

**City of Alpine  
Regular City Council Meeting  
Tuesday, November 2, 2021  
Minutes**

**REGULAR CITY COUNCIL MEETING - 5:30 P.M.**

1. **Call to Order & Pledge of Allegiance.** – Mayor Andres Ramos called the meeting to order. The meeting was held at the Civic Center located at 801 West Holland Avenue 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 Judy Stokes, Councilor Sara Tandy, Councilor Martin Sandate, and Councilor Jerry Johnson attended at the Civic Center. Councilor Rodriguez was not present. Interim City Manager, Megan Antrim, and City Secretary, Geoffrey Calderon, attended at the Civic Center. Abel Hinojos, Airport Manager, attended at the Civic Center. City Secretary, Geoffrey Calderon, reported that the agenda was posted at 2:00 P.M. on October 29, 2021.
3. **Public Comments** – (limited to 3 minutes per person) – Nguyen Phan, Oscar Cobos, Norma Hinojos-Olivo, Guy Fielder.
4. **Presentations, 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) – None

**City Mayor's Report**

**City Attorney's Report**

**City Manager Report**

- Emergency Operations Plan
- Generators
- Rio Grande Council of Governments – American Rescue Plan Act – Build Back Better Regional Challenge

**City Staff Updates**

- Building Services by Jessica Boorse
- Animal Services by Jennifer Stewart

## **6. Public Hearings** –

1. Public Hearing to obtain citizen views and comments on Special Use Permit Application to allow applicant, Thomas Kelner, to establish a wine bar which would include the serving & sale of alcohol. Property is located at 116 N. 5th Street. Record owner is Loft Holdings LLC.
2. Public Hearing to obtain citizen views and comments on Special Use Permit Application to allow applicants, Mark & Eden Hinshaw DBA Roux Alpine, to establish a mixed-use occupancy residential and commercial business with a detached commercial kitchen on premise. Property is located at 1008 W. Sul Ross Avenue. Record owners are Mark & Eden Hinshaw

**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 October 12, 2021 Special Meeting Minutes (M. Antrim, Interim City Manager)
2. Approval of October 19, 2021 Regular Meeting Minutes (M. Antrim, Interim City Manager)
3. Approval of Excused Absence of Mayor Ramos from October 19, 2021 City Council Meeting (M. Antrim, Interim City Manager)

**RESOLUTION 2021-11-01:** On a motion by Councilor Tandy and seconded by Councilor Stokes to approve the consent agenda, the City Council voted unanimously to adopt the motion.

## **8. Information or Discussion items** – None.

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

1. Approve the first reading of Ordinance 2021-11-01, an Ordinance amending Chapter 23 - City Council to the Alpine Code of Ordinances; Amending Article I - In General; Amending Article II - Rules of Procedure; Establishing Article III - Rules of Decorum (M. Antrim, Interim City Manager)

**RESOLUTION 2021-11-03:** On a motion by Councilor Stokes and seconded by Councilor Tandy to approve the first reading of Ordinance 2021-11-01, the City Council voted unanimously to adopt the motion.

2. Approve the first reading of Ordinance 2021-11-02, an Ordinance recommended by the Planning & Zoning Commission amending the Coin-Operated Machine ordinance to include a total allowable machines per establishment, updating the fee schedule, and updating the Special Use Permit fee (M. Antrim, Interim City Manager)

**RESOLUTION 2021-11-04:** A motion was made by Councilor Stokes and seconded by Councilor Johnson to approve the first reading of Ordinance 2021-11-02. On a motion by

Councilor Johnson and seconded by Councilor Tandy to amend the original motion to include changing the limit of machines in the ordinance from four to unlimited, the Council voted unanimously to adopt the amendment.

**RESOLUTION 2021-11-05:** The Council voted unanimously to adopt the original motion as amended.

3. Approve the first reading of Ordinance 2021-11-03, an Ordinance authorizing the vacation, abandonment, and sale of approximately 0.11 acres of City property, being an unimproved platted alley located in Block 53 of the Original Townsite of Alpine to abutting property owner Chisos Brewing Company; Authorizing the City Manager to Execute a Deed without Warranty; Directing that funds from the sale of the City's interest be deposited in the general fund for the purpose of street improvements (M. Antrim, Interim City Manager)

**RESOLUTION 2021-11-06:** On a motion by Councilor Stokes and seconded by Councilor Tandy to approve the first reading of Ordinance 2021-11-03, the City Council voted 3 to 1 to adopt the motion with Councilor Johnson voting against.

4. Approve Resolution 2021-11-02, a resolution authorizing the closure of RB03 Checking Account and dedication of remaining balance to cover costs of repairs to the Holiday Inn Lift Station (M. Antrim, Interim City Manager)

**RESOLUTION 2021-11-07:** On a motion by Councilor Tandy and seconded by Councilor Johnson to approve Resolution 2021-11-02, the City Council voted unanimously to adopt the motion.

5. Approve recommendation by the Planning & Zoning Commission to approve a Special Use Permit Application to allow applicant, Thomas Kelner, to establish a wine bar which would include the serving & sale of alcohol. Property is located at 116 N. 5th Street. Record owner is Loft Holdings LLC (M. Antrim, Interim City Manager)

**RESOLUTION 2021-11-08:** On a motion by Councilor Stokes and seconded by Councilor Tandy to approve recommendation from the Planning & Zoning Commission to a Special Use Permit to allow Thomas Kelner to establish a wine bar, the City Council voted unanimously to adopt the motion.

6. Approve recommendation by the Planning & Zoning Commission to approve a Special Use Permit Application to allow applicants Mark & Eden Hinshaw, DBA Roux Alpine, to establish a mixed-use occupancy residential and commercial business with a detached commercial kitchen on premise. Property is located at 1008 W. Sul Ross Avenue. Record owners are Mark & Eden Hinshaw (M. Antrim, Interim City Manager)

**RESOLUTION 2021-11-09:** On a motion by Councilor Tandy and seconded by Councilor Johnson to approve the recommendation by the Planning & Zoning Commission to approve a Special Use Permit Application for applicants Mark & Eden Hinshaw, DBA Roux Alpine, the City Council voted unanimously 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 2021-11-10:** On a Motion by Councilor Tandy and seconded by Councilor Stokes to move into Executive Session, the City Council voted unanimously to adopt the motion. **(6:45 P.M.)**

**11. Executive Session –**

1. Deliberate and consider sale of City property located in Block 27 Original Townsite to the City of Alpine (M. Antrim, Interim City Manager)

**12. Action – Executive Session –**

1. Action, if any, concerning sale of City property located in Block 27 Original Townsite to the City of Alpine (M. Antrim, Interim City Manager)

**RESOLUTION 2021-11-11:** On a motion by Councilor Tandy and seconded by Councilor Sandate to move into regular session, the Council unanimously voted to adopt the motion **(6:59 P.M.)**

**RESOLUTION 2021-11-12:** On a Motion by Councilor Johnson and seconded by Councilor Sandate to sell the property located in Block 27 Original Townsite to Brewster County in exchange for a generator, the City Council unanimously voted to adopt the motion.

*There being no further business, the meeting was adjourned.*

**13. Adjourn. (7:01 P.M.)**

**ATTEST:**

\_\_\_\_\_  
Andres “Andy” Ramos, Mayor

\_\_\_\_\_  
Geoffrey R. Calderon, City Secretary

**CERTIFICATION**

I, Geoffrey R. Calderon, City Secretary, hereby certify that this notice was posted at City Hall, a convenient and readily accessible place to the general public, and to the City website at [www.cityofalpine.com](http://www.cityofalpine.com) pursuant to Section 551.043, Texas Government Code. The said notice was posted at 2:00 P.M. on October 29, 2021, 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 City Secretary’s Office at (432) 837-3301, option 1, or email [city.secretary@ci.alpine.tx.us](mailto:city.secretary@ci.alpine.tx.us) for further information.

\_\_\_\_\_  
Geoffrey R. Calderon, City Secretary