



**CITY OF ALPINE**  
**REGULAR CITY COUNCIL MEETING**  
**803 W. Holland Avenue, Alpine, Texas 79830**  
**Tuesday, June 6, 2023 - 5:30 P.M.**

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Notice is hereby given that the City Council of the City of Alpine, Texas, will hold a regular meeting at 5:30 P.M. on June 6, 2023, in City Council Chambers, at 803 West Holland Avenue, in the City of Alpine, Texas for the purpose of considering the attached agenda. This notice is posted pursuant to the Texas Open Meetings Act (Government Code Sec. 551.043). **PUBLIC NOTICE – THE USE OF CELLULAR PHONES AND ELECTRONIC EQUIPMENT IS PROHIBITED IN THE CITY COUNCIL CHAMBERS DURING MEETINGS OF THE CITY COUNCIL EXCEPT FOR PURPOSES EXPLICITLY AUTHORIZED BY STATE LAW (TEXAS GOVERNMENT CODE SEC. 551.023).** This meeting will be conducted in accordance with the official Rules of Decorum for City Council Meetings available at [www.cityofalpine.com/decorum](http://www.cityofalpine.com/decorum). Public Comments are limited to agenda items only. Individuals who wish to address the City Council may do so by completing a Public Comment Card and by placing the completed card on the City Secretary’s desk no later than five minutes before the commencement of the meeting. The Public Comment Card may also be completed online at [www.cityofalpine.com/councilcomments](http://www.cityofalpine.com/councilcomments). A Public Comment Card is not required for speakers who wish to comment on a Public Hearing item. When speakers are acknowledged, please approach the microphone at the podium and state your name and Ward for the record. Public Comments are limited to 3 minutes per person, and a bell will signal the end of each speaker’s time. Please conclude speaker comments promptly when the bell rings. State law generally prohibits the Council from discussing or taking any action on any issue not included on the agenda, but if appropriate, the Council may schedule the topic for future discussion or refer the matter to staff. **NO PERSONAL ATTACKS ON COUNCIL MEMBERS OR CITY STAFF WILL BE ALLOWED.** The Mayor and/or City Council Members may call a point of order to stop personal attacks. If an individual continues to personally attack an elected official or staff member in a meeting, they may be barred.

## AGENDA

1. **Call to Order & Pledge of Allegiance to the Flags.**
2. **Determination of a Quorum and Proof of Notice of the Meeting.**
3. **Public Comments** – (limited to 3 minutes per person)
4. **Presentations, Recognitions, and Proclamations** –
  1. Presentation to Eileen Rouke for her 7+ years of service to the City of Alpine on the Planning & Zoning Commission.
5. **Reports** –
  - City Mayor Report** –
    1. Update from Recent Meetings.
      - a. Alpine Housing Authority.
      - b. Alpine Business Association.
      - c. Alpine Community Projects.
      - d. Alpine Historic Association.
    2. Water Leak.
    3. June 1<sup>st</sup> Budget Meeting Summary, Upcoming Dates, Format, Council Budget Worksheets.
    4. Dedication to partnerships, for example, with the County.
  - City Attorney Report** –
    1. Municipal Court Update.
    2. Skyway Gardens progress report.
    3. Daugherty well MOU.
    4. Holguin matter update.
    5. Sale of surplus city streets.
  - City Manager Report** –
    1. Current Projects – Pueblo Nuevo, Airport Lighting, Gas Rectifier, HOT Nonpayment.
    2. Legislative Update.
    3. Update on City Manager Expectations.
  - City Staff Update** – None.
6. **Public Hearings** –
  1. Public Hearing to obtain citizens views and comments regarding the first reading of Ordinance 2023-05-01, an ordinance annexing the proposed Skyway Gardens II development that is adjacent and contiguous territory to the City legally described as 5.000 acres out of Section 102, Block 9, Brewster County, Texas, being a portion of that certain 10.0 acre tract described in Volume 314, Page 453, Official Public Records of Brewster County, Texas.
  2. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-06-01 for the purpose of allowing the applicant, GPM Southeast, LLC dba Uncles #6390, to obtain an alcohol license/permit from the Texas Alcoholic Beverage Commission to operate a convenience store with alcohol sales.

3. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-06-02 for the purpose of allowing the applicant, GPM Southeast, LLC dba Uncles #6410, to obtain an alcohol license/permit from the Texas Alcoholic Beverage Commission to operate a convenience store with alcohol sales.
  4. Public Hearing to obtain citizen views and comments regarding Short Term Rental Special Use Permit 2023-06-03 for a property located at 610 N. Phelps St.
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 May 16, 2023 Regular Meeting Minutes. (G. Calderon, City Secretary)
  2. Approval of Richard Portillo to the Place 1 position on the Planning & Zoning Commission. (J. Stokes, City Council)
  3. Approval of Herman Acosta to the Place 5 position on the Parks and Recreation Board. (R. Stephens, City Council)
  4. Approval of Special Use Permit 2023-06-03, a Short Term Rental Special Use Permit for a property located at 610 N. Phelps St. The record property owners are Alex Fleming, Charles Fleming, and Cheryl Fleming. The property ID of the subject property is 38714. (G. Calderon, City Secretary)
  5. Approval of April 2023 City Attorney Invoice. (M. Antrim, City Manager)
8. **Information or Discussion Items** –
1. Discuss updates and options regarding potential vacation, abandonment, and/or sale of City property to Jonathan Rutledge. (J. Stokes, City Council)
  2. Discuss speed limit changes and the addition of a stop sign in Ward 1. (J. Stokes, City Council)
  3. Presentation by Dr. Alec Knight to discuss the need for backup electric generators and propane tanks for water wells. (M. Sandate, City Council)
  4. Discuss changes to the City Council agenda to allow residents to make comments either at the beginning of the meeting, or at the time a particular topic of interest is being discussed. This approach maintains the City Council schedule, while at the same time allowing residents to make their comments at the time Council will discuss a topic. (R. Stephens, City Council)
  5. Discuss the current Board and Commission membership aimed at ensuring that boards and commissions are filled. Also, discuss the potential need for the Airport Advisory Board and Transportation Committees that were disbanded. (R. Stephens, City Council)
  6. Discuss the status of the Skyway Gardens Housing development and actions necessary for resolution of the key issues. (R. Stephens, City Council)
  7. Discuss key improvements to the wastewater treatment plant and an update on the amount of effluent water that is being provided to the golf course and/or to other uses. (R. Stephens, City Council)

8. Discuss the planned paving for this paving cycle and ensure that the City website is updated to reflect the plan. (R. Stephens, City Council)
9. City Manager:
  - a) Provide the list by major department of the current headcount funded and actual headcount.
  - b) Discuss strategy for filling Finance Director, Utilities Director, and Parks Position along with any other key positions. (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 limited to 10 per meeting).

1. Approve the first reading of Ordinance 2023-05-01, an ordinance annexing the proposed Skyway Gardens II development that is adjacent and contiguous territory to the City legally described as 5.000 acres out of Section 102, Block 9, Brewster County, Texas, being a portion of that certain 10.0 acre tract described in Volume 314, Page 453, Official Public Records of Brewster County, Texas; Approving a service plan for the annexed area; Approving a development agreement between the developer and the City; Providing findings of fact; Providing cumulative and severability clauses; Providing an effective date. (M. Antrim, City Manager)
2. Approve Resolution 2023-06-01, a resolution amending Appendix C: Animal Services Fees; Setting rates and fees for Animal Services within the City. (M. Antrim, City Manager)
3. Approve Special Use Permit 2023-06-01 for the purpose of allowing the applicant, GPM Southeast, LLC dba Uncles #6390, to obtain an alcohol license/permit from the Texas Alcoholic Beverage Commission to operate a convenience store with alcohol sales. The property in question is located at 708 N 5th Street. The record property owner is WTG Fuels Inc. The Parcel ID No. is 12925. (M. Antrim, City Manager)
4. Approve Special Use Permit 2023-06-02 for the purpose of allowing the applicant, GPM Southeast, LLC dba Uncles #6410, to obtain an alcohol license/permit from the Texas Alcoholic Beverage Commission to operate a convenience store with alcohol sales. The property in question is located at 2705 E Highway 90. The record property owner is WTG Fuels Inc. The Parcel ID No. is 13376. (M. Antrim, City Manager)
5. Approve the Fiscal Year 2023-2024 Administrative Cost Agreement for the Far West Texas Water Plan. (M. Antrim, City Manager)
6. Approve Memorandum of Understanding with Stephen F. Daugherty to initiate discussion with TCEQ in regards to possible use of Daugherty Well 1. (M. Antrim, City Manager)

**10. City Council Member Comments** – 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, as authorized by the 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 551.086 (economic development).

**11. Executive Session** –

1. Pursuant to Texas Government Code 551.074 - Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Attorney Rod Ponton. (M. Antrim, City Manager)

**12. Action – Executive Session –**

1. Action, if any, concerning the deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Attorney Rod Ponton. (M. Antrim, City Manager)

**13. Adjourn.**

**CERTIFICATION**

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at [www.cityofalpine.com/agenda](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on Friday, June 2, 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](mailto:city.secretary@cityofalpine.com) for further information.

  
Geoffrey R. Calderon, City Secretary

