

**City of Alpine
Workshop &
Regular City Council Meeting
Tuesday, February 6, 2024
Minutes**

WORKSHOP – 4:30 P.M.

1. Workshop –

1. Water Workshop – Utility Rate Study – Communities Unlimited.

The workshop scheduled for February 6, 2024, at 4:30 P.M. was cancelled and did not take place due to the presenter having an urgent issue.

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:

Catherine Eaves, *Mayor*
Councilor Judy Stokes, *Ward 1*
Councilor Chris Rodriguez, *Ward 2*
Councilor Darin Nance, *Ward 3*
Councilor Martin Sandate, *Ward 4*
Councilor Rick Stephens, *Ward 5*

City Staff and Stakeholders Present:

Megan Antrim, *City Manager*
Geoffrey R. Calderon, *City Secretary*
Joey Delgado, *City Attorney*
Darrell Losoya, *Chief of Police*
Abel Hinojos, *Airport Supervisor*
Chris Ruggia, *Director of Tourism*

Not Present: None.

Others Present: Approximately 7 other attendees.

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 2:00 P.M. on Friday, February 2, 2024.

3. **Public Comments** – (limited to 3 minutes per person) –

1. Reagan Stone, Ward 1, addressed the City Council to express opposition to Resolution 2024-02-06.

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 –

Minutes: 02-06-2024

Approved: 02-20-2024

City Mayor Report.

City Attorney Report – None.

City Manager Report –

1. Update on the City of Alpine Employee Compression and Wage Increase Analysis.
2. Update on Departments and Priority Projects.
3. November 2023 & December 2023 Revenue and Expense Report.
4. American Electric Power Franchise Agreement.
5. Upcoming Budget.

City Staff Updates – None.

6. Public Hearings –

Open (6:27 P.M.)

1. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-01-01, a short term rental special use permit allowing a short term rental to be established at 401 N. 9th St. The property owner of record is Jeffrey Spiers. The Parcel ID of the subject property is 11973.
2. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-02-01, a short term rental special use permit allowing a short term rental to be established at 612 E. Ave E. The property owner of record is Dana Andrade. The Parcel ID of the subject property is 10687.

Close (6:28 P.M.)

The Mayor called a short recess (6:28 P.M.)

The meeting resumed. (6:33 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 January 16, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)
2. Approval of Special Use Permit 2024-01-01, a short term rental special use permit allowing a short term rental to be established at 401 N. 9th St. The property owner of record is Jeffrey Spiers. The Parcel ID of the subject property is 11973. (G. Calderon, City Secretary)
3. Approval of Special Use Permit 2024-02-01, a short term rental special use permit allowing a short term rental to be established at 612 E. Ave E. The property owner of record is Dana Andrade. The Parcel ID of the subject property is 10687. (G. Calderon, City Secretary)
4. Approve Resolution 2024-02-06, a resolution authorizing the City's Police Department to participate in the Office of the Governor's, Public Safety Office, Homeland Security Grants Division, Operation Lone Star (OLS) for Fiscal Year 2024. (M. Antrim, City Manager)

Minutes: 02-06-2024

Approved: 02-20-2024

5. Approve payment of the monthly billing summary statements for Bojorquez Law Firm services the months of:
 - a) August 2023
 - b) September 2023
 - c) October 2023
 - d) November 2023
 - e) December 2023.

(M. Antrim, City Manager)

RESOLUTION 2024-02-07: On a motion by Councilor Stokes and seconded by Councilor Rodriguez to approve the consent agenda as read, the City Council adopted the motion with all members voting in favor.

8. Information or Discussion items –

1. Discuss Alpine Police Department 2023 Racial Profiling Report. (M. Antrim, City Manager)
2. Commissioner's Court Report by County Liaison Judy Stokes. (J. Stokes, City Council)

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 first reading of Ordinance 2024-02-01, an ordinance repealing Chapter 90 – Taxation, Article V – Short Term Rentals to the Alpine Code of Ordinances; Establishing Article V – Short Term Rentals to Chapter 22 – Businesses to the Alpine Code of Ordinances; Amending the parking requirements for short term rentals within the city; Providing the establishment of up to a \$2,000 penalty per occurrence for violations of the ordinance. The Planning & Zoning Commission has recommended approval of this ordinance. (M. Antrim, City Manager)

RESOLUTION 2024-02-08: On a motion by Councilor Nance and seconded by Councilor Rodriguez to approve, the City Council unanimously voted to adopt the motion. Discussion ensued.

Matt Walter, Planning & Zoning Chair began the discussion with a presentation on the recommendation by the Commission.

RESOLUTION 2024-02-09: Councilor Stephens moved to amend the original motion to hold a workshop that pulls together representatives from Council, the appropriate boards and commissions, and the appropriate departments of the city and include those from STRs so we can begin to have a more cohesive approach to short term rentals. Councilor Nance seconded the motion. The council subsequently approved the original motion as amended.

2. Approve the first reading of Ordinance 2024-02-02, an ordinance amending Appendix C – Zoning, Article I – Basic Ordinance to the Alpine Code of Ordinances; Amending the city zoning ordinance to provide for regulations in the M-1 – Industrial District Zone; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance. The Planning & Zoning Commission has recommended approval of this ordinance. (M. Antrim, City Manager)

Minutes: 02-06-2024

Approved: 02-20-2024

RESOLUTION 2024-02-10: On a motion by Councilor Rodriguez and seconded by Councilor Stephens to approve, the City Council unanimously voted to adopt the motion.

3. Approve Resolution 2024-02-01, a resolution approving a directive tasking the Parks and Recreation Board with Key City Objectives for the remaining Fiscal Year 2023-2024. (D. Nance, City Council)

RESOLUTION 2024-02-11: On a motion by Councilor Stephens and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

4. Approve Resolution 2024-02-02, a resolution authorizing the Environmental Services department to participate in the Keep Texas Beautiful and Texas Department of Transportation's Governor's Community Achievement award program. (M. Antrim, City Manager)

RESOLUTION 2024-02-12: On a motion by Councilor Rodriguez and seconded by Councilor Stephens to approve, the City Council unanimously voted to adopt the motion.

5. Approve Resolution 2024-02-03, a resolution authorizing the City's Police Department to participate in the Office of the Governor's Public Safety Office, Rifle-Resistant Body Armor Grant Program for Fiscal Year 2025. (M. Antrim, City Manager)

RESOLUTION 2024-02-13: On a motion by Councilor Stephens and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

6. Approve Resolution 2024-02-04, a resolution authorizing the City's Police Department to participate in the Office of the Governor's, Public Safety Office, Bullet-Resistant Shield Grant Program for Fiscal Year 2025. (M. Antrim, City Manager)

RESOLUTION 2024-02-14: On a motion by Councilor Stephens and seconded by Councilor Rodriguez to approve, the City Council unanimously voted to adopt the motion.

7. Approve Resolution 2024-02-05, a resolution authorizing the City's Police Department to participate in the Office of the Governor's Public Safety Office, Edward Byrne Memorial Justice Assistance Grant Program (JAG) for Fiscal Year 2025. (M. Antrim, City Manager)

RESOLUTION 2024-02-15: On a motion by Councilor Stephens and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

8. Approve Order 2024-02-01, an Order of Special Election for May 4, 2024, for the purpose of electing one Ward 1 Council Member for the remaining unexpired term ending May 2025; with early voting from April 22, 2024, to April 30, 2024. (G. Calderon, City Secretary)

RESOLUTION 2024-02-16: On a motion by Councilor Stephens and seconded by Councilor Nance to approve, the City Council unanimously voted to adopt the motion.

9. Approve the 2024 High Intensity Drug Traffic Area (HIDTA) application. (M. Antrim, City Manager)

RESOLUTION 2024-02-17: On a motion by Councilor Stephens and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

10. Approve Permian Paving in the amount of \$48,000.00 for the completion of taxiway paving around Hangars 45& 46 at the Alpine Casparis Municipal Airport. (M. Antrim, City Manager.

RESOLUTION 2024-02-18: On a motion by Councilor Stephens and seconded by Councilor Stokes to approve, the City Council unanimously voted to adopt the motion.

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

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).

11. **Executive Session** – None.

12. **Action – Executive Session** – None.

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

13. **Adjourn.** (7:41 P.M.)

APPROVED:

ATTEST:

Catherine Eaves, *Mayor*

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

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 2:00 P.M. on Friday, February 2, 2024, 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, TRMC
City Secretary & Chief Governance Officer

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