City Of Alpine
WORKSHOP & REGULAR CITY COUNCIL MEETING
Tuesday, July 21, 2026 – 4:00 PM
Minutes

1. **WORKSHOP MEETING 4:00 PM**

A. Budget Workshop is to review revenues, expenses & determine Council Priorities. (H Arredondo, City Manager)

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

City Council Members Present:
Councilor Lucy Escovedo
Mayor Pro Tem Rick Stephens
Mayor Catherine Eaves -*Virtually*
Councilor Eva Martinez
Councilor Richard Portillo
Councilor Robert Rückes

City Staff and Stakeholders Present:
Henry Arredondo, City Manager
Clarinda Espinoza, Interim City Secretary
Kirk Caughman, Chief of Police
Jessica Isley, Building Official
Mike Maciaz, Utilities Director
Jennifer Stewart, Animal Serv. Supervisor
Heather Yadon, Tourism Coordinator
Kim Morrow, Recreational Coordinator
Randy Guzman, Director Gas Dept.
Adelina Beall, Env. Serv. Coordinator

Not Present: None

Others Present: 2 other attendees

2. **CALL TO ORDER. -**

Mayor Pro Tem Rick Stephens 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
Mayor Pro Tem Rick Stephens
Mayor Catherine Eaves- *Virtually*
Councilor Eva Martinez
Councilor Richard Portillo
Councilor Robert Rückes

City Staff and Stakeholders Present:
Henry Arredondo, City Manager
Clarinda Espinoza, Interim City Secretary
Alexandra Tackett, Deputy City Secretary
Cynthia Trevino, City Attorney
Kirk Caughman, Chief of Police
Abel Hinojos, Airport Supervisor
Jessica Isley, Building Official
Jennifer Stewart, Animal Serv. Supervisor
Richard Wylie, Wastewater Worker III
Chris Ruggia, Director of Tourism

Mike Macias, Director of Utilities
Randy Guzman, Director Gas Dept.

Not Present: None **Others Present:** 7 other attendees

Mayor Pro Tem Rick Stephens announced that a quorum of the City Council was present at the City Council Chambers and Interim City Secretary, Clarinda Espinoza, reported that the meeting agenda was posted by 2:00 P.M. on July 15, 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:

- Rod Ponton, discussing item 15A, Executive Session.
- Gary Dunshee, discussing item 15A, Executive Session.

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 reading of 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.

Public Comments: None.

B. Public hearing to obtain citizen views and comments regarding Special Use Permit 2026-07-01, a special use permit allowing the applicants and property owners of record, Travis Waldrep and Allie Brianne Waldrep, to establish a short-term rental at 305 N. 1st Street, Alpine, Texas. The Parcel ID of the subject property is 35496. (C. Espinoza, Interim City Secretary)

Public Comments: None.

Close (5:36 P.M.)

5. **<u>PUBLIC PRESENTATIONS.</u> -**

A. Presentations & Recognitions

B. Proclamations

C. Community Interest Items

i) Mayor Announcements

ii) City Manager Announcements

iii) Council Member Announcements

6. **<u>CHANGES TO POSTED AGENDA.</u> -** ***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.

RESOLUTION 2026-07-20: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to withdraw items 8A & 8B from the consent agenda, the City Council unanimously adopted the motion.

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.

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 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.

Mayor Pro Tem Rick Stephens requested item 10D, Nine Month Check by Jacob & Martin for AMPSS be moved from Reports and Presentation to the Information & Discussion part of the agenda.

Mayor Pro Tem Rick Stephens called a short recess. **(5:43 P.M.)**
The meeting resumed. **(5:50 P.M.)**

7. **TIME SENSITIVE ITEMS. -**

8. **CONSENT AGENDA. -**

A. Approval of the June 23, 2026 Special Meeting Minutes. (C. Espinoza, Interim City Secretary)

B. Approval of the July 7, 2026 Regular Meeting Minutes. (C. Espinoza, Interim City Secretary)

C. Approval of the June 2026 invoice for Bojorquez Law Firm Services. (C. Espinoza, Interim City Secretary)

D. Approve Order 2026-06-01, an order correcting a typographical error for Early Voting dates & location, Federal Post Card Applications dates & Name of Early Voting Clerk for the November 3, 2026 Order of General Election. (C. Espinoza, Interim City Secretary)

E. Approve Order 2026-06-03, an order approving a joint election services contract with Brewster County for the November 3, 2026 General & Special Elections. (C. Espinoza, Interim City Secretary)

RESOLUTION 2026-07-21: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve items C, D & E of the consent agenda, the City Council unanimously adopted the motion.

9. **ITEMS REMOVED FROM THE CONSENT AGENDA. -**

10. **REPORTS & PRESENTATIONS. -** *Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.*

A. Alpine Volunteer Fire Department Update from Chief James Etchison. (C. Espinoza, Interim City Secretary)

B. Emergency Services Board update by Rusty Moore. (C. Espinoza, Interim City Secretary)

C. Alpine Country Club Update. (H. Arredondo, City Manager)

D. Nine Month Check In by Jacob & Martin for AMPSS. (H. Arredondo, City Manager)

11. **<u>INFORMATION OR DISCUSSION ITEMS.</u> -**

A. Discussion regarding the Old Train Station Salvation project & regards to saving the station and what role the City can play. (C. Eaves, Mayor)

B. Discuss, consider, and take possible action regarding the City's nomination for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees, and authorize the submission of the nomination prior to the August 2, 2026 deadline. (H. Arredondo, City Manager)

C. Discussion regarding City boards and commissions and the attendance requirements applicable to appointed board members. (C. Eaves, Mayor)

D. Discussion regarding allocation of $100,000 from Hotel Occupancy Tax (HOT) Fund Balance for FY 2026 Grant Awards. (C. Ruggia, Director of Tourism)

Mayor Pro Tem Rick Stephens called a short recess. **(7:04 P.M.)**
The meeting resumed. **(7:09 P.M.)**

12. **<u>ACTION ITEMS.</u> -** *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 2026-07-01, 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)

RESOLUTION 2026-07-22: On a motion by Councilor Robert Rückes and seconded by Councilor Eva Martinez to approve the second and final reading of Ordinance 2026-07-01 as presented, the City Council unanimously adopted the motion.

B. Award contract for RFP 2026-06-01 Road Materials to Jarrett Dirt Work & Paving for Grade 3 Topping Rock & Base Mate; and authorize the City Manager to execute all necessary agreements and related documents. (H. Arredondo, City Manager)

RESOLUTION 2026-07-23: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve the award to Jarrett Dirt Work, the City Council unanimously adopted the motion.

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)

RESOLUTION 2026-07-24: On a motion by Councilor Richard Portillo and seconded by Councilor Eva Martinez to approve resolution 2026-06-13 as presented, discussion ensued.

RESOLUTION 2026-07-25: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to amend the original motion on Resolution 2026-06-13 to state 'all extensions and cap fees to be added "AT COST", the City Council unanimously adopted the amendment.

The City Council unanimously adopted the original motion as amended.

D. Approve the City's Capital Improvement Plan (CIP) Updates, including project priorities, funding considerations, and next steps in the planning process. (H. Arredondo, City Manager).

RESOLUTION 2026-07-26: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to approve the Capital Improvement Plan, the City Council unanimously adopted the motion.

E. Approve agreement of the New Roberts No. 3 Well with Jacob & Martin, LLC for professional engineering services related to the New Roberts No. 3 Well project. (H. Arredondo, City Manager)

RESOLUTION 2026-07-27: On a motion by Councilor Richard Portillo and seconded by Councilor Robert Rückes to approve the agreement of the New Roberts No.3 Well with Jacob & Martin, LLC, 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**

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. -**

RESOLUTION 2026-07-28: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to recess into Executive session, the City Council unanimously adopted the motion. **(7:31 P.M.)**

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 § 551.071, Texas Government Code:

a. Consultation with City Attorney regarding the receipt of a Dis-annexation Petition for the properties known respectively as 2701 US 90, 2801 A US 90, and 2801 B US 90, Alpine, TX. (H. Arredondo, City Manager)

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

RESOLUTION 2026-07-29: On a motion by Councilor Robert Rückes and seconded by Councilor Eva Portillo to move into regular session, the City Council unanimously adopted the motion. **(7:52 P.M.)**

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

RESOLUTION 2026-07-30: On a motion by Councilor Robert Rückes and seconded by Councilor Richard Portillo to take no action after Executive session, the City Council unanimously adopted the motion.

17. **ADJOURN. -**

There being no further business, the meeting was adjourned by Mayor Pro Tem Stephens. **(7:54 P.M.)**

APPROVED:

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Catherine Eaves, *Mayor*

ATTEST:

____

Clarinda Espinoza,
Interim 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, 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 5:00 P.M. on July 15, 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 15 day of July, 2026.

Clarinda Espinoza
Interim City Secretary