



CITY OF ALPINE
WORKSHOP & REGULAR CITY COUNCIL MEETING
July 7, 2026 – 4:00 PM

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

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

- A. Workshop meeting to review the adoption of the City of Alpine Master Fee Schedule for Resolution 2026-06-13. (R. Rückes)

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

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

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

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

- A. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2026-06-05, 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.

- B. Public Hearing to obtain citizen views and comments regarding the first reading Ordinance 2026-07-01, an Ordinance Approving Rezone Application 2026-07-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 1301 W Ave J and Legally Described as 2.0 acre tract of Land, more or less, known as Track One (1), out of the East One-half (E/2) of Lot Two (2), Means Addition, Subdivision “A”, to the City of Alpine,

Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Multi-Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

- C. 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.

5. **PUBLIC PRESENTATIONS.** -

- A. Presentations & Recognitions
- B. Proclamations
- C. Community Interest Items
- i) Mayor Announcements
- ii) City Manager Announcements
- iii) Council Member Announcements

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

- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.
- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.
- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.
- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.

7. **TIME SENSITIVE ITEMS.** -

8. **CONSENT AGENDA.** -

- A. Approval of the June 9, 2026 Special Meeting Minutes (C. Espinoza, Interim City Secretary)
- B. Approval of the June 16, 2026 Regular Meeting Minutes (C. Espinoza, Interim City Secretary)

- C. Approval of 2026-2027 Holiday Calendar. (H. Arredondo, City Manager)
 - D. Approval of the Fiscal Year 2026-2027 City Meeting Calendar. (C. Espinoza, Interim City Secretary)
 - E. Approval of the 2026-2027 Agenda Deadlines Calendar. (C. Espinoza, Interim City Secretary)
 - F. Approval of the 2026-2027 Planning & Zoning Submittal Calendar. (C. Espinoza, Interim City Secretary)
 - G. Approve Special Use Permit 2026-07-01, a special use permit allowing the applicant, Travis & Allie Brianne Waldrep, to establish a short term rental at 305 N. 1st St. The property owner of record is Travis & Allie Brianne Waldrep. The Parcel ID of the subject property is 35496. (C. Espinoza, Interim City Secretary)
 - H. Approval of letter agreement to extend the Country Club Lease for 90 days (H. Arredondo)
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.** -
- A. Discussion regarding meeting from Brewster County Groundwater Conservation District & the Meadows Research Institute, with Councilmembers Robert Rükkes & Eva Martinez attending. (C. Eaves, Mayor)
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 2026-06-05, 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. (R. Rükkes, City Council)
 - B. Approve the first reading of Ordinance Ordinance 2026-07-01, an Ordinance Approving Rezone Application 2026-07-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 1301 W Ave J and Legally Described as 2.0 acre tract of Land, more or less, known as Track One (1), out of the East One-half (E/2) of Lot Two (2), Means Addition, Subdivision “A”, to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Multi-Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (H. Arredondo, City Manager)

- C. 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)
 - D. Approve the ratification of Resolution 2026-06-18, a resolution appointing Clarinda Espinoza as Interim City Secretary. (H. Arredondo, City Manager)
 - E. Approve Resolution 2026-07-01, a resolution updating authorized check signatories for all city accounts held with West Texas National Bank; Requiring two signatures on all city checks; Designating primary and alternate authorized signers; Providing for an effective date. (H. Arredondo, City Manager)
 - F. Approve Resolution 2026-07-02, a resolution authorizing the City to participate in USDA Water Predevelopment Planning Grant. (H. Arredondo, City Manager)
 - G. Approve Resolution 2026-07-03, a resolution authorizing the City to participate in USDA Emergency Community Water Assistance Grants (ECWAG). (H. Arredondo, City Manager)
 - H. Approve Resolution 2026-07-04, a resolution authorizing the City to participate in Scenic City Texas Grant. (H. Arredondo, City Manager)
 - I. Approval of the Manuel Payne Field Interlocal Agreement between the Alpine Independent School District and City of Alpine (H. Arredondo, City Manager)
13. **EXECUTIVE REPORTS.** - *Executive reports are limited to 6 minutes each. A bell will ring when the six-minute timeframe has been reached. If further time is needed the presentation may be extended an additional four minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the city council. Executive reports do not require individual items to be listed for presentation, but no discussion may take place during this section unless the items are listed on the agenda.*
- A. **City Mayor Report**
 - B. **City Manager Report:** Employee Compensation, Personnel, and Organizational Development; Budget and Financial Administration; Capital Improvement Program and Infrastructure Projects; Streets and Transportation; Utilities Operations (Water, Wastewater, and Utility Systems); Smart Meter Implementation; Utility Billing Software Transition; Information Technology and Cybersecurity; Grants and Funding Opportunities; Requests for Proposals and Procurement Activities; Public Safety and Emergency Services Coordination; Economic Development and Tourism; Elections, Charter Amendments, and Governance Matters; Intergovernmental Relations and Regional Partnerships; Boards, Commissions, and Committees; Pending and Ongoing Projects.
14. **CITY COUNCIL MEMBER COMMENTS.** -
15. **EXECUTIVE SESSION.** - ***NOTICE:*** *The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*

A. Consultation with Attorney § 551.072, Texas Government Code:

Discussion regarding potential impacts to City related to the litigation in Cause No. 25436, Stephen M. Seale vs. Texas Disposal Systems, Inc. (H. Arredondo City Manager)

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

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

17. **ADJOURN.** -

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, Clarinda Espinoza, 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 July 1, 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 1st day of July, 2026.


Clarinda Espinoza
Interim City Secretary

