

City of Alpine
Budget Workshop
Regular City Council Meeting
Tuesday, July 11, 2023
Minutes

WORKSHOP – 3:00 P.M.

1. **Call to Order & Pledge of Allegiance to the Flags** - Mayor Catherine Eaves called the workshop meeting to order at 3:00 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. Mayor Eaves led the pledge of allegiance to the flags.

City Council Members Present:

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

City Staff and Stakeholders Present:

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

Not Present:

Councilor Martin Sandate

2. **Workshop the Fiscal Year 2023-2024 Budget.**
 3. **Adjourn.**
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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 Darin Nance
Councilor Rick Stephens

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Darrell Losoya, Chief of Police
Abel Hinojos, Airport Supervisor

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 2:00 P.M. on July 7, 2023.

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

1. Karen Cantrell, Ward 1, addressed the City Council in opposition of Replat 2023-07-01.
2. Cathy O'Neal, Ward 1, did not speak but requested recordation of support for Ordinance 2023-06-01.
3. Cameron Adams, Ward 1, did not speak but requested recordation of support for Ordinance 2023-06-01.

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

1. Boards and Commissions Update.
2. Mayor Informational Video Series Update.
3. Working on Streamlining the meetings to be conscientious of everyone's time.

City Attorney Report – None.

City Manager Report –

1. Update on water issues and use of additional well(s).
2. Update on FY 2022-2023 Paving.
3. Pending Legal Items.

City Staff Updates – None.

6. **Public Hearings** –

Open (5:59 P.M.)

1. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2023-06-01, an ordinance of the City Council of the City of Alpine, Texas authorizing the installation of additional four way stop signs at the intersections of 8th Street and Sul Ross Avenue, the intersections of 8th Street and Avenue A, the intersections of 7th and Hendryx Avenue, and the intersections of 8th Street and Del Rio Avenue.

Public Comments: Brian Shugart, Ward 1.

2. Public Hearing to obtain citizen views and comments regarding Replat 2023-07-01, a replat to allow the applicant, John Wagner c/o AMXS Land Development, LLC, to combine underlying lots into one to allow for development. The property in question is located on Holland Ave and 15th Street and legally described as the East Part of Lot One (1), Two (2), and Three (3), in Block Six (6), Thomas Turney Higgins addition, to the Town of Alpine, Brewster County, Texas. The Parcel ID of the subject property is R12876. The record property owner is Glenn Short. The current zoning classification of the subject property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 business district.

Public Comments: None.

3. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-07-01, a Special Use Permit to allow the applicant, Alpine Independent School District, to

establish a daycare center. The property in question is located at 704 W. Sul Ross Avenue and legally described as Lots 6-10, Block 1, Gillis Addition to the City of Alpine. The Parcel ID of the subject property is R10450. The record property owner is Alpine ISD, in trust. The current zoning classification of the subject property is R-2 Two Family District. If the replat is approved the zoning classification will remain R-2 Two Family District.

Public Comments: None.

4. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-07-02, a Special Use Permit to allow the applicant, Big Bend Collective LLC DBA Old Gringo Bar & Grill, to obtain an alcohol license/permit from the Texas Alcohol Beverage Commission to operate a bar & grill. The property in question is located at 101 W. Ave E. The record property owner is Dannica Investments LLC. The parcel ID of the subject property is R11886.

Public Comments: None.

5. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-07-03, a Short term Rental Special Use Permit allowing a short term rental to be established at 1703 E. Gallego. The property owners of record are Rosalinda Pallanez & Jesusita Gonzales. The Parcel ID of the subject property is 12747.

Public Comments: Jesusita “Susie” Gonzales, Ward 2.

Close (6:06 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 June 20, 2023 Regular Meeting Minutes. (G. Calderon, City Secretary)
 2. Approval of June 24, 2023 Budget Workshop Meeting Minutes. (G. Calderon, City Secretary)
 3. Approval of the appointment of Tom Griffith to the Place 3 position on the Planning & Zoning Commission. (D. Nance, City Council)
 4. Approval of the appointment of Luis Gomez to the Place 7 position on the Parks & Recreation Board. (C. Eaves, Mayor)
 5. Approval of Special Use Permit 2023-07-03, a Short term Rental Special Use Permit allowing a short term rental to be established at 1703 E. Gallego. The property owners of record are Rosalinda Pallanez & Jesusita Gonzales. The Parcel ID of the subject property is 12747. (G. Calderon, City Secretary)
 6. Approval of final City Attorney invoice from Rod Ponton. (M. Antrim, City Manager)
 7. Approval of June City Attorney invoice from Bojorquez Law Firm. (M. Antrim, City Manager)
 8. Approval of Third Quarter 2022 – 2023 Investment Report. (M. Antrim, City Manager)

RESOLUTION 2023-07-02: On a motion by Councilor Stokes and seconded by Councilor Nance to approve the consent agenda, the City Council unanimously voted to adopt the motion.

8. Information or Discussion items –

1. Emergent Air Quarterly Report by Walter Kuyukendall. (M. Antrim, City Manager)
2. Alpine Volunteer Fire Department report by Fire Chief, Andrew Pierce. (M. Antrim, City Manager)
3. Water and Waste Water System Performance. (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 are limited to 10 per meeting.) –

1. Approve the second and final reading of Ordinance 2023-06-01, an ordinance of the City Council of the City of Alpine, Texas authorizing the installation of additional four way stop signs at the intersections of 8th Street and Sul Ross Avenue, the intersections of 8th Street and Avenue A, the intersections of 7th and Hendryx Avenue, and the intersections of 8th Street and Del Rio Avenue. (M. Antrim, City Manager)

RESOLUTION 2023-07-03: On a motion by Councilor Stokes and seconded by Councilor Rodriguez to approve, the City Council unanimously voted to adopt the motion.

2. Approve Resolution 2023-07-01, a resolution of the City Council of the City of Alpine, Texas authorizing the City to participate in the Texas Department of Transportation Aviation Grant Program for the creation of an Airport Layout Plan to provide short and long term objectives for the Alpine-Casparis Municipal Airport. (M. Antrim, City Manager)

RESOLUTION 2023-07-04: On a motion by Councilor Stephens and seconded by Councilor Stokes to approve, the City Council unanimously voted to adopt the motion.

3. Approve Replat 2023-07-01, a replat to allow the applicant, John Wagner c/o AMXS Land Development, LLC, to combine underlying lots into one to allow for development. The property in question is located on Holland Ave and 15th Street and legally described as the East Part of Lot One (1), Two (2), and Three (3), in Block Six (6), Thomas Turney Higgins addition, to the Town of Alpine, Brewster County, Texas. The Parcel ID of the subject property is R12876. The record property owner is Glenn Short. The current zoning classification of the subject property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 business district. The Planning & Zoning Commission has recommended denial of this Replat. (M. Antrim, City Manager)

Public Comment: Guy Fielder, Ward 5.

RESOLUTION 2023-07-05: On a motion by Councilor Rodriguez and seconded by Councilor Stephens to approve, the City Council unanimously voted to adopt the motion.

4. Approve Special Use Permit 2023-07-01, a Special Use Permit to allow the applicant, Alpine Independent School District, to establish a daycare center. The property in question is located at 704 W. Sul Ross Avenue and legally described as Lots 6-10, Block 1, Gillis Addition to the City of Alpine. The Parcel ID of the subject property is R10450. The record property owner is Alpine ISD, in trust. The current zoning classification of the subject property is R-2 Two Family District.

If the replat is approved the zoning classification will remain R-2 Two Family District. (M. Antrim, City Manager)

RESOLUTION 2023-07-06: On a motion by Councilor Stokes and seconded by Councilor Stephens to approve, the City Council voted to adopt the motion with all members voting aye, excluding Councilor Nance who abstained.

5. Approve Special Use Permit 2023-07-02, a Special Use Permit to allow the applicant, Big Bend Collective LLC DBA Old Gringo Bar & Grill, to obtain an alcohol license/permit from the Texas Alcohol Beverage Commission to operate a bar & grill. The property in question is located at 101 W. Ave E. The record property owner is Dannica Investments LLC. The parcel ID of the subject property is R11886. (M. Antrim, City Manager)

RESOLUTION 2023-07-07: 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 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).

11. **Executive Session** – None.

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

There being no further business, the meeting was adjourned.

13. **Adjourn.** (6:26 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 2:00 P.M. on July 7, 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