

City of Alpine
Workshop &
Regular City Council Meeting
Tuesday, April 2, 2024
Minutes

WORKSHOP – 4:00 P.M.

1. **Call to Order** - Mayor Catherine Eaves called the meeting to order at 4:03 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.

City Council Members Present:

Catherine Eaves, *Mayor*
Councilor Darin Nance, *Ward 3*
Councilor Martin Sandate, *Ward 4*
Councilor Rick Stephens, *Ward 5*

City Officials Present:

Megan Antrim, *City Manager*
Geoffrey Calderon, *City Secretary*

Others Present:

Lori Griffin

City Council Members Not Present:

Councilor Judy Stokes, *Ward 1*
Councilor Chris Rodriguez, *Ward 2*

2. **Workshop –**

- a. Workshop regarding 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. (M. Antrim, City Manager)

3. **Adjourn. (4:30 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:

Catherine Eaves, *Mayor*
Councilor Chris Rodriguez, *Ward 2*
Councilor Darin Nance, *Ward 3*
Councilor Martin Sandate, *Ward 4*
Councilor Rick Stephens, *Ward 5*

City Staff and Stakeholders Present:

Megan Antrim, *City Manager*
Geoffrey R. Calderon, *City Secretary*
Alessandra Gad, *City Attorney*
Darrell Losoya, *Chief of Police*
Phillip Fierro, *Police Captain*
Abel Hinojos, *Airport Supervisor*

City Council Members Not Present:
Councilor Judy Stokes, *Ward 1*

Others Present:
Approximately 16 other attendees.

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 Thursday, March 28, 2024.

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

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

- Animal Care and Control Appreciate Week – April 14, 2024 to April 20, 2024

Mayor Eaves presented the Animal Care and Control Appreciation Week Proclamation to Animal Services employees: Jennifer Stewart, Charles Fox, Melanie Pate, and Vanessa Soto.

- National Public Safety Telecommunications Week April 14, 2024 to April 20, 2024

Mayor Eaves presented the National Public Safety Telecommunication Week Proclamation to Alpine Police Department Telecommunication employees: Zachary Hurst, Will Romero, Debora Alvarado.

5. **Reports** –

City Mayor Report.

City Attorney Report – None.

City Manager Report –

- Update on Wastewater Treatment Plant.

City Staff Updates – None.

6. **Public Hearings** –

Open (5:46 P.M.)

1. Public Hearing to obtain citizen views and comments regarding the first reading of Ordinance 2024-04-01, an ordinance approving Rezone Application 2024-03-01; Amending the official zoning map of the city by rezoning the property located at 708 S. Cactus Street and legally described as 1.52 acres, more or less, being the South part of a 3.0 acre tract of land described as the South 3.0 acres of the West Half (W/2) of Block Two (2) in Volume 36, Page 410, Official Public Records, Means Addition Subdivision “A” to the City of Alpine, Brewster County, Texas, as per Plat on file in Envelope No. 63, Map/Plat Records on file in the Office of the County Clerk of Brewster County, Texas; Rezoning the subject property from R-4 Mobile Home District to C-1A Neighborhood Commercial District.

Public Comments: None.

2. 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

Minutes: 04-02-2024

Approved: 04-16-2024

202 N. 4th Street. The property owner of record is Karl Brauch. The Parcel ID of the subject property is 11906.

Public Comments: None.

3. 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 1104 Del Rio Street. The property owner of record is Justin Tallant and Colleen West. The Parcel ID of the subject property is 30379.

Public Comments: None.

4. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-11-07, a short term rental special use permit allowing a short term rental to be established at 907 E. Nations. The property owner of record is Mark Offenstein. The Parcel ID of the subject property is 11054.

Public Comments: Alex Schmidt, Ward 5, objected to the issuance of the special use permit.

5. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-04-01, a short term rental special use permit allowing a short term rental to be established at 301 S. 6th Street. The property owner of record is Concha Ramos and Eulogia Valenzuela. The Parcel ID of the subject property is 12194.

Public Comments: None.

6. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-04-02, a short term rental special use permit allowing a short term rental to be established at 512 S. 8th Street. The property owner of record is Celia Teresa Garcia. The Parcel ID of the subject property is 10399.

Public Comments: None.

Close (5:52 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 March 19, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)
2. Approval of March 20, 2024 Workshop Meeting Minutes. (G. Calderon, City Secretary)
3. 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 Street. The property owner of record is Karl Brauch. The Parcel ID of the subject property is 11906. (G. Calderon, City Secretary)
4. Approval of Special Use Permit 2023-11-04, a short term rental special use permit allowing a short term rental to be established at 1104 Del Rio Street. The property owner of record is Justin

Minutes: 04-02-2024

Approved: 04-16-2024

Tallant and Colleen West. The Parcel ID of the subject property is 30379. (G. Calderon, City Secretary)

5. Approval of Special Use Permit 2023-11-07, a short term rental special use permit allowing a short term rental to be established at 907 E. Nations. The property owner of record is Mark Offenstein. The Parcel ID of the subject property is 11054. (G. Calderon, City Secretary)
6. Approval of Special Use Permit 2024-04-01, a short term rental special use permit allowing a short term rental to be established at 301 S. 6th Street. The property owner of record is Concha Ramos and Eulogia Valenzuela. The Parcel ID of the subject property is 12194. (G. Calderon, City Secretary)
7. Approval of Special Use Permit 2024-04-02, a short term rental special use permit allowing a short term rental to be established at 512 S. 8th Street. The property owner of record is Celia Teresa Garcia. The Parcel ID of the subject property is 10399. (G. Calderon, City Secretary)
8. Approve the transfer of \$25,000 from the City of Alpine Health Insurance Bank Account to the General Fund Bank Account for the City's agreed upon contribution to the Alpine Independent School District Child Care Program. (M. Antrim, City Manager)

Councilor Nance requested that item no. 1 be removed from the consent agenda for separate discussion. Councilor Stephens requested that items no. 3 and 5 be removed from the normal sequence of the consent agenda for separate discussion.

RESOLUTION 2024-04-02: On a motion by Councilor Rodriguez and seconded by Councilor Nance to approve items no 2, 4, 6, 7, 8, the City Council adopted the motion with all members present voting in favor.

Consent Agenda Item No. 1

RESOLUTION 2024-04-03: On a motion by Councilor Nance and seconded by Councilor Sandate to approve the minutes from March 19th with the amendment of removing Councilor Rodriguez from list of members present, the City Council unanimously adopted the motion.

Consent Agenda Item No. 3

There was no motion to approve item no. 3 and the item was lost.

Consent Agenda Item No. 5

RESOLUTION 2024-04-04: On a motion by Councilor Nance and seconded by Councilor Sandate to approve, the City Council adopted the motion 3 to 1 with Councilor Stephens voting against. The motion carried.

8. Information or Discussion items –

1. Update from Emergent Air. (M. Antrim, City Manager)
Walter Kuykendall with Emergent Air provided an oral report to the City Council.
2. Discuss Alpine Country Club non-compliance with lease agreement and resolution. (M. Antrim, City Manager)
Amy White & Tony Morales with the Alpine Country Club Estates presented to the City Council.
Ruben Losoya, Ward 4, made a public comment.

Minutes: 04-02-2024

Approved: 04-16-2024

Mayor Eaves called a short recess. (6:46 P.M.)

The meeting resumed. (6:51 P.M.)

3. Discussion regarding proposed Charter revisions including amendments, tentative propositions, and sample language. (C. Eaves, Mayor)
4. Discussion regarding updating qualifications for Hotel Occupancy Tax Committee members and implementing a requirement that prohibits Hotel Occupancy Committee Members from applying for Hotel Occupancy Tax grants. (C. Eaves, Mayor)

Mayor Eaves called a short recess. (7:57 P.M.)

The meeting resumed. (8:02 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 2024-04-01, an ordinance approving Rezone Application 2024-03-01; Amending the official zoning map of the city by rezoning the property located at 708 S. Cactus Street and legally described as 1.52 acres, more or less, being the South part of a 3.0 acre tract of land described as the South 3.0 acres of the West Half (W/2) of Block Two (2) in Volume 36, Page 410, Official Public Records, Means Addition Subdivision “A” to the City of Alpine, Brewster County, Texas, as per Plat on file in Envelope No. 63, Map/Plat Records on file in the Office of the County Clerk of Brewster County, Texas; Rezoning the subject property from R-4 Mobile Home District to C-1A Neighborhood Commercial District. The Property ID of the subject property is 11311. The record owner of the property is Ruben Losoya. The Planning & Zoning Commission has recommended approval of this application. (M. Antrim, City Manager)

Action Item no. 1 was lost due to lack of a motion. The item was not approved.

2. Approve the first reading of Ordinance 2024-04-02, an ordinance authorizing the installation of additional three way stop signs at the Eastbound and Westbound intersections of North Hancock Drive and Avenue B. (R. Stephens, City Council)

RESOLUTION 2024-04-05: On a motion by Councilor Stephens and seconded by Councilor Sandate to approve the first reading of Ordinance 2024-04-02, authorizing the installation of additional three way stop signs at the Eastbound and Westbound intersections of North Hancock Drive and Avenue B, the City Council unanimously adopted the motion with all members present voting in favor.

3. Approve Resolution 2024-04-01, a resolution adopting a swimming pool fee schedule for the Fiscal Year 2024 for the Alpine Municipal Swimming Pool. (M. Antrim, City Manager)

RESOLUTION 2024-04-06: On a motion by Councilor Stephens and seconded by Councilor Rodriguez to approve, the City Council unanimously adopted the motion with all members present voting in favor.

4. Approve letter of intent to apply for Drinking Water State Revolving Fund Lead Service Line Replacement Funding. (M. Antrim, City Manager)

RESOLUTION 2024-04-07: On a motion by Councilor Stephens and seconded by Councilor Sandate to approve, the City Council unanimously adopted the motion with all members present voting in favor.

5. Approve the recommendation of the City Manager to hire Robert Ruckes as the Building Official, as per City Charter - Section 4.02(A) for the City of Alpine. (M. Antrim, City Manager)

RESOLUTION 2024-04-08: On a motion by Councilor Stephens and seconded by Councilor Sandate to hire Robert Ruckes as the Building Official, as per City Charter - Section 4.02(A) for the City of Alpine, the City Council unanimously adopted the motion with all members present voting in favor.

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).

11. **Executive Session** – None.

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

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

13. **Adjourn.** (8:34 P.M.)

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer

CERTIFICATION

I, Geoffrey R. Calderon, do 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 Thursday, March 28, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL OF OFFICE,
this _____ day of _____ 2024.

Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer

Minutes: 04-02-2024

Approved: 04-16-2024