

**City of Alpine**  
**Regular City Council Meeting**  
**Tuesday, May 5, 2020**

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 Tuesday, May 5, 2020 via Zoom Conference, in the City of Alpine, Texas. Meeting login details may be found at [www.cityofalpine.com](http://www.cityofalpine.com) for the purpose of considering the attached agenda. This notice is posted pursuant to the Texas Open Meetings Act. (Section 551.043, Texas Government Code).

Members of the audience will be provided an opportunity to address the Council on any agenda item after determination of quorum and proof of notice of the meeting. Zoom meeting comment and question rules and procedures are listed on the City Website. Remarks will be limited to a total of 3 minutes per person. Please email your name to Megan Antrim ([director.finance@ci.alpine.tx.us](mailto:director.finance@ci.alpine.tx.us)). If you have a petition or other information pertaining to your subject, please email it to the City Secretary beforehand. All names wanting to make public comment for the meeting will be queued up and given to the Mayor at that section of the meeting. The Mayor will call on those individuals one at a time and our meeting moderator will take you off mute to make your comments. This will function the same as our existing sign-up sheet in Council Chambers. \*\*\* Please note, you MUST include your full name (first and last) along with what Ward you reside in or have business interest in. If you do not live or own property in the City please state that in your email. 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, Invocation, and Pledge of Allegiance.
2. Determination of a Quorum and Proof of Notice of City Council Meeting.
3. Public Comments – (limited to 3 minutes per person)
4. Presentation, Recognitions and Proclamations – (A. Ramos, Mayor) –
  - Proclamation for the month of May honoring Mother's in the Community.
5. Reports -
  - City Mayor's Report – (A. Ramos, Mayor) – None
  - City Attorney's Report – None
  - City Manager Report

- Coronavirus
- City Offices Hours and Guidelines
- Parks and Pool
- Employee Guidelines
- Guest Update: Dr. Ekta Escovar (Brewster County Public Health Authority)

City Staff Update - None

6. Public Hearings –

- Public Hearing to obtain citizen's views and comments on Ordinance 2020-04-03, an Ordinance establishing the Transportation Committee for the City of Alpine.
- Public Hearing to obtain citizen's views and comments on Ordinance 2020-04-04, an Ordinance establishing handicap and emergency parking at Our Lady of Peace Catholic Church on 5<sup>th</sup> street and Gallego Ave.

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.)

- A. Approval of minutes from City Council meeting on April 21, 2020. (E. Zimmer, City Manager)
- B. Approval of minutes from Emergency City Council meeting on April 24, 2020. (E. Zimmer, City Manager)
- C. Approval of minutes from the Special City Council meeting on April 29, 2020. (E. Zimmer, City Manager)

8. Information or Discussion items –

- 1. Quarterly Investment Report – City Finance Director Megan Antrim.

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

upon by the Mayor or Mayor Pro Tem. Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or property in the City. Individuals who do not live in, or own businesses or property in the City limits of Alpine, will be allowed to speak if there is time available.) –

1. Discuss, consider, and take appropriate action on the first reading of Ordinance 2020-03-02, an Ordinance of the City of Alpine, Texas; providing for the regulation of short-term rentals. Establishing authority to enforce; providing a penalty clause; providing a severability clause; and providing for the publication and effective date. (E. Zimmer, City Manager)
2. Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2020-04-03, an Ordinance establishing the Transportation Committee for the City of Alpine. (E. Zimmer, City Manager)
3. Discuss, consider, and take appropriate action on seven (7) properties bids for Trust Property in the City of Alpine. (E. Zimmer, City Manager)

1. Parcel 10802, winning bidder Brian A Salcido for the amount of \$2,000.00.
2. Parcel 10803, winning bidder Ruby Salcido for the amount of \$4,055.00.
3. Parcel 12163, winning bidder Alexander Kamelhair for the amount of \$20,501.00.
4. Parcel 12845, winning bidder Alex Trevino for the amount of \$3,000.00.
5. Parcel 33714, winning bidder Fernando Lopez for the amount of \$700.00.
6. Parcel 10685, winning bidder Oguzhan Basibuyuk for the amount of \$5,501.00.
7. Parcel 30123, winning bidder Gary Neel for the amount of \$6,000.00.

4. Discuss, consider, and take appropriate action on second and final Ordinance 2020-04-04, an Ordinance establishing handicap and emergency parking at Our Lady of Peace Catholic Church on 5<sup>th</sup> street and Gallego Avenue. (L. Escovedo, City Council)

10. City Councilmember Comments and Answers – No discussion or action may take place.

11. Executive Session - - Pursuant to Texas Government Code 551.071 Consultation with Attorney on a matter for which it is the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct conflict with this Chapter and requires discussion of the item in closed session), and 551.071(consultation with attorney regarding potential or contemplated claims against the City) Pursuant to Texas Government Code 551.074 – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. – None

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 an attorney), 551.074 (personnel matters).

12. Action – Executive Session – None

I certify that this notice was posted at 11:00 A. M. on May 1, 2020, Pursuant to the Texas Open Meetings Act (Texas Government Code Section 51.043). 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 or email [city.secretary@ci.alpine.tx.us](mailto:city.secretary@ci.alpine.tx.us) for further information.

A handwritten signature in black ink, appearing to read 'Cynthia Salas', written over a horizontal line.

Cynthia Salas, City Secretary  
City of Alpine

4. Presentation, Recognitions and Proclamations – (A. Ramos, ,Mayor) –

- Proclamation for the month of May honoring Mother's in the Community.

# *Proclamation*

By Mayor Andres Ramos  
City of Alpine, Texas

**WHEREAS;** for generations, mothers have led the charge toward a freer and more inclusive country – embracing the task of ensuring our Nation upholds its highest ideals so that they, and America’s daughters, know the same opportunities as America’s fathers and sons; and

**WHEREAS;** Caring and loving without condition, even in our darkest moments, mothers put the interest of their children ahead of their own and are our first role models and earliest motivators; and

**WHEREAS;** Whether biological, foster, or adoptive – mothers shape who we become as adults, their lessons guiding us throughout life and moving our nation forward in their pursuit of a better and brighter future for their children; and

**WHEREAS;** Mothers are inspiring embodiments of strength and determined drivers of progress, and through their example, our youth learn the values of grace, empathy, and kindness; and

**WHEREAS;** our community’s mothers deserve unwavering support – at home, in the workplace, and throughout our communities; and

**WHEREAS;** Each of us is the son or daughter of a mother, so this week let us pay these extraordinary women the admiration and respect that they deserve.

**NOW THEREFORE,** I, Andres Ramos, Mayor of the City of Alpine, Texas, do hereby proclaim May 10 through May 17, 2020, as:

## **CELEBRATING & HONORING MOTHER’S WEEK**

in Alpine and urge all citizens to be aware of the significant impact that mothers have had in improving quality of life for Alpine’s families and in encouraging Alpine’s young people to achieve their life goals through passion, dedication, and love.



**IN WITNESS WHEREOF,** I have hereunto set my hand this 5<sup>th</sup> day of May in the year 2020.

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Andres “Andy” Ramos, Mayor

5. Reports -

City Mayor's Report – (A. Ramos, Mayor) – None

City Attorney's Report – None

City Manager Report

- Coronavirus
- City Offices Hours and Guidelines
- Parks and Pool
- Employee Guidelines
- Guest Update: Dr. Ekta Escovar (Brewster County Public Health Authority)

City Staff Update - None

### City Manager Report

- Coronavirus
- City Offices Hours and Guidelines
- Parks and Pool
- Employee Guidelines
- Guest Update: Dr. Ekta Escovar (Brewster County Public Health Authority)



6. Public Hearings –

- Public Hearing to obtain citizen's views and comments on Ordinance 2020-04-03, an Ordinance establishing the Transportation Committee for the City of Alpine.
- Public Hearing to obtain citizen's views and comments on Ordinance 2020-04-04, an Ordinance establishing handicap and emergency parking at Our Lady of Peace Catholic Church on 5<sup>th</sup> street and Gallego Ave.

- Public Hearing to obtain citizen's views and comments on Ordinance 2020-04-03, an Ordinance establishing the Transportation Committee for the City of Alpine.

**STATE OF TEXAS  
CITY OF ALPINE**

**COUNTY OF BREWSTER**

**ORDINANCE 2020 – 04 - 03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS CREATING AND ESTABLISHING TRANSPORTATION VISION PLAN COMMITTEE; PROVIDING REPEALING AND SEVERABILITY CLAUSES; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council seeks to establish a transportation vision plan committee to promote the safety of persons and property in the City limits; and

**WHEREAS**, the City Council has cause in pursuit of their legislative duties on behalf of citizens of Alpine to promote the participation of those citizens and to receive formal input from them on a variety of issues; and

**WHEREAS**, the opening of the train crossing between Mexico and the United States in Presidio during the fall of 2020 will create a new volume of Cargo Train traffic along the north-south train route through Alpine; and

**WHEREAS**, the TxDOT Freight Plan Study has indicated the Freight Truck traffic volumes will increase by a factor of 50% by the year 2045; and

**WHEREAS**, Transmigrante and Vegetable/Produce related traffic is anticipated to increase with changes at the Presidio Border Crossing; and

**WHEREAS**, it is deemed to be in the best interest of the City to establish a Transportation Vision Plan Committee to aid the City Council in effective management of Transportation Vision Plan matters.

**NOW THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:**

**SECTION I  
FINDINGS OF FACT**

All of the premises attached in the form hereto described as Exhibit “A” are hereby found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact.

**SECTION II  
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**SECTION III  
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence,

paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION IV  
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION V  
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

**PASSED AND APPROVED THIS THE 5<sup>TH</sup> DAY OF MAY 2020 BY THE CITY COUNCIL OF  
THE CITY OF ALPINE, TEXAS.**

**INTRODUCTION AND FIRST READING**

**APRIL 21, 2020**

**SECOND AND FINAL READING**

**MAY 5, 2020**

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**Andres "Andy" Ramos, Mayor  
City of Alpine**

**ATTEST:**

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**Cynthia Salas, City Secretary  
City of Alpine**

**APPROVED AS TO FORM:**

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**Rod Ponton, City Attorney  
City of Alpine**

## **Exhibit "A"**

### **TRANSPORTATION VISION PLAN COMMITTEE**

#### **Board established, appointment, terms.**

There is created and established for the city, being a home rule municipality, a transportation vision plan committee which shall be composed of seven members; Five of the members will come from each ward and two will be at large. The members shall serve terms of two years, and each member's term shall align and coincide with that of the recommending councilmember. All vacancies shall be filled for the unexpired term in the same manner as provided for in the original appointments. All expired terms shall be filled as provided for in the original appointments and in the same manner. Members may be dismissed after being absent from three consecutive meetings without being excused by the city secretary. The reason for an absence shall be reported to the city secretary before the meeting occurs and recorded in the minutes of the scheduled meeting together with the city secretary's decision on the absence. The members of the board shall serve without compensation.

#### **General purposes.**

The general purposes of the transportation vision plan committee shall be to represent various citizen groups and their interests as part of the city council's greater discussion of transportation, its planning, and its improvements. This includes.

- (a) The presentation and adaptive reuse of historic buildings,
- (b) Enhancements of sidewalks and street crossings for pedestrians to improve connectivity,
- (c) Develop a plan to build out a Quiet Zone and 'Outside of City' train-staff changeover,
- (d) Develop a plan for a truck and train bypass around Alpine City Limits,
- (e) Develop a plan to repurpose the existing train tracks ROW (both Union Pacific and TxDOT) to a multi-purpose walking, hiking and biking trail system and it's connection to our current park system,
- (f) Improved connection of Murphy Street to the Downtown District,
- (g) Promotion of economic growth via small business development and local entrepreneurship,

#### **Quorum.**

All seven members of the transportation vision plan committee shall have a vote. A majority of four members shall be necessary to constitute a quorum, hold a meeting and transact business.

#### **Appointment, duties of chairperson.**

A chairperson of the transportation vision plan committee shall be appointed annually by the city council from among the members of such board, and such chairperson's duties shall be to call and preside at the meetings of such board, make such reports and suggestions to the city manager and city council as such board may vote to be submitted; resolve by his vote any tie votes of such board and generally act as liaison between such board and the city manager and city council. The board may appoint an acting chairperson for any regular meeting that such appointed chairperson is unable to attend and, such acting chairperson shall have a vote in all matters before the board requiring a vote.

**Regular meetings.**

Regular meetings of the transportation vision plan committee shall be held at least quarterly at such times and places as the chairman may, from time to time, establish.

**Meetings to be public.**

All meetings of the Transportation Vision Plan Committee shall be open to the public

**Suggestions and recommendations; action thereon.**

The transportation vision plan committee, upon placing its request upon the city council's agenda, may make such suggestions and recommendations to the city council, from time to time, as such board may deem advisable and in the best interest of the transportation in the city. Each suggestion and recommendation must first be approved by a majority of those members present and voting, and no such suggestions or recommendations shall be made by the transportation vision plan committee, as such, unless a quorum is present at the meeting where such is made. Nothing in this section shall be construed to prevent any individual from bringing any matter before the council or to prevent the making of the minority report by the members of such board so desiring. The council may act, or not, upon any matter brought before it by the board, upon any minority report, or any suggestion or recommendation of any individual or group.

- Public Hearing to obtain citizen's views and comments on Ordinance 2020-04-04, an Ordinance establishing handicap and emergency parking at Our Lady of Peace Catholic Church on 5<sup>th</sup> street and Gallego Ave.

**STATE OF TEXAS  
CITY OF ALPINE**

**COUNTY OF BREWSTER**

**ORDINANCE 20200404**

**AN ORDINANCE PROVIDING FOR PARKING CONTROLS IN THE 100 BLOCK OF WEST GALLEGRO AVENUE AND THE 400 BLOCK OF SOUTH 5<sup>TH</sup> STREET.**

**WHEREAS**, the Alpine Police Department has recommended the addition of designated handicap parking spaces and a fire lane for emergency personnel on the 100 block of West Gallego and the 400 block of South 5<sup>th</sup> Street; and

**WHEREAS**, the City Council has cause in their legislative pursuit to ensure the effective use and regulation of city streets, curbs, and parking; and

**WHEREAS**, the City Council has determined that the recommendation from the Alpine Police Department to modify the parking spaces and the addition of a fire lane for emergency personnel is deemed to be in the best interest of the City and its citizens.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT THE FOLLOWING BE ENACTED:**

**SECTION 1.** A total of ten (10) handicap parking spaces are hereby established in the 100 block of West Gallego Avenue on the North side of the roadway with appropriate signage to be placed designating the parking spaces.

**SECTION 2.** A fire lane is hereby established and will be marked with appropriate signage and a red curb on the South side of Gallego Avenue from 5<sup>th</sup> Street towards the West for One hundred forty-seven (147) feet. The curb on 5<sup>th</sup> Street on the West side of the roadway will be marked a fire lane from Gallego Avenue towards the South, two hundred sixty-four (264) feet.

**SECTION 3.** Additional angled parking on the East side of the roadway on 5<sup>th</sup> street is hereby established being spaced ninety-six (96) inches wide. Six (6) additional parking spaces are established on Gallego Avenue on the South side of the roadway, west of the designated fire lane, being eighteen (18) feet long and parallel to the curb.

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF MAY 2020 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.**



**INTRODUCTION AND FIRST READING  
APRIL 21, 2020**

**SECOND AND FINAL READING  
MAY 5, 2020**

\_\_\_\_\_  
**Andres “Andy” Ramos, Mayor  
City of Alpine**

**ATTEST:**

\_\_\_\_\_  
**Cynthia Salas, City Secretary  
City of Alpine**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Rod Ponton, City Attorney  
City of Alpine**

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.)

- A. Approval of minutes from City Council meeting on April 21, 2020. (E. Zimmer, City Manager)
- B. Approval of minutes from Emergency City Council meeting on April 24, 2020. (E. Zimmer, City Manager)
- C. Approval of minutes from the Special City Council meeting on April 29, 2020. (E. Zimmer, City Manager)

A. Approval of minutes from City Council meeting on April 21, 2020. (E. Zimmer, City Manager)

City of Alpine  
Regular City Council Meeting  
Tuesday, April 21, 2020  
5:30 P.M.  
Minutes

1. Call to Order, and Pledge of allegiance to the flags – Mayor Ramos called the meeting to order. The meeting was held 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 Curry, Councilor Olivas, Councilor Betty Fitzgerald, Councilor Escovedo, Councilor Stephens, and Mayor Ramos were present via zoom. City Secretary, Cynthia Salas reported that the agenda was posted at 11:00 A.M. on April 17, 2020. City Manager Erik Zimmer, City Secretary, Cynthia Salas, and City Attorney Rod Ponton also attended via zoom.
3. Public Comments (limited to 3 minutes per person) –
4. Presentations, Recognitions and Proclamations – (A. Ramos, Mayor) –
  - Proclamation – Safe Digging Month for the City of Alpine.
5. Reports – Copies of the charts presented during the meeting are posted on the City website at <https://www.cityofalpine.com/Alpine%20City%20Council%20-%20CM%20Report%203-17-2020.pdf>

City Mayor's Report – (A. Ramos, Mayor) –

- Update on the Coronavirus

City Attorney's Report –

- Report on current Texas Emergency Proclamation
- Report on current Emergency Proclamation for the Big Bend Tri-County, Marfa, and Presidio

City Manager Report –

- Coronavirus Update
- Utility and Utility Billing Update
- EMS Services

City Staff Updates –

- Tourism Report – Director Chris Ruggia
- Mid-Year Financial Report, COVID19 Financial Implications – Director of Finance Megan Antrim
- COVID19 update - Chief of Police Robert Martin

6. Public Hearings –
  - Public Hearing to obtain citizen's comments on Ordinance 2020-04-01, an Ordinance of the City of Alpine, Texas, amending the Alpine Code of Ordinances, Chapter 18 Building and Building Regulations; repealing conflicting Ordinances; providing a severability clause;

providing a penalty not to exceed five hundred dollars (\$500.00); providing an effective date.

- Public Hearing to obtain citizen's views and comments on Ordinance 2020-03-03, establishing limited parking to 30 minute between the hours of 8:00am and 5:00pm on weekdays in the 100 block of West Ave E., located between 5<sup>th</sup> and 6<sup>th</sup> street on both of the North and South sides of the roadway, except on holidays.

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 minutes from City Council meeting on April 7, 2020. (E. Zimmer, City Manager)
2. Approve ratifying Resolution 2020-01-04, for the signatories for all the accounts with West Texas National Bank to include safe deposit boxes for the City of Alpine. (E. Zimmer, City Manager)

Motion was made by Councilor Stephens, by Resolution 2020-04-13 to approve item 1 and 2, and withdraw item 3 to take care of two clerical issues. Motion was seconded by Councilor Olivas. Motion unanimously carried.

8. Information or Discussion items –

1. Update on Big Bend Regional Medical Center - Chapter 11 Reorganization Filing. (E. Zimmer,

9. Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to (up to 10 per meeting.) after being called upon by Mayor or Mayor Pro Term. Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or property in the City. Individuals who do not live in, or own businesses or property in the City limits of Alpine, will be allowed to speak if there is time available.) –

1. Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2020-03-03, establishing limited parking to 30 minutes between the hours of 8:00am and 5:00pm on weekdays in the 100 block of West Avenue E., located between 5<sup>th</sup> street and 6<sup>th</sup> street on both of the North and South sides of the roadway, except on holidays. (R. Stephens, City Council) – Motion was made by Councilor Stephens, by Resolution 2020-04-14 to approve the second and final reading on Ordinance 2020-03-03, establishing limited parking to 30 minutes between the hours of 8:00am to 5:00pm on weekdays in the 100 block of West Avenue E., located between 5<sup>th</sup> street and 6<sup>th</sup> street on both of the North and South sides of the roadway, except on holidays. Motion was seconded by Councilor Escovedo. Motion unanimously carried.
2. Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2020-04-01, an Ordinance of the City of Alpine, Texas, amending the Alpine Code of Ordinances, Chapter 18 Building and Building Regulations; repealing conflicting Ordinances; providing a severability clause; providing a penalty not to exceed five hundred dollars (\$500.00); providing an effective date. (E. Zimmer, City Manager) – Motion was made by Councilor Stephens, by Resolution 2020-04-15, an Ordinance of the City of Alpine, Texas, amending the Alpine Code of Ordinances, Chapter 18

Building and Building Regulations; repealing conflicting Ordinances; providing a severability clause; providing a penalty not to exceed five hundred dollars (\$500.00); providing an effective date. Motion was seconded by Councilor Escovedo. Motion unanimously carried.

3. Discuss, consider, and take appropriate action on the first reading of Ordinance 2020-04-03, an Ordinance establishing the Transportation Committee for the City of Alpine.(E. Zimmer, City Manager) – Motion was made by Councilor Stephens, by Resolution 2020-04-16, approve the first reading of Ordinance 2020-04-03, creating and establishing a transportation vision plan committee aimed at helping Council to have a better sense of transportation requirements for the future of Alpine. Motion was seconded by Councilor Escovedo. Motion unanimously carried.
4. Discuss, consider, and take appropriate action on approving animal permits for one horse. Horse to be located at 1602 N. 7<sup>th</sup> in Alpine, Texas. Applicant is Bret Welch. (E. Zimmer, City Manager) – Motion was made by Councilor Curry, by Resolution 2020-04-17, to approve animal permits for one horse. Horse to be located at 1602 N. 7<sup>th</sup> in Alpine, Texas. Motion was seconded by Councilor Escovedo. Motion unanimously carried.
5. Discuss, consider, and take appropriate action if needed amending Ordinance 2020-03-06, an Emergency Ordinance instituting Emergency measures due to a Public Health Emergency for the City of Alpine. (E. Zimmer, City Manager) – Motion was made by Councilor Stephens, by Resolution 2020-04-18. 1) The City Council amend Ordinance 2020-03-06 an Emergency Ordinance instating Emergency measures due to a Public Health Emergency as presented to City Council this evening. 2) That the City Council approve the objective statement and tier response documents that were presented to Council this evening. 3) That City Council adopt tier level 3 for implementation going forward until such time is changed. 4) That City Council resolved to meet on April 29, 2020, to reassess the situation. Motion was seconded by Councilor Curry. Motion unanimously carried.

10. City Councilmember Comments and Answers – No discussion or action may take place.

11. Executive Session - 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) - None

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 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)

12. Action – Executive Session – None

I certify that this notice was posted at 11:00 A.M. on April 17, 2020, pursuant to Texas Open Meetings Act. (Texas Vernon's Annotated Civil statutes, section 551.043 Texas Government Code.) 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 or fax (432) 837-2044 for further information.

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Andres "Andy" Ramos, Mayor

Attest:

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Cynthia Salas, City Secretary

I, Cynthia Salas, City Secretary, do certify that this notice was posted at 11:00 A.M. on April 17, 2020, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Cynthia Salas, City Secretary

B. Approval of minutes from Emergency City Council meeting on April 24, 2020. (E. Zimmer, City Manager)



City of Alpine  
Emergency City Council Meeting  
Friday, April 24, 2020  
5:30 P.M.  
Minutes

1. Call to Order, and Pledge of allegiance to the flags – Mayor Ramos called the meeting to order. The meeting was held 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 Curry, Councilor Olivas, Councilor Betty Fitzgerald, Councilor Escovedo, Councilor Stephens, and Mayor Ramos were present via zoom. City Secretary, Cynthia Salas reported that the agenda was posted at 4:00 P.M. on April 23, 2020. City Manager Erik Zimmer, City Secretary, Cynthia Salas, and City Attorney Rod Ponton also attended via zoom.
3. Public Comments (limited to 3 minutes per person) –
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 <https://www.cityofalpine.com/Alpine%20City%20Council%20-%20CM%20Report%203-17-2020.pdf>

City Mayor's Report – (A. Ramos, Mayor) – None

City Attorney's Report - None

City Manager Report – None

City Staff Updates – None

6. Public Hearings – None
7. Consent Agenda – (Minutes, Financial reports, Department written reports, board appointments, etc.) – None

(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.) - None

8. Information or Discussion items –

1. Update from Dr. Escovar (County Public Health Authority). (E. Zimmer, City Manager)

9. Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to (up to 10 per meeting.) after being called upon by Mayor or Mayor Pro Term. Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or property in the City. Individuals who do not live in, or own businesses or property in the City limits of Alpine, will be allowed to speak if there is time available.) –

1. Discuss, consider, and take appropriate action if needed on amending Ordinance 2020-03-06, an Emergency Ordinance instituting Emergency measures due to a Public Health Emergency for the City of Alpine. (E. Zimmer, City Manager) – Motion was made by Councilor Stephens, by Resolution 2020-04-19 to amend Ordinance 2020-03-06 to continue to implement the Ordinance that was amended at the April 21, 2020 Council meeting. Motion was seconded by Councilor Curry. Councilor Stephens amended the last amendment to remove the requirement mandatory mask and make it optional and recommended for Level 2 and Level 3 and that the City remain at Level 3 and highly recommend to use the mask. Motion was seconded by Councilor Escovedo. Councilor Olivas, Councilor Betty Fitzgerald, Council Escovedo, and Councilor Stephens voted for. Councilor Curry voted against. Motion passed 4 to 1.
10. Executive Session - 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) - None

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 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)

11. Action – Executive Session – None

I certify that this notice was posted at 4:00 P.M. on April 23, 2020, pursuant to Texas Open Meetings Act. (Texas Vernon's Annotated Civil statutes, section 551.043 Texas Government Code.) 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 or fax (432) 837-2044 for further information.

---

Andres "Andy" Ramos, Mayor

Attest:

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Cynthia Salas, City Secretary

I, Cynthia Salas, City Secretary, do certify that this notice was posted at 4:00 P.M. on April 23, 2020, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Cynthia Salas, City Secretary

**Council minutes: 04-24-2020**

**Approved: 05-05-2020**

C. Approval of minutes from the Special City Council meeting on April 29, 2020. (E. Zimmer, City Manager)

City of Alpine  
Special City Council Meeting  
Wednesday, April 29, 2020  
5:30 P.M.  
Minutes

1. Call to Order, and Pledge of allegiance to the flags – Mayor Ramos called the meeting to order. The meeting was held 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 Curry, Councilor Olivas, Councilor Betty Fitzgerald, Councilor Escovedo, Councilor Stephens, and Mayor Ramos were present via zoom. City Secretary, Cynthia Salas reported that the agenda was posted at 4:00 P.M. on April 23, 2020. City Manager Erik Zimmer, City Secretary, Cynthia Salas, and City Attorney Rod Ponton also attended via zoom.
3. Public Comments (limited to 3 minutes per person) –
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 <https://www.cityofalpine.com/Alpine%20City%20Council%20-%20CM%20Report%203-17-2020.pdf>

City Mayor's Report – (A. Ramos, Mayor) – None

City Attorney's Report - None

City Manager Report – None

City Staff Updates – None

6. Public Hearings – None
7. Consent Agenda – (Minutes, Financial reports, Department written reports, board appointments, etc.) – None

(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.) - None

8. Information or Discussion items –

1. Update from Dr. Escovar (County Public Health Authority). (E. Zimmer, City Manager)

9. Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to (up to 10 per meeting.) after being called upon by Mayor or Mayor Pro Term. Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or property in the City. Individuals who do not live in, or own businesses or property in the City limits of Alpine, will be allowed to speak if there is time available.) –

1. Discuss, consider, and take appropriate action if needed on amending Ordinance 2020-03-06, an Emergency Ordinance instituting Emergency measures due to a Public Health Emergency for the City of Alpine. (E. Zimmer, City Manager) – Motion was made by Councilor Stephens, by Resolution 2020-04-20 on Ordinance 2020-03-06, to allow Ordinance 2020-03-06 to expire at 11:59 pm on April 30, 2020 as provided in the Ordinance. Motion was seconded by Councilor Curry. Motion unanimously carried.
10. Executive Session - 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) - None

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 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)

11. Action – Executive Session – None

I certify that this notice was posted at 4:00 P.M. on April 23, 2020, pursuant to Texas Open Meetings Act. (Texas Vernon's Annotated Civil statutes, section 551.043 Texas Government Code.) 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 or fax (432) 837-2044 for further information.

---

Andres "Andy" Ramos, Mayor

Attest:

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Cynthia Salas, City Secretary

I, Cynthia Salas, City Secretary, do certify that this notice was posted at 4:00 P.M. on April 23, 2020, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Cynthia Salas, City Secretary

8. Information or Discussion items –

1. Quarterly Investment Report – City Finance Director Megan Antrim

**CITY OF ALPINE**  
**QUARTERLY COUNCIL REPORT**  
**FY 2019 - 2020 2nd QUARTER**  
**INVESTMENT REPORT**

ACCOUNT TYPE	PURCHASE DATE	MATURITY DATE	Beginning Balance	INTEREST	CHANGE AMOUNT	INTEREST/DIVIDEND EARNED	BOOK VALUE	MARKET VALUE	Fund Distribution
TXClass - Capital Improvements	7/27/2016	On Demand	\$13,356.69	1.4700%	\$0.00	\$56.47	\$13,413.16	\$13,413.16	General Fund - Road Repair
TXClass - Airport Reserve	8/10/2015	On Demand	\$362.55	1.4700%	\$0.00	\$1.60	\$364.15	\$364.15	Airport
TXClass - HOT Reserve	8/11/2015	On Demand	\$85,246.02	1.4700%	\$0.00	\$360.42	\$85,606.44	\$85,606.44	Tourism
TXClass - Creek Project	7/17/2017	On Demand	\$226,114.40	1.4700%	\$0.00	\$956.02	\$227,070.42	\$227,070.42	General Fund - Creek
TXClass - Fire Dept	7/17/2017	On Demand	\$194,862.38	1.4700%	\$0.00	\$823.91	\$195,686.29	\$195,686.29	General Fund - Fire
TXClass - Water/Sewer Infrastructure Ordinance 2018-06-01 - Reserve Funds	6/20/2017	On Demand	\$404,322.31	1.4700%	\$0.00	\$3,274.02	\$777,596.33	\$777,596.33	Water/Sewer
Additional funds 9/4/2018									
Beginning Total Investments			\$1,294,871.41	Total Interest		\$5,474.63	Total Investments	\$1,300,346.04	

This quarterly report is in full compliance with the investment strategy as established for the City's funds in the City's Investment Policy and meets the reporting requirements mandated by the Public Funds Investment Act (Chapter 2256) as amended.

Prepared by  
  
Megan Pittman  
Director of Finance

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# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA FOR COUNCIL MEETING: INITIATED BY:</b>	MAY 5, 2020	<b>AGENDA REQUEST NO:</b>	ACTION
	ERIK ZIMMER	<b>RESPONSIBLE DEPARTMENT:</b>	ADMINISTRATION
<b>PRESENTED BY:</b>	ERIZ ZIMMER	<b>FINANCE DIRECTOR:</b>	MEGAN ANTRIM
		<b>ADDITIONAL DIRECTOR (S):</b>	

<b>SUBJECT / PROCEEDING:</b>	DISCUSS, CONSIDER, AND TAKE APPROPRIATE ACTION ON THE FIRST READING OF ORDINANCE 2020-03-02, AN ORDINANCE OF THE CITY OF ALPINE, TEXAS PROVIDING FOR THE REGULATION OF SHORT-TERM RENTALS. ESTABLISHING AUTHORITY TO ENFORCE; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION AND EFFECTIVE DATE.
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<b>EXHIBITS:</b>	ORDINANCE 2020-03-02
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### CLEARANCES APPROVAL

<b>LEGAL:</b>	CITY ATTORNEY	<b>ROD PONTON:</b>	_____
<b>FINANCE:</b>	FINANCE DIRECTOR	<b>MEGAN ANTRIM:</b>	_____
<b>APPROVAL:</b>	CITY MANAGER	<b>ERIK ZIMMER:</b>	_____

### BUDGET

<b>EXPENDITURE REQUIRED:</b>	\$ 0
<b>SAVINGS ANTICIPATION:</b>	\$
<b>CURRENT BUDGET FY2018-2019:</b>	\$ 0
<b>ADDITIONAL FUNDING:</b>	\$

### RECOMMENDED ACTION

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### EXECUTIVE SUMMARY

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9. Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to (up to 10 per meeting.) after being called upon by the Mayor or Mayor Pro Tem. Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or property in the City. Individuals who do not live in, or own businesses or property in the City limits of Alpine, will be allowed to speak if there is time available.) –

1. Discuss, consider, and take appropriate action on the first reading of Ordinance 2020-03-02, an Ordinance of the City of Alpine, Texas; providing for the regulation of short-term rentals. Establishing authority to enforce; providing a penalty clause; providing a severability clause; and providing for the publication and effective date.  
(E. Zimmer, City Manager)

Short Term Rental Ordinance  
City Council Meeting  
May 5, 2020

Honorable Mayor and City Council,

The Short Term Rental Ordinance was developed by our local team that works on Ordinances and Tourism. It allows us to pivot off the Conditional Use Permit fee structure in the existing Ordinance (\$350) for those businesses that are operating a true STR. The Bed and Breakfast operators will still have to complete the Conditional Use Permit as food requires different oversight at the State level.

We've had this Ordinance prepared for a couple of months, but have held off on it due to the restrictions tied to Coronavirus.

There is a fee structure associated with the work that we need to do as a City to review the properties (outlined in the Ordinance and supporting documents). We will have a Resolution prepared for the May 19th meeting to waive the fee this year for any STR's that are currently registered with the City and current on their HOT payments through March 1, 2020. A little more than half of the STR's have come forward and registered and most of those were current on their payments at the beginning of March. We have offered to defer the payments in light of the pandemic and a couple have requested deferment into June. We do not want to penalize those business owners and would waive their permit fees this year.

Please let me know if you have any questions.

Kind Regards,



Erik Zimmer  
City Manager

CITY OF ALPINE  
ORDINANCE NO. 2020-03-02

AN ORDINANCE ADDING ARTICLE V TO CHAPTER 90 OF THE ALPINE MUNICIPAL  
CODE

SECTION 120. A NEW ARTICLE IS ADDED TO CHAPTER 90 OF THE ALPINE MUNICIPAL  
CODE TO READ AS FOLLOWS:

ARTICLE V

AN ORDINANCE OF THE CITY OF ALPINE, TEXAS; PROVIDING FOR THE REGULATION  
OF SHORT-TERM RENTALS. ESTABLISHING AUTHORITY TO ENFORCE; PROVIDING A  
PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR  
PUBLICATION AND AN EFFECTIVE DATE.

NOW THEREFORE IT BE ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE  
CITY OF ALPINE, TEXAS:

That the “Short-term Rental” Article of the Code of the City of Alpine, Texas is hereby established and  
shall read as follows:

SEC. 90 – 121            GENERALS

This ordinance as herein established has been written for the purpose to control, manage and limit short  
term rentals commonly referred to as vacation rentals within allowable districts described in the zoning  
ordinance. The intent of this chapter is to safeguard the life, health, safety, welfare and property of the  
occupants of residential dwelling units, the neighbors of said occupants, the general public and to  
minimize adverse impacts to the housing supply caused by the conversion of residential units to tourist or  
transient use.

DEFINITIONS

SEC. 90 – 122            Definitions

*Administrator* means the Director of the department designated by the City Manager to enforce and  
administer this Chapter, including the Director’s designees.

*Advertise* means the act of drawing the public’s attention to a short-term rental in order to promote the  
availability of the residence for use as a short-term rental. Said advertising may be found in any medium,  
including but not limited to, newspaper, magazine, brochure, website, or mobile application.

*Bedroom* means the living area(s) of the dwelling unit that is designed and furnished for sleeping and  
which has proper egress as required by the International Residential Code.

**Booking Service** means any reservation / and or payment service provided by a person or entity that facilitates a short-term rental transaction between an Owner and a prospective Occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and /or payment services provided for the short-term rental transaction.

**Hosting Platform** means a person or entity that participates in the short-term rental business by providing, and collecting or receiving a fee for, Booking Services through which an Owner may offer premises for an occupant on a short-term basis. Hosting Platforms usually, though not necessarily, provide Booking Service through an online platform that allows an Owner to advertise the premises through a website provided by the Hosting Platform and the Hosting Platform conducts a transaction by which potential occupants arrange their use and their payment, whether the would-be-occupant pays rent directly to the Owner or to the Hosting Platform.

**Occupant** means any individual person living, sleeping or possessing a building, or portion thereof. A person is not required to be paying rent, providing in-kind services, or named in any lease, contract or other legal document to be considered an occupant.

**Owner** means any person, agent, operator, firm, trust, corporation, partnership, or any other legal entity who has a legal or equitable interest in the property; or who is recorded in the official records of the county as holding title to the property; or who otherwise has control of the property, including the guardian of the estate of any such person, and the executor of the estate of such person if ordered to take possession of real property by a court.

**Premises** means property, a lot, plot or parcel of land, including any structures or portions of structures thereon.

**Short-term rental (STR)** means a residential premise, or portion thereof, used for lodging accommodations to occupants for a period of less than thirty (30) consecutive days. The definition of short-term rental does not include a Bed and Breakfast as defined in the code.

## REGULATIONS

### SEC.90-123 Unpermitted short-term rentals prohibited

- A. It shall be unlawful for any owner or person to rent, lease, advertise, or otherwise permit or allow any residential premises to be operated or used as an unpermitted Short-term Rental.
- B. All Hosting Platforms shall provide the following information in a notice to any owner listing a Short-term Rental located within the City of Alpine through the Hosting Platform's service. The notice shall be provided prior to the owner listing the premises and shall include the following information: THE "SHORT-TERM RENTAL" ARTICLE OF THE ALPINE CITY CODE PROHIBITS THE SHORT-TERM RENTAL OF RESIDENTIAL PREMISES WITHIN THE CITY OF ALPINE WITHOUT AN ACTIVE SHORT-TERM RENTAL PERMIT.
- C. Notwithstanding any other provision of this article, nothing shall relieve any owner, person, occupant, or Housing Platform of the obligations imposed by the applicable provisions of state law and the Alpine City Code, including but not limited to, those obligations imposed by the Tax Code. Further, nothing in this article shall be construed to limit any remedies available under the applicable provisions of state law and the Alpine City Code.

**SEC. 90- 124****Short-term rental permit required**

An owner who desires to use its premises as a short-term rental must have a valid, active short -term rental permit from the city prior to using, allowing the use of, or advertising the use of said premises as a short-term rental. Each rentable unit must be permitted. Upon application to the City, a short-term rental permit shall be approved by the Administrator, or designee, if the application satisfies all the conditions of this Chapter, the "Taxation Chapter", and the zoning ordinance. The administrator may place reasonable conditions on short-term rental permits to ensure compliance with the provisions of this article.

**SEC. 90- 125****Permit Limitations**

- A. Short -term rental permits are transferable only by inheritance to a natural person as directed in a will or trust. The permit is not transferable upon the sale of the property.
- B. If the subject dwelling is on property that has a Homeowners Association (HOA) at the time of permitting, the owner of the dwelling shall provide the City with an affidavit of proof that the HOA allows for vacation rental of their dwelling, if not allowed, then the application will be denied.
- C. A short -term rental permit shall expire on the last day of the month one year after the date of issuance. No short-term rental permit may be renewed without a completed renewal application submitted by the owner and payment of the renewal fee. If the renewal application satisfies all the conditions of this Chapter and zoning ordinance, an application for the renewal of a short-term rental permit shall be approved by the Administrator, or designee.

**SEC. 90-126****Requirements of application.**

- A. Except as provided in this Section, every complete application for a short-term rental permit shall include the following information with such detail and in form approved by the Administrator:
  - 1. The name, address, contact information and authenticated signature for the owner of the premises;
  - 2. The name, address and contact information of the operator, agent if any, and designated local responsible party.
  - 3. The City registration number for Hotel Occupancy Tax;
  - 4. A plot plan of the premises identifying the location of parking spaces to be used in conjunction with the short-term rental;
  - 5. A dimensioned floor plan of the proposed short-term rental identifying bedrooms, other living spaces and emergency evacuation routes;
  - 6. Proof of Insurance
  - 7. The name and contact information of the property owner's association, if any, of which the premises are covered by dedicatory instruments;
  - 8. A copy of the proposed host rules for the short-term rental.
- B. An application for short-term renewal permit may be filed beginning thirty (30) days prior to expiration of a current permit. Every complete application for a short-term rental renewal permit shall include updates, if any, to the information contained in the original permit application or any subsequent renewals. The permit holder shall sign a statement affirming that there is either no change to such information, or that any updated information is accurate and complete.
- C. An application for a short-term rental renewal permit submitted after the expiration of the most immediate permit for the premises shall be treated as an application for a new permit as described in subsection A of this Section.

- D. If a complete application for a short-term renewal permit is submitted less than thirty (30) days prior to expiration of the current permit, the Administrator in his sole discretion may grant a one-time extension of the current permit not to exceed ten (10) days.

**SEC. 90-127                    Designation of local responsible party required**

An owner must designate the name and contact information of a local responsible party who can be contacted regarding immediate concerns and complaints from the public. Said individual must be available to be reached in person or by phone at all times while occupants are on the premises of a short-term rental. If called, a local responsible party must be able to and shall be present at the premises within one hour of the call from the Administrator, or his designee. A local responsible party must be authorized to make decisions regarding the premises and its occupants and shall not act to release owner of any liability under this chapter.

**SEC. 90-128                    Proof of insurance required**

It shall be unlawful for the owner of premises operating as a short-term rental to operate without host protection or other liability insurance commensurate with the operations of the short-term rental that provides coverage of up to \$ 1 million per occurrence. A certificate of insurance must be on file with the Administrator. Proof of insurance shall be required at the time of application and notice of cancelation of insurance must be made to the Administrator within 30 days.

**SEC. 90 – 129                    Inspection required**

No permit or renewal permit shall be approved for a short-term rental until the City has inspected the premises and found the premises to be in compliance with minimum health and safety requirements for use and occupancy and also all City building codes on file. If a premise fails to pass an inspection, a reinspection fee may be charged for each subsequent inspection in accordance with the fee established by resolution.

**SEC. 90 – 130                    Permit fees**

Upon completion of all required forms, approval of each dwelling unit by the Administrator or his designee and payment of the initial and annual permit fee of \$100.00 (nonrefundable) a short-term rental permit shall be issued.

City Short-Term Rental taxes must be paid quarterly for the permit to remain valid, as verified by the City Short-Term Rental Tax form.

**SEC. 90 -131                    Hotel occupancy tax; Request for occupancy history**

It shall be unlawful for any owner of premises used for a short-term rental to fail to pay hotel occupancy taxes under State Law and this Chapter. Upon the request of the Administrator or the Finance Department of the City of Alpine, the owner of a premises used as a short-term rental shall remit, within 30 days, an accounting of all occupants who rented the premises and the hotel occupancy taxes paid therefor. It shall be unlawful for a person to fail to provide said information requested in a timely manner.

**SEC. 90- 132                    Short -term rental permit nontransferable**

A short -term rental permit is non-transferable and shall not be assigned nor transferred to another person or entity. Only by inheritance is a short-term rental transferable.

**SEC. 90- 133      Parking restrictions**

The maximum amount of motor vehicles at a short -term rental shall be limited to the number of available off-street parking spaces. It shall be unlawful for an owner or person to permit, allow or advise occupants to park more vehicles on the premises than the available off-street parking spaces, or to suffer or permit parking of vehicles on an unapproved surface.

**SEC. 90 – 134      Neighbor Notice**

The City shall provide a mailing, email or otherwise distribute by hand a flier to neighbors within 200 – foot radius of the vacation rental property address. The notice shall contain the owner and representative contact information, a parking plan, and city website address where the information is also posted. the neighbors and the city shall be informed whenever there is a change in contact information.

**SEC. 90-135      Zones**

Vacation rentals are permitted in zones R-1, R-2, R-3, R-4, M-1, C-2a, C-2, C-1, C-1a, C-O by conditional use permit. All permits must meet general zoning regulations as defined in Appendix C, City of Alpines Zoning ordinance.

**SEC. 90-136      Penalties**

A. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars ( \$ 2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

**SEC. 90-137      Enforcement**

A. The owner of a short-term rental use that was not registered with the City of Alpine for hotel occupancy tax prior to April 1,2020 and who is unable to obtain a permit for said use or fails or refuses to obtain a permit for the use following the effective date of this ordinance, shall discontinue the short-term rental use no later than April 30, 2020.

B. If the permit of a short- term rental use is not renewed, the owner shall discontinue the use no later than the date on which the existing permit or any extension thereof expires.

C. This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Alpine; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinances are hereby repealed.

D. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

E. All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Alpine in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of said duties.

**SEC. 90 -138 -140 Reserved.**

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF MAY 2020 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.**

**INTRODUCTION AND FIRST READING**

**May 5, 2020**

**SECOND AND FINAL READING**

**May 19, 2020**

**ATTEST:**

\_\_\_\_\_  
**Andres “Andy” Ramos, Mayor  
City of Alpine**

\_\_\_\_\_  
**Cynthia Salas, City Secretary  
City of Alpine**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Rod Ponton, City Attorney  
City of Alpine**



## TRANSIENT/SHORT-TERM RENTAL INSPECTION CHECKLIST

### CITY OF ALPINE

Initial inspection: At the time of initial application the short-term rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the International Residential Code, International Fire Code, Property Management Code and City of Alpine Short-Term Rental ordinance, related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. A follow up inspection is included in the initial fee. Any further inspections will cost \$ 35.00 each. An inspection won't occur until all required application documents have been received by the city.

Property Address \_\_\_\_\_ Property Owner \_\_\_\_\_ Phone \_\_\_\_\_

Local Representative \_\_\_\_\_ Phone \_\_\_\_\_

Parking Diagram approved Yes / No

Number of occupants approved Yes / No

#### General Requirements:

- ☐ House numbers installed and clearly visible from street.
- ☐ Smoke alarms installed in all sleeping rooms.
- ☐ Carbon Monoxide detectors as required by fire code

#### Sanitation:

- ☐ All plumbing fixtures connected to sanitary sewer with Approved P-traps.
- ☐ All plumbing fixtures connected to approved water supply Hot and cold water.
- ☐ No signs of mold or mildew on wall surfaces.
- ☐ No signs of infestation from rodents or insects.
- ☐ All sanitary facilities installed and maintained in safe and Sanitary condition.

#### Safety:

- ☐ Basement and all sleeping rooms are provided with windows Designed to meet egress standards or exterior doors
- ☐ All stairs, decks, and balconies over 30 inches in height are Provided with approved guardrails.
- ☐ Requirements of the IBC and IRC are met for dwelling units.
- ☐ Dwelling has no broken windows or doors
- ☐ No broken, rotted, split, buckled of exterior wall or roof Coverings that affect the protection of the structural elements Behind them.

*Any of the above items which have been checked must be corrected and re-inspected prior to the issuance of a transient/short-term rental permit.*

To request an inspection please call 432.837.3281 Building Services.

Inspected by: \_\_\_\_\_

Requires re- inspection \_\_\_\_\_

#### Mechanical:

- ☐ Every habitable room contains at least two electrical outlets and light Fixtures.
- ☐ All electrical equipment, wiring, and appliances have been installed and are in a safe manner
- ☐ Dwelling is equipped with heating facilities in operating condition.
- ☐ All solid fuel burning appliances are installed per applicable codes maintained in safe working condition.
- ☐ Dwelling has proper ventilation in all rooms and areas where fuel All fuel burning appliances are installed.

#### Structural:

- ☐ Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to detective material or deterioration.
- ☐ No split, lean, list, or buckle of dwelling walls, partitions or other Vertical supports due to detective material or deterioration.
- ☐ No evidence of decay or damage to exterior stairs or decks.

Approved \_\_\_\_\_ Date: \_\_\_\_\_

Approved \_\_\_\_\_ Date: \_\_\_\_\_

**CITY OF ALPINE**

**100 n. 13<sup>TH</sup> St.  
ALPINE, TEXAS 79830  
432.837.3301**

QUARTER ENDING: \_\_\_\_\_

DATE DUE: \_\_\_\_\_

**TRANSIENT ROOM /SHORT-TERM RENTAL TAX COLLECTION RETURN**

Name of Short-Term Rental: \_\_\_\_\_

Business Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Lodging Location: \_\_\_\_\_

Managers Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Owners Address: \_\_\_\_\_

**Calculation of Tax Due:**

- |                        |       |                       |
|------------------------|-------|-----------------------|
| 1. Gross Room Rent     | _____ |                       |
| 2. Exemptions          | _____ |                       |
| 3. Taxable Rent        | _____ | (line 1 minus line 2) |
| 4. Transient Room Rate | _____ | (7% of line 3)        |
| 5. Collection Fee      | _____ | (5% of line 4)        |
| 6. Tax Due             | _____ | (line 4 minus line 5) |

- Due dates for quarterly submissions are as follows: Jan-Mar due April 15<sup>th</sup>, Apr-Jun due July 5<sup>th</sup>, July-sept due October 15<sup>th</sup>, and Oct-Dec due Jan 15<sup>th</sup>
- Please list one vacation rental per form. You can use multiple locations reporting form on the back of this form, if you have more than one property and would like to make one payment.
- Make check payable to City of Alpine and mail to: City of Alpine, 100 N. 13<sup>th</sup> St. Alpine, Texas 79830

**Delinquencies:** Accounts unpaid are delinquent on the last day of the month which they are due. Fees to be assessed to delinquent account is 10% of the amount of tax due in addition to the amount of the tax.

**I DECLARE UNDER PENALTY OF MAKING A FALSE STATEMENT, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE STATEMENTS HERIN ARE CORRECT AND TRUE.**

**SIGNED** \_\_\_\_\_ **DATE** \_\_\_\_\_

Name of Operator / Manager:		
Email:		
Lodging Address:		
	GROSS ROOM RENT	EXEMPTIONS
TOTALS:		

City of Alpine Short-Term Rental

**Local Representative Certification**

☐ New    ☐ Change

**24-hour Representative:** The vacation rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the short-term rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must submit to the City the name and contact information of the new representative.

**Short-Term Rental Address:** \_\_\_\_\_

**Managing Property Owner:** \_\_\_\_\_

**Local Representative:**

**Name:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_

**Physical Address:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Local Representative Responsibilities:**

- The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants.
- A 24-hour representative must be able to physically respond to the vacation rental site within 30 minutes.
- If there is change in the designated representative the property owner must submit to the City the name and contact information of the new representative.
- Neighbor Notice: The City shall provide an annual mailing, email or otherwise distribute by hand a flier to neighbors within a 200-foot radius of the vacation rental property address. The notice shall contain the owner and representative contact information, a parking plan, and the city website address where the information is also posted. The neighbors and the city shall be informed whenever there is a change in contact information.

*By signing below, the local representative acknowledges that he/she has read, fully understands and agrees to comply with the responsibilities outlined above.*

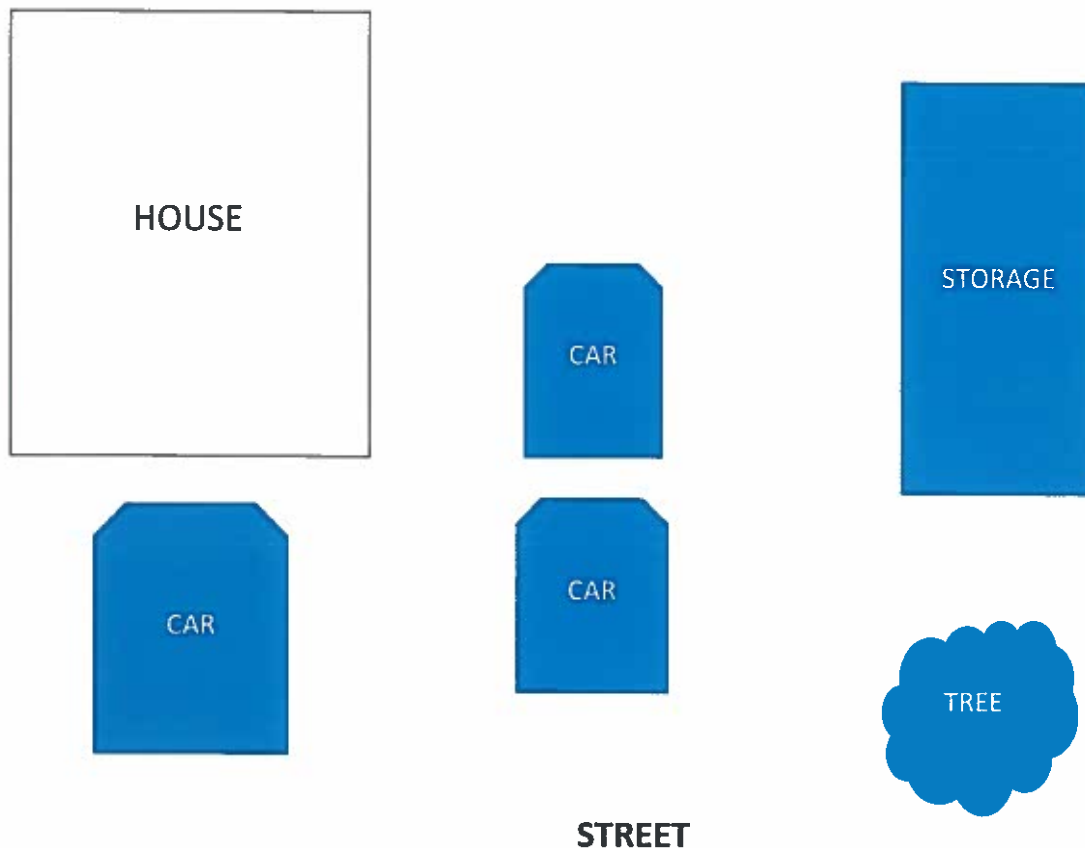
**Local Representative Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Property Owner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**CITY OF ALPINE**  
**Off Street Parking Plan**  
**Requirements and Example**

The Maximum amount of motor vehicles at a short-term rental shall be limited to the number of available off-street parking spaces. It shall be unlawful for an owner or person to permit, allow or advise occupants to park more vehicles on the premises than the available off- street parking spaces, or to suffer or permit parking of vehicles on an unapproved surface.

The parking diagram can be as simple as the example below. Draw the property boundaries, the house or building, other structures, then draw the locations of the parking spaces with dimensions. Parking will be verified during the home inspection.



## HOME OWNERS ASSOCIATION AFFIDAVIT

I **DECLARE** the homeowner's association for which this property belongs allows transient rental /short-term rental dwellings.

---

(Property Address)

---

(Managing Property Owner Signature)

Date: \_\_\_\_\_

2. Discuss, consider, and take appropriate action on the second and final reading of Ordinance 2020-04-03, an Ordinance establishing the Transportation Committee for the City of Alpine. (E. Zimmer, City Manager)



# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA FOR COUNCIL MEETING:</b>	MAY 5, 2020	<b>AGENDA REQUEST NO:</b>	ACTION
<b>INITIATED BY:</b>	ERIK ZIMMER	<b>RESPONSIBLE DEPARTMENT:</b>	ADMINISTRATION
<b>PRESENTED BY:</b>	ERIZ ZIMMER	<b>FINANCE DIRECTOR:</b>	MEGAN ANTRIM
		<b>ADDITIONAL DIRECTOR (S):</b>	

<b>SUBJECT / PROCEEDING:</b>	DISCUSS, CONSIDER, AND TAKE APPROPRIATE ACTION ON THE SECOND AND FINAL READING OF ORDINANCE 2020-04-03, AN ORDINANCE ESTABLISHING THE TRANSPORTATION COMMITTEE FOR THE CITY OF ALPINE.
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<b>EXHIBITS:</b>	ORDINANCE 2020-04-03
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CLEARANCES		APPROVAL	
<b>LEGAL:</b>	CITY ATTORNEY	<b>ROD PONTON:</b>	_____
<b>FINANCE:</b>	FINANCE DIRECTOR	<b>MEGAN ANTRIM:</b>	_____
<b>APPROVAL:</b>	CITY MANAGER	<b>ERIK ZIMMER:</b>	_____

BUDGET	
<b>EXPENDITURE REQUIRED:</b>	\$ 0
<b>SAVINGS ANTICIPATION:</b>	\$
<b>CURRENT BUDGET FY2018-2019:</b>	\$ 0
<b>ADDITIONAL FUNDING:</b>	\$

### RECOMMENDED ACTION

### EXECUTIVE SUMMARY



**STATE OF TEXAS  
CITY OF ALPINE**

**COUNTY OF BREWSTER**

**ORDINANCE 2020 – 04 - 03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS CREATING AND ESTABLISHING TRANSPORTATION VISION PLAN COMMITTEE; PROVIDING REPEALING AND SEVERABILITY CLAUSES; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council seeks to establish a transportation vision plan committee to promote the safety of persons and property in the City limits; and

**WHEREAS**, the City Council has cause in pursuit of their legislative duties on behalf of citizens of Alpine to promote the participation of those citizens and to receive formal input from them on a variety of issues; and

**WHEREAS**, the opening of the train crossing between Mexico and the United States in Presidio during the fall of 2020 will create a new volume of Cargo Train traffic along the north-south train route through Alpine; and

**WHEREAS**, the TxDOT Freight Plan Study has indicated the Freight Truck traffic volumes will increase by a factor of 50% by the year 2045; and

**WHEREAS**, Transmigrante and Vegetable/Produce related traffic is anticipated to increase with changes at the Presidio Border Crossing; and

**WHEREAS**, it is deemed to be in the best interest of the City to establish a Transportation Vision Plan Committee to aid the City Council in effective management of Transportation Vision Plan matters.

**NOW THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:**

**SECTION I  
FINDINGS OF FACT**

All of the premises attached in the form hereto described as Exhibit “A” are hereby found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact.

**SECTION II  
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**SECTION III  
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence,

paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION IV  
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION V  
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

**PASSED AND APPROVED THIS THE 5<sup>TH</sup> DAY OF MAY 2020 BY THE CITY COUNCIL OF  
THE CITY OF ALPINE, TEXAS.**

**INTRODUCTION AND FIRST READING**

**APRIL 21, 2020**

**SECOND AND FINAL READING**

**MAY 5, 2020**

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**Andres "Andy" Ramos, Mayor  
City of Alpine**

**ATTEST:**

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**Cynthia Salas, City Secretary  
City of Alpine**

**APPROVED AS TO FORM:**

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**Rod Ponton, City Attorney  
City of Alpine**

## **Exhibit "A"**

### **TRANSPORTATION VISION PLAN COMMITTEE**

#### **Board established, appointment, terms.**

There is created and established for the city, being a home rule municipality, a transportation vision plan committee which shall be composed of seven members; Five of the members will come from each ward and two will be at large. The members shall serve terms of two years, and each member's term shall align and coincide with that of the recommending councilmember. All vacancies shall be filled for the unexpired term in the same manner as provided for in the original appointments. All expired terms shall be filled as provided for in the original appointments and in the same manner. Members may be dismissed after being absent from three consecutive meetings without being excused by the city secretary. The reason for an absence shall be reported to the city secretary before the meeting occurs and recorded in the minutes of the scheduled meeting together with the city secretary's decision on the absence. The members of the board shall serve without compensation.

#### **General purposes.**

The general purposes of the transportation vision plan committee shall be to represent various citizen groups and their interests as part of the city council's greater discussion of transportation, its planning, and its improvements. This includes.

- (a) The presentation and adaptive reuse of historic buildings,
- (b) Enhancements of sidewalks and street crossings for pedestrians to improve connectivity,
- (c) Develop a plan to build out a Quiet Zone and 'Outside of City' train-staff changeover,
- (d) Develop a plan for a truck and train bypass around Alpine City Limits,
- (e) Develop a plan to repurpose the existing train tracks ROW (both Union Pacific and TxDOT) to a multi-purpose walking, hiking and biking trail system and it's connection to our current park system,
- (f) Improved connection of Murphy Street to the Downtown District,
- (g) Promotion of economic growth via small business development and local entrepreneurship,

#### **Quorum.**

All seven members of the transportation vision plan committee shall have a vote. A majority of four members shall be necessary to constitute a quorum, hold a meeting and transact business.

#### **Appointment, duties of chairperson.**

A chairperson of the transportation vision plan committee shall be appointed annually by the city council from among the members of such board, and such chairperson's duties shall be to call and preside at the meetings of such board, make such reports and suggestions to the city manager and city council as such board may vote to be submitted; resolve by his vote any tie votes of such board and generally act as liaison between such board and the city manager and city council. The board may appoint an acting chairperson for any regular meeting that such appointed chairperson is unable to attend and, such acting chairperson shall have a vote in all matters before the board requiring a vote.

**Regular meetings.**

Regular meetings of the transportation vision plan committee shall be held at least quarterly at such times and places as the chairman may, from time to time, establish.

**Meetings to be public.**

All meetings of the Transportation Vision Plan Committee shall be open to the public

**Suggestions and recommendations; action thereon.**

The transportation vision plan committee, upon placing its request upon the city council's agenda, may make such suggestions and recommendations to the city council, from time to time, as such board may deem advisable and in the best interest of the transportation in the city. Each suggestion and recommendation must first be approved by a majority of those members present and voting, and no such suggestions or recommendations shall be made by the transportation vision plan committee, as such, unless a quorum is present at the meeting where such is made. Nothing in this section shall be construed to prevent any individual from bringing any matter before the council or to prevent the making of the minority report by the members of such board so desiring. The council may act, or not, upon any matter brought before it by the board, upon any minority report, or any suggestion or recommendation of any individual or group.

3. Discuss, consider, and take appropriate action on seven (7) properties bids for Trust Property in the City of Alpine. (E. Zimmer, City Manager)

1. Parcel 10802, winning bidder Brian A Salcido for the amount of \$2,000.00.
2. Parcel 10803, winning bidder Ruby Salcido for the amount of \$4,055.00.
3. Parcel 12163, winning bidder Alexander Kamelhair for the amount of \$20,501.00.
4. Parcel 12845, winning bidder Alex Trevino for the amount of \$3,000.00.
5. Parcel 33714, winning bidder Fernando Lopez for the amount of \$700.00.
6. Parcel 10685, winning bidder Oguzhan Basibuyuk for the amount of \$5,501.00.
7. Parcel 30123, winning bidder Gary Neel for the amount of \$6,000.00.



# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA FOR COUNCIL MEETING: INITIATED BY:</b>	<b>MAY 5, 2020</b>	<b>AGENDA REQUEST NO:</b>	<b>ACTION</b>
	<b>ERIK ZIMMER</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>ADMINISTRATION</b>
<b>PRESENTED BY:</b>	<b>ERIZ ZIMMER</b>	<b>FINANCE DIRECTOR:</b>	<b>MEGAN ANTRIM</b>
		<b>ADDITIONAL DIRECTOR (S):</b>	

<b>SUBJECT / PROCEEDING:</b>	<b>DISCUSS, CONSIDER, AND TAKE APPROPRIATE ACTION ON SEVEN (7) PROPERTIES BIDS FOR TRUST PROPERTY IN THE CITY OF ALPINE.</b>
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<b>EXHIBITS:</b>	
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<b>CLEARANCES</b>	<b>APPROVAL</b>
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<b>LEGAL:</b>	<b>CITY ATTORNEY</b>	<b>ROD PONTON:</b>	_____
<b>FINANCE:</b>	<b>FINANCE DIRECTOR</b>	<b>MEGAN ANTRIM:</b>	_____
<b>APPROVAL:</b>	<b>CITY MANAGER</b>	<b>ERIK ZIMMER:</b>	_____

<b>BUDGET</b>
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<b>EXPENDITURE REQUIRED: \$</b>	<b>0</b>
<b>SAVINGS ANTICIPATION: \$</b>	
<b>CURRENT BUDGET FY2018-2019: \$</b>	<b>0</b>
<b>ADDITIONAL FUNDING: \$</b>	

<b>RECOMMENDED ACTION</b>
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<b>EXECUTIVE SUMMARY</b>
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Cynthia Salas &lt;city.secretary@ci.alpine.tx.us&gt;

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**Fwd: Tax Deeds -Alpine**

3 messages

---

**City Manager** <city.manager@ci.alpine.tx.us>  
To: Cynthia Salas <city.secretary@ci.alpine.tx.us>

Wed, Apr 29, 2020 at 2:47 PM

Hey Cynthia,  
We will need to get these Tax Deeds on the next Council agenda...  
Let's go ahead and get them on the 5th...  
Next weeks,  
Thanks much,  
Erik

----- Forwarded message -----

From: &lt;molly@texascg.com&gt;

Date: Wed, Apr 29, 2020 at 11:48 AM

Subject: Tax Deeds -Alpine

To: Elizabeth Melendez &lt;e3melendez@presidio-isd.net&gt;, &lt;jacqueline@bbrhd.com&gt;, Vanessa Nunez &lt;vanessa@bbrhd.com&gt;, City Manager &lt;city.manager@ci.alpine.tx.us&gt;, &lt;mroach@alpineisd.net&gt;, &lt;rmccutchen@alpineisd.net&gt;, &lt;Eleazar.cano@co.brewster.tx.us&gt;

Cc: Danny &lt;danny@texascg.com&gt;

Good morning,

We had posted a few properties for bids and enclosed are Seven (7) Tax Deeds and Property cards for Trust Property in the City of Alpine.

Parcel 10802, winning bidder Brian A Salcido for the amount of \$2,000.00.

Parcel 10803, winning bidder Ruby Salcido for the amount of \$4,055.00.

Parcel 12163, winning bidder Alexander Kamelhair for the amount of \$20,501.00.

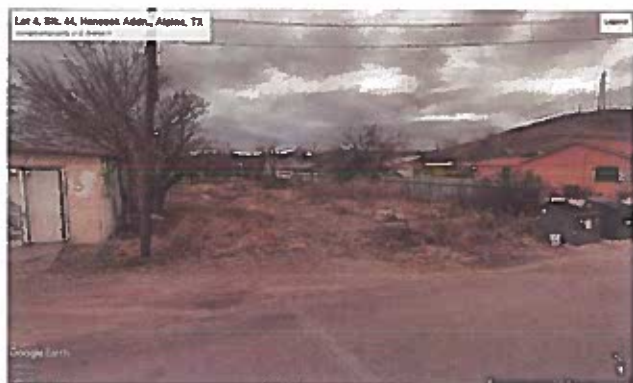
Parcel 12845, winning bidder Alex Trevino for the amount of \$3,000.00.

Parcel 33714, winning bidder Fernando Lopez for the amount of \$700.00.

Parcel 10685, winning bidder Oguzhan Basibuyuk for the amount of \$5,501.00.

Parcel 30123, winning bidder Gary Neel for the amount of \$6,000.00.

The money has been received and being held per your approval. Please place these deeds on your next agenda. If approved, please forward the signature page to me at:



## Management Info:

Status: Trust

Best Process: Sign  
Progress:

Best Process Type:

## Property Info:

City: Alpine

Cad Property Id: 10802

CAD Value: 6901.00

Site Description: E. Avenue H, Alpine, TX

Owner Info: Frank J. Sotelo aka Francisco J. Sotelo, Deceased  
Unknown Heirs of Frank J. Sotelo aka Francisco J. Sotelo

Jerry Sotelo, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo,  
Deceased  
324 Glenmoor Dr.  
Fredericksburg, TX 78624-3432

Virginia Staley, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo,  
Deceased  
25742 Shell Dr. Unit 189  
Dana Point, CA 92629

Delma Federico, individually and as a possible heir to Frank J. Sotelo aka Francisco J.  
Sotelo, Deceased  
11252 Tenha  
El Paso, TX 79936

Bernabe Cadena, individually and as a possible heir to Frank J. Sotelo aka Francisco J.  
Sotelo, Deceased  
1049 Richard  
El Paso, TX 79915

Delia Gallardo, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo,  
Deceased  
3613 Comstock Ct.  
El Paso, TX 79904-1803

Berta Cadena, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo,  
Deceased  
12113 Wilderness  
San Antonio, TX 78233



Reynaldo Rodriguez, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo, Decased  
2621 Silver Spur Lane  
La Habra, CA 70631

Berta Sotelo Hanson, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo, Decased  
3003 Orange, # 309  
Riverside, CA 92501

**Legal Description:** Lot Four (4), in Block Forty-four (44), of the Hancock Addition, to the City of Alpine, Brewster County, Texas (R10802)

**Homestead:** No **Site Structure:** No **Non Affixed Material:** No

**Litigation Info:**

**Case Number:** TXB19228  
**Judgement Date:** 01/06/2020 **Sale Date:** 02/04/2020  
**Sheriff's Deed Date:** 11/30/-0001 **Redemption Date:** 11/30/-0001  
**Court:** 394th  
**Style Plaintiff:** City of Alpine, et al  
**Style Defendant:** Owners of Various Properties locate within the city limits of Alpine, TX  
**Sheriff's Deed Volume:**  
**Tax Due:** Yes  
**Delinquent:** Yes **Litigation:** Yes

---

“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

**TAX DEED**

STATE OF TEXAS                   §  
  §  
COUNTY OF BREWSTER       §

WHEREAS, by a Warrant issued out of the 394th Judicial District Court of Brewster County, Texas; in Cause No. TXB19228 styled City of Alpine, et al, vs. Owners of Various Properties locate within the city limits of Alpine, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 6th day of January, 2020, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 6th day of January, 2020 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **TWO THOUSAND DOLLARS AND 00/100 (\$2,000.00)**, said amount being the highest and best offer received from **Brian Alvarado Salcido, P.O. Box 1444, Marfa, Texas 79843**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lot Four (4), in Block Forty-four (44), of the Hancock Addition, to the City of Alpine, Brewster County, Texas (R10802)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Brian Alvarado Salcido, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF ALPINE**

By: \_\_\_\_\_  
Andres, Andy, Ramos, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Andres, Andy, Ramos, Mayor, on behalf of CITY OF ALPINE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

**BREWSTER COUNTY**

By: \_\_\_\_\_  
Eleazar R. Cano, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eleazar R. Cano, County Judge, on behalf of BREWSTER COUNTY in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

~~~~~

**ALPINE INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Eddie Natera, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eddie Natera, Board President, on behalf of ALPINE INDEPENDENT SCHOOL DISTRICT in its  
capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

~~~~~

**BIG BEND REGIONAL HOSPITAL DISTRICT**

By: \_\_\_\_\_  
Esther Howard, Chairman of the Board

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Esther Howard, Chairman of the Board, on behalf of BIG BEND REGIONAL HOSPITAL DISTRICT in  
its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

~~~~~



### Management Info:

Status: Trust

Best Process: Sign Best Process Type:

Progress:

### Property Info:

City: Alpine

Cad Property Id: 10803 CAD Value: 36015.00

Site Description: 501 S Neville Haynes, Alpine, TX

Owner Info: Frank J. Sotelo aka Francisco J. Sotelo, Deceased  
Unknown Heirs of Frank J. Sotelo aka Francisco J. Sotelo

Jerry Sotelo, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo,  
Deceased  
324 Glenmoor Dr.  
Fredericksburg, TX 78624-3432

Virginia Staley, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo,  
Deceased  
25742 Shell Dr. Unit 189  
Dana Point, CA 92629

Delma Federico, individually and as a possible heir to Frank J. Sotelo aka Francisco J.  
Sotelo, Deceased  
11252 Tenha  
El Paso, TX 79936

Bernabe Cadena, individually and as a possible heir to Frank J. Sotelo aka Francisco J.  
Sotelo, Deceased  
1049 Richard  
El Paso, TX 79915

Delia Gallardo, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo,  
Deceased  
3613 Cornstock Ct.  
El Paso, TX 79904-1803

Berta Cadena, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo,  
Deceased  
12113 Wildemess  
San Antonio, TX 78233

Reynaldo Rodriguez, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo, Decased  
2621 Silver Spur Lane  
La Habra, CA 70631

Berta Sotelo Hanson, individually and as a possible heir to Frank J. Sotelo aka Francisco J. Sotelo, Decased  
3003 Orange, # 309  
Riverside, CA 92501

Legal Description: Lot Five (5), in Block Forty-four (44), in the Hancock Addition, to the City of Alpine, Brewster County, Texas (R10803)

Homestead: No Site Structure: Yes Non Affixed Material: No

#### Litigation Info:

Case Number: TXB19228

Judgement Date: 01/06/2020

Sale Date: 02/04/2020

Sheriff's Deed Date: 11/30/-0001

Redemption Date: 11/30/-0001

Court: 394th

Style Plaintiff: City of Alpine, et al

Style Defendant: Owners of Various Properties locate within the city limits of Alpine, TX

Sheriff's Deed Volume:

Tax Due: Yes

Delinquent: Yes

Litigation: Yes

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“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

**TAX DEED**

STATE OF TEXAS                   §  
                                                 §  
COUNTY OF BREWSTER       §

WHEREAS, by a Warrant issued out of the 394th Judicial District Court of Brewster County, Texas; in Cause No. TXB19228 styled City of Alpine, et al, vs. Owners of Various Properties locate within the city limits of Alpine, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 6th day of January, 2020, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 6th day of January, 2020 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **FOUR THOUSAND FIFTY-FIVE DOLLARS AND 00/100 (\$4,055.00)**, said amount being the highest and best offer received from **Ruby Salcido, PO Box 2221, Alpine, TX 79831**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lot Five (5), in Block Forty-four (44), in the Hancock Addition, to the City of Alpine, Brewster County, Texas, (R10803)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Ruby Salcido, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF ALPINE**

By: \_\_\_\_\_  
Andres, Andy, Ramos, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Andres, Andy, Ramos, Mayor, on behalf of CITY OF ALPINE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

**BREWSTER COUNTY**

By: \_\_\_\_\_  
Eleazar R. Cano, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eleazar R. Cano, County Judge, on behalf of BREWSTER COUNTY in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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**ALPINE INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Eddie Natera, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eddie Natera, Board President, on behalf of ALPINE INDEPENDENT SCHOOL DISTRICT in its  
capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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**BIG BEND REGIONAL HOSPITAL DISTRICT**

By: \_\_\_\_\_  
Esther Howard, Chairman of the Board

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Esther Howard, Chairman of the Board, on behalf of BIG BEND REGIONAL HOSPITAL DISTRICT in  
its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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3

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#### Management Info:

Status: Trust

Best Process: Sign Best Process Type:

Progress:

#### Property Info:

City: Alpine

Cad Property Id: 12163 CAD Value: 35,043

Site Description: 501 W. Gallego Ave., Alpine, TX

Owner Info: George Valenzuela  
1410 E. Avenue I Unit A  
Alpine, TX 79830-7416

Jose Valenzuela  
1214 W. 10th St.  
Odessa, TX 79763-3546

Legal Description: Lot One (1), in Block Sixty-two (62), of the Original Town of Alpine, Brewster County, Texas (R12163)

Homestead: Yes Site Structure: Yes Non Affixed Material: No

#### Litigation Info:

Case Number: TXB19228

Judgement Date: 01/06/2020 Sale Date: 02/04/2020

Sheriff's Deed Date: 04/24/2020 Redemption Date: 04/24/2022

Court: 394th

Style Plaintiff: City of Alpine, et al

Style Defendant: Owners of Various Properties locate within the city limits of Alpine, TX

Sheriff's Deed Volume: Volume 384 Page 781

Tax Due: Yes

Delinquent: Yes Litigation: Yes

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**TAX DEED**

STATE OF TEXAS                   §  
   §  
  
COUNTY OF BREWSTER       §

WHEREAS, by a Warrant issued out of the 394th Judicial District Court of Brewster County, Texas; in Cause No. TXB19228 styled City of Alpine, et al, vs. Owners of Various Properties locate within the city limits of Alpine, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 6th day of January, 2020, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 6th day of January, 2020 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **TWENTY THOUSAND FIVE HUNDRED ONE DOLLARS AND 00/100 (\$20,501.00)**, said amount being the highest and best offer received from **Alexander Kamelhair, 1007 E. Ave. B, Apt. B, Alpine, TX 79830**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lot One (1), in Block Sixty-two (62), of the Original Town of Alpine, Brewster County, Texas, (R12163)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Alexander Kamelhair, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF ALPINE**

By: \_\_\_\_\_  
Andres, Andy, Ramos, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Andres, Andy, Ramos, Mayor, on behalf of CITY OF ALPINE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas



**BREWSTER COUNTY**

By: \_\_\_\_\_  
Eleazar R. Cano, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eleazar R. Cano, County Judge, on behalf of BREWSTER COUNTY in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

~~~~~

**ALPINE INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Eddie Natera, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eddie Natera, Board President, on behalf of ALPINE INDEPENDENT SCHOOL DISTRICT in its  
capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_

**BIG BEND REGIONAL HOSPITAL DISTRICT**

By: \_\_\_\_\_  
Esther Howard, Chairman of the Board

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Esther Howard, Chairman of the Board, on behalf of BIG BEND REGIONAL HOSPITAL DISTRICT in  
its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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### Management Info:

Status: Trust

Best Process: Sign

Best Process Type:

Progress:

### Property Info:

City: Alpine

Cad Property Id: 12845

CAD Value: 13890.00

Site Description: E Avenue I, Alpine, TX 79830, USA

Owner Info: Robin Hendershot  
6412 Edgemere Blvd. Apt. U  
El Paso, TX 79925-3546

Legal Description: Lot Four (4) and Five (5), in Block Twenty-three (23), of the Thomas Derrick Addition, to the City of Alpine, Brewster County, Texas (R12845)

Homestead: No

Site Structure: No

Non Affixed Material: No

### Litigation Info:

Case Number: TXB19228

Judgement Date: 01/06/2020

Sale Date: 02/04/2020

Sheriff's Deed Date: 11/30/-0001

Redemption Date: 11/30/-0001

Court: 394th

Style Plaintiff: City of Alpine, et al

Style Defendant: Owners of Various Properties locate within the city limits of Alpine, TX

Sheriff's Deed Volume:

Tax Due: Yes

Delinquent: Yes

Litigation: No

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**TAX DEED**

STATE OF TEXAS                   §  
                                                 §  
COUNTY OF BREWSTER       §

WHEREAS, by a Warrant issued out of the 394th Judicial District Court of Brewster County, Texas; in Cause No. TXB19228 styled City of Alpine, et al, vs. Owners of Various Properties locate within the city limits of Alpine, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 6th day of January, 2020, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 6th day of January, 2020 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **THREE THOUSAND DOLLARS AND 00/100 (\$3,000.00)**, said amount being the highest and best offer received from **Alex Trevino, 119 W. 6th Street, Odessa, Texas 79761**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lot Four (4) and Five (5), in Block Twenty-three (23), of the Thomas Derrick Addition, to the City of Alpine, Brewster County, Texas (R12845)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Alex Trevino, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF ALPINE**

By: \_\_\_\_\_  
Andres, Andy, Ramos, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Andres, Andy Ramos, Mayor, on behalf of CITY OF ALPINE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

**BREWSTER COUNTY**

By: \_\_\_\_\_  
Eleazar R. Cano, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eleazar R. Cano, County Judge, on behalf of BREWSTER COUNTY in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_

**ALPINE INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Eddie Natera, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eddie Natera, Board President, on behalf of ALPINE INDEPENDENT SCHOOL DISTRICT in its  
capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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**BIG BEND REGIONAL HOSPITAL DISTRICT**

By: \_\_\_\_\_  
Esther Howard, Chairman of the Board

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Esther Howard, Chairman of the Board, on behalf of BIG BEND REGIONAL HOSPITAL DISTRICT in  
its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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### Management Info:

Status: Trust

Best Process: Sign Best Process Type:

Progress: small tract, sell to neighbors

### Property Info:

City: Alpine

Cad Property Id: 33714 CAD Value: 1180.00

Site Description: 1179.4 sq. ft. tract out of Lot 10, Blk. 38, Hancock Addn. South of the Railroad, Alpine, TX

Owner Info: Michael George Raymer  
191 Campfire Cir.  
Fredricksburg, TX 78624-6616

Deborah A. Northrup  
303 Live Oak St.  
Ingram, TX 78025-3504

Legal Description: A 1179.4 Square Foot Tract of Land out of Lot Ten (10), in Block Thirty-eight (38), of the Hancock Addition South of Rail Road, to the City of Alpine, Brewster County, Texas (R33714)

Homestead: No Site Structure: No Non Affixed Material: No

### Litigation Info:

Case Number: TXB19228

Judgement Date: 01/06/2020 Sale Date: 02/04/2020

Sheriff's Deed Date: 04/24/2020 Redemption Date: 10/31/2020

Court: 394th

Style Plaintiff: City of Alpine, et al

Style Defendant: Owners of Various Properties locate within the city limits of Alpine, TX

Sheriff's Deed Volume: Volume 384 Page 781

Tax Due: Yes

Delinquent: Yes Litigation: No

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**TAX DEED**

STATE OF TEXAS                   §

§

COUNTY OF BREWSTER       §

WHEREAS, by a Warrant issued out of the 394th Judicial District Court of Brewster County, Texas; in Cause No. TXB19228 styled City of Alpine, et al, vs. Owners of Various Properties locate within the city limits of Alpine, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 6th day of January, 2020, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 6th day of January, 2020 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **SEVEN HUNDRED DOLLARS AND 00/100 (\$700.00)**, said amount being the highest and best offer received from **Fernando Lopez, 2303 US 90, Alpine, TX 79830**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**A 1179.4 Square Foot Tract of Land out of Lot Ten (10), in Block Thirty-eight (38), of the Hancock Addition South of Railroad, to the City of Alpine, Brewster County, Texas (R33714)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Fernando Lopez, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF ALPINE**

By: \_\_\_\_\_  
Andres, Andy Ramos, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Andres, Andy Ramos, Mayor, on behalf of CITY OF ALPINE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

**BREWSTER COUNTY**

By: \_\_\_\_\_  
Eleazar R. Cano, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eleazar R. Cano, County Judge, on behalf of BREWSTER COUNTY in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_

**ALPINE INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Eddie Natera, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eddie Natera, Board President, on behalf of ALPINE INDEPENDENT SCHOOL DISTRICT in its  
capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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**BIG BEND REGIONAL HOSPITAL DISTRICT**

By: \_\_\_\_\_  
Esther Howard, Chairman of the Board

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Esther Howard, Chairman of the Board, on behalf of BIG BEND REGIONAL HOSPITAL DISTRICT in  
its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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## Management Info:

Status: Trust

Best Process: Sign Best Process Type: If still standing, the structure in between the one at the corner and the one close to alley

Progress:

## Property Info:

City: Alpine

Cad Property Id: 10685 CAD Value: 8088.00

Site Description: 101 N. Phelps Street, Alpine, TX

Owner Info: Juan Manuel Urquidez and Francis G. Urquidez, Both Deceased

Unknown Heirs of Juan Manuel Urquidez and Francis G. Urquidez

Tony Casa, individually and as a possible heir to Juan Manuel Urquidez and Francis G. Urquidez, Both Deceased  
1953 FM 464  
Seguin, TX 78155-3103

Tony Urquidez, individually and as a possible heir to Juan Manuel Urquidez and Francis G. Urquidez, Both Deceased  
1307 E 17th St.  
Odessa, TX 79761-2815

Susie G. Sanchez  
901 N Orange Apt. 3  
Alpine, TX 79830

Legal Description: The South Twenty-eight Feet (S/28') of the North One-half of Lot Five (5), in Block Sixteen (16), of the Hancock Addition, to the City of Alpine, Brewster County, Texas (R10685)

Homestead: No Site Structure: Yes Non Affixed Material: Yes

## Litigation Info:

Case Number: TXB19228

Judgement Date: 01/06/2020 Sale Date: 02/04/2020

Sheriff's Deed Date: 04/24/2020 Redemption Date: 10/31/2020

Court: 394th

Style Plaintiff: City of Alpine, et al

Style Defendant: Owners of Various Properties locate within the city limits of Alpine, TX

Sheriff's Deed Volume: Volume 384 Page 781

Tax Due: Yes

Delinquent: Yes Litigation: No



“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

**TAX DEED**

STATE OF TEXAS                   §

§

COUNTY OF BREWSTER       §

WHEREAS, by a Warrant issued out of the 394th Judicial District Court of Brewster County, Texas; in Cause No. TXB19228 styled City of Alpine, et al, vs. Owners of Various Properties locate within the city limits of Alpine, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 6th day of January, 2020, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 6th day of January, 2020 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **FIVE THOUSAND FIVE HUNDRED ONE DOLLARS AND 00/100 (\$5,501.00)**, said amount being the highest and best offer received from **Oguzhan Basibuyuk, 1303 N. 6 Street, Alpine, Texas 79830**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**The South Twenty-eight Feet (S/28') of the North One-half of Lot Five (5), in Block Sixteen (16), of the Hancock Addition, to the City of Alpine, Brewster County, Texas (R10685)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Oguzhan Basibuyuk, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF ALPINE**

By: \_\_\_\_\_  
Andres, Andy, Ramos, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Andres, Andy, Ramos, Mayor, on behalf of CITY OF ALPINE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

**BREWSTER COUNTY**

By: \_\_\_\_\_  
Eleazar R. Cano, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eleazar R. Cano, County Judge, on behalf of BREWSTER COUNTY in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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**ALPINE INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Eddie Natera, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eddie Natera, Board President, on behalf of ALPINE INDEPENDENT SCHOOL DISTRICT in its  
capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_

**BIG BEND REGIONAL HOSPITAL DISTRICT**

By: \_\_\_\_\_  
Esther Howard, Chairman of the Board

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Esther Howard, Chairman of the Board, on behalf of BIG BEND REGIONAL HOSPITAL DISTRICT in  
its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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### Management Info:

Status: Trust

Best Process: Sign  
Progress:

Best Process Type:

### Property Info:

City: Alpine

Cad Property Id: 30123

CAD Value: 2,076

Site Description: W Murphy Ave, Alpine, TX 79830, USA

Owner Info: Darlene Danielle Calvo  
32 Quarterhorse Rd.  
Anthony, NM 88021-8911

Legal Description: West One half (W/2) of the West .345 Acre Tract of Land out of a 1.38 Acre Tract of Section Forty-three (43), in Block Nine (9), of the G.H. & S.A. Ry Co. Survey, to the City of Alpine, Brewster County, Texas (R30123)

Homestead: No

Site Structure: No

Non Affixed Material: No

### Litigation Info:

Case Number: TXB19228

Judgement Date: 01/06/2020

Sale Date: 02/04/2020

Sheriff's Deed Date: 04/24/2020

Redemption Date: 10/31/2020

Court: 394th

Style Plaintiff: City of Alpine, et al

Style Defendant: Owners of Various Properties locate within the city limits of Alpine, TX

Sheriff's Deed Volume: Volume 384 Page 781

Tax Due: No

Delinquent: Yes

Litigation: No

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**TAX DEED**

STATE OF TEXAS                   §

§

COUNTY OF BREWSTER       §

WHEREAS, by a Warrant issued out of the 394th Judicial District Court of Brewster County, Texas; in Cause No. TXB19228 styled City of Alpine, et al, vs. Owners of Various Properties locate within the city limits of Alpine, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 6th day of January, 2020, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 6th day of January, 2020 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **SIX THOUSAND DOLLARS AND 00/100 (\$6,000.00)**, said amount being the highest and best offer received from **Gary Neel, 201 South Halbert, Alpine, Texas 79830**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**West One half (W/2) of the West .345 Acre Tract of Land out of a 1.38 Acre Tract of Section Forty-three (43), in Block Nine (9), of the G.H. & S.A. Ry Co. Survey, to the City of Alpine, Brewster County, Texas (R30123)**



TO HAVE AND TO HOLD the above described property unto the named purchaser Gary Neel, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF ALPINE**

By: \_\_\_\_\_  
Andres, Andy Ramos, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Andres, Andy Ramos, Mayor, on behalf of CITY OF ALPINE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas



**BREWSTER COUNTY**

By: \_\_\_\_\_  
Eleazar R. Cano, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eleazar R. Cano, County Judge, on behalf of BREWSTER COUNTY in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_

**ALPINE INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Eddie Natera, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Eddie Natera, Board President, on behalf of ALPINE INDEPENDENT SCHOOL DISTRICT in its  
capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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**BIG BEND REGIONAL HOSPITAL DISTRICT**

By: \_\_\_\_\_  
Esther Howard, Chairman of the Board

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Esther Howard, Chairman of the Board, on behalf of BIG BEND REGIONAL HOSPITAL DISTRICT in  
its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_

4. Discuss, consider, and take appropriate action on second and final Ordinance 2020-04-04, an Ordinance establishing handicap and emergency parking at Our Lady of Peace Catholic Church on 5<sup>th</sup> street and Gallego Avenue. (L. Escovedo, City Council)



# CITY COUNCIL

## AGENDA REQUEST

|                                                      |                    |                                 |                       |
|------------------------------------------------------|--------------------|---------------------------------|-----------------------|
| <b>AGENDA FOR COUNCIL MEETING:<br/>INITIATED BY:</b> | <b>MAY 5, 2020</b> | <b>AGENDA REQUEST NO:</b>       | <b>ACTION</b>         |
|                                                      | <b>ERIK ZIMMER</b> | <b>RESPONSIBLE DEPARTMENT:</b>  | <b>ADMINISTRATION</b> |
| <b>PRESENTED BY:</b>                                 | <b>ERIZ ZIMMER</b> | <b>FINANCE DIRECTOR:</b>        | <b>MEGAN ANTRIM</b>   |
|                                                      |                    | <b>ADDITIONAL DIRECTOR (S):</b> |                       |

|                              |                                                                                                                                                                                                                                          |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT / PROCEEDING:</b> | DISCUSS, CONSIDER, AND TAKE APPROPRIATE ACTION ON THE SECOND AND FINAL ORDINANCE 2020-04-04, AN ORDINANCE ESTABLISHING HANDICAP AND EMERGENCY PARKING AT OUR LADY OF PEACE CATHOLIC CHURCH ON 5 <sup>TH</sup> STREET AND GALLEGO AVENUE. |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                  |  |
|------------------|--|
| <b>EXHIBITS:</b> |  |
|------------------|--|

| CLEARANCES | APPROVAL |
|------------|----------|
|------------|----------|

|                  |                         |                      |       |
|------------------|-------------------------|----------------------|-------|
| <b>LEGAL:</b>    | <b>CITY ATTORNEY</b>    | <b>ROD PONTON:</b>   | _____ |
| <b>FINANCE:</b>  | <b>FINANCE DIRECTOR</b> | <b>MEGAN ANTRIM:</b> | _____ |
| <b>APPROVAL:</b> | <b>CITY MANAGER</b>     | <b>ERIK ZIMMER:</b>  | _____ |

| BUDGET |
|--------|
|--------|

|                                       |          |
|---------------------------------------|----------|
| <b>EXPENDITURE REQUIRED: \$</b>       | <b>0</b> |
| <b>SAVINGS ANTICIPATION: \$</b>       |          |
| <b>CURRENT BUDGET FY2018-2019: \$</b> | <b>0</b> |
| <b>ADDITIONAL FUNDING: \$</b>         |          |

| RECOMMENDED ACTION |
|--------------------|
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| EXECUTIVE SUMMARY |
|-------------------|
|-------------------|

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**STATE OF TEXAS  
CITY OF ALPINE**

**COUNTY OF BREWSTER**

**ORDINANCE 2020-0404**

**AN ORDINANCE PROVIDING FOR PARKING CONTROLS IN THE 100 BLOCK OF WEST GALLEGU AVENUE AND THE 400 BLOCK OF SOUTH 5<sup>TH</sup> STREET.**

**WHEREAS**, the Alpine Police Department has recommended the addition of designated handicap parking spaces and a fire lane for emergency personnel on the 100 block of West Gallego and the 400 block of South 5<sup>th</sup> Street; and

**WHEREAS**, the City Council has cause in their legislative pursuit to ensure the effective use and regulation of city streets, curbs, and parking; and

**WHEREAS**, the City Council has determined that the recommendation from the Alpine Police Department to modify the parking spaces and the addition of a fire lane for emergency personnel is deemed to be in the best interest of the City and its citizens.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT THE FOLLOWING BE ENACTED:**

**SECTION 1.** A total of ten (10) handicap parking spaces are hereby established in the 100 block of West Gallego Avenue on the North side of the roadway with appropriate signage to be placed designating the parking spaces.

**SECTION 2.** A fire lane is hereby established and will be marked with appropriate signage and a red curb on the South side of Gallego Avenue from 5<sup>th</sup> Street towards the West for One hundred forty-seven (147) feet. The curb on 5<sup>th</sup> Street on the West side of the roadway will be marked a fire lane from Gallego Avenue towards the South, two hundred sixty-four (264) feet.

**SECTION 3.** Additional angled parking on the East side of the roadway on 5<sup>th</sup> street is hereby established being spaced ninety-six (96) inches wide. Six (6) additional parking spaces are established on Gallego Avenue on the South side of the roadway, west of the designated fire lane, being eighteen (18) feet long and parallel to the curb.

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF MAY 2020 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.**

**INTRODUCTION AND FIRST READING  
APRIL 21, 2020**

**SECOND AND FINAL READING  
MAY 5, 2020**

**\_\_\_\_\_  
Andres “Andy” Ramos, Mayor  
City of Alpine**

**ATTEST:**

**\_\_\_\_\_  
Cynthia Salas, City Secretary  
City of Alpine**

**APPROVED AS TO FORM:**

**\_\_\_\_\_  
Rod Ponton, City Attorney  
City of Alpine**



309 West Sul Ross Avenue  
Alpine, Texas 79830

Chief Robert Martin  
Telephone (432) 837-3486

rmartin.police@ci.alpine.tx.us  
Fax (432) 837-2616

To: Eric Zimmer  
City Manager

From: Robert Martin  
Chief of Police

Re: Fire Lane and Handicap Parking  
Our Lady of Peace Catholic Church  
100 W. Gallego, Alpine Tx

I am asking the Alpine City Council to consider passing an Ordinance that will control parking in the 100 block of West Gallego Avenue and 400 block of South 5<sup>th</sup> Street. This ordinance would provide designated parking for handicap parking and provide a fire lane for emergency personnel.

The ordinance will designate ten (10) handicap parking spaces in the 100 block of West Gallego on the north side of the roadway with signs. Three handicap parking spaces will be 132 inches wide and seven (7) will be ninety-six (96) inches wide.

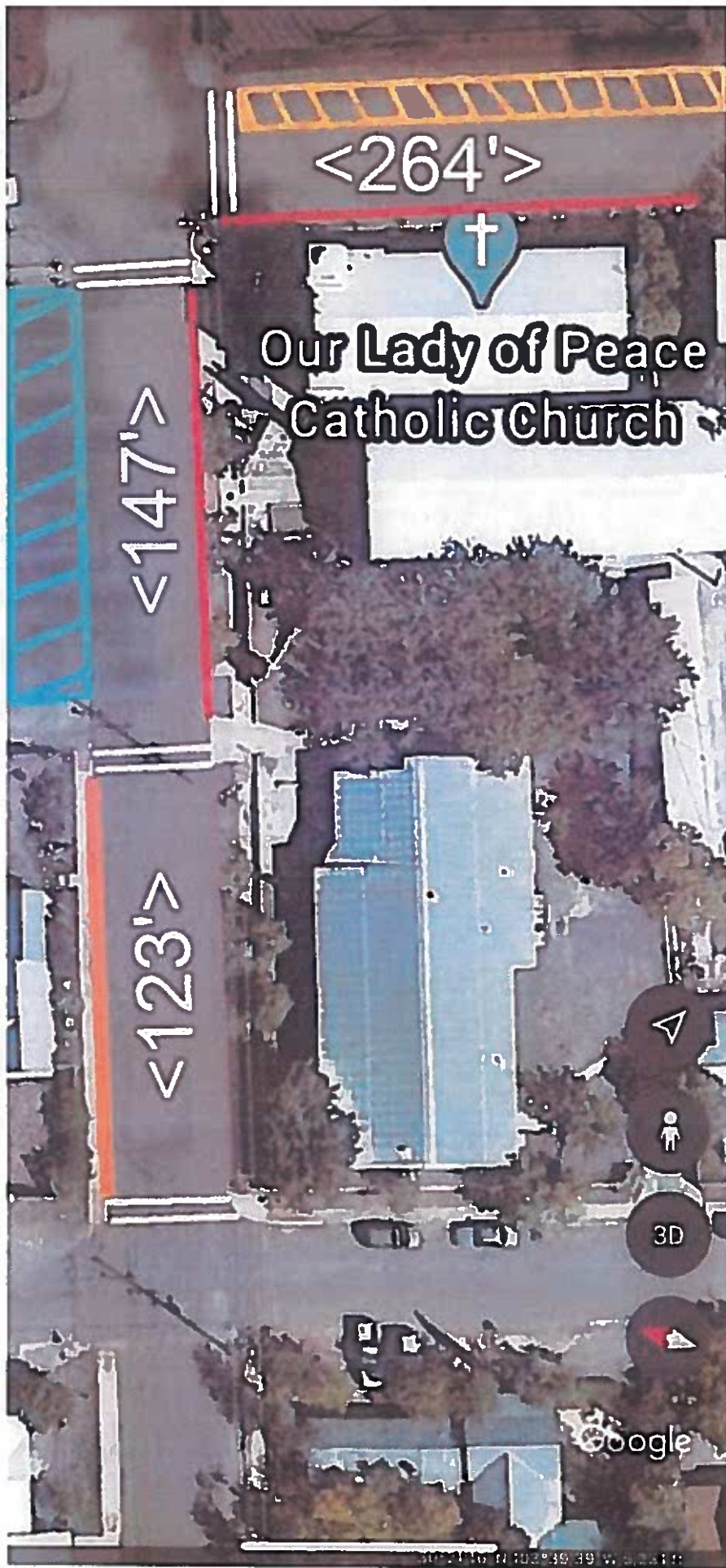
A fire lane will be marked with signs and red a curb on the south side of Gallego Avenue, from Fifth Street towards the west for one hundred forty-seven (147) feet. The curb on Fifth Street on the West side of the roadway will be marked a Fire Lane from Gallego Avenue towards the south, two hundred sixty-four (264) feet.

There will be addental parking on Fifth Street on the East side of the roadway South of Gallego Avenue. These parking spaced will be ninety-six (96) inches wide and will be marked for angled parking. There will be six (6) parking spaces on Gallego Avenue on the South side of the roadway, west of the designated fire lane. The spaces will be eighteen (18) feet long and will be parallel to the curb.

Respectfully Submitted,

Robert Martin  
Chief of Police  
Alpine, Texas





Our Lady of Peace  
Catholic Church