

City of Alpine
Regular City Council Meeting
Tuesday, December 6, 2022
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 conference 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 Chris Rodriguez
Councilor Martin Sandate
Councilor Jerry Johnson

Not Present:

Councilor Judy Stokes
Councilor Sara Tandy

City Staff Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Rod Ponton, City Attorney
Kirk Caughman, Police Lieutenant
Andrew Devaney, Director of Building Services
Alicia Salinas, Director of Finance
Chris Ruggia, Director of Tourism
Abel Hinojos, Airport Supervisor

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 December 2, 2022.

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

- I. Noise Ordinance
- II. Town Halls – 1 remaining

City Attorney Report –

- I. Year End Review:
 - a) TDS Contract Negotiation
 - b) City Manager Contract
 - c) Boards, Commissions, and Committees review/revamp
 - d) EMS Service Change (RFQ, Selection, Contract Draft)
 - e) Parkhill, Smith, and Cooper Settlement re City mapping project
 - f) Alpine “Standard form of Agreement”- First use re Riko Trenching
 - g) Draft Alpine employee purchasing policies (long and short form)

City Manager Report –

- I. TXDOT 2022 Winter Coordination Meeting with Regional Agencies and TXDOT
- II. Voluntary Donations through Utility Bills

City Staff Updates – None.

6. Public Hearings –

1. Public Hearing to obtain citizen views and comments regarding a Special Use Permit application for the purpose of allowing the applicant, Sandstone Alpine, LLC dba Antelope Lodge, to obtain an alcohol license/permit from the Texas Alcoholic Beverage Commission to sell alcohol to hotel guests. The property in question is located at 2310 W. Highway 90. The record property owner is Sandstone Alpine, LLC.

Public Comments: Chris Ruggia, Ward 3.

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

Public Comments: Briana Adams, Ward 3; Darin Nance, Ward 3.

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 November 15, 2022 Regular Meeting Minutes. (G. Calderon, City Secretary)
2. Approval of the appointment of Andres “Andy” Ramos to the Ward 4 position on the Parks and Recreation Board. (M. Sandate, City Council)
3. Approval of Short Term Rental Special Use Permit Applications for:
 1. 903 W. Ave E. Record property owners are Janna and Andy Stubbs.
 2. 408 W. Lockhart Avenue. Record property owner is Thomas Robinson.
 3. 304 E. Sul Ross. Record property owner is The Corner Lot, LLC.(G. Calderon, City Secretary)
4. Accept the donation of a K-9 Bullet Proof vest from Betty Gallo and Linda Laboria. (M. Antrim, City Manager)
5. Approve the effective start date for Boards, Commissions, and Committees term limits to begin in October 2022, with current Board Members serving a partial term until May of 2023, when the City Council will newly appoint board and commission members. (M. Antrim, City Manager)
6. Approve the schedule for Strategic Planning Priority Workshops in January 2023 and February 2023. (M. Antrim, City Manager)

RESOLUTION 2022-12-03: On a motion by Councilor Rodriguez and seconded by Councilor Johnson to approve, the City Council unanimously voted 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 are limited to 10 per meeting.) –

1. Approve the first reading of Ordinance 2022-12-01, an ordinance amending Chapter 18 - Building and Building Regulations to the Alpine Code of Ordinances. (M. Antrim, City Manager)

RESOLUTION 2022-12-04: On a motion by Councilor Rodriguez and seconded by Councilor Sandate to approve the first reading of Ordinance 2022-12-01, an ordinance amending Chapter 18 – Building and Building Regulations to the Alpine Code of Ordinances, the City Council unanimously voted to adopt the motion.

2. Approve the first reading of Ordinance 2022-12-02, an ordinance amending the Alpine Code of Ordinances; Amending Chapter 26 – Civic and Cultural Affairs and Facilities; Establishing Article III – Noise; Adopting an ordinance providing for requirements and regulation concerning noise and its potential to become a public nuisance. (M. Antrim, City Manager)

RESOLUTION 2022-12-05: Councilor Rodriguez moved to approve the first reading of Ordinance 2022-12-02, an ordinance amending the Alpine Code of Ordinances; Amending Chapter 26 – Civic and Cultural Affairs and Facilities; Establishing Article III – Noise; Adopting an ordinance providing for requirements and regulation concerning noise and its potential to become a public nuisance. The motion was seconded by Councilor Sandate.

RESOLUTION 2022-12-06: On a motion by Councilor Johnson and seconded by Councilor Rodriguez to amend the original motion to also reflect the deletion of item 2(b) on page 11 of the ordinance, the City Council unanimously voted to adopt the motion. Subsequently, the City Council unanimously voted to adopt the main motion as amended.

3. Approve the first reading of Ordinance 2022-12-03, an ordinance amending Chapter 2 - Administration, Article VI - Records Management; Providing for a reasonable limit on the amount of time to be spent without charge for vexatious public information requestors and requiring payment for the time and expenditures incurred beyond this limit. (M. Antrim, City Manager)

RESOLUTION 2022-12-07: On a motion by Councilor Johnson and seconded by Councilor Sandate to approve the first reading of Ordinance 2022-12-03, the City Council unanimously voted to adopt the motion.

4. Approve Resolution 2022-12-01, a resolution appointing City Council members to ex-officio positions on City Boards, Commissions, and Committees. (M. Antrim, City Manager)

RESOLUTION 2022-12-08: On a motion by Councilor Sandate and seconded by Councilor Johnson to approve Resolution 2022-12-01, the City Council unanimously voted to adopt the motion.

5. Approve Resolution 2022-12-02, a resolution establishing a policy for naming municipal property and streets. (M. Antrim, City Manager)

RESOLUTION 2022-12-09: On a motion by Councilor Johnson and seconded by Councilor Sandate to approve Resolution 2022-12-02, the City Council unanimously voted to adopt the motion.

6. Approve a Special Use Permit application for the purpose of allowing the applicant, Sandstone Alpine, LLC dba Antelope Lodge, to obtain an alcohol license/permit from the Texas Alcoholic Beverage Commission to sell alcohol to hotel guests. The property in question is located at 2310 W. Highway 90. The record property owner is Sandstone Alpine, LLC. (M. Antrim, City Manager)

RESOLUTION 2022-12-10: On a motion by Councilor Johnson and seconded by Councilor Sandate to approve the special use permit application for the purpose of allowing the applicant, Sandstone Alpine, LLC dba Antelope Lodge to obtain an alcohol license or permit, the City Council unanimously voted to adopt the motion.

7. Approve the award responsive to the Request for Proposal (RFP 2022-11-01) to West Texas National Bank for bank depository and security clearance and safekeeping services. (M. Antrim, City Manager)

RESOLUTION 2022-12-11: On a motion by Councilor Rodriguez and seconded by Councilor Sandate to approve the award responsive to the Request for Proposal (RFP 2022-11-01) to West Texas National Bank for depository and security clearance and safekeeping services, the City Council unanimously voted to adopt the motion.

8. Approve a letter of support to TransPermian H2 Hub LLC in support of the establishment of a hydrogen hub in the Permian Basin area of Texas. (C. Eaves, Mayor)

RESOLUTION 2022-12-12: Councilor Rodriguez motioned to approve a letter of support to TransPermian H2 Hub LLC. The motion was not seconded. The motion was lost due to lack of a second.

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 2022-12-13: On a motion by Councilor Johnson and seconded by Councilor Rodriguez to recess into executive session, the City Council unanimously adopted the motion. **(6:27 P.M.)**

11. Executive Session –

Consultation with Attorney § 551.071

1. Consultation with the City Attorney concerning updates on legal matters:
 - a) Daugherty Well
 - b) Overland Group
 - c) Onyegam
 - d) Lechugilla Road
 - e) West Texas Gas Operational Flow Order

2. Discuss the approval of a settlement for the West Texas Gas Operational Flow Order invoice (M. Antrim, City Manager)

12. Action – Executive Session –

RESOLUTION 2022-12-14: On a motion by Councilor Johnson and seconded by Councilor Sandate to move into regular session, the City Council unanimously adopted the motion. (7:14 P.M.)

1. Action, if any, regarding the consultation with the City Attorney concerning updates on legal matters. (M. Antrim, City Manager)

RESOLUTION 2022-12-15: On a motion by Councilor Johnson and seconded by Councilor Sandate to take no action regarding the consultation with the City Attorney concerning legal matters, the City Council unanimously voted to adopt the motion.

2. Approve a settlement for the West Texas Gas Operational Flow Order invoice. (M. Antrim, City Manager)

RESOLUTION 2022-12-16: On a motion by Councilor Johnson and seconded by Councilor Sandate that the \$143,192.40 will be paid by the city to WTG in three equal installments; the first installment shall be paid by the City to WTG on or before December 15, 2022 in the amount of \$47,730.80; the second installment will be paid on or before December 15, 2023 in the amount of \$47,730.80; and the third and final installment shall be paid on or before December 15, 2024 in the amount of \$47,730.80, the City Council unanimously voted to adopt the motion.

RESOLUTION 2022-12-17: On a motion by Mayor Eaves and seconded by Councilor Sandate to adjourn, the City Council meeting was adjourned.

13. Adjourn. (7:19 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 December 2, 2022, 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@ci.alpine.tx.us for further information.

Geoffrey R. Calderon, City Secretary