

City of Alpine
Workshop &
Regular City Council Meeting
Tuesday, January 2, 2024
Minutes

WORKSHOP – 4:30 P.M.

1. **Call to Order** – Mayor Catherine Eaves called the meeting to order at 4:30 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.

City Council Members Present:

Mayor Catherine Eaves
Councilor Judy Stokes
Councilor Darin Nance
Councilor Rick Stephens

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary

Others Present: Approximately 8 other attendees.

Present Virtually:

Councilor Darin Nance

Not Present:

Councilor Martin Sandate
Councilor Chris Rodriguez

2. **Workshop –**

1. Workshop proposed changes to Chapter 23 – City Council to the Alpine Code of Ordinances, including updates to the order of business, updates to the rules of procedure, and updates to the rules of decorum for City Council meetings.

3. **Adjourn. (5:16 P.M.)**

REGULAR MEETING – 5:30 P.M.

1. **Call to Order & Pledge of Allegiance** – 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.

2. **Determination of a Quorum and Proof of Notice of the Meeting** –

City Council Members Present:

Mayor Catherine Eaves
Councilor Judy Stokes
Councilor Chris Rodriguez
Councilor Rick Stephens

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Joey Delgado, City Attorney
Felipe Fierro, Captain of Police
Abel Hinojos, Airport Supervisor

Others Present: Approximately 10 other attendees.

Present Virtually:
Councilor Darin Nance

Not Present:
Councilor Martin Sandate

Mayor Eaves announced that a quorum of the City Council was present at the City Council Chambers and City Secretary, Geoffrey Calderon, reported that the meeting agenda was posted by 3:00 P.M. on Friday, December 22, 2023.

3. **Public Comments** – (limited to 3 minutes per person) – None.
4. **Presentations, Recognitions, and Proclamations** – None.
5. **Reports** – Copies of presentations displayed during the meeting are posted on the City website at www.cityofalpine.com/reports –

City Mayor Report.

City Attorney Report – None.

City Manager Report –

- Update on Recycle Center Mulcher.

City Staff Updates – None.

6. **Public Hearings** –

Open. (5:34 P.M.)

1. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2023-12-02, an ordinance amending Appendix C - Zoning, Article I - Schedule of Districts, Section II - R-1 One Family District to the Alpine Code of Ordinances; Repealing the requirement that beauty salons are not an acceptable use in a residential area by approved special use permit; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance. The Planning & Zoning Commission has recommended approval of the ordinance.

Public Comments: None.

2. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2023-12-03, an ordinance amending the City of Alpine FY 2023-2024 Budget; Providing Repealing and Severability Clauses; A Texas Open Meetings Act Clause; and Providing an Effective Date.

Public Comments: None.

3. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-12-01, a short-term rental special use permit allowing a short-term rental to be established at 303 S. 14th Street. The property owner of record is Joshua Cobos. The Parcel ID of the subject property is 10502.

Public Comments: None.

4. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-12-02, a short-term rental special use permit allowing a short-term rental to be established at 801

E. Ave E. The property owner of record is Kim Langridge Etux. The Parcel ID of the subject property is 10653.

Public Comments: None.

Close. (5:36 P.M.)

7. **Consent Agenda** – (Minutes, Financial reports, Department written reports, Board appointments, etc.) – (Notice to the Public – The following items are of a routine and administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.) –

1. Approval of November 14, 2023 Special Meeting Minutes (G. Calderon, City Secretary)
2. Approval of December 5, 2023 Regular Meeting Minutes (G. Calderon, City Secretary)
3. Approval of the appointment of Larry Hood to the Place 2 position on the Parks and Recreation Board. (C. Rodriguez, City Council)
4. Approval of the appointment of Guy Fielder to Place 4 position on the Planning & Zoning Commission and approval of the termination of the current appointment to the Building & Standards Commission. (M. Sandate, City Council)
5. Approval of Special Use Permit 2023-12-01, a short-term rental special use permit allowing a short-term rental to be established at 303 S. 14th Street. The property owner of record is Joshua Cobos. The Parcel ID of the subject property is 10502. (G. Calderon, City Secretary)
6. Approval of Special Use Permit 2023-12-02, a short-term rental special use permit allowing a short-term rental to be established at 801 E. Ave E. The property owner of record is Kim Langridge Etux. The Parcel ID of the subject property is 10653. (G. Calderon, City Secretary)

RESOLUTION 2024-01-01: On a motion by Councilor Rodriguez and seconded by Councilor Stokes to accept the consent agenda as read, the City Council unanimously voted to adopt the motion.

8. **Information or Discussion items** –

1. Charter Discussion - where are we now? (C. Eaves, Mayor)
2. Non-Profit Donation policy for organizations such as Alpine Public Library, Family Crisis Center, Sunshine House, Child Advocacy, and others that the City donates to. (C. Eaves, Mayor)
3. Tax Abatements for historic renovations. (C. Eaves, Mayor)

9. **Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable.** (Action items are limited to 10 per meeting.) –

1. Approve the second and final reading of Ordinance 2023-12-02, an ordinance amending Appendix C - Zoning, Article I - Schedule of Districts, Section II - R-1 One Family District to the Alpine Code of Ordinances; Repealing the requirement that beauty salons are not an acceptable use in a residential area by approved special use permit; Providing the establishment

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of up to a \$500 penalty per occurrence for violations of the ordinance. The Planning & Zoning Commission has recommended approval of the ordinance. (M. Antrim, City Manager)

RESOLUTION 2024-01-02: On a motion by Councilor Stephens and seconded by Councilor Stokes to approve, the City Council voted in the following manner:

FOR: Councilor Stokes, Councilor Stephens

AGAINST: Councilor Rodriguez, Councilor Nance

The Mayor voted affirmatively in favor of passing the ordinance, breaking the tie and causing the motion to be adopted.

2. Approve the second and final reading of Ordinance 2023-12-03, an ordinance amending the City of Alpine FY 2023-2024 Budget; Providing Repealing and Severability Clauses; A Texas Open Meetings Act Clause; and Providing an Effective Date. (M. Antrim, City Manager)

RESOLUTION 2024-01-03: On a motion by Councilor Stephens and seconded by Councilor Stokes to that the motion be approved as presented, the City Council unanimously voted to adopt the motion.

10. City Council Member Comments – No discussion or action may take place.

Councilor Stokes announced her planned resignation:

“After much deliberation I have made the decision to step down by May 2024 as the Ward 1 Councilor for the City of Alpine due to personal and health reasons. I feel privileged to have served this community I love for the past two and a half, maybe 3, years. I know I have accomplished good things for our city and I hope you all continue to support the sitting Council. Thank you for the opportunity to serve you.”

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).

RESOLUTION 2024-01-04: On a motion by Councilor Stephens and seconded by Councilor Stokes to move into executive session, the City Council unanimously voted to adopt the motion. **(6:01 P.M.)**

The Mayor Called a recess. **(6:01 P.M.)**

The executive session resumed. **(6:11 P.M.)**

11. Executive Session –

Consultation with Attorney § 551.071, Texas Government Code

1. City Attorney Update:

- a) Review and discuss the contract between the Alpine Country Club and City of Alpine. (M. Antrim, City Manager)

12. Action – Executive Session –

RESOLUTION 2024-01-05: On a motion by Councilor Stephens and seconded by Councilor Stokes to reconvene into open session, the City Council unanimously voted to adopt the motion. **(6:36 P.M.)**

- 1. Action, if any, concerning any of the matters listed in executive session. (M. Antrim, City Manager)

RESOLUTION 2024-01-06: Councilor Stephens moved that the City Council ask the City Manager to send a letter to the Alpine Country Club to document concerns and issues with their compliance with the contract and that she provide them a deadline for compliance. The motion was seconded by Councilor Stokes, and the City Council unanimously voted to adopt the motion.

There being no further business, the meeting was adjourned by Mayor Eaves.

13. Adjourn. (6:37 P.M.)

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

CERTIFICATION

I, Geoffrey R. Calderon, hereby certify that notice of this meeting was posted at City Hall, in a convenient and readily accessible place to the general public, and to the City website at www.cityofalpine.com/agenda pursuant to Section 551.043, Texas Government Code. The said notice was posted by 3:00 P.M. on Friday, December 22, 2023, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL OF OFFICE,
this _____ day of _____ 2024.**

Geoffrey R. Calderon, City Secretary