

City of Alpine
Regular City Council Meeting
Tuesday, April 18, 2023
Minutes

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 Martin Sandate

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Rod Ponton, City Attorney
Darrell Losoya, Chief of Police

Not Present:

Councilor Sara Tandy

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 April 14, 2023.

3. **Public Comments** – (limited to 3 minutes per person) – None.

4. **Presentations, Recognitions, and Proclamations** –

1. Proclamation of Administrative Professionals Week.

The Proclamation for Administrative Professionals Week was presented by Mayor Eaves and was accepted by City Manager, Megan Antrim.

2. Proclamation of National Municipal Clerks Week.

The Proclamation for National Municipal Clerks Week was presented by Mayor Eaves and accepted by City Secretary, Geoffrey R. Calderon.

5. **Reports** – Copies of presentations displayed during the meeting are posted on the City website at www.cityofalpine.com/reports –

RESOLUTION 2023-04-22: On a motion by Councilor Stokes and seconded by Councilor Sandate to change the order of business to allow Hugh Johnson to present discussion item no. 3 ahead of the rest of the agenda items, the City Council unanimously voted to adopt the motion.

Information or Discussion Item No. 3

3. Discuss the recommendation from resident, Hugh Johnson, that the Council explore the possibility of an ordinance dealing with businesses storing excessive tires and the environmental impact. (C. Eaves, Mayor)

City Mayor Report

1. Thank you to City Staff.

2. Thank you to City Council.
3. Planning and Zoning Historical Walk – April 24, 2023.

City Attorney Report – None.

City Manager Report –

1. Governor’s Community Achievement Award – 2nd Place.
2. Continued Support and Partnerships – Broadband Opportunities within our Community.
3. Pueblo Nuevo Park – Next Steps.
4. TXDOT Right of Way Maintenance.
5. Finance -Revenue & Expenses – Mid Year.

City Staff Updates – None.

6. Public Hearings –

Open (6:23 P.M.)

1. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-04-01, a special use permit for the purpose of allowing the applicant, Alcove, a protected series of Start Local LLC, to obtain a Mixed Beverage license/permit from the Texas Alcoholic Beverage Commission to establish a bar at the subject property.

Public Comments: Chris Ruggia, Ward 3, expressed support for public hearing items no. 1 and no. 2.

2. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-04-02, a special use permit for the purpose of allowing the applicant, Brews & Hues, a protected series of Start Local LLC, to obtain a beer & wine license/permit from the Texas Alcoholic Beverage Commission to establish an art gallery where beer & wine may be sold.

Public Comments: None.

3. Public Hearing to obtain citizen views and comments regarding Short Term Special Use Permit Applications.

Public Comments: None.

Close (6:25 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 April 4, 2023 Regular Meeting Minutes. (G. Calderon, City Secretary)

2. Approval of the excused absence of Councilor Rodriguez from the April 4, 2023 Regular City Council Meeting. (G. Calderon, City Secretary)
3. Approval of the appointment of Larry Nichols to the Place 3 (Arts & Historic) position on the Hotel Occupancy Tax Committee. (J. Stokes, City Council)
4. Approval of Short Term Rental Special Use Permit for 417 S Berkeley. Record property owner is FiftyThree 50 Holdings, LLC. (G. Calderon, City Secretary)
5. Approval of FY 2022-2023 2nd Quarter Investment Report. (M. Antrim, City Manager)

RESOLUTION 2023-04-23: On a motion by Councilor Stokes and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

Mayor Eaves called a 5-Minute recess. (6:26 P.M.)

8. Information or Discussion items –

1. Animal Advisory Board Update by Chair, Patsy Culver. (G. Calderon, City Secretary)
2. Discuss the possibility of participating in the Museum on Main Street (MoMS) program, a traveling exhibition in partnership between the Smithsonian Institute and the Texas Historical Commission. (C. Eaves, Mayor)
- ~~3. Discuss the recommendation from resident, Hugh Johnson, that the Council explore the possibility of an ordinance dealing with businesses storing excessive tires and the environmental impact. (C. Eaves, Mayor)~~
4. Discuss the idea from, Roger Horton, for utilizing shuttle buses using clean energy to pick people up at the train station and take them to the park, etc. Hydrogen Hub concept. (C. Eaves, Mayor)
5. Discuss the City of Alpine and Brewster County Interlocal Agreement regarding Firefighting and Fire Protection Services, and Alpine Emergency Services Board. (M. Antrim, City Manager)
6. Discuss updating and/or creating a city ordinance regarding street use, vacations, closures, and abandonment guidelines/procedures. (M. Antrim, City Manager)

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 Resolution 2023-04-21, a resolution initiating annexation proceedings and setting dates, times, and places for public hearings on the annexation of the proposed Skyway Gardens II Development, legally described as 5.000 acres out of Section 102, Block 9, Brewster County, Texas, being a portion of that certain 10.0 acre tract described in Volume 314, Page 453, Official Public Records of Brewster County, Texas. (M. Antrim, City Manager)

RESOLUTION 2023-04-24: On a motion by Councilor Stokes and seconded by Councilor Sandate to approve, the City Council voted to adopt the motion 2 to 0 with Councilor Rodriguez abstaining.

2. Approve Special Use Permit 2023-04-01, a Special Use Permit for the purpose of allowing the applicant, Alcove, a protected series of Start Local LLC, to obtain a Mixed Beverage license/permit from the Texas Alcoholic Beverage Commission to establish a bar at the subject

property. The property in question is located at 211 E Holland Ave. The Property ID of the subject property is 11800. The record property owner is Alp – 207-211 E Holland, a protected series of BG Real Property Holdings, LLC. (M. Antrim, City Manager)

RESOLUTION 2023-04-25: On a motion by Councilor Stokes and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

3. Approve Special Use Permit 2023-04-02, a Special Use Permit for the purpose of allowing the applicant, Brews & Hues, a protected series of Start Local LLC, to obtain a beer & wine license/permit from the Texas Alcoholic Beverage Commission to establish an art gallery where beer & wine may be sold. The property in question is located at 209 E Holland Ave. The Property ID of the subject property is 11802. The record property owner is Alp – 207-211 E Holland, a protected series of BG real property holdings, LLC. (M. Antrim, City Manager)

RESOLUTION 2023-04-26: On a motion by Councilor Stokes and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

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

NOTICE: The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, Pursuant to Texas Government Code 551.071 (consultation with an 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 551.086 (economic development).

RESOLUTION 2023-04-27: On a motion by Councilor Stokes and seconded by Councilor Sandate to recess into executive session, the City Council unanimously voted to adopt the motion. **(7:51 P.M.)**

Mayor Eaves called a 5-minute recess. (7:51 P.M.)

11. Executive Session –

Personnel Matters § 551.074, Texas Government Code

1. Discuss City Council expectations for the City Secretary during the upcoming year. (C. Eaves, Mayor)
2. Deliberate the addition of an additional title for the City Manager. (C. Eaves, Mayor)

Real Property § 551.072, Texas Government Code

1. Discussion regarding the sale of real property, located at 309 W. Sul Ross. (M. Antrim, City Manager)

12. Action – Executive Session –

RESOLUTION 2023-04-28: On a motion by Councilor Stokes and seconded by Councilor Sandate to reconvene regular session, the City Council unanimously voted to adopt the motion. **(8:30 P.M.)**

1. Action, if any, concerning City Council expectations for the City Secretary during the upcoming year. (C. Eaves, Mayor)

RESOLUTION 2023-04-29: On a motion by Councilor Stokes and seconded by Councilor Sandate to set the following expectations for the City Secretary / Chief Governance Officer:

1. Cross Training.
2. Complete the next phase of certification.
3. Introductory course for residents and/or elected officials, such as refresher courses.
4. Go to Texas Municipal League in October.
6. Delegate job duties.

The City Council unanimously voted to adopt the motion.

2. Action, if any, considering the addition of an additional title for the City Manager. (C. Eaves, Mayor)

RESOLUTION 2023-04-30: On a motion by Councilor Stokes and seconded by Councilor Sandate to make the City Manager's title City Manager / Chief Executive Officer, the City Council voted to adopt the motion 2 to 1 with Councilor Rodriguez voting against.

RESOLUTION 2023-04-31: On a motion by Councilor Stokes and seconded by Councilor Sandate to adjourn, the meeting was adjourned.

13. Adjourn. (8:32 P.M.)

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

CERTIFICATION

I, Geoffrey R. Calderon, hereby certify that this notice 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 April 14, 2023, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting. This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Office of the City Secretary at (432) 837-3301, option 1, or email city.secretary@cityofalpine.com for further information.

Geoffrey R. Calderon, City Secretary