

City of Alpine
Workshop &
Regular City Council Meeting
Tuesday, November 7, 2023
Minutes

WORKSHOP – 4:30 P.M.

1. **Call to Order** – 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.

City Council Members Present:

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

City Staff and Stakeholders Present:

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

Others Present: None.

Not Present:

2. **Workshop –**

- Workshop proposed changes to Chapter 23 - City Council to the Alpine Code of Ordinances, including updates to the order of business, updates to the rules of procedure, and updates to the rules of decorum for City Council meetings.

3. **Adjourn. (5:16 P.M.)**

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 Martin Sandate
Councilor Rick Stephens

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

Not Present:

Others Present: Approximately 27 other attendees.

Minutes: 11-07-2023

Approved: 12-05-2023

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, November 3, 2023.

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

1. Oscar Cobos, Ward 1, addressed the City Council regarding short term rentals.
2. Genie Chopelas, Brewster County Resident, addressed the City Council regarding Information or Discussion Items No. 3 & No. 4 and Action Item No. 4.

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

1. Proclamation for Herbert Moss Mills Day.

The Proclamation for Herbert Moss Mills Day was presented by Mayor Eaves and received by City Manager, Megan Antrim.

2. Proclamation for Municipal Court Week.

The Proclamation for Municipal Court Week was presented by Mayor Eaves and received by City Secretary, Geoffrey Calderon.

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

City Mayor Report.

City Attorney Report – None.

City Manager Report – None.

City Staff Updates – None.

6. **Public Hearings** –

Open. (5:45 P.M.)

1. Public Hearing to obtain citizen views and comments regarding the first reading of Ordinance 2023-11-01, an ordinance approving Rezone Application 2023-10-01; Amending the official zoning map of the city by rezoning the property located at 401 W. Sul Ross and legally described as the East 18.89 feet of Lots 8, 9, 10, all of Lots 1, 2, and 3, and that portion of the platted alley lying between said lots, all out of Block 28, Original Townsite of Alpine, Envelope 184, Plat Records of Brewster County, Texas, from R-2 two-family district to C-2 business district.

Public Comments: Karen “Mickey” Chapman, Ward 1; Terra Vaughn, Ward 1; Dani Vaughn, Lubbock, TX; Jennifer Hatch, Ward 5; Larry Hood, Previous Resident of Alpine; Jenna Carey, Ward 1.

2. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-10-01, a Special Use Permit 2023-10-03, a special use permit for the purpose of allowing the applicant, Ole Crystal Bar / Isabelle Varlan Monshaugen & Van Huff, P.C., to obtain a mixed beverage license/permit from the Texas Alcoholic Beverage Commission to operate a bar. The property in question is located at 410 E. Holland Avenue. The record property owner is 410 E. Holland Holdings, LLC. The property ID of the subject property is 12337.

Public Comments: None.

3. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-11-01, a Short Term Rental Special Use Permit allowing a short term rental to be established at 501 N 2nd St. The property owner of record is Jason and Robin Stone. The Parcel ID of the subject property is 12034.

Public Comments: None.

4. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-11-02, a Short Term Rental Special Use Permit allowing a short term rental to be established at 405 E Ave E. The property owner of record is Shelley and Cary Shackelford. The Parcel ID of the subject property is 11914.

Public Comments: None.

5. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-11-03, a Short Term Rental Special Use Permit allowing a short term rental to be established at 202 N 4th St. The property owner of record is Karl Brauch. The Parcel ID of the subject property is 11906.

Public Comments: None.

6. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-11-04, a Short Term Rental Special Use Permit allowing a short term rental to be established at 1004 W. Del Rio St. The property owner of record is Justin Tallant and Colleen West. The Parcel ID of the subject property is 30379.

Public Comments: None.

Close. (6:03 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 October 17, 2023 Regular Meeting Minutes. (G. Calderon, City Secretary)
 2. Approval of the excused absence of Councilor Rodriguez from the October 17, 2023 Regular City Council Meeting due to personal illness. (G. Calderon, City Secretary)

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3. Approval of the transfer of Jesusita Gonzales from the Place 7 (At large) position on the Hotel Occupancy Tax Committee to the Place 2 position (Hotelier). (R. Stephens, City Council)
4. Approval of the appointment of Evin Hanke to the Place 7 (At large) position on the Hotel Occupancy Tax Committee. (R. Stephens, City Council)
5. Approval of the appointment of Sarah Hyers to the Place 1 (Hotelier) position on the Hotel Occupancy Tax Committee. (R. Stephens, City Council)
6. Approval of Special Use Permit 2023-11-01, a Short Term Rental Special Use Permit allowing a short term rental to be established at 501 N. 2nd St. The property owner of record is Jason and Robin Stone. The Parcel ID of the subject property is 12034. (G. Calderon, City Secretary)
7. Approval of Special Use Permit 2023-11-02, a Short Term Rental Special Use Permit allowing a short term rental to be established at 405 E Ave E. The property owner of record is Shelley and Cary Shackelford. The Parcel ID of the subject property is 11914. (G. Calderon, City Secretary)
8. Approval of Special Use Permit 2023-11-03, a Short Term Rental Special Use Permit allowing a short term rental to be established at 202 N 4th St. The property owner of record is Karl Brauch. The Parcel ID of the subject property is 11906. (G. Calderon, City Secretary)
9. Approval of Special Use Permit 2023-11-04, a Short Term Rental Special Use Permit allowing a short term rental to be established at 1004 W. Del Rio St. The property owner of record is Justin Tallant and Colleen West. The Parcel ID of the subject property is 30379. (G. Calderon, City Secretary)
10. Approve the Finance Manager Job Description (M. Antrim, City Manager)
11. Approve the Administrative Assistant I - Police Department Job Description (M. Antrim, City Manager)

Councilor Stephens requested to remove items no. 8 and no 9 for individual consideration.

RESOLUTION 2023-11-05: On a motion by Councilor Stokes and seconded by Councilor Stephens to approve the consent agenda items no. 1-7 and items no. 10-11, the City Council unanimously voted to adopt the motion.

RESOLUTION 2023-11-06: On a motion by Councilor Stephens and seconded by Councilor Stokes to table item no. 8, the City Council unanimously voted to adopt the motion.

RESOLUTION 2023-11-07: On a motion by Councilor Stephens and seconded by Councilor Stokes to table item no. 9, the City Council unanimously voted to adopt the motion.

8. Information or Discussion items –

1. Presentation by Steve Sofge regarding unresolved and ongoing issues with the condition of Alpine Country Club Estates roads. (C. Eaves, Mayor)
2. Brewster County Liaison Update. (J. Stokes, City Council)
3. Airport Advisory Board – Discuss the intent to propose re-creation of the Alpine Airport Advisory Board. (D. Nance, City Council)
4. Transportation Advisory Board – Discuss the intent to propose re-creation of the Alpine Transportation Committee. (D. Nance, City Council)

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5. City Manager provide an update on the actions from the Streets Workshop including the status of purchase of the new hot patch machine and plan for street work during Fiscal Year 23-24. (R. Stephens, City Council)
6. Speed Limit - City Council members provide their list of city owned streets that they would want to a posted speed limit higher than 25 mph so that an ordinance can be drafted to change the normal speed limit on Alpine City streets to 25 mph and take action to fund procurement of speed limit sign overlays. (R. Stephens, City Council)

Public Comments: Jim Street, Ward 1, addressed the City Council responsive to Information or Discussion item no. 5. in opposition of 25 mile per hour city-wide speed limit.

The Mayor Called a short recess. (7:23 P.M.)

The meeting resumed. (7:31 P.M.)

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 2023-11-01, an ordinance approving Rezone Application 2023-10-01; Amending the official zoning map of the city by rezoning the property located at 401 W. Sul Ross and legally described as the East 18.89 feet of Lots 8, 9, 10, all of Lots 1, 2, and 3, and that portion of the platted alley lying between said lots, all out of Block 28, Original Townsite of Alpine, Envelope 184, Plat Records of Brewster County, Texas, from R-2 two-family district to C-2 business district. (M. Antrim, City Manager)

RESOLUTION 2023-11-08: Councilor Stokes moved to return the application back to Planning & Zoning for official consideration for downsizing to a C-0 Office Services District instead of the applied C-2 Business District. Councilor Nance seconded the motion. The City Council adopted the motion 4 to 1 with Councilor Nance voting against.

2. Approve Resolution 2023-11-01, a resolution appointing Council Member Darin Nance to the Brewster County Appraisal District Board of Directors. (M. Antrim, City Manager)

RESOLUTION 2023-11-09: On a motion by Councilor Stephens and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

3. Approve Resolution 2023-11-02, a resolution authorizing the City to participate in an agreement with the State of Texas through the Department of Transportation to request the closure of North Highway 118 (Between Holland and Avenue E) on November 17 through November 19, 2023. (M. Antrim, City Manager)

RESOLUTION 2023-11-10: On a motion by Councilor Stokes and seconded by Councilor Sandate to approve Resolution 2023-11-02 to close the highways, the City Council voted to adopt the motion 4 to 1 with Councilor Nance abstaining.

4. Approve Resolution 2023-11-03, a resolution authorizing the City to participate in the Texas Department of Transportation Aviation Routine Airport Maintenance program (RAMP) Grant Program for financial assistance used solely and exclusively for airport maintenance at the Alpine Casparis Municipal Airport. (M. Antrim, City Manager)

Minutes: 11-07-2023

Approved: 12-05-2023

RESOLUTION 2023-11-11: On a motion by Councilor Stephens and seconded by Councilor Stokes to approve Resolution 2023-11-03, the City Council unanimously voted to adopt the motion.

5. Approve Resolution 2023-11-04, a resolution approving the lease agreement between South Plains Community Action Association (SPCAA) and the City of Alpine for the use of property located at 607 W. Gallego Avenue, known as the Neighborhood Center. (M. Antrim, City Manager)

RESOLUTION 2023-11-12: On a motion by Councilor Nance and seconded by Councilor Sandate to approve, the City Council unanimously voted to adopt the motion.

6. Approve Special Use Permit 2023-10-03, a special use permit for the purpose of allowing the applicant, Ole Crystal Bar / Isabelle Varlan Monshaugen & Van Huff, P.C., to obtain a mixed beverage license/permit from the Texas Alcoholic Beverage Commission to operate a bar. The property in question is located at 410 E. Holland Avenue. The record property owner is 410 E. Holland Holdings, LLC. The property ID of the subject property is 12337. (M. Antrim, City Manager)

RESOLUTION 2023-11-13: On a motion by Councilor Stephens and seconded by Councilor Stokes to approve Special Use Permit 2023-10-03, 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).

NOTICE: In compliance with the Americans with Disabilities Act, the City of Alpine will provide reasonable accommodations for persons attending meetings. 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.

RESOLUTION 2023-11-14: On a motion by Councilor Stephens and seconded by Councilor Stokes to move the executive session to the next agenda, the City Council unanimously voted to adopt the motion.

11. Executive Session –

1. City Attorney Update – Review cases currently in work by the City Attorney. (R. Stephens, City Council)

12. Action – Executive Session –

1. Action, if any, concerning the review of cases currently in work by the City Attorney. (R. Stephens, City Council)

Minutes: 11-07-2023

Approved: 12-05-2023

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

13. Adjourn. (8:41 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 Friday, November 3, 2023, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

Geoffrey R. Calderon, City Secretary