114).</p>		
		(2,114)
<p>Depreciation and amortization is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation and amortization is to decrease the change in net position.</p>		
		(931,164)
<p>Various other reclassifications and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. These include recognizing deferred revenue as revenue, adjusting current year revenue to show the revenue earned from the current year's tax levy, eliminating interfund transactions, reclassifying the proceeds of bond sales, and recognizing the liabilities associated with maturing long-term debt and interest. The net effect of these reclassifications and recognitions is to decrease the change in net position.</p>		
		15,920
Change in Net Position of Governmental Activities	\$	740,429

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2024

	Business-Type Activities	
	Water, Sewer, Sanitation Fund	Airport Fund
ASSETS		
Current Assets:		
Cash and Cash Equivalents	\$ 2,899,526	\$ 235,536
Accounts Receivable (Net)	441,894	20,622
Due from Other Governments	-	51,659
Other Receivables	17,775	6,195
Due from Other Funds	-	-
Inventories	109,112	33,522
Prepaid Items	-	18,855
Total Current Assets	3,468,307	366,389
Noncurrent Assets:		
Capital Assets:		
Land	192,397	99,584
Capital Assets, net	12,730,282	5,603,583
Right-to-Use Lease Assets, net	216,441	-
SBITA Assets, net	3,950	-
Construction in Progress	109,651	61,447
Net Pension Asset-TMRS	344,766	49,812
Restricted Cash	87,446	-
Noncurrent Lease Receivable	-	264,061
Total Noncurrent Assets	13,684,933	6,078,487
Total Assets	17,153,240	6,444,876
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Outflow Related to TMRS	66,699	11,969
Deferred Resource Outflow OPEB	6,302	947
Total Deferred Outflows of Resources	73,001	12,916

The notes to the financial statements are an integral part of this statement.

- Enterprise Funds		Governmental Activities	
Gas Fund	Total Enterprise Funds	Internal Service Fund	
\$ 1,804,279	\$ 4,939,341	\$ 376,825	
105,776	568,292	-	
-	51,659	-	
-	23,970	-	
-	-	163,450	
151,837	294,471	-	
-	18,855	-	
2,061,892	5,896,588	540,275	
45,000	336,981	-	
1,453,062	19,786,927	-	
56,367	272,808	-	
20,282	24,232	-	
-	171,098	-	
237,172	631,750	-	
-	87,446	-	
-	264,061	-	
1,811,883	21,575,303	-	
3,873,775	27,471,891	540,275	
36,253	114,921	-	
3,960	11,209	-	
40,213	126,130	-	

CITY OF ALPINE, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2024

	Business-Type Activities	
	Water, Sewer, Sanitation Fund	Airport Fund
LIABILITIES		
Current Liabilities:		
Accounts Payable	216,523	476
Wages and Salaries Payable	30,639	4,184
Compensated Absences Payable	17,872	5,142
Due to Other Funds	162,038	131,541
Accrued Interest Payable	768	-
Unearned Revenues	55,469	-
Loans Payable - Current	11,904	-
Bonds Payable - Current	168,800	-
Right-to-Use Leases Payable - Current	48,346	-
SBITAs Payable - Current	4,390	-
Other Current Liabilities	335,802	-
Other Long Term Debt - Current	-	-
Total Current Liabilities	1,052,551	141,343
Noncurrent Liabilities:		
Bonds Payable - Noncurrent	1,714,000	-
Loans Payable - Noncurrent	1,032	-
Right-to-Use Lease Liabilities - Noncurrent	170,596	-
SBITA Liabilities - Noncurrent	-	-
Total OPEB Liability	33,369	4,820
Landfill Closure Costs	1,255,706	-
Total Noncurrent Liabilities	3,174,703	4,820
Total Liabilities	4,227,254	146,163
DEFERRED INFLOWS OF RESOURCES		
Deferred Inflow Related to TMRS	15,493	2,260
Deferred Resource Inflow OPEB	10,853	1,710
Deferred Resource Inflow for Leases	-	249,445
Total Deferred Inflows of Resources	26,346	253,415
NET POSITION		
Net Investment in Capital Assets and Lease Assets	11,133,653	5,764,614
Restricted for Landfill Closure Costs	87,446	-
Restricted for Pension Benefits	344,766	49,812
Unrestricted Net Position	1,406,776	243,788
Total Net Position	\$ 12,972,641	\$ 6,058,214

The notes to the financial statements are an integral part of this statement.

- Enterprise Funds		Governmental Activities
Gas Fund	Total Enterprise Funds	Internal Service Fund
31,739	248,738	-
22,262	57,085	-
23,322	46,336	-
480,017	773,596	-
-	768	-
33,404	88,873	-
-	11,904	-
-	168,800	-
14,000	62,346	-
11,073	15,463	-
215,551	551,353	-
47,731	47,731	-
879,099	2,072,993	-
-	1,714,000	-
-	1,032	-
43,127	213,723	-
7,549	7,549	-
22,956	61,145	-
-	1,255,706	-
73,632	3,253,155	-
952,731	5,326,148	-
11,936	29,689	-
7,385	19,948	-
-	249,445	-
19,321	299,082	-
1,498,962	18,397,229	-
-	87,446	-
237,172	631,750	-
1,205,802	2,856,366	540,275
\$ 2,941,936	\$ 21,972,791	\$ 540,275

CITY OF ALPINE, TEXAS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities	
	Water, Sewer, Sanitation Fund	Airport Fund
OPERATING REVENUES:		
Charges for Services	\$ 4,714,442	\$ 720,120
Rents and Royalties	162,812	15,808
Other Revenue	44,117	19
Total Operating Revenues	4,921,371	735,947
OPERATING EXPENSES:		
Proprietary Fund Function - Water		
Personnel Services - Salaries and Wages	367,087	-
Personnel Services - Employee Benefits	105,955	-
Purchased Professional & Technical Services	657	-
Purchased Property Services	276,616	-
Other Operating Costs	188,991	-
Supplies	77,239	-
Total Proprietary Fund Function - Water	1,016,545	-
Proprietary Fund Function - Gas		
Personnel Services - Salaries and Wages	-	-
Personnel Services - Employee Benefits	-	-
Purchased Professional & Technical Services	-	-
Purchased Property Services	-	-
Other Operating Costs	-	-
Supplies	-	-
Total Proprietary Fund Function - Gas	-	-
Proprietary Fund Function - Sanitation		
Personnel Services - Salaries and Wages	94,029	-
Personnel Services - Employee Benefits	25,124	-
Purchased Property Services	1,873,417	-
Other Operating Costs	417,338	-
Supplies	3,944	-
Total Proprietary Fund Function - Sanitation	2,413,852	-
Proprietary Fund Function - Sewerage		
Personnel Services - Salaries and Wages	229,348	-
Personnel Services - Employee Benefits	63,868	-
Purchased Property Services	95,872	-
Other Operating Costs	176,975	-
Supplies	38,811	-
Total Proprietary Fund Function - Sewerage	604,874	-
Proprietary Fund Function - Airport		
Personnel Services - Salaries and Wages	-	106,577
Personnel Services - Employee Benefits	-	28,630
Purchased Property Services	-	23,725
Other Operating Costs	-	70,795
Supplies	-	504,378
Total Proprietary Fund Function - Airport	-	734,105
Health Insurance		
Other Operating Costs	-	-
Proprietary Fund Function - Nondepartmental		
Personnel Services - Salaries and Wages	61,176	-
Personnel Services - Employee Benefits	22,762	-

The notes to the financial statements are an integral part of this statement.

- Enterprise Funds		Governmental Activities
Gas Fund	Total Enterprise Funds	Internal Service Fund
\$ 1,910,019	\$ 7,344,581	\$ -
3,816	182,436	-
3,144	47,280	-
<u>1,916,979</u>	<u>7,574,297</u>	<u>-</u>
-	367,087	-
-	105,955	-
-	657	-
-	276,616	-
-	188,991	-
-	77,239	-
-	<u>1,016,545</u>	<u>-</u>
513,055	513,055	-
118,217	118,217	-
13,269	13,269	-
114,476	114,476	-
379,318	379,318	-
599,473	599,473	-
<u>1,737,808</u>	<u>1,737,808</u>	<u>-</u>
-	94,029	-
-	25,124	-
-	1,873,417	-
-	417,338	-
-	3,944	-
-	<u>2,413,852</u>	<u>-</u>
-	229,348	-
-	63,868	-
-	95,872	-
-	176,975	-
-	38,811	-
-	<u>604,874</u>	<u>-</u>
-	106,577	-
-	28,630	-
-	23,725	-
-	70,795	-
-	504,378	-
-	<u>734,105</u>	<u>-</u>
-	-	28,510
-	61,176	-
-	22,762	-

CITY OF ALPINE, TEXAS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities	
	Water, Sewer, Sanitation Fund	Airport Fund
Purchased Professional & Technical Services	4,040	-
Purchased Property Services	5,396	-
Other Operating Costs	244,123	-
Supplies	31,168	-
Total Proprietary Fund Function - Nondepartmental	368,665	-
Depreciation and Amortization	610,210	261,440
Total Operating Expenses	5,014,146	995,545
Operating Income (Loss)	(92,775)	(259,598)
 NONOPERATING REVENUES (EXPENSES):		
Gain on Sale of Property	54,154	-
Grants	78,994	51,659
Investment Earnings	150,775	24,056
Interest Expense - Non-Operating	(18,979)	-
Total Nonoperating Revenue (Expenses)	264,944	75,715
Income (Loss) Before Contributions	172,169	(183,883)
Capital Contributions	-	59,069
Change in Net Position	172,169	(124,814)
Total Net Position - October 1 (Beginning)	12,800,472	6,183,028
 Total Net Position - September 30 (Ending)	 <u>\$ 12,972,641</u>	 <u>\$ 6,058,214</u>

The notes to the financial statements are an integral part of this statement.

- Enterprise Funds		Governmental Activities
Gas Fund	Total Enterprise Funds	Internal Service Fund
-	4,040	-
-	5,396	-
-	244,123	-
-	31,168	-
-	368,665	-
117,491	989,141	-
1,855,299	7,864,990	28,510
61,680	(290,693)	(28,510)
-	54,154	-
-	130,653	-
86,867	261,698	18,032
(3,260)	(22,239)	-
83,607	424,266	18,032
145,287	133,573	(10,478)
-	59,069	-
145,287	192,642	(10,478)
2,796,649	21,780,149	550,753
<u>\$ 2,941,936</u>	<u>\$ 21,972,791</u>	<u>\$ 540,275</u>

CITY OF ALPINE, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities	
	Water, Sewer, Sanitation Fund	Airport Fund
<u>Cash Flows from Operating Activities:</u>		
Cash Received from Customers	\$ 4,962,337	\$ 718,557
Cash Payments to Employees for Services	(983,224)	(134,769)
Cash Payments for Health Costs	-	-
Cash Payments for Suppliers	(2,480,693)	(517,961)
Cash Payments for Other Operating Expenses	(270,469)	(11,498)
Cash payments for Franchise and Admin Fees	(684,201)	(59,297)
Net Cash Provided by (Used for) Operating Activities	<u>543,750</u>	<u>(4,968)</u>
<u>Cash Flows from Non-Capital Financing Activities:</u>		
Non-Capital Grants	-	51,659
<u>Cash Flows from Capital and Related Financing Activities:</u>		
Acquisition of Capital Assets	(141,678)	(69,662)
Grants for Capital Assets	78,994	-
Principal Paid on Debt	(275,544)	-
Interest Paid on Debt	(19,256)	-
Sale of Capital Assets	54,154	-
Net Cash Provided by (Used for) Capital and Related Financing Activities	<u>(303,330)</u>	<u>(69,662)</u>
<u>Cash Flows from Investing Activities:</u>		
Interest and Dividends on Investments	146,992	24,056
Net Increase (Decrease) in Cash and Cash Equivalents	387,412	1,085
Cash and Cash Equivalents at Beginning of Year	<u>2,512,114</u>	<u>234,451</u>
Cash and Cash Equivalents at End of Year	<u>\$ 2,899,526</u>	<u>\$ 235,536</u>

The notes to the financial statements are an integral part of this statement.

Governmental Activities -		
Gas Fund	Total Enterprise Funds	Internal Service Fund
\$ 1,916,219	\$ 7,597,113	\$ -
(650,188)	(1,768,181)	-
-	-	(28,510)
(779,071)	(3,777,725)	-
(128,851)	(410,818)	(25,000)
(250,467)	(993,965)	-
107,642	646,424	(53,510)
-	51,659	-
(16,003)	(227,343)	-
-	78,994	-
(36,074)	(311,618)	-
(3,260)	(22,516)	-
-	54,154	-
(55,337)	(428,329)	-
86,867	257,915	18,032
139,172	527,669	(35,478)
1,665,107	4,411,672	412,303
\$ 1,804,279	\$ 4,939,341	\$ 376,825

CITY OF ALPINE, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities	
	Water, Sewer, Sanitation Fund	Airport Fund
<u>Reconciliation of Operating Income (Loss) to Net Cash</u>		
<u>Provided by (Used for) Operating Activities:</u>		
Operating Income (Loss)	\$ (92,775)	\$ (259,598)
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used For) Operating Activities:		
Depreciation	610,210	261,440
Effect of Increases and Decreases in Current Assets and Liabilities:		
Decrease (Increase) in Receivables	25,862	(5,492)
Decrease (Increase) in Inventories	12,989	15,547
Decrease (Increase) in Prepaid Expenses	-	(5,622)
Decrease (Increase) in Net Pension Asset	(88,301)	(11,303)
Increase (Decrease) in Accounts Payable	(14,522)	217
Increase (Decrease) in Payroll Deductions	6,032	499
Decrease (Increase) in Deferred Outflows	77,675	12,841
Increase (Decrease) in Interfund Balances	(72,000)	-
Increase (Decrease) in Other Current Liabilities	16,363	(311)
Increase (Decrease) in Deferred Inflows	(15,117)	(13,684)
Increase (Decrease) in OPEB Liability	4,577	498
Increase (Decrease) in Landfill Closure Costs	72,757	-
Increase (Decrease) in Other Long Term Debt	-	-
Net Cash Provided by (Used for) Operating Activities	<u>\$ 543,750</u>	<u>\$ (4,968)</u>
<u>Noncash Investing, Capital and Financing Activities:</u>		
Borrowing Under RTU Assets	224,733	-
Contributions of Capital Assets from Government	-	59,069

The notes to the financial statements are an integral part of this statement.

Governmental Activities -		
Gas Fund	Total Enterprise Funds	Internal Service Fund
\$ 61,680	\$ (290,693)	\$ (28,510)
117,491	989,141	-
5,795	26,165	-
2,223	30,759	-
-	(5,622)	-
(65,933)	(165,537)	-
(6,347)	(20,652)	-
4,433	10,964	-
50,494	141,010	-
-	(72,000)	(25,000)
(3,730)	12,322	-
(14,465)	(43,266)	-
3,732	8,807	-
-	72,757	-
(47,731)	(47,731)	-
<u>\$ 107,642</u>	<u>\$ 646,424</u>	<u>\$ (53,510)</u>
69,336	294,069	-
-	59,069	-

CITY OF ALPINE, TEXAS
 STATEMENT OF FIDUCIARY NET POSITION
 FIDUCIARY FUNDS
 SEPTEMBER 30, 2024

	Custodial Fund
<hr/>	
ASSETS	
Due from Other Funds	\$ 8,004
Total Assets	<u>8,004</u>
LIABILITIES	
Accounts Payable	<u>8,004</u>
Total Liabilities	<u>8,004</u>

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS
 STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
 FIDUCIARY FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Custodial Fund
ADDITIONS:	
Fines	\$ 31,370
Total Additions	31,370
DEDUCTIONS:	
Other Operating Costs	31,370
Total Deductions	31,370
Net Change in Fiduciary Net Position	-
Total Net Position - October 1 (Beginning)	-
Total Net Position - September 30 (Ending)	\$ -

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Alpine, Texas (City) is a municipal corporation governed under the Home Rule City Act pursuant to the passage of the Home Rule Charter (Charter) by the citizens of Alpine at the general city election on May 1, 1993. Under the Charter, the City operates under a Council/City Manager form of government. It is governed by a five member City Council elected by the registered voters of the City. In addition to general administrative services such as court services, the City also provides public safety services which includes police, fire, and code enforcement. The public works services include maintaining the city streets and the health and welfare services include expenses for animal control. The City's culture and recreation expenses are related to tourism, parks, and other recreational services. The City provides utility services such as water, sewer, sanitation and gas. The City also maintains an airport.

The City prepares its basic financial statements in conformity with U.S. generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB) and it complies with the requirements of contracts and grants of agencies from which it receives funds. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

A. REPORTING ENTITY

Because the City Council (the Council) is elected by the public; has the authority to make decisions, appoint administrators and managers, and significantly influence operations; and has the primary accountability for fiscal matters; the City is not included in any other governmental "reporting entity" as defined by the Governmental Accounting Standards Board.

The decisions to include or exclude a potential component unit in the reporting entity were made by applying standards contained in GAAP. The most primary standard for including or excluding a potential component unit is whether it is financially dependent on the reporting entity. The fiscal dependency criterion also requires that a financial benefit or burden relationship be present in order for a potential component unit to be included in the financial reporting entity. Other manifestations of the ability to exercise oversight responsibility include, but certainly are not limited to, the selection of the governing authority, the designation of management, the ability to materially influence operations and accountability for fiscal matters. The second standard used to evaluate potential component units is the scope of public services. Application of this standard entails considering whether the activity benefits the City, or whether the activity is conducted within the geographic boundaries of the City and is generally available to its citizens. The third standard involved in evaluating whether potential component units are included or excluded from the reporting entity is the existence of special financing relationships, regardless of whether the City is able to exercise oversight responsibilities.

Based upon the above standards, the City does not have any component units.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The Statement of Net Position and Statement of Activities are government-wide financial statements. They report information on all of the City's nonfiduciary activities with most of the interfund activities removed. Governmental activities, which normally are supported by taxes and intergovernmental revenues and grants, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers. All activities, both governmental and business-type, are reported in the government-wide financial statements using the economic resources measurement focus and the accrual basis of accounting, which includes long-term assets and receivables as well as long-term liabilities and obligations. The City's net position is reported in three parts: net investment in capital assets; restricted net position; and unrestricted net position. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of GASB. The government-wide financial statements focus more on the sustainability of the City as an entity and the change in aggregate financial position resulting from the activities in the fiscal period.

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources, if applicable. This separate financial statement category represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For pensions and OPEB, these outflows may result from pension plan and OPEB contributions made after the measurement date of the net pension and total OPEB liabilities or net pension asset, the results of differences between expected and actual actuarial experiences, changes in actuarial assumptions, changes in proportionate share, and the difference between actual and projected investment earnings. The deferred outflows of resources related to pensions and OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension and total OPEB liabilities or an increase in the net pension asset in the next fiscal year. The remaining pension and OPEB related deferred outflows will be amortized over a systematic and rational method over a closed period.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources, if applicable. This separate financial statement category represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For pensions and OPEB, these deferred inflows may result from differences between expected and actual actuarial experiences, changes in actuarial assumptions, changes in proportionate share, and the difference between actual and projected investment earnings. These amounts will be amortized over a systematic and rational method over a closed period. For leases with the City as lessor, the deferred inflow of resources occurs at the time the value of the leases receivable is measured plus any payment received at or before the commencement of the lease term that relates to future periods. This deferred inflow will be amortized in a systematic and rational manner over the term of the lease.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The Statement of Activities demonstrates how other people or entities that participate in programs the City operates have shared in the payment of the direct costs through program revenues. The “charges for services” column includes payments made by parties that purchase, use, or directly benefit from goods or services provided by a given function of the City. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Also included in this column is a franchise and administrative fee that the general fund charges to the enterprise funds in lieu of taxes and for the administration of activities related to these funds. Program revenues include: (1) charges for services which includes fees, fines, and forfeitures, and other charges to users of the City’s services; (2) operating grants and contributions includes amounts paid by organizations outside the City to help meet the operational or capital requirements of a given function. The “grants and contributions” columns include amounts paid by organizations outside the City to help meet the operational or capital requirements of a given function. If a revenue is not a program revenue (charges for services or grants and contributions), it is a general revenue used to support all of the City’s functions. Taxes are always general revenues.

The City reports all direct expenses by function in the Statement of Activities. Direct expenses are those that are clearly identifiable with a function. Interest on long-term debt is not allocated to the various functions. The City does not currently employ indirect cost allocation systems.

Depreciation and amortization expense is specifically identified by function and is included in the direct expense of each function. Interest on general long-term debt is considered an indirect expense and is reported separately on the Statement of Activities.

Interfund activities between governmental funds and between governmental and proprietary funds and between governmental and fiduciary funds appear as due to/due from on the Governmental Fund Balance Sheet, the Proprietary Fund Statement of Net Position, and the Statement of Fiduciary Net Position or as other financing sources and uses on the Statement of Revenues, Expenditures/Expenses and Changes in Fund Balances/Net Position. All interfund transactions between governmental funds are eliminated on the government-wide statements. Interfund activities between governmental funds and enterprise funds and between governmental funds and fiduciary funds remain as due to/due from on the government-wide Statement of Net Position.

The fund financial statements report on the financial condition and results of operations for three fund categories – governmental, proprietary, and fiduciary. Since the resources in the fiduciary funds cannot be used for District operations, they are not included in the government-wide statements. The City considers some governmental and enterprise funds major and reports their financial condition and results of operations in a separate column.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues result from providing goods and services in connection with a proprietary fund’s principal ongoing operations; they usually come from exchange or exchange-like transactions. All other revenues are nonoperating. Operating expenses can be tied specifically to the production of goods and services, such as materials and labor and direct overhead. Operating expenses include activities that have the characteristics of an exchange transaction, such as a) employee salaries, benefits, and related expenses; b) utilities, supplies, and other services; c) professional fees; d) repairs and maintenance; and e) depreciation expenses related to the City’s capital assets. Nonoperating expenses include activities that have the characteristics of nonexchange transactions, such as interest on capital asset related debt. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting, as do the proprietary fund financial statements and the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Other taxes and fees are recognized as revenue in the year they are earned. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets, deferred outflows of resources, current liabilities, deferred inflows of resources and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e., revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable, except for unmatured interest and principal on long-term debt, leases, and subscription-based information technology arrangements (SBITAs) which is recognized when due. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources. The City considers all revenues, other than property tax revenues, available if they are collectible within one year after year end. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Revenues from local sources consist primarily of property and sales taxes and charges for services. Property tax revenues are recognized under the “susceptible -to- accrual” concept, that is, when they are both measurable and available. The City considers them “available” if they will be collected within 60 days of the end of the fiscal year. Sales taxes are recognized when earned based upon the reporting date from the Texas Comptroller of Public Accounts reports. Charges for services are primarily from franchise and administrative fees charged. Miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received. Investment earnings and interest income from leases are recorded as earned, since they are both measurable and available.

Unavailable revenue from property taxes arises only under the modified accrual basis of accounting. The governmental funds report this unavailable revenue as a deferred inflow of resources and recognize revenue in the period that the amounts become available. The fund statements and statement of net position also report deferred inflows of resources from leases, which is recognized as revenue over the term of the lease.

Grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant. Accordingly, when such funds are received, they are recorded as unearned revenues until related and authorized expenditures have been made. If balances have not been expended by the end of the project period, grantors sometimes require the City to refund all or part of the unused amount.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The proprietary fund types are accounted for on a flow of economic resources measurement focus and utilize the accrual basis of accounting. This basis of accounting recognizes revenues in the accounting period in which they are earned and become measurable and expenses in the accounting period in which they are incurred and become measurable. With this measurement focus, all assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operation of these funds are included on the fund Statement of Net Position. Net position is segregated into net investment in capital assets, restricted, and unrestricted.

The Fiduciary Funds are accounted for on a flow of economic resources measurement focus and utilize the accrual basis of accounting. This basis of accounting recognizes revenues in the accounting period in which they are earned and become measurable and expenses in the accounting period in which they are incurred and become measurable. With this measurement focus, assets and liabilities associated with the operation of these funds are included on the fund Statement of Fiduciary Net Position.

D. FUND ACCOUNTING

The City uses funds to report its financial position and activities. Fund accounting segregates funds according to their intended purpose and is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts, which includes assets, deferred outflows, liabilities, deferred inflows, fund balances/net position, revenues and expenditures/expenses.

The City reports the following major governmental funds:

1. General Fund - The General Fund is the City's primary operating fund. It is used to account for all activities and financial resources except those legally or administratively required to be accounted for in other funds.
2. Hotel and Motel Fund - This special revenue fund is used to account for the taxes collected from hotels and motels and the related expenditures to promote tourism paid for from those funds that meet the legally established requirements of the State for allowable expenditures.

The City reports the following major enterprise funds:

1. Water, Sewer, and Sanitation Fund - This enterprise fund is used to account for the activity related to the management of the City's Water, Sewer, and Sanitation utility.
2. Airport Fund - This enterprise fund is used to account for the activity related to operation of the City's Airport including aviation operations and leasing activities on Airport properties.
3. Gas Fund - This enterprise fund is used to account for the activity related to the management of the City's Natural Gas utility.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Additionally, the City reports the following other funds:

Governmental funds:

1. Special Revenue Funds - Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted for expenditures for certain purposes. Most Federal and some State financial assistance is accounted for in a Special Revenue Fund.
2. Debt Service Fund – The Debt Service Fund is used to account for the property taxes which have been levied to fund the City’s long-term debt obligations.

Proprietary Funds:

3. Internal Service Fund – This fund was established to manage the City's partially self-funded insurance plan. However, effective October 1, 2020, the City switched to a fully funded health insurance plan and a Health Reimbursement Arrangement (HRA) program. This fund continues to be utilized with the remaining funds covering the City contributions for employee health benefits towards the HRA program and COBRA.

Fiduciary Funds:

4. Custodial Fund - This fund is used to report fiduciary activities that are not required to be reported in pension (and other employee benefit) trust funds, investment trust funds, or private trust funds. The City’s custodial fund is used to account for various fees charged through the court for which a portion is collected on behalf of the State of Texas and cannot be used in the City’s in operations.

E. OTHER ACCOUNTING POLICIES

Cash and Cash Equivalents

For the purpose of the proprietary fund Statements of Cash Flows, the City considers all highly liquid investments to be cash equivalents if they have a maturity of three months or less when purchased. Cash and cash equivalents also includes all demand and savings accounts. Restricted cash represents cash set aside to be in compliance with legal restrictions related to the landfill.

The funds of the City must be deposited and invested under the terms of a contract, contents of which are set out in the **Depository Contract Law**. The depository bank places approved pledged securities for safekeeping and trust with the City’s agent bank in an amount sufficient to protect City funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank’s dollar amount of Federal Deposit Insurance Corporation (FDIC) insurance.

The **Public Funds Investment Act** (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the City to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and bid solicitation preferences for certificates of deposit.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Statutes authorize the City to invest in (1) obligations of the U.S. Treasury, certain U.S. agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers' acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, (10) and common trust funds. The Act also requires the City to have independent auditors perform test procedures related to investment practices as provided by the Act. Management asserts that the City is in substantial compliance with the requirements of the Act and with local policies.

Additional policies and contractual provisions governing deposits and investments for the City are specified below:

Credit Risk:

Deposits - Credit risk is not applicable to deposits.

Temporary Investments (Cash Equivalents) – To limit the risk that an issuer or other counterparty to an investment will not fulfill its obligations, the City limits investments in public funds investments pools to those that have received top ratings issued by nationally recognized statistical rating organizations (NRSROs). As of September 30, 2024, the City's investments in the Texas CLASS and TexStar investment pools were rated AAAM by Standard & Poor's.

Custodial Credit Risk:

Deposits - In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned. State law requires governmental entities to contract with financial institutions in which funds will be deposited to secure those deposits with insurance or pledged securities with a fair value equaling or exceeding the amount on deposit at the end of each business day. The pledged securities must be in the name of the governmental entity and held by the entity or its agent. Since the City has a contract that complies with this law, it has minimal custodial credit risk for deposits, as all cash deposits held at banks in the City's name are covered by FDIC or pledged collateral.

Temporary Investments (Cash Equivalents) – To limit the risk that, in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of investment or collateral securities that are in possession of an outside party, the City requires counterparties to register the securities in the name of the City and hand them over to the City or its designated agent. Investment pools are not categorized or exposed to custodial risk because they are not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

Deposits - Concentration of credit risk is not applicable to the deposits.

Temporary Investments (Cash Equivalents) – To limit the risk of loss attributed to the magnitude of a government's investment in a single issuer, the City's policy states that the portfolio must be diversified. Concentration of Credit Risk is not applicable to investment pools since the purpose of these pools is to diversify the City's investment portfolio.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Interest Rate Risk:

Deposits - Interest rate risk is not applicable to deposits.

Temporary Investments (Cash Equivalents) – To limit the risk that changes in interest rates will adversely affect the fair value of the investments, the City requires its investment portfolio to have maturities of less than 1.5 years on a weighted average maturity (WAM) basis. Each pool invests in different investment instruments, and each portfolio has varying maturities.

Foreign Currency Risk:

Deposits - The City limits the risk that changes in exchange rates will adversely affect a deposit by not having any deposits denominated in a foreign currency.

Temporary Investments (Cash Equivalents) - The City attempts to limit the risk that changes in exchange rates will adversely affect the fair value of an investment by avoiding investment pools or securities which are denominated in a foreign currency.

Receivables

In the government-wide statements and enterprise funds, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivable balances for the governmental activities include property tax, gross receipts tax, franchise taxes, grants, police fines, and leases. Business-type activities major receivables are related to services rendered to customers.

In the fund financial statements, receivables in governmental funds include revenue accruals such as gross receipts tax, sales tax, franchise tax, and grants and other similar intergovernmental revenues since they are usually both measurable and available. Non-exchange transactions collectible but not available are unearned in the fund financial statements in accordance with modified accrual, but not unearned in the government-wide financial statements in accordance with the accrual basis. Interest and investment earnings are recorded when earned. Proprietary fund receivables consist of all revenues earned at year-end and not yet received. Utility accounts receivable compose the majority of proprietary fund receivables. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. As of September 30, 2024, the allowance in the Water, Sewer, and Sanitation fund was \$243,842, and the allowance in the Gas fund was \$114,483. There is no allowance for the receivables in the Airport Fund or the General Fund as management believes the balances to be fully collectible.

Lease Receivables

The City's receivables from leases as a lessor are measured at the present value of the lease payments expected to be received during the lease term. Under the lease agreements, the City has agreements with lease payments that include periodic fixed increases and some agreements have variable lease payments that are dependent on changes in the consumer price index. The variable payments are recorded as revenue in the period the payment is received. The current portion of the lease receivable is included in Other Receivables and the noncurrent portion is listed as such.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. The resulting receivables and payables from these transactions are classified as “due from other funds” or “due to other funds.” Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Position. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting funds and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental funds are netted as part of the reconciliation to the government-wide financial statements. See Note 6 for details of interfund transactions, including receivables and payables at year-end.

Inventories and Prepaid Items

Supply inventories are valued at cost when recorded and generally consist of expendable items held for consumption such as supplies and utility operation repair parts and components. The City reports jet fuel inventory at weighted average cost. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Capital Assets

Capital assets, which include land, infrastructure, buildings and improvements, furniture, machinery, vehicles, equipment, and right-to-use lease assets and SBITAs are reported in the governmental activities and business-type activities columns in the government-wide financial statements. Capital assets are also reported at the fund level in the proprietary fund financial statements for the enterprise funds. Capital assets are defined by the City as assets with an initial, individual cost of more than \$2,500 and an estimated useful life in excess of one year. All individual federally funded assets shall be capitalized in accordance with the aforementioned policies.

As the City constructs or acquires capital assets, including infrastructure assets, they are capitalized and reported at historical cost or estimated historical cost if actual is unavailable, except for donated capital assets, which are recorded at their acquisition value at the date of donation. Assets acquired through contributions, such as from developers, are capitalized and recorded at acquisition value as of the date of donation. Estimated historical cost was used to value many of the infrastructure assets acquired prior to October 1, 2003. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Additions, improvements, and major outlays that significantly extend the useful life of an asset are capitalized. Capital assets of the City are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and Improvements	10-50
Other Improvements	5-50
Machinery and Equipment	3-75
Utility Systems	25-75
Infrastructure	10-75
Vehicles	5-20

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Right-to-use assets are recorded at the present value of their future payments over the non-cancelable term of the agreement if those payments are calculated at \$4,000 or more. In a governmental fund, the full amount of the right-to-use asset is reported as an expenditure in the year the agreement is executed in which either the lessee or the lessor has the sole option to extend the lease if it is reasonably certain the option will be exercised in any periods in which either the lessee or the lessor has the sole option to terminate the lease if it is reasonably certain the option will not be exercised by that party and must not meet the definition of a short-term lease.

Right-to-Use assets include leases and subscription-based technology arrangement and are amortized in a systematic and rational manner over the shorter of the lease or subscription term or the useful life of the underlying asset. When a lease contains a purchase option the City chooses to exercise, the leased asset is amortized over the useful life of the underlying asset. The amortization expense is combined with depreciation expense for financial reporting purposes.

Restricted Assets

Restricted assets are held for a specific purpose and therefore not available for immediate or general business use. Restricted assets include cash and cash equivalents of the various funds which are restricted as to their use generally by contractual agreements or regulatory requirements. When the City incurs an expense for which it may use either restricted or unrestricted assets, it uses the restricted assets first whenever they will have to be returned if they are not used.

Compensated Absences

The City's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. Employees may carry over a maximum of 120 hours from the end of one fiscal year to the beginning of the next fiscal year. Any vacation time accrued but not taken in excess of 120 hours is forfeited at the end of each fiscal year. As of September 30, 2024, the total liability for compensated absences amounted to \$126,373. The amount related to the governmental funds is included in the government wide Statement of Net Position. The amount related to enterprise funds is included in the Statement of Net Position – Proprietary Funds and the government wide Statement of Net Position.

Sick Leave - Accumulated sick leave lapses when employees leave the employment of the City and, upon separation from service, no monetary obligation exists.

Long-term Debt

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt, right-to-use lease and SBITA liabilities and other long-term obligations are reported as liabilities in the applicable governmental activities or business-type activities Statement of Net Position. The long-term debt consists primarily of bonds, certificates of obligation, and loans. Premiums and discounts are presented as a component of liabilities while deferred losses on refundings, if any, are presented as deferred outflows of resources and deferred gain on refunding as deferred inflows of resources. These items are deferred and amortized over the life of the related debt using the straight line method. Long-term debt is reported net of the applicable premium or discount. The right-to-use lease and SBITA liabilities are calculated as the present value of the reasonably certain expected payments to be made over the term of the contracts and the interest included in the lease or SBITA payment is recorded as an expense.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

In the fund financial statements, governmental fund types recognize debt issuance and the costs associated with the issuance of debt and new right-to-use lease and SBITA arrangements, during the current period. The face amount of debt issued is reported as other financing sources. If applicable, premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. For new right-to-use leases and SBITAs, the initial measurement is reported in governmental fund types as an other financing source during the current period. Monthly, quarterly or annual payments are reported as principal and interest payments during the reporting period in the fund financial statements. The accounting for long-term debt in the proprietary funds is the same in the fund statements as it is in the government-wide statements.

Net Position

Net Position on the Statement of Net Position includes the following:

Net investment in capital assets – This component of net position consists of capital assets, net accumulated depreciation, reduced by the outstanding balances of bonds or other borrowings that are attributable to the acquisition, construction or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt will be included in this component of net position.

Restricted for Federal and State Grants – This component of net position consists of restricted assets reduced by liabilities related to those assets, which are restricted by federal and state granting agencies.

Restricted for Landfill Closure Costs – This component of net position consists of restricted assets that have been set aside due to regulations for the closure of the landfill.

Restricted for Pension Benefits - This component of net position consists of the City's net pension asset related to the pension plan of the Texas Municipality Retirement System (TMRS).

Restricted for Debt Service – This component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. The assets arise from bond issuances which have constraints placed on them by the bond covenants for the purpose of future debt service payments.

Restricted for Other Purposes - This component of net position consists of constraints by contributors or restrictions due to laws or regulations placed on the City.

Unrestricted – This component of net position is the net amount of assets, liabilities, deferred outflows of resources, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted components of net position.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the City considers restricted resources to have been spent first.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund Balance Classification Policies and Procedures

If applicable, the City reports the following fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. The following classifications describe the relative strength of the spending constraints:

- Nonspendable – Represents amounts that cannot be spent because they are either (a) not in spendable form, such as inventory or pre-paids or (b) legally or contractually required to be maintained intact.
- Restricted fund balance – Represents amounts with constraints placed on the use of resources which are either: (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (2) imposed by law through constitutional provisions; or (3) enabling legislation.
- Committed fund balance – Represents amounts that can only be used for specific purposes pursuant to constraints imposed by council resolution or formal action of the City Council which is the government's highest level of decision-making authority. These amounts can only be re-allocated by the same formal action that was taken to originally commit those funds. The City Council shall take action to commit funds for a specific purpose prior to the end of the fiscal year.
- Assigned fund balance – Represents amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. Intent is expressed by (a) the City Council action or (b) by the City Manager who is the official delegated by the City Council with the authority to assign amounts to be used for specific purposes.
- Unassigned fund balance – Represents amounts that are available for any purpose and have not been restricted, committed, or assigned for specific purposes.

For the classification of fund balances the City considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, and the City considers committed and assigned amounts to have been spent when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used. The City has not formally adopted a minimum fund balance policy.

Internal Service Funds

Since Internal Service Funds support the operations of governmental funds, they are consolidated with the governmental funds in the government-wide financial statements. The expenditures of governmental funds that create the revenues of internal service funds are eliminated to avoid "grossing up" the revenues and expenses of the City as a whole.

Property Tax

The City's property tax is levied each October 1 on the assessed value listed as of January 1 for all real and personal property located in the City. Taxes are due by January 31 following the October 1 levy date.

The methods of property assessment and tax collection are determined by Texas statute. The statutes provide for a property tax code, countywide appraisal districts and certain exemptions from taxation, such as intangible personal property, household goods and family-owned automobiles.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The City is authorized to set tax rates on property within the City limits. The City has three tax rate options available under current Texas law. They are as follows: 1) No-New-Revenue Rate (NNR), 2) Voter-Approval-Tax Rate (VATR), and the 3) De Minimis Rate. The NNR rate collects exactly the same revenues as the previous year using current property values and does not take into consideration whether the debt is different. The VATR rate allows a 3.5% increase to the M&O part of the tax rate and takes into consideration changes in debt. The de minimis rate is calculated as the sum of the NNR rate, the \$500,000 revenue rate, and the current debt rate.

The Brewster County Tax Collector bills and collects the property taxes and remits to the City its portion. In the fund financial statements, property taxes are recorded as revenue in the period levied to the extent they are collected within 60 days of year-end. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. On January 31, of each year, a tax lien attaches to the property to secure the payment of all taxes, penalties, and interest ultimately imposed.

Delinquent taxes are prorated between maintenance and debt service based on rates adopted for the year of the levy. Allowances for uncollectible tax receivables within the General and Debt Service Funds are based on historical experience collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the City is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

The tax rates assessed for the year ended September 30, 2024, to finance general fund and debt service fund operations were \$.426376 and \$.31178, respectively, for a total tax rate of \$.457554 per \$100 valuation. The total tax levy for the general fund and debt service fund for the 2023-2024 fiscal year was \$2,261,298.

Sales Tax and Hotel Occupancy Tax

The City presently levies a 1.5% sales tax on taxable sales within the City. The sales tax is collected by the Texas Comptroller of Public Accounts and remitted to the City in the month following receipt by the Comptroller. The Comptroller receives the sales tax approximately one month after collection by vendors. The sales tax is recorded entirely in the General Fund.

In addition, the City receives Hotel/Motel Occupancy tax at the rate of 7% that is recorded in the Hotel and Motel special revenue fund. As of September 30, 2024, the amount due from hotels and motels was \$125,195, which is included in taxes receivable.

Interfund Transfers

Permanent reallocation of resources between funds of the reporting entity is classified as interfund transfers. For the purposes of the government-wide Statement of Activities, all interfund transfers between individual governmental funds have been eliminated, if applicable.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Budgets and Budgetary Basis

The City is required by the Texas Constitution to adopt an annual balanced budget. Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund Hotel and Motel fund, and Debt Service Fund using the modified accrual basis of accounting. As set forth in the city charter, the City Council adopts an annual budget for all funds at the department level. The City Manager is authorized to transfer budgeted amounts within and among departments, offices, or agencies, but no amounts may be transferred to increase a salary appropriation without the approval of the Council. Upon written request by the City Manager, the Council may, by ordinance, transfer part or all of any unencumbered appropriation from one department, office or agency to another. Budgeted amounts shown in the financial statements represent the final budget after any amendments.

Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget pursuant to state regulations. Encumbrances represent commitments related to unperformed contracts for goods or services. There were no significant encumbrances outstanding at fiscal year-end.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities, if any, at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from those estimates.

Pensions

The fiduciary net position of the Texas Municipal Retirement System (TMRS) has been determined using the flow of economic resources measurement focus and full accrual of accounting. For purposes of measuring the net pension asset or net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of TMRS and additions to/deductions from TMRS Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Newly Implemented GASB Statement

The City implemented GASB Statement No. 100, *Accounting Changes and Error Corrections - an amendment of GASB No. 62*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections and to provide more understandable, reliable, relevant, consistent, and comparable information for making or assessing accountability. The implementation of this Statement did not have an impact on the presentation of the financial statements or disclosures.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 2 – CASH AND CASH EQUIVALENTS

The City’s total cash deposits were held with the contracted depository institution West Texas National Bank in interest bearing accounts. The accounts were secured at September 30, 2024 by FDIC coverage of \$250,000 and an irrevocable letter of credit in the amount of \$9,250,000 issued by Federal Home Loan Bank of Dallas, expiring November 26, 2024. The total bank balance as of September 30, 2024 was \$8,577,626. The difference between book and bank balances represent items in transit at year-end, usually outstanding checks that clear in the following month. The following is disclosed as of September 30, 2024:

<u>Governmental Activities:</u>	General Fund	Hotel and Motel Fund	Non-Major Funds	Internal Service Fund	Total Governmental Activities
Cash	\$ 2,766,849	\$ 796,008	\$ 242,408	\$ 376,825	\$ 4,182,090
Cash Equivalents - Texas CLASS	739,732	96,000	162,399	-	998,131
Cash Equivalents - TexStar	2,197,984	-	-	-	2,197,984
Total Cash and Cash Equivalents	\$ 5,704,565	\$ 892,008	\$ 404,807	\$ 376,825	\$ 7,378,205
<u>Business-Type Activities:</u>	Water, Sewer, and Sanitation Fund	Airport Fund	Gas Fund	Total Business-Type Activities	
Cash	\$ 1,896,164	\$ 229,439	\$ 1,804,279	\$ 3,929,882	
Cash Equivalents-Texas CLASS	1,003,362	6,097	-	1,009,459	
Total Cash and Cash Equivalents	\$ 2,899,526	\$ 235,536	\$ 1,804,279	\$ 4,939,341	
Restricted Cash	\$ 87,446	-	-	\$ 87,446	

Water, Sewer and Sanitation restricted cash of \$87,446 is restricted for landfill closure and post-closure costs.

Texas CLASS (Texas Cooperative Liquid Assets Securities System Trust) is a pooled investment program administered by Public Trust Advisors, LLC. Texas CLASS is governed by the Board of Trustees which has appointed an Advisory Board composed of Participants and other persons who are qualified to advise the Trust. The fair value of the City’s position in Texas CLASS is the same as the value of Texas CLASS shares. Texas CLASS issues publicly available financial reports that include financial statements and required supplementary information. The report may be obtained by calling Texas CLASS at 1-800-707-6242 or online at www.texasclass.com.

TexSTAR is a local government investment pool organized under the authority of the Interlocal Cooperation Act, chapter 791, of the Texas Government Code, and the Public Funds Investment Act, chapter 2256 of the Texas Government Code. The pool was created in April 2002, through a contract among its participating governmental units, and is governed by a board of directors to provide for the joint investments of participant’s public funds and funds under their control. TexStar is administered by Hilltop Securities and J.P. Morgan Asset Management. TexStar is measured at amortized cost which approximates the value of pool shares. TexSTAR issues publicly available financial reports that include financial statements and required supplementary information. The report may be obtained by calling TexSTAR at 1-800-839-7827 or online at www.texstar.org

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 2 – CASH AND CASH EQUIVALENTS (continued)

Due to the immediate availability of the funds, the City’s temporary investments are reported in cash and cash equivalents at September 30, 2024 and are shown below at amortized cost or fair value, which approximates the value of the pool or money market shares:

Name	Amortized Cost/Fair Value	Pool’s WAM (in days)	Rating (S&P)
Texas Short Asset Reserve Program (TexSTAR)	\$ 2,197,984	30	AAAm
Texas CLASS	2,007,590	30	AAAm
Total Cash Equivalents	\$ 4,205,574		

These temporary investments are not covered by FDIC insurance or pledged securities.

For pools measured at amortized cost, management is not aware of the presence of any limitations or restrictions on withdrawals such as redemption notice periods, maximum transaction amounts, and the qualifying external investment pool’s authority to impose liquidity fees or redemption gates.

NOTE 3 - ACCOUNTS RECEIVABLE

Receivable balances for the various funds as of September 30, 2024 are summarized below:

	<u>Governmental Activities/ General Fund</u>			
Road Repair Fee	\$ 15,597			
Administrative and Franchise Fee	23,538			
Total	\$ 39,135			
		<u>Water, Sewer, and Sanitation Fund</u>		<u>Total Business- Type Activities</u>
Water, Sewer, Sanitation Sales, net	\$ 441,894	\$ -	\$ -	\$ 441,894
AV fuel	-	19,931	-	19,931
Gas Sales, net	-	-	85,120	85,120
Miscellaneous	-	691	20,656	21,347
Total	\$ 441,894	\$ 20,622	\$ 105,776	\$ 568,292

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 4 - DUE FROM OTHER GOVERNMENTS

The City participates in a variety of federal and state programs from which it receives grants to partially or fully finance certain activities. Management has deemed no allowance for doubtful accounts is necessary for fair presentation as there is usually no risk of uncollectibility. Amounts due from federal and state governments as of September 30, 2024 are summarized as follows:

Description	General Fund	Hotel and Motel Fund	Non-Major Funds	Total Government Activities
Miscellaneous Taxes	\$ 13,204	\$ -	\$ -	\$ 13,204
Tourism promotion contribution	-	12,500	-	12,500
HIDTA	-	-	37,892	37,892
Texas Parks and Wildlife	-	-	10,602	10,602
Total	<u>\$ 13,204</u>	<u>\$ 12,500</u>	<u>\$ 48,494</u>	<u>\$ 74,198</u>

In addition, the Airport Enterprise Fund had \$51,659 due from Texas Department of Transportation as of September 30, 2024 for the 2024 Ramp Grant.

NOTE 5 - OTHER RECEIVABLES AND LEASE RECEIVABLES

As of September 30, 2024, the City of Alpine had two active lessor leases for the general fund with terms of five years and 35 years. Monthly payments varied from \$367 to \$500 and interest rates that range from .2210% to 4%. As of September 30, 2024, the City recognized \$8,962 in lease revenue and \$1,843 in interest revenue related to leases. At September 30, 2024, the total combined value of the lease receivable is \$67,980, the total combined value of the current lease receivables is \$9,096, and the combined value of the deferred inflow of resources is \$64,313. The related deferred inflow of resources of \$64,313 presented in the statements will be recognized as revenue over the lease term.

For the Airport enterprise fund, the City also reports the current portion of leases receivable as part of other receivables. As of September 30, 2024, the Airport Fund had over 30 active lessor ground leases with terms of 20 or 30 years. Yearly payments varied from \$136 to \$2,340. In accordance with the agreements, the yearly payments for some leases are subject to periodic fixed increases of 1 cent per square foot while other leases are increased based on the consumer price index. The increases related to the consumer price index are considered variable payments. The leases receivable are measured at the present value of the future minimum rent payments expected to be received during the lease term using the rate of 4%. During fiscal year 2024, the City recognized \$11,897 in lease revenue and \$10,966 in interest revenue related to leases. At September 30, 2024, the City reports a total receivable of \$270,256 with a current portion of \$6,195 and a noncurrent portion of \$264,061 and a related deferred inflow of resources of \$249,445, which will be recognized as revenue over the lease terms.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 5 - OTHER RECEIVABLES AND LEASE RECEIVABLES (continued)

Other Receivable balances for the various funds as of September 30, 2024 are summarized below:

	General Fund	Governmental Activities	
Lease Receivable	\$ 67,980	\$ 9,096	
Miscellaneous fees	5,650	5,650	
Total	\$ 73,630	\$ 14,746	
	Water, Sewer, and Sanitation Fund	Airport Fund	Total Business- Type Activities
Landfill dumping charges	\$ 11,045	\$ -	\$ 11,045
Leases Receivable - current	-	6,195	6,195
Miscellaneous	6,730	-	6,730
Total	\$ 17,775	\$ 6,195	\$ 23,970

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 6 – INTERFUND BALANCES, TRANSFERS, AND CHARGES

Interfund balances and transactions are the result of normal operations and are cleared out periodically. The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

Following is a summary of due from and due to balances as of September 30, 2024:

	Due From Other Funds	Due to Other Funds
General Fund:		
Hotel and Motel Fund	\$ -	\$ 18,511
Non-Major Funds	209,010	105,209
Water, Sewer & Sanitation Fund	162,038	-
Airport Fund	131,541	-
Gas Fund	480,017	-
Health Internal Service Fund	-	163,450
Custodial Fund	-	8,004
Total General Fund	982,606	295,174
Hotel and Motel Fund:		
General Fund	18,511	-
Non-Major Funds:		
General Fund	105,209	209,010
Water, Sewer, & Sanitation Fund:		
General Fund	-	162,038
Airport Fund:		
General Fund	-	131,541
Gas Fund:		
General Fund	-	480,017
Health Internal Service Fund:		
General Fund	163,450	-
Custodial Fund:		
General Fund	8,004	-
Total	\$ 1,277,780	\$ 1,277,780

Interfund transfers generally fall within two categories: (1) transfers to cover debt service payments to comply with debt covenants, and (2) a permanent reallocation of resources.

The general fund charged for administration and franchise costs to the Water, Sewer, and Sanitation Fund, the Airport Fund, and the Gas Fund, and charged indirect costs to the Hotel and Motel Fund in the following amounts: \$684,201, \$59,297, \$250,467, and \$43,177, respectively.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 7 – CAPITAL ASSETS

The following is a summary of changes to capital assets in the government wide financial statements relative to governmental fund activities:

Governmental Activities	Balance Oct. 1, 2023	Additions	Transfers/ Deductions	Balance Sept. 30, 2024
Land (non-depreciable)	\$ 806,665	\$ -	\$ -	\$ 806,665
Construction/Work in Progress (non-depreciable)	43,781	276,438	-	320,219
Landscaping	56,383	-	-	56,383
Buildings and Improvements	3,316,272	-	-	3,316,272
Infrastructure	8,853,121	-	-	8,853,121
Improvements other than bldgs.	5,939,811	86,270	-	6,026,081
Vehicles	2,158,583	9,067	-	2,167,650
Furniture & Equipment	1,392,950	164,617	(49,959)	1,507,608
	<u>22,567,566</u>	<u>536,392</u>	<u>(49,959)</u>	<u>23,053,999</u>
Right-to-Use Lease assets:				
Vehicles	33,713	49,492	-	83,205
Furniture and equipment	45,002	-	(8,583)	36,419
Total Right-to-Use Lease assets	<u>78,715</u>	<u>49,492</u>	<u>(8,583)</u>	<u>119,624</u>
Subscription Based Information Technology Arrangement (SBITA)	105,262	117,513	-	222,775
Total Governmental Capital Assets	<u>\$ 22,751,543</u>	<u>\$ 703,397</u>	<u>\$ (58,542)</u>	<u>\$ 23,396,398</u>
Accumulated Depreciation:				
Landscaping	\$ (56,383)	\$ -	\$ -	\$ (56,383)
Buildings and Improvements	(1,643,322)	(121,295)	-	(1,764,617)
Infrastructure	(5,622,048)	(199,011)	-	(5,821,059)
Improvements other than bldgs.	(3,270,226)	(344,415)	-	(3,614,641)
Vehicles	(1,857,802)	(110,473)	-	(1,968,275)
Furniture & Equipment	(768,095)	(90,676)	49,959	(808,812)
Total Accumulated Depreciation	<u>(13,217,876)</u>	<u>(865,870)</u>	<u>49,959</u>	<u>(14,033,787)</u>
Less accumulated amortization for:				
Right-to-Use Lease assets:				
Vehicles	(6,744)	(10,501)	-	(17,245)
Furniture and equipment	(22,030)	(7,620)	8,583	(21,067)
Subscription Based Information Technology Arrangement (SBITA)	(20,123)	(47,173)	-	(67,296)
Total accumulated amortization	<u>(48,897)</u>	<u>(65,294)</u>	<u>8,583</u>	<u>(105,608)</u>
Net Governmental Capital Assets	<u>\$ 9,484,770</u>	<u>\$ (227,767)</u>	<u>\$ -</u>	<u>\$ 9,257,003</u>

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 7 – CAPITAL ASSETS (continued)

Depreciation and amortization expense was charged to governmental functions as follows:

	Depreciation	Amortization	Total
General Government	\$ 36,874	\$ 16,705	\$ 53,579
Public Works	554,343	-	554,343
Health and Human Services	58,524	-	58,524
Culture and Recreation	101,146	11,988	113,134
Public Safety	114,983	36,601	151,584
Total Depreciation Expense	\$ 865,870	\$ 65,294	\$ 931,164

The following is a summary of changes to capital assets in the proprietary fund financials:

Airport	Balance Oct. 1, 2023	Additions	Transfers/ Deductions	Balance Sept. 30, 2024
Land (non-depreciable)	\$ 99,584	\$ -	\$ -	\$ 99,584
Construction/Work in Progress (non-depreciable)	991,266	76,232	(1,006,051)	61,447
Buildings	18,253	-	-	18,253
Equipment	162,827	4,500	-	167,327
Improvements other than bldgs.	6,849,431	48,000	1,006,051	7,903,482
Total Airport Capital Assets	8,121,361	128,732	-	8,250,093
Accumulated Depreciation:				
Buildings	(4,982)	(390)	-	(5,372)
Equipment	(62,153)	(5,018)	-	(67,171)
Improvements other than bldgs.	(2,156,904)	(256,032)	-	(2,412,936)
Total Accumulated Depreciation	(2,224,039)	(261,440)	-	(2,485,479)
Net Airport Capital Assets	\$ 5,897,322	\$ (132,708)	\$ -	\$ 5,764,614

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 7 – CAPITAL ASSETS (continued)

Water, Sewer, and Sanitation	Balance Oct. 1, 2023	Additions	Transfers/ Deductions	Balance Sept. 30, 2024
Land (non-depreciable)	\$ 192,397	\$ -	\$ -	\$ 192,397
Construction/Work in Progress (non-depreciable)	25,619	84,032	-	109,651
Buildings and Improvements	1,160,965	-	-	1,160,965
Furniture, Equipment, & Vehicles	2,592,245	39,387	(127,672)	2,503,960
Water System	14,584,085	18,259	-	14,602,344
Wastewater System	7,698,363	-	-	7,698,363
	<u>26,253,674</u>	<u>141,678</u>	<u>(127,672)</u>	<u>26,267,680</u>
Right-to-Use Lease assets:				
Vehicles	-	224,733	-	224,733
Furniture and equipment	32,570	-	-	32,570
Total Right-to-Use Lease assets	<u>32,570</u>	<u>224,733</u>	<u>-</u>	<u>257,303</u>
Subscription Based Information Technology Arrangement (SBITA)	11,848	-	-	11,848
Total Water, Sewer, and Sanitation Capital Assets	<u>26,298,092</u>	<u>366,411</u>	<u>(127,672)</u>	<u>26,536,831</u>
Accumulated Depreciation:				
Buildings and Improvements	(726,751)	(36,577)	-	(763,328)
Furniture, Equipment, & Vehicles	(1,702,656)	(108,939)	127,672	(1,683,923)
Water System	(6,779,443)	(256,185)	-	(7,035,628)
Wastewater System	(3,580,041)	(172,430)	-	(3,752,471)
Total Accumulated Depreciation	<u>(12,788,891)</u>	<u>(574,131)</u>	<u>127,672</u>	<u>(13,235,350)</u>
Accumulated Amortization:				
Right-to-Use Lease assets:				
Vehicles	-	(25,680)	-	(25,680)
Furniture and equipment	(8,732)	(6,450)	-	(15,182)
Total Right-to-Use Lease assets	<u>(8,732)</u>	<u>(32,130)</u>	<u>-</u>	<u>(40,862)</u>
Subscription Based Information Technology Arrangement (SBITA)	(3,949)	(3,949)	-	(7,898)
Total Accumulated Amortization	<u>(12,681)</u>	<u>(36,079)</u>	<u>-</u>	<u>(48,760)</u>
Net Water, Sewer, and Sanitation Capital Assets	<u>\$ 13,496,520</u>	<u>\$ (243,799)</u>	<u>\$ -</u>	<u>\$ 13,252,721</u>

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 7 – CAPITAL ASSETS (continued)

Gas	Balance Oct. 1, 2023	Additions	Transfers/ Deductions	Balance Sept. 30, 2024
Land (non-depreciable)	\$ 45,000	\$ -	\$ -	\$ 45,000
Buildings	217,000	-	-	217,000
Vehicles	482,650	8,800	(31,194)	460,256
Furniture and Equipment	228,448	7,200	-	235,648
Gas Distribution System	1,545,347	-	-	1,545,347
	<u>2,518,445</u>	<u>16,000</u>	<u>(31,194)</u>	<u>2,503,251</u>
Right-to-Use Lease assets:				
Vehicles	-	48,945	-	48,945
Furniture and equipment	28,769	-	(5,867)	22,902
Total Right-to-Use Lease assets	<u>28,769</u>	<u>48,945</u>	<u>(5,867)</u>	<u>71,847</u>
Subscription Based Information Technology Arrangement (SBITA)	11,929	20,390	-	32,319
Total Gas Capital Assets	<u>2,559,143</u>	<u>85,335</u>	<u>(37,061)</u>	<u>2,607,417</u>
Accumulated Depreciation:				
Buildings	(100,543)	(8,680)	-	(109,223)
Vehicles	(326,628)	(38,606)	31,194	(334,040)
Furniture and Equipment	(152,906)	(15,940)	-	(168,846)
Gas Distribution System	(356,145)	(36,935)	-	(393,080)
Total Accumulated Depreciation	<u>(936,222)</u>	<u>(100,161)</u>	<u>31,194</u>	<u>(1,005,189)</u>
Less accumulated amortization for:				
Right-to-Use Lease assets:				
Vehicles	-	(4,079)	-	(4,079)
Furniture and equipment	(12,078)	(5,190)	5,867	(11,401)
Total Right-to-Use Lease assets	<u>(12,078)</u>	<u>(9,269)</u>	<u>5,867</u>	<u>(15,480)</u>
Subscription Based Information Technology Arrangement (SBITA)	(3,976)	(8,061)	-	(12,037)
Total Accumulated Amortization	<u>(16,054)</u>	<u>(17,330)</u>	<u>5,867</u>	<u>(27,517)</u>
Net Gas Capital Assets	<u>\$ 1,606,867</u>	<u>\$ (32,156)</u>	<u>\$ -</u>	<u>\$ 1,574,711</u>

Depreciation and amortization expense for the enterprise funds' capitals assets totaled \$989,141 for the year ended September 30, 2024 as reported in the proprietary and government wide financial statements.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 8 - UNEARNED REVENUES

Unearned revenue balances for the various funds as of September 30, 2024 are summarized below:

	<u>Governmental Activities/ General Fund</u>			
Coronavirus Local Fiscal Recovery Funds-Emergency Protective Measures	\$	1,413,185		
Prepaid Rentals		<u>5,200</u>		
Total	\$	<u><u>1,418,385</u></u>		
		<u>Water, Sewer, and Sanitation Fund</u>	<u>Gas Fund</u>	<u>Total Business- Type Activities</u>
Prepaid Utility payments	\$	55,469	\$ 33,404	\$ 88,873
Total	\$	<u><u>55,469</u></u>	\$ <u><u>33,404</u></u>	\$ <u><u>88,873</u></u>

NOTE 9 – OTHER CURRENT LIABILITIES

As of September 30, 2024, other current liabilities consisted of the following:

	<u>Governmental Activities/ General Fund</u>			
Rental Deposits	\$	4,825		
Other		<u>1,797</u>		
Total	\$	<u><u>6,622</u></u>		
		<u>Water, Sewer, and Sanitation Fund</u>	<u>Gas Fund</u>	<u>Total Business-Type Activities</u>
Customer Deposits	\$	333,999	\$ 214,982	\$ 548,981
Other		<u>1,803</u>	<u>569</u>	<u>2,372</u>
Total	\$	<u><u>335,802</u></u>	\$ <u><u>215,551</u></u>	\$ <u><u>551,353</u></u>

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 10– GOVERNMENTAL ACTIVITIES LONG-TERM DEBT

For the year ended September 30, 2024, the City had the following governmental activities long-term debt:

Loans from Direct Borrowing:

- In fiscal year 2019, the City acquired eight vehicles totaling \$180,760. The terms require monthly payments of differing amounts for each vehicle including interest ranging from 9.91% to 12.92% with final payments due in 2024. The unpaid principal balance at September 30, 2024 was zero.
- In fiscal year 2020, the City acquired a truck in the amount of \$28,051. The term requires monthly payments of \$616 which includes interest at 11.44% with final payment due December 26, 2024. The unpaid principal balance at September 30, 2024 was \$1,808.
- In fiscal year 2021, the City acquired two vehicles totaling \$63,809. The term requires monthly payments of \$634 per vehicle which includes interest at 7.14% with final payments due January 21, 2026. The unpaid principal balance at September 30, 2024 was \$18,544.

Certificates of Obligations and Bonds Payable:

- Tax and Revenue Certificates of Obligation – Series 2011 - 56% (\$695,000) of the bond was allocated to governmental activities and is reported with long-term debt in the governmental activities and 44% (\$535,000) was allocated and to the Water, Sewer, and Sanitation Fund and is reported with the Water, Sewer, and Sanitation Enterprise fund. The interest rate is 4.23% with final payment due September 30, 2031. As of September 30, 2024, the outstanding balance in the governmental activities was \$314,200. See Note 11 for the outstanding balance for the Water, Sewer, and Sanitation Fund.
- General Obligation Refunding Bonds – Series 2011 - 60% (\$1,890,000) of the bond was allocated to governmental activities and is reported with long-term debt in the governmental activities and 40% (\$1,260,000) was allocated to the Water, Sewer, and Sanitation Fund and is reported with the Water, Sewer, and Sanitation Enterprise fund. The interest rate is 3.56% with final payment due March 1, 2024. As of September 30, 2024, the outstanding balance in the governmental activities was zero. See Note 11 for the outstanding balance for the Water, Sewer, and Sanitation Fund.

Right-to-Use Lease Liabilities:

As of September 30, 2024, the City had six active leases for office equipment and vehicles in the governmental funds. The leases have annual payments that range from \$1,092 to \$11,923 and interest rates that range from .5948% to 12.23%. As of September 30, 2024, the total combined value of the lease liabilities is \$85,647, and the total combined value of the current lease liabilities is \$23,065. The combined value of the right to use assets, as of September 30, 2024 is \$119,624 with accumulated amortization of \$38,312. During fiscal year 2024, the City made principal payments of \$16,703 for governmental funds and interest payments of \$2,787.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 10 – GOVERNMENTAL ACTIVITIES LONG-TERM DEBT (continued)

SBITA Liabilities:

As of September 30, 2024, the City has recorded SBITAs for seven subscriptions for governmental funds ranging from 36 months to 60 months and payments ranging from \$2,700 to \$24,136. The interest rates range from .2210% to 9.5%. As of September 30, 2024, the value of the subscription liabilities is \$123,554 and the value of the current subscription liabilities is \$65,143. The value of the right to use asset as of September 30, 2024 is \$222,775 with accumulated amortization of \$67,296. During fiscal year 2024, the City made principal payments of \$57,798 for governmental funds and interest payments of \$5,564.

Changes in governmental activities long-term debt follows:

	Interest Current Year	Balance 10/01/23	New Issues	Payments	Balance 9/30/24	Due Within One Year	Due in More Than One Year
* Loans	\$ 3,160	\$ 60,830	\$ -	\$ 40,478	\$ 20,352	\$ 16,103	\$ 4,249
** Certificates of Obligation: 56% Series 2011	13,798	350,600	-	36,400	314,200	39,200	275,000
** General Obligation Bond: 60% Series 2011	1,684	96,000	-	96,000	-	-	-
* Right-to-Use leases liability	5,770	49,600	49,492	15,058	84,034	21,452	62,582
*** Right-to-Use leases liability	179	3,258	-	1,645	1,613	1,613	-
**** SBITA	6	-	32,419	6,502	25,917	8,620	17,297
*** SBITA	4	-	49,941	24,996	24,945	24,945	-
* SBITA	5,558	73,171	25,821	26,300	72,692	31,578	41,114
	<u>\$ 30,159</u>	<u>\$ 633,459</u>	<u>\$ 157,673</u>	<u>\$ 247,379</u>	<u>\$ 543,753</u>	<u>\$ 143,511</u>	<u>\$ 400,242</u>

- * General Fund
- ** Debt Service Fund
- *** Hotel and Motel Fund
- **** PD (police department) Abandoned Vehicle Fund

The future principal and interest maturities of long-term debt for Governmental Activities as of September 30, 2024 are as follows:

GOVERNMENTAL ACTIVITIES

Loans

Year Ending September 30,	Principal	Interest	Total
2025	\$ 16,103	\$ 950	\$ 17,053
2026	4,249	75	4,324
Total	<u>\$ 20,352</u>	<u>\$ 1,025</u>	<u>\$ 21,377</u>

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 10 – GOVERNMENTAL ACTIVITIES LONG-TERM DEBT (continued)

Tax and Revenue Certificates of Obligation Series 2011 (56%)

Year Ending September 30,	Principal	Interest	Total
2025	\$ 39,200	\$ 12,199	\$ 51,399
2026	39,200	10,541	49,741
2027	42,000	8,824	50,824
2028	44,800	6,988	51,788
2029	44,800	5,093	49,893
2030-2031	104,200	4,205	108,405
Total	\$ 314,200	\$ 47,850	\$ 362,050

Right-to-Use Lease Liability

Year Ending September 30,	Principal	Interest	Total
2025	\$ 23,065	\$ 6,775	\$ 29,840
2026	23,492	4,676	28,168
2027	20,560	2,545	23,105
2028	10,817	1,106	11,923
2029	7,713	236	7,949
Total	\$ 85,647	\$ 15,338	\$ 100,985

SBITA Liability

Year Ending September 30,	Principal	Interest	Total
2025	\$ 65,143	\$ 5,977	\$ 71,120
2026	45,591	3,578	49,169
2027	12,820	1,660	14,480
Total	\$ 123,554	\$ 11,215	\$ 134,769

TOTAL GOVERNMENTAL LONG-TERM DEBT

Year Ending September 30,	Principal	Interest	Total
2025	\$ 143,511	\$ 25,901	\$ 169,412
2026	112,532	18,870	131,402
2027	75,380	13,029	88,409
2028	55,617	8,094	63,711
2029	52,513	5,329	57,842
2030-2031	104,200	4,205	108,405
Total	\$ 543,753	\$ 75,428	\$ 619,181

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 11 – BUSINESS-TYPE ACTIVITIES LONG-TERM DEBT

Certificates of Obligation and Bonds Payable - The greatest portion of the long-term indebtedness of the City is reflected in the Water, Sewer, and Sanitation fund and is described as follows:

In July 2005, Series 2005 combination Tax and Revenue Certificates of Obligation were issued as direct placement with Texas Water Development Board (TWDB) with no interest and final payment due March 1, 2036. The proceeds were used for improvement to the water supply system. The City's outstanding balance as of September 30, 2024 was \$1,647,000. These bonds are equally and ratably secured by and payable from a first lien on and pledge of the net revenue of the Water, Sewer, and Sanitation Fund. The pledge of net revenue is in effect until the bonds are extinguished.

As previously discussed, in March 2011 the City issued \$1,230,000 in Tax and Revenue Certificates of Obligation Series 2011 of which 44% (\$535,000) was allocated to the Water, Sewer, and Sanitation fund and 56% (\$695,000) was allocated to the governmental activities and is reported as governmental activities debt based on the use of bond proceeds. This Certificates of Obligation have an interest of 4.23% with final payment due September 30, 2031. The proceeds were primarily used for equipment acquisitions and building and street improvements. As of September 30, 2024, the outstanding balance was \$235,800 for the Water, Sewer, and Sanitation Fund. See Note 10 for the outstanding balance for the governmental activities. These bonds are equally and ratably secured by and payable from a first lien on and pledge of the net revenue of the Water, Sewer, and Sanitation Fund. The pledge of net revenue is in effect until the bonds are extinguished.

The City also issued \$3,150,000 in General Obligation Refunding Bonds Series 2011 of which 40% (\$1,260,000) was allocated to the Water, Sewer, and Sanitation fund and 60% (\$1,890,000) was allocated to the governmental activities and is reported as governmental activities debt based on the use of bond proceeds. These bonds have an interest of 3.56% with final payment due March 1, 2024. The bond proceeds were used to pay off Certificates of Obligation Series 1997, 1999, 2001 and 2009 and General Obligation Refunding Bonds Series 2001. As of September 30, 2024, the outstanding balance was zero for the Water, Sewer, and Sanitation Fund. See Note 10 for the outstanding balance for the governmental activities.

The City has pledged future water and sewer customer revenue, net of specified operating expenses, to repay water and sewer system revenue bonds. Management has calculated the net revenues available for the Water and Sewer debt service as of September 30, 2024 to be \$652,462 and the required principal and interest for the debt covered by the pledge to be \$260,489. Management calculates the debt service ratio to be 2.50 for the year ending September 30, 2024.

Loans from Direct Borrowing

- In fiscal year 2019, the City acquired three vehicles for the Gas Fund in the amount of \$66,428. The terms require payments of differing amounts for each vehicle including interest ranging from 12.01% to 12.92% with final payments due in 2024. The unpaid principal balance at September 30, 2024 was zero.
- In fiscal year 2020, the City acquired one vehicle for the Gas Fund in the amount of \$43,161. The term requires monthly payments of \$936 with interest rate of 10.91% for five years with final payment due in September 18, 2024. The unpaid principal balance at September 30, 2024 was zero.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 11 – BUSINESS-TYPE ACTIVITIES LONG-TERM DEBT (continued)

- In fiscal year 2021, the City acquired two vehicles for the Water, Sewer, and Sanitation Fund in the amount of \$50,746. The terms require monthly payments of \$1,048 with interest rate of 8.75% for five years with final payment due in October 2025. The unpaid principal balance at September 30, 2024 was \$12,812.

Right-to-Use Lease Liabilities:

As of September 30, 2024, the Water, Sewer, and Sanitation fund of the City had seven active five year leases for office equipment and vehicles. The leases have annual payments that range from \$2,578 to \$11,308 and interest rates that range from 2.2362% to 9.25%. As of September 30, 2024, the total combined value of the lease liabilities is \$218,942, the total combined value of the current lease liabilities is \$48,346. The combined value of the right to use assets, as of September 30, 2024 is \$257,303 with accumulated amortization of \$40,862.

As of September 30, 2024, the Gas fund of the City had three active five year leases for office equipment and vehicles. The leases have annual payments that range from \$3,228 to \$11,308 and interest rates that range from 6.032% to 9.25%. As of September 30, 2024, the total combined value of the lease liabilities is \$57,127, the total combined value of the current lease liabilities is \$14,000. The combined value of the right to use assets, as of September 30, 2024 is \$71,847 with accumulated amortization of \$15,480.

SBITA Liabilities:

As of September 30, 2024, the Water, Sewer, and Sanitation Fund had one 36 month subscription with annual payments ranging from of \$3,856 to 4,740. As of September 30, 2024, the value of the subscription liability is \$4,390 and the value of the current subscription liability is \$4,390. The subscription has an interest rate of 8%. The value of the right to use asset as of September 30, 2024 is \$11,848 with accumulated amortization of \$7,898.

As of September 30, 2024, the Gas Fund had six 36 month subscriptions with annual payments ranging from \$542 to \$4,635. As of September 30, 2024, the value of the subscription liabilities is \$18,622 and the value of the current subscription liabilities is \$11,073. The subscriptions have interest rate ranging from .2210% to 8%. The value of the right to use assets as of September 30, 2024 is \$32,319 with accumulated amortization of \$12,037.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 11 – BUSINESS-TYPE ACTIVITIES LONG-TERM DEBT (continued)

Changes in the Business-type Activities long-term debt is as follows:

	Interest Current Year	Balance 10/01/2023	Issues	Payments	Balance 09/30/2024	One Year	Due in More Than One Year
Water Sewer & Sanitation Fund (WSS):							
<u>Tax and Revenue Certificates of Obligation:</u>							
44% of 2011 Series	\$ 10,746	\$ 264,400	\$ -	\$ 28,600	\$ 235,800	\$ 30,800	\$ 205,000
TWDB Series 2005 - Direct Placement	-	1,785,000	-	138,000	1,647,000	138,000	1,509,000
<u>General Obligation Refunding Bonds:</u>							
40% of Series 2011	940	64,000	-	64,000	-	-	-
<u>Other liabilities:</u>							
Loans	1,656	23,722	-	10,786	12,936	11,904	1,032
Right-to-Use Lease Liability	4,998	24,765	224,733	30,556	218,942	48,346	170,596
SBITA	639	7,992	-	3,602	4,390	4,390	-
Total WSS Fund	18,979	2,169,879	224,733	275,544	2,119,068	233,440	1,885,628
Gas Fund:							
Loans	834	17,318	-	17,318	-	-	-
Vendor Settlement	-	95,462	-	47,731	47,731	47,731	-
Right-to-Use Lease Liability	1,585	17,114	48,946	8,933	57,127	14,000	43,127
SBITA	841	8,055	20,390	9,823	18,622	11,073	7,549
Total Gas Fund	3,260	137,949	69,336	83,805	123,480	72,804	50,676
Total Business-type Activities	\$ 22,239	\$2,307,828	\$ 294,069	\$ 359,349	\$2,242,548	\$ 306,244	\$ 1,936,304

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 11 – BUSINESS-TYPE ACTIVITIES LONG-TERM DEBT (continued)

The future principal and interest maturities of long term debt for the Business-type Activities as of September 30, 2024 are as follows:

BUSINESS-TYPE ACTIVITIES
WSS Tax and Revenue Certificates of Obligation Series 2011 (44%)

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 30,800	\$ 9,585	\$ 40,385
2026	30,800	8,282	39,082
2027	33,000	6,933	39,933
2028	35,200	5,491	40,691
2029	35,200	4,002	39,202
2030-2033	70,800	3,304	74,104
Total	\$ 235,800	\$ 37,597	\$ 273,397

WSS Tax and Revenue Certificates of Obligation Series 2005 Direct Placement
Texas Water Development Board

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 138,000	\$ -	\$ 138,000
2026	138,000	-	138,000
2027	137,000	-	137,000
2028	137,000	-	137,000
2029	137,000	-	137,000
2030-2034	685,000	-	685,000
2035-2036	275,000	-	275,000
Total	\$ 1,647,000	\$ -	\$ 1,647,000

WSS Loans

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 11,904	\$ 664	\$ 12,568
2026	908	8	916
Total	\$ 12,812	\$ 672	\$ 13,484

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 11 – BUSINESS-TYPE ACTIVITIES LONG-TERM DEBT (continued)

WSS Right-to-Use Lease Liability

Year Ending September 30,	Principal	Interest	Total
2025	\$ 48,346	\$ 8,523	\$ 56,869
2026	50,489	6,380	56,869
2027	48,158	4,256	52,414
2028	49,120	2,246	51,366
2029	22,829	396	23,225
Total	<u>\$ 218,942</u>	<u>21,801</u>	<u>\$ 240,743</u>

WSS SBITA Liability

Year Ending September 30,	Principal	Interest	Total
2025	\$ 4,390	\$ 351	\$ 4,741
Total	<u>\$ 4,390</u>	<u>\$ 351</u>	<u>\$ 4,741</u>

Gas Vendor Settlement

Year Ending September 30,	Principal	Interest	Total
2025	\$ 47,731	\$ -	\$ 47,731
Total	<u>\$ 47,731</u>	<u>\$ -</u>	<u>\$ 47,731</u>

Gas Right-to-Use Lease Liability

Year Ending September 30,	Principal	Interest	Total
2025	\$ 14,000	\$ 2,845	\$ 16,845
2026	11,767	2,120	13,887
2027	12,423	1,464	13,887
2028	12,472	770	13,242
2029	6,465	130	6,595
Total	<u>\$ 57,127</u>	<u>7,329</u>	<u>\$ 64,456</u>

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 11 – BUSINESS-TYPE ACTIVITIES LONG-TERM DEBT (continued)

Gas SBITA Liability

Year Ending September 30,	Principal	Interest	Total
2025	\$ 11,073	\$ 31	\$ 11,104
2026	6,797	17	6,814
2027	752	2	754
Total	<u>\$ 18,622</u>	<u>\$ 50</u>	<u>\$ 18,672</u>

TOTAL BUSINESS-TYPE ACTIVITIES - LONG -TERM DEBT

Year Ending September 30,	Principal	Interest	Total
2025	\$ 306,244	\$ 21,999	\$ 328,243
2026	238,761	16,807	255,568
2027	231,333	12,655	243,988
2028	233,792	8,507	242,299
2029	201,494	4,528	206,022
2030-2034	755,800	3,304	759,104
2035-2036	275,000	-	275,000
Total	<u>\$ 2,242,424</u>	<u>\$ 67,800</u>	<u>\$ 2,310,224</u>

NOTE 12 – PENSION PLANS

A. Texas Municipal Retirement System

Plan Description: The City of Alpine participates as one of 934 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the Texas Government Code, Title 8, Subtitle G (the TMRS Act) as an agent multiple-employer retirement for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS does not fiscally dependent on the State of Texas. TMRS’s defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available Annual Comprehensive Financial Report (Annual Report) that can be obtained at tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided: TMRS provides retirement, disability, and death benefits. The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Pension benefits are provided to all of the City's full-time Members, with the exception of firefighters. The matching ratio (City to Employee) is 2 to 1 and a member is considered vested after 5 years of service. Members can retire at certain ages, based on years of service with the City. The City allows members to retire at age 60 and above with 5 or more years of service or with 20 years of service regardless of age.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 12 – PENSION PLANS (continued)

At retirement, the Member’s benefit is calculated based on the sum of the Member’s contributions, with interest, and the city-financed monetary credits with interest and their age requirement and other actuarial factors. The retiring Member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the Member contributions and interest.

Employees covered by benefit terms

At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	40
Inactive employees entitled to but not yet receiving benefits	130
Active employees	83
Total	253

Contributions: Member contribution rates in TMRS are either 5%, 6%, or 7% of the Member’s total compensation, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The City’s contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time. A municipality may elect to increase or reduce its matching ratio effective January 1 of a calendar year. The City elected a matching ratio of 2 to 1 (200%). Upon an employee’s retirement, the City matches the accumulated employee contributions plus interest earned.

Employees for the City of Alpine were required to contribute 5% of their annual compensation during the fiscal year. The contribution rates for the City for the calendar months in 2023 was 1.65% and 1.77% for the calendar months in 2024. The City’s contributions to TMRS for the year ended September 30, 2024, were \$67,692 and were equal to the required contributions.

Net Pension Asset: The City’s Net Pension Asset (NPA) was measured as of December 31, 2023, and the Total Pension Liability (TPL) used to calculate the Net Pension Asset was determined by an actuarial valuation as of that date.

Actuarial Assumptions: The Total Pension Liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 12 – PENSION PLANS (continued)

Salary increases were based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rate are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of the TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011, and dated December 31, 2013.

The long-term expected rate of return on pension plan investments is 6.75%. The pension plan’s policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected future real rates of return for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of arithmetic rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	35.0%	6.7%
Core Fixed Income	6.0%	4.7%
Non-Core Fixed Income	20.0%	8.0%
Other Public and Private Markets	12.0%	8.0%
Real Estate	12.0%	7.6%
Hedge Funds	5.0%	6.4%
Private Equity	10.0%	11.6%
Total	100.0%	

Discount Rate: The discount rate used to measure the total pension liability was 6.75%. The long-term municipal bond rate is 3.77% (based on the daily rate closest to but not later than the measurement date of the Fidelity 20-year Municipal GO AA Index). The projection of cash flows used to determine the discount rate assumed that member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan’s Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 12 – PENSION PLANS (continued)

Changes in the Net Pension Liability (Asset)	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a)-(b)
Balance at 12/31/2022	\$ 7,648,165	\$ 8,984,727	\$ (1,336,562)
Changes for the year:			
Service cost	306,914	-	306,914
Interest (on the Total Pension Liability)	511,719	-	511,719
Change of benefit terms	-	-	-
Difference between expected and actual experience	16,195	-	16,195
Changes of assumptions	(51,929)	-	(51,929)
Contributions - employer	-	58,793	(58,793)
Contributions - employee	-	178,231	(178,231)
Net investment income		1,035,845	(1,035,845)
Benefit payments, including refunds of employee contributions	(441,187)	(441,187)	-
Administrative expense	-	(6,615)	6,615
Other changes	-	(47)	47
Net changes	341,712	825,020	(483,308)
Balance at 12/31/2023	\$ 7,989,877	\$ 9,809,747	\$ (1,819,870)

Sensitivity of the net pension asset to changes in the discount rate: The following presents the net pension asset of the City, calculated using the discount rate of 6.75%, as well as what the City’s net pension asset would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease (5.75%)	Current Single Discount Rate Assumption (6.75%)	1% Increase (7.75%)
City’s net pension asset	\$ (833,042)	\$ (1,819,870)	\$ (2,641,336)

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 12 – PENSION PLANS (continued)

Pension Plan Fiduciary Net Position: Detailed information about the pension plan’s Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmr.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to TMRS: For the year ended September 30, 2024, the City recognized pension expense of \$(86,355). At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 10,240	\$ 38,837
Changes in actuarial assumptions	-	32,837
Difference between projected and actual investment earnings	248,159	-
Changes in Proportionate Share	20,350	20,350
Contributions subsequent to the measurement date	50,772	-
Total	\$ 329,521	\$ 92,024

The \$50,772 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability or increase in net pension asset for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending September 30,	
2025	\$ 19,324
2026	62,946
2027	190,327
2028	(85,872)
2029	-
Thereafter	-
Total	\$ 186,725

Changes in Net Pension Asset

	Beginning Balance	Additions	Reductions	Ending Balance
Net Pension Asset	\$ 1,336,562	\$ 540,097	\$ (56,789)	\$ 1,819,870

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 13 - OTHER POST EMPLOYMENT BENEFITS

Plan Description: The City is one of 823 participating cities of the plan and provides a defined benefit group term life insurance death benefit through the Supplemental Death Benefits Fund (SDBF) administered the by Texas Municipal Retirement System (“TMRS”). This is a voluntary program in which participating member cities may elect, by ordinance, to provide supplemental death benefits for their active members, with optional coverage for their retirees. The City has elected to offer these benefits to retirees of the municipality. As the SDBF covers both active and retiree participants with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated). As such, the SDBF is considered to be a single-employer unfunded OPEB plan, with benefit payments treated as being equal to the employer’s yearly contributions for retirees.

Benefits: Benefits payments are similar to group-term life insurance benefits, and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active members provides a lump-sum payment approximately equal to the member’s annual salary (calculated based on the member’s actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit (“OPEB”) and is a fixed amount of \$7,500. The obligations of this plan are payable only from the SDBF and are not an obligation of, or a claim against, the Pension Trust Fund. There was no sharing of benefit-related costs with inactive employees for the plan year.

Employees Covered by Benefit Terms: At the December 31, 2023 actuarial valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefits	28
Inactive employees entitled to but not yet receiving benefits	6
Active employees	<u>83</u>
Total	<u><u>117</u></u>

Membership counts for inactive employees currently receiving or entitled to but not yet receiving benefits will differ from those eligible under the TMRS pension plan as they include only those eligible for a SDBF benefit (i.e. excludes beneficiaries, non-vested terminations due a refund, etc.).

Contributions: The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is based on the mortality and service experience of all employees covered by the benefit and the demographics specific to the workforce of the city. There is a one-year delay between the actuarial valuation that serves as the basis for the City’s contribution rate and the calendar year when the rate goes into effect. The contributions to the SDBF are pooled for investment purposes with those of the Pension Trust Fund. The TMRS Act requires the Pension Trust Fund to allocate investment income to the SDBF on an annual basis. The funding policy of this plan is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. As such, contributions fund the covered active member and retiree deaths on a pay-as-you-go basis.

The City’s contribution rates are certified annually by the Board of Trustees which is responsible for establishing and maintaining the funding policy. These rates are actuarially determined and are based upon the plan provisions in effect as of April 1, 2024 and the actuarial assumptions and methodology adopted by the Board. The Board’s current policy is that the contribution rates determined by a given actuarial valuation become effective one (1) year after the valuation date. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 13 - OTHER POST EMPLOYMENT BENEFITS (continued)

Schedule of Contributions - (Retiree-only portion of the rate, for OPEB):

Plan/Calendar Year	Total SDB Contribution Rate	Retiree Portion of SDB Contribution Rate
2023	0.31%	0.15%
2024	0.37%	0.17%

The City’s contributions to the SDBF for the year ended September 30, 2024 were \$13,774.

Total OPEB Liability: The total OPEB liability (TOL) shown in this report is based on an actuarial valuation performed as of December 31, 2023 and a measurement date of December 31, 2023; as such, no roll-forward is required.

Actuarial Assumptions: The total OPEB liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Salary increases	3.60% to 11.85% including inflation
Discount rate*	3.77%
Retirees’ share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.

**The discount rate was based on the Fidelity Index’s “20-year Municipal GO AA Index” rate as of December 31, 2023.*

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2018 to December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. For purposes of developing the SDBF contribution rates, no other demographic assumptions are applicable. Mortality rates for the SDBF were the same as those used for the pension trust fund. See the TMRS pension plan note for mortality rate information. For purposes of calculating an employer’s actuarially determined contribution rate, the one-year term cost is used. The actuarial cost method being used is known as the Entry Age Normal Actuarial Cost Method.

Changes in Actuarial Assumptions and Methods: Generally, changes in assumptions will only be the annual change in the municipal bond index rate. However, for this valuation, the changes in assumptions also include the changes in the actuarial assumptions adopted in 2023.

Investment Return and Valuation of Assets: The TMRS Act requires the Pension Trust Fund to allocate investment income to the SDBF on an annual basis, each December 31 based on the mean balance in the SDBF during the year. Thus, the SDBF receives a statutory interest credit of 5% allocated annually and is not dependent on investment earnings. Assets in the SDBF are valued at fund value (or fund balance); however, since the contribution rates are based just on the one-year term costs, assets are not included in developing the rate.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 13 - OTHER POST EMPLOYMENT BENEFITS (continued)

Discount Rate: The applicable discount rate for an unfunded OPEB is based on an index of tax exempt 20-year municipal bond rates rated as AA or higher. As of December 31, 2023, the discount rate used in the development of the Total OPEB Liability was 3.77% compared to 4.05% as of December 31, 2022.

Changes in the Total OPEB Liability

Total OPEB Liability beginning of year	\$	150,051
Change for the year:		
Service Cost		9,624
Interest on Total OPEB Liability		6,164
Changes of benefit terms including TMRS plan participation		-
Differences between expected and actual experience		7,130
Changes in assumptions or other inputs		8,521
Benefit payments		<u>(5,347)</u>
Net changes		<u>26,092</u>
Total OPEB Liability - end of year	\$	<u><u>176,143</u></u>

Sensitivity Analysis of the Total OPEB liability to Changes in the Discount Rate: The following presents the total OPEB liability of the City, calculated using the discount rate of 4.05%, as well as what the City’s total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (1.00%) or 1 percentage point higher (3.00%) than the current rate:

	1% Decrease 2.77%	Current Discount Rate 3.77%	1% Increase 4.77%
Total OPEB liability	<u>\$ 206,116</u>	<u>\$ 176,143</u>	<u>\$ 152,086</u>

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to TMRS OPEB: For the year ended September 30, 2024, the City recognized OPEB expense of \$16,636. At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 5,903	\$ 13,417
Changes in actuarial assumptions	22,284	46,386
Contributions subsequent to the measurement date	<u>4,870</u>	<u>-</u>
Total	<u>\$ 33,057</u>	<u>\$ 59,803</u>

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 13 - OTHER POST EMPLOYMENT BENEFITS (continued)

The \$4,870 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending September 30,	
2025	\$ (4,072)
2026	(7,218)
2027	(10,081)
2028	(9,823)
2029	(422)
Thereafter	-
Total	\$ (31,616)

Changes in Total OPEB Liability:

	Beginning Balance	Additions	Reductions	Ending Balance
Total OPEB Liability	\$ (150,051)	\$ (22,918)	\$ (3,174)	\$ (176,143)

NOTE 14 – HEALTHCARE COVERAGE

The City had a self-insured health plan through the Texas Municipal League Intergovernmental Employee Benefits Pool covering substantially all employees through September 30, 2020. The plan covered major medical expenses, dental and vision. Effective October 1, 2020, the City had a fully funded health insurance plan through Blue Cross Blue Shield. As a fully funded plan, the City no longer funds claims. In addition, the City offers Vision and Dental insurance through Humana for employees and dependents. The City pays the premiums for the covered employees for all three plans. The employee premiums for health, vision, and dental are \$661, \$5, and \$31, respectively. Employees have the option to also add their dependents to the plans. The City also contributes a portion of the health premium for employee dependents to encourage employees to insure their family members as well. The amount the City contributes for employee dependents and/or family is forty to fifty percent of the premium.

In addition, the City provided a Health Reimbursement Arrangement program card to employees. Each card is pre-loaded with a prorated amount and is only available for the plan year which coincides with the fiscal year of the City. This provides additional resources for employees to cover medical costs. Management and Council will re-evaluate each year in order to determine whether or not to renew the program; and if renewed, how much will be provided to the employees.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 15 – REVENUE

Water Sewer and Sanitation Fund User Charges Revenue

During the year ending September 30, 2024, the City’s revenue for water, sewer, and sanitation services were \$1,729,211, \$737,322, and \$2,247,909, respectively, which totals \$4,714,442.

Other Revenue

During the year ending September 30, 2024, other revenues from various sources consisted of the following:

	General Fund	Hotel and Motel Fund	NonMajor Funds	Total Governmental Funds
Road repair fees	\$ 15,597	\$ -	\$ -	\$ 15,597
Easement revenue	3,483	-	-	3,483
Accident report fees	1,533	-	-	1,533
Permit fees	-	10,700	-	10,700
Other miscellaneous	11,492	43	18	11,553
Total other revenue	\$ 32,105	\$ 10,743	\$ 18	\$ 42,866

NOTE 16 – FUND BALANCE REPORTING

The following schedule discloses the details of fund balance classifications at September 30, 2024:

	General Fund	Hotel and Motel Fund	Non-Major Funds	Total
Fund Balances:				
Restricted for:				
Federal or State Grants	\$ -	\$ -	\$ 134,018	\$ 134,018
Retirement of Long-Term Debt	-	-	130,621	130,621
Tourism activities	-	1,026,193	-	1,026,193
Police Department				
Abandon Vehicle Funds	-	-	73,135	73,135
Other	-	-	5,538	5,538
Total restricted	-	1,026,193	343,312	1,369,505
Committed:				
Capital Improvements	265,649	-	-	265,649
Creek Trail Reserve	254,639	-	-	254,639
Fire Protection	219,444	-	-	219,444
Pueblo Nuevo Park	-	-	78	78
Total committed	739,732	-	78	739,810
Unassigned	4,140,729	-	-	4,140,729
Total fund balances	\$ 4,880,461	\$ 1,026,193	\$ 343,390	\$ 6,250,044

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 17 – COMMITMENTS AND CONTINGENCIES

During the normal course of business, the City is subject to various legal claims. As of September 30, 2024, management is not aware of any such claim which would have a material adverse effect on the financial statements, and accordingly no provision has been accrued.

Federal and State Funding

The City participates in numerous state and federal grant programs which are governed by various rules and regulations of the grantor agencies; therefore, to the extent that the City has not complied with the rules and regulations governing the grants, refunds of any money received may be required and the collectibility of any related receivable at September 30, 2024 may be impaired. In the opinion of administration, there are no significant contingent liabilities relating to compliance with the rules and regulations governing the respective grants; therefore, no provision has been recorded in the accompanying financial statements for such contingencies. Management asserts that the City is in compliance with Texas Water Code, Chapter 16, Section 16.356 (a), and that the City has not used any revenue received from fees collected from a water supply or sewer service constructed in whole or in part from the economically distressed areas program account for purposes other than utility purposes.

Commitments

The City had ongoing projects under non-cancelable contracts at September 30, 2024 which will be mostly funded with the Coronavirus Local Fiscal Recovery Funds received previously that are shown as unearned in these statements. The balance of these funds is \$1,413,185 as of September 30, 2024. Commitments as of September 30, 2024 are as follows:

<u>Project Name</u>	<u>Fund</u>	<u>Commitment</u>	<u>Paid To Date</u>	<u>Remaining Commitment</u>
Wastewater Treatment Plant Improvements	WSS Fund	\$ 1,746,036	\$ 72,000	\$ 1,674,036
Total		<u>\$ 1,746,036</u>	<u>\$ 72,000</u>	<u>\$ 1,674,036</u>

NOTE 18 – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; workers compensation; environmental claims; and natural disasters. To mitigate these risks, the Council maintains insurance policies through Texas Municipal League Intergovernmental Risk Pool (Pool) covering all structural property, automobiles, dishonesty, legal liability errors and omissions, machinery, personal property, and general liability to mitigate the effect of potential risks. The Pool was created for the purpose of providing coverage against risks, which are inherent in operating a political subdivision. There have been no significant reductions to insurance coverage from prior years and settlements have not exceeded insurance coverage.

The City has joined the Texas Municipal League Intergovernmental Risk Pool Workers' Compensation Joint Insurance Fund. The interlocal agreement with the pool provides that the pool will be self-sustaining through member premiums. The Texas Municipal League Intergovernmental Risk Pool publishes its own financial reports for the year ended September 2024 which can be obtained from the Texas Municipal League Intergovernmental Risk Pool, Austin, Texas.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 19 – LANDFILL

Numerous state and federal laws and regulations require the City to place a final cover on its landfill site when no longer accepting waste and to perform certain monitoring and maintenance functions at the site for thirty years after closure. Such closure and postclosure costs will be incurred near or after the effective date that the landfill stops accepting deposits. Consequently, the City must begin reporting a portion of these costs as an operating expense when the Texas Commission on Environmental Quality (TCEQ) releases final regulations. The *Texas Administrative Code* requires landfill owners to demonstrate financial assurance that they will have sufficient financial resources to satisfy closure and post-closure care expenses at such time as these become payable. The regulations provide various means by which a municipality may demonstrate financial assurance. For the year ended September 30, 2024, the City met all of the financial tests required by the TCEQ.

At September 30, 2024, total closure and postclosure costs are estimated at \$2,680,953. The estimated closure and postclosure costs recorded as a liability are \$976,358 and \$279,348, respectively, for a total of \$1,255,706 with a remaining amount of \$1,425,247 to be recognized in future years. The liability for closure and postclosure care costs is based on landfill capacity used to date. The cost components are based on federal, state, or local laws or regulations concerning closure and post-closure care. Actual cost may be higher due to inflation, changes in technology, or changes in regulations. As of September 30, 2024, the City has \$87,446 to finance the estimated closure and post-closure costs.

At September 30, 2024, the City was operating 7 cells utilizing approximately 33.8 acres of the 71.5 acres in the designated landfill area resulting in approximately 47.27% capacity used.

There are 12 cells in this landfill and the remaining estimated life is approximately 37 years.

NOTE 20 - TOP TEN TAXPAYERS

The following businesses represent the top ten taxpayers for the City:

Name	Taxable Value
AEP Texas North Company	\$ 6,766,440
Holiday Inn Express & Suites	6,400,000
Hampton Inn Alpine, LLC	6,400,000
WTG Fuels Inc	5,077,707
NGP VI Alpine TX LLC	4,056,265
Big Bend Telephone	3,994,580
S3 Hospitality LLC	3,875,600
Union Pacific RR Co	3,625,910
McCoy Corporation	3,347,310
Porter & Company LTD	<u>3,261,948</u>
	<u>\$ 46,805,760</u>

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 21 – RELATED PARTY TRANSACTIONS

From time to time, the City may enter into transactions with related parties through the normal course of business. If a council member has a conflict of interest, proper documentation is completed and he/she is required to abstain from any discussion or voting regarding the matter. Management is not aware of any material related party transactions that occurred during the year ending September 30, 2024.

NOTE 22 - JOINTLY GOVERNED ORGANIZATION

On May 16, 2023, the City of Alpine (City) and Brewster County (County) entered into an interlocal agreement for five years to jointly manage the Alpine Emergency Services Board, Inc. (AESB), a 501(c)(3) organization created May 1, 2023 . The AESB was formed to manage all fire and emergency services delegated by Brewster County and the City of Alpine, to include AVFD, Alpine Fire Department, and Alpine Fire and Rescue. On September 30, 2023, the City transferred all firefighting equipment to Brewster County to retain ownership of all such equipment for the purpose of Brewster County placing it into the care of AESB with AESB overtaking the responsibility for insurance. The County appoints four members to the board of directors of the AESB, and the City appoints three members. The City and County will each pay half of the cost of the AESB operation. The total paid by the City for fiscal year ended September 30, 2024 is \$40,000. The County will serve as the fiscal agent and also retain ownership of all equipment, including those items transferred by the City. In addition, the liability associated with the Texas Emergency Services Retirement System (TESRS) was also assumed by the AESB effective September 30, 2023. The AESB will be responsible for paying contributions to the TESRS for the active volunteer members enrolled. For this reason, the note disclosures for the TESRS pension plan are no longer presented in the City's financial statements as the AESB has taken responsibility of the plan including all reporting requirements.

NOTE 23 - COVID-19 PANDEMIC, CORONAVIRUS LOCAL FISCAL RECOVERY FUNDS

The American Rescue Plan Act (ARPA), a \$1.9 trillion economic stimulus bill passed in March 2021, included Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) with the objective of providing a substantial infusion of resources to help address its economic fallout of the pandemic and lay the foundation for a strong and equitable recovery. As part of this Act, \$350 billion was set aside as Coronavirus State and Local Fiscal Recovery Funds, emergency funding for state, local, territorial and tribal governments. The City of Alpine has been designated as a Non-Entitlement Unit of Local Government (population under 50,000) and receives funding directly from the Texas Department of Emergency Management (TDEM). The City has received \$1,485,185 as part of the Coronavirus State and Local Fiscal Recovery Funds in two separate tranches. Funds must be encumbered by December 31, 2024, and spent by December 31, 2026. The City has budgeted projects for the full amount of the CSLFRF award. As of September 30, 2024, the City had total expenditures of \$72,000 and the remaining amount will be expensed by December 31, 2026. See note 17 for additional information.

CITY OF ALPINE, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 24 – NEW ACCOUNTING PRONOUNCEMENTS

The City has not completed the process of evaluating the impact on its financial position that will result from adopting the following Governmental Accounting Standards Board (GASB) Statements:

- GASB No. 101, *Compensated Absences*, effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.
- GASB Statement No. 102, *Certain Risk Disclosures*, effective for fiscal years beginning after June 15, 2024. GASBS No. 102 provides uses of governmental financial statements with essential information about risks related to a government’s vulnerabilities due to certain concentrations or constraints.
- GASB Statement No. 103, *Financial Reporting Model Improvements*, effective for fiscal years beginning after June 15, 2025. GASBS No. 103 improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government’s accountability.
- GASB Statement No. 104, *Disclosure of Certain Capital Assets*, effective for fiscal years beginning after June 15, 2025. GASBS No. 104 provides users of governmental financial statements with essential information about certain types of capital assets.

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REQUIRED SUPPLEMENTARY INFORMATION

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CITY OF ALPINE, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Data Control Codes	Budgeted Amounts		Actual Amounts (GAAP BASIS)	Variance With Final Budget Positive or (Negative)	
	Original	Final			
REVENUES:					
Taxes:					
5110	Property Taxes	\$ 2,430,873	\$ 2,106,966	\$ 2,069,948	\$ (37,018)
5120	General Sales and Use Taxes	2,150,000	2,150,000	1,976,040	(173,960)
5170	Franchise Tax	85,000	85,000	82,295	(2,705)
5180	Other Taxes	25,000	25,000	25,711	711
5190	Penalty and Interest on Taxes	-	-	38,631	38,631
5200	Licenses and Permits	112,000	112,000	99,688	(12,312)
5300	Intergovernmental Revenue and Grants	1,200	1,200	2,726	1,526
5400	Charges for Services	1,154,149	1,154,149	1,101,047	(53,102)
5510	Fines	52,200	52,200	50,218	(1,982)
5610	Investment Earnings	109,000	109,000	271,047	162,047
5620	Rents and Royalties	12,894	12,894	20,094	7,200
5640	Contributions & Donations from Private Sources	2,000	2,000	1,022	(978)
5700	Other Revenue	75,300	100,300	32,105	(68,195)
5020	Total Revenues	6,209,616	5,910,709	5,770,572	(140,137)
EXPENDITURES:					
Current:					
0100	General Government	2,060,654	2,063,067	1,697,661	365,406
0200	Public Safety	1,605,081	1,605,081	1,465,175	139,906
0300	Public Works	1,531,353	1,243,354	904,128	339,226
0400	Health and Welfare	383,293	405,880	379,382	26,498
0500	Culture and Recreation	454,191	454,191	395,010	59,181
Debt Service:					
0710	Principal on Debt	107,544	107,544	81,836	25,708
0720	Interest on Debt	15,000	15,000	14,489	511
6030	Total Expenditures	6,157,116	5,894,117	4,937,681	956,436
1100	Excess (Deficiency) of Revenues Over (Under) Expenditures	52,500	16,592	832,891	816,299
OTHER FINANCING SOURCES (USES):					
7912	Proceeds from Sale of Property	20,000	20,000	5,250	(14,750)
7913	Proceeds from Right-to-Use Assets	-	-	75,313	75,313
8911	Transfers Out (Use)	(75,000)	(75,000)	-	75,000
7080	Total Other Financing Sources (Uses)	(55,000)	(55,000)	80,563	135,563
1200	Net Change	(2,500)	(38,408)	913,454	951,862
0100	Fund Balance - October 1 (Beginning)	3,967,007	3,967,007	3,967,007	-
3000	Fund Balance - September 30 (Ending)	\$ 3,964,507	\$ 3,928,599	\$ 4,880,461	\$ 951,862

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - HOTEL AND MOTEL TAX FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Data Control Codes	Budgeted Amounts		Actual	Variance With
	Original	Final	GAAP BASIS (See Note)	Final Budget Positive or (Negative)
REVENUES:				
5150 Gross Receipts Business Tax	\$ 650,000	\$ 650,000	\$ 702,218	\$ 52,218
5300 Intergovernmental Revenue and Grants	-	-	12,500	12,500
5610 Investment Earnings	-	-	47,030	47,030
5700 Other Revenue	-	-	10,743	10,743
5020 Total Revenues	650,000	650,000	772,491	122,491
EXPENDITURES:				
0500 Culture and Recreation	1,009,763	1,009,763	857,563	152,200
Debt Service:				
0710 Principal on Debt	27,000	27,000	26,641	359
0720 Interest on Debt	200	200	183	17
6030 Total Expenditures	1,036,963	1,036,963	884,387	152,576
1100 Excess (Deficiency) of Revenues Over (Under) Expenditures	(386,963)	(386,963)	(111,896)	275,067
OTHER FINANCING SOURCES (USES):				
7913 Proceeds from Right-to-Use Assets	-	-	49,941	49,941
7915 Transfers In	386,963	386,963	-	(386,963)
7080 Total Other Financing Sources (Uses)	386,963	386,963	49,941	(337,022)
1200 Change in Fund Balance	-	-	(61,955)	(61,955)
0100 Fund Balance - October 1 (Beginning)	1,088,148	1,088,148	1,088,148	-
3000 Fund Balance - September 30 (Ending)	\$ 1,088,148	\$ 1,088,148	\$ 1,026,193	\$ (61,955)

The notes to the financial statements are an integral part of this statement.

CITY OF ALPINE, TEXAS

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION BUDGET

September 30, 2024

Budgeting and Budgetary Control

The City is required by the Texas constitution to adopt an annual balanced budget.

The City Council follows these procedures in establishing the annual budget:

Not later than forty-five (45) days prior to the close of the fiscal year, the City Manager shall submit to the City Council a budget for the ensuing fiscal year beginning on the following October 1. The operating budget includes proposed expenditures and the means of financing them. The budget shall provide a complete financial plan of all City funds and activities for the ensuing fiscal year. The total of proposed expenditures shall not exceed the total of estimated income plus any accumulated surplus. Public hearings are conducted at which all interested persons' comments concerning the budget are heard. The budget is legally enacted by the City Council through passage of an ordinance. The Council may adopt the budget with or without amendment. In amending the budget, it may add or increase programs or amounts and may delete or decrease any programs or amounts, except expenditures required by law or for debt service, provided that no amendment to the budget shall increase the authorized expenditures to an amount greater than the total of estimated income plus any accumulated surplus. The Council shall adopt the budget on or before the fifteenth day of the twelfth month of the fiscal year currently ending. If it fails to adopt the budget by this date, the amounts appropriated for current operation for the current fiscal year shall be deemed adopted for the ensuing fiscal year on a month-to-month basis, with all items in it prorated accordingly, until such time as the Council adopts a budget for the ensuing fiscal year. Adoption of the budget shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated and shall constitute a levy of the property tax therein proposed, provided that in no event shall such levy exceed the legal limit provided by the Laws and Constitution of the State of Texas.

If during the fiscal year the City Manager certifies that there are available for appropriation revenues in excess of those estimated in the budget, the Council by ordinance may make supplemental appropriations for the year up to the amount of the excess. At any time during the fiscal year the City Manager may transfer part or all of any unencumbered appropriation balance among programs within a department, office, or agency, up to a limit set by the City Council. The City Manager may make written request to the Council to transfer balances in excess of said limit with Council Approval. No funds may be transferred to increase a salary appropriation without the approval of the Council. Upon written request by the City Manager, the Council may by ordinance transfer part or all of any unencumbered appropriation balance from one department, office, or agency to another.

Every appropriation, except an appropriation for a capital expenditure, shall lapse at the close of the fiscal year to the extent that it has not been expended or encumbered. An appropriation for a capital expenditure shall continue until the purpose of any such appropriation shall be deemed abandoned if three years pass without any disbursement from or encumbrance of the appropriation.

Budgetary Basis of Accounting

The City's budget is prepared on a modified accrual basis of accounting.

CITY OF ALPINE, TEXAS

**SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY (ASSET)
AND RELATED RATIOS**

Texas Municipal Retirement System
September 30, 2024

	Plan Year Ended December 31, 2023	Plan Year Ended December 31, 2022	Plan Year Ended December 31, 2021
Total Pension Liability			
Service Cost	\$ 306,914	\$ 293,117	\$ 322,710
Interest (on the Total Pension Liability)	511,719	492,846	472,985
Changes of benefit terms	-	-	
Difference between expected and actual experience	16,195	(94,414)	(57,187)
Changes of assumptions	(51,929)	-	-
Benefit payments, including refunds of employee contributions	(441,187)	(396,497)	(462,448)
Net change in total pension liability	341,712	295,052	276,060
Total pension liability - beginning	7,648,165	7,353,113	7,077,053
Total pension liability - ending (a)	7,989,877	7,648,165	7,353,113
Plan Fiduciary Net Position			
Contributions - employer	58,793	74,681	74,046
Contributions - employee	178,231	175,309	184,195
Net investment income	1,035,845	(716,383)	1,157,994
Benefit payments, including refunds of employee contributions	(441,187)	(396,495)	(462,448)
Administrative expense	(6,615)	(6,220)	(5,367)
Other	(47)	7,422	37
Net change in plan fiduciary net position	825,020	(861,686)	948,457
Plan fiduciary net position - beginning	8,984,727	9,846,413	8,897,956
Plan fiduciary net position - ending (b)	9,809,747	8,984,727	9,846,413
Net pension liability/(asset), ending =(a-b)	\$ (1,819,870)	\$ (1,336,562)	\$ (2,493,300)
Plan fiduciary net position as a percentage of the total pension liability	122.78%	117.48%	133.91%
Covered payroll	\$ 3,564,623	\$ 3,506,180	\$ 3,683,899
Net pension liability (asset) as a percentage of covered employee payroll	(51.05)%	(38.12)%	(67.68)%

GASB 68, paragraph 46 requires that the information on this schedule be presented for the Plan's measurement year (January 1st - December 31st) as opposed to the City's fiscal year.

In accordance with GASB 68, paragraph 138. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

Plan Year Ended December 31, 2020	Plan Year Ended December 31, 2019	Plan Year Ended December 31, 2018	Plan Year Ended December 31, 2017	Plan Year Ended December 31, 2016	Plan Year Ended December 31, 2015
\$ 308,081	\$ 278,959	\$ 247,620	\$ 246,502	\$ 221,124	\$ 199,735
452,990	430,680	418,092	400,602	397,450	391,016
-	-	-	-	-	-
(45,009)	(27,277)	(171,036)	(71,671)	(263,394)	(163,545)
-	(10,700)	-	-	-	163,070
(391,873)	(319,517)	(328,205)	(305,543)	(336,811)	(260,720)
324,189	352,145	166,471	269,890	18,369	329,556
6,752,864	6,400,719	6,234,248	5,964,358	5,945,989	5,616,433
7,077,053	6,752,864	6,400,719	6,234,248	5,964,358	5,945,989
31,487	34,746	27,865	34,856	10,493	21,546
178,909	163,900	143,798	144,045	141,810	126,735
639,971	1,146,915	(234,101)	967,691	454,032	10,075
(391,873)	(319,517)	(328,205)	(305,543)	(336,811)	(260,720)
(4,147)	(6,486)	(4,527)	(5,018)	(5,129)	(6,137)
(162)	(195)	(237)	(254)	(279)	(300)
454,185	1,019,363	(395,407)	835,777	264,116	(108,801)
8,443,771	7,424,408	7,819,815	6,984,038	6,719,922	6,828,723
8,897,956	8,443,771	7,424,408	7,819,815	6,984,038	6,719,922
\$ (1,820,903)	\$ (1,690,907)	\$ (1,023,689)	\$ (1,585,567)	\$ (1,019,680)	\$ (773,933)
125.73%	125.04%	115.99%	125.43%	117.10%	113.02%
\$ 3,578,180	\$ 3,278,009	\$ 2,875,963	\$ 2,869,638	\$ 2,610,670	\$ 2,534,706
(50.89)%	(51.58)%	(35.59)%	(55.25)%	(39.06)%	(30.53)%

CITY OF ALPINE, TEXAS

SCHEDULE OF CITY CONTRIBUTIONS

Texas Municipal Retirement System

September 30, 2024

Fiscal Year Ending September 30	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Covered- Employee Payroll	Actual Contribution as a % of Covered Payroll
2015	\$ 26,780	\$ 26,780	\$ -	\$ 2,411,318	1.11%
2016	\$ 12,952	\$ 12,952	\$ -	\$ 2,620,637	0.49%
2017	\$ 25,883	\$ 25,883	\$ -	\$ 3,765,608	0.69%
2018	\$ 30,756	\$ 30,756	\$ -	\$ 2,972,667	1.03%
2019	\$ 33,230	\$ 33,230	\$ -	\$ 3,194,571	1.04%
2020	\$ 30,990	\$ 30,990	\$ -	\$ 3,360,556	0.92%
2021	\$ 65,546	\$ 65,546	\$ -	\$ 3,639,377	1.80%
2022	\$ 72,178	\$ 72,178	\$ -	\$ 3,477,274	2.08%
2024	\$ 62,520	\$ 62,520	\$ -	\$ 3,507,679	1.78%
2025	\$ 67,672	\$ 67,672	\$ -	\$ 3,888,766	1.74%

GASB 68, paragraph 46, requires that the data in this schedule be presented as of the City's respective fiscal year as opposed to the measurement year (January 1 - December 31).

Per GASB 68, paragraph 138, "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

CITY OF ALPINE, TEXAS

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

Texas Municipal Retirement System for Pension

September 30, 2024

Valuation Date:

Notes: Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	N/A
Asset Valuation Method	10 Year smoothed marked; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other Information: There were no benefit changes during the year.

CITY OF ALPINE, TEXAS

SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS

Texas Municipal Retirement System for OPEB

September 30, 2024

	Plan Year Ended December 31, 2023	Plan Year Ended December 31, 2022	Plan Year Ended December 31, 2021	Plan Year Ended December 31, 2020	Plan Year Ended December 31, 2019	Plan Year Ended December 31, 2018	Plan Year Ended December 31, 2017
Changes in the Total OPEB Liability							
Total OPEB Liability - beginning of year	\$ 150,051	\$ 213,564	\$ 198,535	\$ 164,310	\$ 131,308	\$ 142,098	\$ 121,618
Changes for the year							
Service Cost	9,624	14,025	16,947	13,597	7,867	7,765	6,600
Interest on Total OPEB Liability	6,164	4,023	4,096	4,686	4,993	4,813	4,695
Changes of benefit terms	-	-	-	-	-	-	-
Differences between expected and actual experience	7,130	(9,280)	(7,660)	(8,052)	(4,428)	(13,437)	-
Changes in assumptions or other inputs *	8,521	(68,424)	6,067	25,424	25,880	(8,780)	10,620
Benefit payments **	(5,347)	(3,857)	(4,421)	(1,430)	(1,310)	(1,151)	(1,435)
Net changes	26,092	(63,513)	15,029	34,225	33,002	(10,790)	20,480
Total OPEB Liability - end of year	\$ 176,143	\$ 150,051	\$ 213,564	\$ 198,535	\$ 164,310	\$ 131,308	\$ 142,098
Total OPEB Liability as a Percentage of Covered Payroll	4.94%	4.28%	5.80%	5.55%	5.01%	4.57%	4.95%
Covered payroll	\$ 3,564,623	\$ 3,506,180	\$ 3,683,899	\$ 3,578,180	\$ 3,278,009	\$ 2,875,963	\$ 2,869,638

* Changes in assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used as of December 31,

2023	3.77%
2022	4.05%
2021	1.84%
2020	2.00%
2019	2.75%
2018	3.71%
2017	3.31%
2016	3.78%

** Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer’s yearly contributions for retirees.

GASB 75, paragraph 170 requires that the information on this schedule be presented for the Plan’s measurement year (January 1st - December 31st) as opposed to the City’s fiscal year.

Pursuant to GASB 75, paragraph 171, no assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75 to pay related benefits.

Pursuant to GASB 75, this schedule should show information for 10 years. However, until a full 10-year trend is compiled, governments should present information for those years for which information is available.

CITY OF ALPINE, TEXAS

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

Texas Municipal Retirement System for OPEB

September 30, 2024

Valuation Date:

Notes: The actuarial assumptions used in the December 31, 2023 valuation were based on the results of an actuarial experience study for the period December 31, 2018 to December 31, 2022.

Summary of Actuarial Assumptions:

Inflation	2.5%
Salary increases	3.60% to 11.85% including inflation
Discount rate*	3.77%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2023.

Changes in Actuarial Assumptions and Methods: Generally, this will only be the annual change in the municipal bond index rate. However, for this valuation, the changes in assumptions also include the changes in the actuarial assumptions adopted in 2023.

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SUPPLEMENTARY INFORMATION

CITY OF ALPINE, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2024

Data Control Codes	207 Community Development Fund	210 Municipal Court Tech Fund	211 PD Fed Equity Share Fund	212 PD Abandon Vehicle Fund
ASSETS				
1010 Cash and Cash Equivalents	\$ -	\$ 1,982	\$ 59,858	\$ 70,307
1050 Taxes Receivable	-	-	-	-
1051 Allowance for Uncollectible Taxes (credit)	-	-	-	-
1260 Due from Other Governments	-	-	-	-
1300 Due from Other Funds	66,202	-	-	3,278
1000 Total Assets	<u>\$ 66,202</u>	<u>\$ 1,982</u>	<u>\$ 59,858</u>	<u>\$ 73,585</u>
LIABILITIES				
2010 Accounts Payable	\$ -	\$ -	\$ -	\$ 450
2080 Due to Other Funds	-	1,724	3,174	-
2000 Total Liabilities	<u>-</u>	<u>1,724</u>	<u>3,174</u>	<u>450</u>
DEFERRED INFLOWS OF RESOURCES				
2601 Unavailable Revenue - Property Taxes	-	-	-	-
2600 Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES				
Restricted Fund Balance:				
3450 Federal or State Funds Grant Restriction	66,202	-	56,684	-
3480 Retirement of Long-Term Debt Restriction	-	-	-	-
3490 Other Restricted Fund Balance	-	258	-	73,135
Committed Fund Balance:				
3545 Other Committed Fund Balance	-	-	-	-
3000 Total Fund Balances	<u>66,202</u>	<u>258</u>	<u>56,684</u>	<u>73,135</u>
4000 Total Liabilities, Deferred Inflows & Fund Balances	<u>\$ 66,202</u>	<u>\$ 1,982</u>	<u>\$ 59,858</u>	<u>\$ 73,585</u>

213 Municipal Court Security Fund	215 Opiod Settlement Fund	224 Pueblo Nuevo Park	231 Operation Lone Star	243 HIDTA Grant Fund	Total Nonmajor Special Revenue Funds	575 Debt Service Fund	Total Nonmajor Governmental Funds
\$ -	\$ -	\$ 162,399	\$ -	\$ -	\$ 294,546	\$ 110,261	\$ 404,807
-	-	-	-	-	-	13,145	13,145
-	-	-	-	-	-	(4,601)	(4,601)
-	-	10,602	-	37,892	48,494	-	48,494
<u>5,280</u>	<u>11,132</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>85,892</u>	<u>19,317</u>	<u>105,209</u>
<u>\$ 5,280</u>	<u>\$ 11,132</u>	<u>\$ 173,001</u>	<u>\$ -</u>	<u>\$ 37,892</u>	<u>\$ 428,932</u>	<u>\$ 138,122</u>	<u>\$ 567,054</u>
\$ -	\$ -	\$ 6,454	\$ -	\$ 249	\$ 7,153	\$ -	\$ 7,153
-	-	166,469	-	37,643	209,010	-	209,010
-	-	<u>172,923</u>	-	<u>37,892</u>	<u>216,163</u>	-	<u>216,163</u>
-	-	-	-	-	-	7,501	7,501
-	-	-	-	-	-	<u>7,501</u>	<u>7,501</u>
-	11,132	-	-	-	134,018	-	134,018
-	-	-	-	-	-	130,621	130,621
5,280	-	-	-	-	78,673	-	78,673
-	-	78	-	-	78	-	78
<u>5,280</u>	<u>11,132</u>	<u>78</u>	<u>-</u>	<u>-</u>	<u>212,769</u>	<u>130,621</u>	<u>343,390</u>
<u>\$ 5,280</u>	<u>\$ 11,132</u>	<u>\$ 173,001</u>	<u>\$ -</u>	<u>\$ 37,892</u>	<u>\$ 428,932</u>	<u>\$ 138,122</u>	<u>\$ 567,054</u>

CITY OF ALPINE, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2024

Data Control Codes	207 Community Development Fund	210 Municipal Court Tech Fund	211 PD Fed Equity Share Fund	212 PD Abandon Vehicle Fund
REVENUES:				
Taxes:				
5110 Property Taxes	\$ -	\$ -	\$ -	\$ -
5190 Penalty and Interest on Taxes	-	-	-	-
5300 Intergovernmental Revenue and Grants	-	-	31,170	-
5400 Charges for Services	-	8	-	25,145
5610 Investment Earnings	-	86	1,444	3,207
5700 Other Revenue	-	-	-	18
5020 Total Revenues	<u>-</u>	<u>94</u>	<u>32,614</u>	<u>28,370</u>
EXPENDITURES:				
0200 Public Safety	-	-	-	93,763
0500 Culture and Recreation	-	-	-	-
Debt Service:				
0710 Principal on Debt	-	-	-	6,502
0720 Interest on Debt	-	-	-	6
6030 Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>100,271</u>
1100 Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>-</u>	<u>94</u>	<u>32,614</u>	<u>(71,901)</u>
OTHER FINANCING SOURCES (USES):				
7912 Proceeds from Sale of Property	-	-	-	44,550
7913 Proceeds from Right-to-Use Assets	-	-	-	32,419
7080 Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>76,969</u>
1200 Net Change in Fund Balance	-	94	32,614	5,068
0100 Fund Balance - October 1 (Beginning)	<u>66,202</u>	<u>164</u>	<u>24,070</u>	<u>68,067</u>
3000 Fund Balance - September 30 (Ending)	<u>\$ 66,202</u>	<u>\$ 258</u>	<u>\$ 56,684</u>	<u>\$ 73,135</u>

213 Municipal Court Security Fund	215 Opiod Settlement Fund	224 Pueblo Nuevo Park	231 Operation Lone Star	243 HIDTA Grant Fund	Total Nonmajor Special Revenue Funds	575 Debt Service Fund	Total Nonmajor Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,009	\$ 152,009
-	-	-	-	-	-	3,239	3,239
-	1,813	121,069	56,550	232,992	443,594	-	443,594
6	-	-	-	-	25,159	-	25,159
-	-	8,652	-	-	13,389	5,503	18,892
-	-	-	-	-	18	-	18
<u>6</u>	<u>1,813</u>	<u>129,721</u>	<u>56,550</u>	<u>232,992</u>	<u>482,160</u>	<u>160,751</u>	<u>642,911</u>
-	-	-	56,550	232,992	383,305	-	383,305
-	-	261,499	-	-	261,499	-	261,499
-	-	-	-	-	6,502	132,400	138,902
-	-	-	-	-	6	15,481	15,487
-	-	261,499	56,550	232,992	651,312	147,881	799,193
<u>6</u>	<u>1,813</u>	<u>(131,778)</u>	<u>-</u>	<u>-</u>	<u>(169,152)</u>	<u>12,870</u>	<u>(156,282)</u>
-	-	-	-	-	44,550	-	44,550
-	-	-	-	-	32,419	-	32,419
-	-	-	-	-	76,969	-	76,969
6	1,813	(131,778)	-	-	(92,183)	12,870	(79,313)
5,274	9,319	131,856	-	-	304,952	117,751	422,703
<u>\$ 5,280</u>	<u>\$ 11,132</u>	<u>\$ 78</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 212,769</u>	<u>\$ 130,621</u>	<u>\$ 343,390</u>

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COMPLIANCE SECTION

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER
MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and
Members of the City Council
City of Alpine, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Alpine, Texas, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Alpine, Texas' basic financial statements, and have issued our report thereon dated June 10, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Alpine, Texas' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Alpine, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Alpine, Texas' internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Alpine, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and responses a item 2024-001.

City of Alpine, Texas' Response to Finding

Government Auditing Standards requires the auditor to perform limited procedures on the City of Alpine, Texas' response to the finding identified in our audit and described in the accompanying schedule of findings and responses. The City of Alpine, Texas' response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gibson Ruddock Patterson LLC

Gibson Ruddock Patterson LLC
El Paso, Texas
June 10, 2026

CITY OF ALPINE, TEXAS

SCHEDULE OF FINDINGS AND RESPONSES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Summary of Auditor's Results

Financial Statements

Type of Auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:

- Were significant deficiencies in internal control disclosed? No
- Were material weaknesses in internal control disclosed? No

Was any noncompliance disclosed that is material to the financial statement of the auditee, which would be required to be reported in accordance with Government Auditing Standards? Yes, 2024-001

CITY OF ALPINE, TEXAS

SCHEDULE OF FINDINGS AND RESPONSES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

SUMMARY OF AUDITOR'S RESULTS

FINANCIAL STATEMENT FINDINGS

2024-001 - Texas Local Government Code and Debt Covenant Compliance

Criteria: The Texas Local Government Code Chapter 103 requires the annual financial statement, including the auditor's opinion, to be filed in the office of the municipal secretary within 180 days after the last day of the municipality's fiscal year. In addition, the Texas Water Development Board (TWDB), requires the annual audited financial reports be submitted within 180 days of year end.

Condition Found: The City of Alpine, Texas, did not submit its 2024 annual audited financial report within the allotted time frame.

Effect: The City is not in compliance with the Texas Local Government Code and TWDB.

Cause: The City of Alpine did not replace its full-time Finance Director position when it became vacant during the month of March 2023. The previous City Manager served as the Finance Director/City Manager for a couple of years. The overall operations and needs of the City required a full-time Finance Director.

Recommendations: We recommend the City of Alpine, Texas, make every effort possible to be in compliance with reporting deadlines.

View of Responsible Officials: See Corrective Action Plan

City Manager
Henry Arredondo

Interim City Secretary
Clarinda Espinoza



Mayor
Catherine Eaves

City Attorney
Bojorquez Law Firm, PC

100 North 13th Street Phone 432-837-3301 Fax 432-837-2044

"To provide quality service to the citizens of Alpine"

FINANCIAL STATEMENTS FINDING

2024-001 – Texas Local Government Code and Debt Covenant Compliance

Corrective Action Plan:

1. Develop a plan to review data for accuracy, reconcile accounts to trial balance and close fiscal year on a timely basis to meet annual financial statement and audit timelines.

Plan in Progress

1. Director of Finance was hired on January 6, 2025.
2. Financial Audit for 2022-2023 was adopted during the month of June 2025.
3. Financial Audit for 2023-2024 will be adopted during the month of June 2026
4. Financial Audit for 2024-2025 is in progress.
5. New Financial Accounting System is recommended. Research is underway.

Monitoring and Review

1. Finance Director will assess the procedures and operations process currently in place. Operational enhancements will be made to ensure financial accountability, transparency and accuracy.
2. The current accounting system does not meet the needs of the City's financial operations. A new financial accounting system will be selected and utilized within the year.

Responsible Party:

1. Director of Finance
2. Finance Clerks
3. City Manager

Estimated Date of Completion:

9/30/2026 – Prior Year Audits Completed and Submitted

9/30/2027 – New Accounting System and Operation Procedures Developed and Implemented

CITY OF ALPINE, TEXAS

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Summary Schedule of Prior Year Findings

Financial Statement Findings

**2023-001 - Internal Control Over Financial Reporting - Utility Accounts Receivable Reconciliations
(Significant Deficiency)**

Status: Significant improvement was noted. Management monitored the balances in the billing software to ensure activity was posted correctly and made necessary corrections as needed throughout the year. Any differences noted were not material to the fund or opinion unit.