

City of Alpine  
Regular City Council Meeting  
Tuesday, May 04, 2021  
5:30 P.M.  
Minutes

1. Call to Order, and Pledge of allegiance to the flags – Mayor Ramos called the meeting to order. The meeting was held at the City Council Chambers and via zoom conference in the City of Alpine, Texas. Mayor Ramos led the pledge of allegiance to the flags.
2. Determination of a quorum and proof of notice of the meeting – Councilor Curry, Councilor Rodriguez, Councilor Sandate, and Councilor Stephens attended at the City Council Chambers. Mayor Ramos, Councilor Betty Fitzgerald attended via zoom. City Secretary, Cynthia Salas reported that the agenda was posted at 2:00 P.M. on April 30, 2021. City Manager Erik Zimmer and City Attorney Sandy Wilson attended at the City Council Chambers. City Secretary Cynthia Salas attended via zoom.
3. Public Comments (limited to 3 minutes per person) – Martin Villarreal
4. Presentation, Recognitions, and Proclamations – (A. Ramos, Mayor) - None
5. Reports – Copies of the charts presented during the meeting are posted on the City website at [www.cityofalpine.com/cmreports](http://www.cityofalpine.com/cmreports).

City Mayor’s Report – (A. Ramos, Mayor) – None

City Attorney’s Report –

- STR Implications
- City Street Abandonment
- AISD Hot Tap

City Manager Report –

- Coronavirus Update
- Noise Language in CoA Code of Ordinances
- Performance Bonds for large dollar projects

City Staff Updates –

- Environmental Services by Adelina Beall
- Animal Services by Jennifer Stewart

6. Public Hearing –

- Public Hearing to obtain citizen’s views and comments on Ordinance 2021-04-06, an ordinance amending Chapter 90 – Article IV – Coin Operated Establishments to the Alpine Code of Ordinances.
- Public Hearing to obtain citizen’s views and comments on Short-Term Rental Special Use Permit Applications.

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being discussed separately unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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 minutes from City Council meeting on April 20, 2021. (E. Zimmer, City Manager)

**Motion was made by Councilor Stephens, by Resolution 2021-05-01 to approve the consent agenda as written. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.**

8. Information or Discussion items –

1. Brewster County Appraisal District readout. (R. Stephens, City Council)
2. Short-Term Rental Ordinance and Ordinance requirements for Zoning. (R. Stephens, City Council)

9. Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to (up to 10 per meeting.) after being called upon by Mayor or Mayor Pro Term. Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or property in the City. Individuals who do not live in, or own businesses or property in the City limits of Alpine, will be allowed to speak if there is time available.) –

1. Discuss, consider, and take appropriate action on the acceptance of Audit readout from Gibson, Ruddock, and Patterson LLC. (E. Zimmer, City Manager) – **Motion was made by Councilor Stephens, by Resolution 2021-05-02 on the acceptance of Audit readout from Gibson, Ruddock, and Patterson LLC. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.**
2. Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2021-04-06, an ordinance amending Chapter 90 – Article IV – Coin Operated Establishments to the Alpine Code of Ordinances. (E. Zimmer, City Manager) – **Motion was made by Councilor Stephens, by Resolution 2021-05-03 to approve the second and final reading of Ordinance 2021-04-06, an ordinance amending Chapter 90 – Article IV – Coin Operated Establishments to the Alpine Code of Ordinances. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.**
3. Discuss, consider, and take appropriate action on the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of an ice manufacturing plant. Property is located at 106 S. Harrison Street. Record owner is Manuel Salcido. (E. Zimmer, City Manager) – **Motion was made by Councilor Stephens, by Resolution 2021-05-04, to approve the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of an ice manufacturing plant. Property is located at 106 S. Harrison St. Record owner is Manuel Salcido. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.**
4. Discuss, consider, and take appropriate action on the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of a dirt work septic service, and accessory retail business office. Property is located at 2210 N. Highway 118. Record owner is Charles Sanders. (E. Zimmer, City Manager) – **Motion was made by Councilor Stephens, by Resolution 2021-05-05, to approve the recommendation from Planning & Zoning concerning a Conditional Use Permit application for the establishment of a dirt work septic service, and accessory retail business office. Property is located at 2210 N. Highway 118. Record owner is Charles Sanders. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.**
5. Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-05-02, an ordinance amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinance. (E. Zimmer, City Manager) – **Motion was made by Councilor Stephens, by Resolution**

2021-05-06, to approve the first reading of Ordinance 2021-05-02, an ordinance amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinances. Councilor Stephens amended the motion to table this item. Motion was seconded by Councilor Rodriguez. Motion carried unanimously.

6. Discuss, consider, and take appropriate action on Resolution 2021-05-07, a resolution on Pool Admission and Pass Rates for Summer 2021, Alpine Municipal Pool. (E. Zimmer, City Manager) – Motion was made by Councilor Stephens to approve Resolution 2021-05-07 setting the Pool Admission and Pass Rates for Summer 2021, Alpine Municipal Pool. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.
7. Discuss, consider, and take appropriate action on the first reading of Ordinance 2021-05-03, an ordinance amending Chapter 10 – Animals, establishing regulations concerning feral cat colonies to the Alpine Code of Ordinances. (M. Curry, City Council) – Motion was made by Councilor Stephens, by Resolution 2021-05-08 to approve the first reading of Ordinance 2021-05-03, an ordinance amending Chapter 10 – Animals, establishing regulations concerning feral cat colonies to the Alpine Code of Ordinances. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.

Motion was made by Councilor Rodriguez, by Resolution 2021-05-09, to continue the meeting past 9:00 p.m. as per Chapter 23 – City Council – Section 23-21. Motion was seconded by Councilor Sandate. Motion unanimously carried.

8. Discuss, consider, and take appropriate action to approve Special Use Permit Application for: (E. Zimmer, City Manager) –
  - a. Short-Term Rental Special Use Permit for 602 N. Cockrell. Owner of record is Danny Ginn & Monica Quiroga.
  - b. Short-Term Rental Special Use Permit for 210 ½ W. Ave E. Owner of record is Jennifer Hatch
  - c. Short-Term Rental Use Permit for 1108 W. Del Rio St. Owner of record is Alberto Cavazos.
  - d. Short-Term Rental Special Use Permit for 604 E. Ave I. Owner of record is Elaine Peters.
  - e. Short-Term Rental Special Use Permit for 206 & 208 E. Ave E. Owner of record is Vacation Rentals LLC.
  - f. Short-Term Rental Special Use Permit for 101 W. Stockton/1303 N. 5<sup>th</sup> St. Owner of record is Matthew & Rebecca Roggow.
  - g. Short-Term Rental Special Use Permit for 110 W. Murphy St. Owner of record is Cave Mesa Properties LLC.
  - h. Short-Term Rental Special Use Permit for 1107 N. 5<sup>th</sup> Apt. A. Owner of record is Jennifer Hatch.
  - i. Short-Term Rental Special Use Permit for 1009 N. Bird St. Owner of record is Adam Brant.
  - j. Short-Term Rental Special Use Permit for 906 N. 8<sup>th</sup> St. Owner of record is Ryan & Emma Zent.
  - k. Short-Term Rental Special Use Permit for 2400 US Hwy 90 SP# 13. Owner of record is Valerie Coggins.
  - l. Short-Term Rental Special Use Permit for 704 E. Sul Ross. Owner of record is Adam Rothry & Linda Piedad.

m. Short-Term Rental Special Use Permit for 207 N. Harrison. Owner of record is Bombero 18 LLC.

n. Short-Term Rental Special Use Permit for 302 W. Ave. B. Owner of record is William & Rachael Hurst.

**Motion was made by Councilor Stephens, by Resolution 2021-05-10 to approve the Special Use Permit Applications as listed. Motion was seconded by Councilor Rodriguez. Motion unanimously carried.**

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

11. Executive Session - Pursuant to Texas Government Code 551.071 Consultation with Attorney on a matter for which it is the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct conflict with this Chapter and requires discussion of the item in closed session), and 551.071(consultation with attorney regarding potential or contemplated claims against the City) Pursuant to Texas Government Code 551.074 – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. – None

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, as authorized by the Texas Government 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) –

12. Action – Executive Session – None

I certify that this notice was posted at 2:00 P.M. on April 30, 2021, pursuant to Texas Open Meetings Act. (Texas Vernon's Annotated Civil statutes, section 551.043 Texas Government Code.) 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 city secretary's office at (432) 837-3301 or fax (432) 837-2044 for further information.

\_\_\_\_\_  
Andres "Andy" Ramos, Mayor

Attest:

\_\_\_\_\_  
Cynthia Salas, City Secretary

I, Cynthia Salas, City Secretary, do certify that this notice was posted at 2:00 P.M. on April 30, 2021, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Cynthia Salas, City Secretary

**Council minutes: 05-04-2021**

**Approved: 05-18-2021**