

**City of Alpine  
Regular City Council Meeting  
Tuesday, February 7th, 2017  
5:30 P.M.  
Minutes**

- 1. Call to Order, Invocation and Pledge of allegiance to the flags – Mayor Ramos called the meeting to order. The meeting was held in the Council Chambers at 803 West Holland in the City of Alpine, Texas. Reverend Jo Beth McLeod gave the invocation. Mayor Ramos led the pledge of allegiance to the flags. Councilor Fitzgerald thanked Mrs. Zimmer for providing cookies for tonight’s meeting.**
  
- 2. Determination of a quorum and proof of notice of the meeting – Mayor Ramos, Councilors Antrim, Salas, Fitzgerald, Escovedo and Stephens were present. City Manager Zimmer said the meeting notice had been posted at 11:30 A.M. on February 3rd, 2017. City Manager Zimmer, City Assistant Manager/Finance Director Megan Antrim, and Abel Hinojos were also present.**
  
- 3. Presentations, recognitions and proclamations – (A. Ramos, Mayor) –
  - **Dark Skies Proclamation– Mayor Ramos presented a proclamation to Martha Latta and Patsy McWilliams with the Dark Skies committee proclaiming the month of February, 2017, Dark Skies month in Alpine, Texas.****
  
- 4. Reports –  
City Mayor’s Report – (A. Ramos, Mayor) – Mayor Ramos thanked all the law enforcement and the community of Alpine for all of the diligent work that they did in helping to find and bring a resolve to ZuZu Verk. He said he knows it will not bring her back but hopefully there will be some type of closure for the family. He said he does offer his condolences on behalf of the City to the family.  
  
City Manager Report – (E. Zimmer, CM) – City Manager Zimmer presented the following report and said he would also like to thank Mrs. Zimmer for providing the cookies for tonight’s meeting. He said he would also like to echo the Mayor’s sentiment regarding the Verk family. He said this has been a very tough time for them as a family and he is very proud of our law enforcement and their efforts to work through this case diligently. He said he thinks one of the things that was most prevalent through this was the relationship with the media. He said they certainly kept the story alive and were very helpful. He said many times we hear of a combative relationship with reporters or news stories. He said he certainly would take this time to reflect back that this was a point in time when they were very helpful. -**

- **2017 Paving Plan and Road Repair Objectives –**
  - **2016 Recap –**
    - Focused on sealcoat initiative with COA employees
    - Contracted out rebuild – bid went to Jarrett Dirtworks
    - Plan gestated from resource needs
  - **Will work the same methodology this year**
  - **Dollars budgeted in materials**
    - Street Mtc materials – 30K
    - Capital Improvement Streets - \$395,325 (\$170K greater than last year)
    - Showed seal coat images – Ft. Davis Avenue and Elementary School and 11<sup>th</sup> Street
- **Seal Coat Program**
  - **Currently receiving bids from main three locations that supply grade 4 rock**
    - Capital Aggregates – very aggressive pricing to make up for last year’s inability to deliver
    - Jobe and Vulcan are other two
  - **Ergon continues to provide aggressive market pricing for the bitmus material**
  - **Targeting consolidation of areas – similar to what we accomplished last year**
  - **Start at the end of March to go after 125-150 blocks this year**
- **Seal Coat Target locations**
  - **Carpenter Addition**
  - **Areas West of 5<sup>th</sup> Street**
  - **Key is to stay in one geographic area to avoid loss of efficiency due to excessive travel and remobilization**
    - Showed rebuild images – Avenue F and Fighting Buck Avenue
- **Rebuild Program**
  - **Have 5 blocks “holdover” with work contracted back to Jarrett Dirtworks**
  - **Focusing on arteries between one way streets in close proximity to Downtown – this compliments our vision plan**
  - **16 other blocks identified by H. Ramirez**
  - **Additional rebuild would come based on two factors - 1. Room in the budget and 2. Potential equity transfer**
  - **ET would compete with needs at Airport – so Council would deliberate budget implications with City Manager**
- **Vision Plan Implications**
  - **Rebuild streets close to downtown**
  - **Work on alleys**
  - **Clean creeks and create pathway (dirt initially) to encourage use of creek as walkways**
  - **Move water/sewer department employees to back part of old Firestation**

Mayor Ramos asked about creek easements. City Manager Zimmer said there are owners who would be willing to deed the property to the City. Mayor Ramos said the trail is a fantastic idea.

City Staff Updates – None

**5. Public Hearings –**

**A. Public Hearing to obtain citizens views and comments on Roger Bakta's application for a zoning change from C-1 to C-1A, 2010 East Highway 90, Old Marathon Road in the City of Alpine, Texas to make RV spaces. Roger Bakta is owner and Carl Barnes is agent. (E. Zimmer, CM) – There were no public comments**

**B. Public Hearing to obtain citizens views and comments on a rezoning request from record owner, S3 Hospitality, LLC, from C-1 to C-1A for a Trailer Home. Property identification is 2401 East Highway 90 and legal description is Section 100, Block 9, ACS 5.0, GH & SA. (E. Zimmer, CM) – San Bakta talked about owning a hotel in Alpine. There were no other comments.**

**6. 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. Approve Council Minutes of January 5<sup>th</sup> and January 17<sup>th</sup>, 2017. (E. Zimmer, CM) -**

Motion was made by Councilor Salas, by Resolution 2017-02-06 to approve the Consent Agenda as presented. Motion was seconded by Councilor Fitzgerald. Motion carried unanimously.

**7. Information or Discussion items –**

**A) Update on Brewster County Tax Board. (R. Stephens) – Councilor Stephens said the Tax Board meets monthly on the 3<sup>rd</sup> Tuesday of every month. He said there are no key issues other than looking at property values. He said they have a budget of about \$300,000. He said the tax board is in good financial shape.**

**B) Presentation from Devcon Associates on behalf of Investment Builders Inc. on build project titled Skyway Gardens Apartments proposed to be**

located in the vicinity of South 11<sup>th</sup> Street and West Avenue J. (E. Zimmer, CM) - City Manager Zimmer said he would like to table this item.

- C) Discuss “No Parking” area(s) at 5<sup>th</sup> and Sul Ross Ave. intersection. (E. Zimmer, CM) – City Manager Zimmer said in the Council packets was included quite a bit of information from a field meeting that Chris Weber from TxDot, Chief Scown and he had in October of last year. He said three of the five City Councilmembers actually have responsibility for this intersection. He said Councilor Escovedo for the Reata Side, Councilor Antrim for the True Value Side and Councilor Stephens for the Bank and Porters. He said it is the one spot in town that is not only our most dangerous intersection but our most represented intersection. He said for full disclosure he has been in an accident at the location. He said his son was not at fault but another individual pulled out in front of him. He said the three of them, Chris, Chief Scown and himself talked about what were some solutions. He said they talked about 5 different solutions. He said the stop signs East and West have been improved and now he would like to focus on the “no parking”. He said this is a very busy intersection and if you limit parking you are going to get some complaints, but also some pats on the back. He said any change would have to be done by Ordinance. He said there is limited visibility with parking North and South. He said if Council wants to take action on this, one of them would need to put the item on the agenda. Councilor Salas said she felt there should be a four way stop there. City Manager Zimmer said if we wanted to do stop signs, Chris Weber with TxDot would need to do another study on the west bound traffic. He said you have the potential of traffic backing up all the way back to Avenue E. It was discussed that property owners would need to be notified if and when this was brought up as a potential new Ordinance.
- D) Review letter from TDS Telecom & Cable on Cable Franchise update. (E. Zimmer, CM) – City Manager Zimmer said this was sent out four or five weeks ago. He said the new rate was set at 5%. He said the City does get those dollars back.
- E) Review of Joint City & County initiatives to include status on progress related to interlocal agreement for Fire Services. (J. Fitzgerald, CC) – Councilor Fitzgerald said he had several meetings with Hugh Garrett who is the new Commissioner’s Court liaison. He said the County has agreed to haul the ladder truck to Odessa. He said there is a company there who can work on fire trucks. He said the City and County could possibly split the final costs since we both own the truck. Councilor Stephens said this is not an issue that needs to be addressed right away. Councilor Fitzgerald said he and Mr. Garrett went to the Water Conservation District meeting and they have also exchanged some documentation. He said Commissioner Garrett was looking for interlocal Fire Services agreements to use as an example. He said they are going to meet tomorrow again. He said they are working

well together and the County has been receptive. Carl Barnes said a master mechanic had just moved into Alpine who could probably tell us what was wrong with the fire truck.

- F) TML Regional Meeting Readout (Antrim, Salas, Fitzgerald, Escovedo, Ramos) – Mayor Ramos said TML stands for Texas Municipal League. He said they attended a Regional meeting last Friday. Councilor Antrim said the TML president, Mary Dennis gave a report on the concerns of the Legislature for the coming year. She also mentioned the TML Exchange. Mayor Ramos said this was a meeting where you got to meet with other Cities and exchange information. He said that Socorro got a fantastic grant for their city. Councilor Fitzgerald said he appreciated that at these meetings all of the other cities were local to this area. He said this happens every quarter and only lasts a couple of hours. Councilor Salas said Councilor Antrim gave pretty much the same information that she was going to give. She said there was a brag session at the end of the agenda to tell what your city had done.
- G) Review request from owner of Hotel Ritchey regarding remodel and porch needs (E. Zimmer, CM) – City Manager Zimmer said he included the background information. He said the front of the building is right on the property line. He said part of the restoration is to rebuild the front porch. He said in order to rebuild the front porch it would require her to build on to City property. He said we do not have a method in place to allow that to happen. He said she has asked if there is a possibility that she could purchase the property. He said we have done that process before. He said he thinks it is a good idea to revitalize the downtown area. Councilor Salas asked about the setback. City Manager Zimmer said we would have to declare that property as a surplus. Mayor Ramos said he thinks it is doable. Councilor Stephens said we might need to look into safety for that area. Julian Gonzales gave some history on the Ritchey Hotel.

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.) (Citizens are allowed to comment—limited to 3 minutes – after being called upon by 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.)

8. Discuss and Consider approving Resolution 2017-02-01, establishing Order of General Election for May 6, 2017 in Alpine, Texas. The Election will be to elect Councilmembers for Wards 1,3 and 5. The Election will be held on May 6, 2017 with Early Voting by personal appearance to begin on April 24<sup>th</sup>, 2017 and end on May 2<sup>nd</sup>, 2017. Article III of the Alpine City Charter outlines selection, qualifications and terms of office. (E. Zimmer, CM) –

Motion was made by Councilor Stephens to approve Resolution 2017-02-01, to approve the Order of General Election for May 6, 2017 in Alpine, Texas. Motion was seconded by Councilor Salas. Motion carried unanimously.

9. Discuss and Consider approving recommendation of Planning and Zoning Commission regarding Roger Bakta's application for a zoning change from C-1 to C-1A, 2010 East Highway 90, Old Marathon Road in the City of Alpine, Texas to make RV spaces. Roger Bakta is owner and Carl Barnes is agent. (E. Zimmer, CM) – Motion was made by Councilor Stephens, by Resolution 2017-02-03, to approve a zoning change from C-1 to C-1A, regarding Roger Bakta's application to make RV spaces. Motion was seconded by Councilor Salas. Motion unanimously carried.
10. Discuss and Consider approving recommendation of Planning and Zoning Commission regarding rezoning request from record owner, S3 Hospitality, LLC, from C-1 to C-1A for a Trailer Home. Property identification is 2401 East Highway 90 and legal description is Section 100, Block 9, ACS 5.0, GH & SA. (E. Zimmer, CM). – Motion was made by Councilor Stephens, by Resolution 2017-02-04, to approve the recommendation of the Planning and Zoning Commission regarding the rezoning request from record owner, S3 Hospitality, LLC, from C-1 to C-1A for a Trailer Home. Property identification is 2401 East Highway 90 and legal description is Section 100, Block 9, ACS 5.0, GH & SA. Motion was seconded by Councilor Fitzgerald. Motion carried unanimously.
11. Discuss and Consider Resolution approving grant application submission for Body Cameras for Alpine Police Department. This grant will help to replace some of the existing cameras currently used by APD. (E. Zimmer, CM) – Motion was made by Councilor Stephens, by Resolution 2017-02-05, to approve the grant application submission for Body Cameras for Alpine Police Department and the City has enough funding in its budget to match this. Motion was seconded by Councilor Fitzgerald. Motion carried unanimously.
12. Discuss and Consider approving Resolution related to Board and Commission strategic goals and Chairperson oversight. (R. Stephens) – Councilor Stephens said he prepared a draft Resolution which was included in the packet. He said the purpose of the Resolution was to provide the information about the draft of strategic goals because when we select our Board Chairs we will give them that guidance. He said the proposed Resolution does really two things: 1) It puts some discipline in the schedule for us as the City Council on when we would select the Board Chairs and his proposal is not later than the end of May (which would allow the new Councilmembers elected in May to put in their new members) and then the Council can move forward. 2) We need to give

some specific responsibilities to the Board chairs, which we have not done before, including the scheduling for the boards or commissions to meet. He said every board has a liaison person in the City and the Board Chairs need to work with them. He said the third item concerns board absences. Motion was made by Councilor Stephens to approve Resolution 2017-02-02. Motion was seconded by Councilor Salas. Motion unanimously carried. Carl Fleming of the Planning and Zoning Commission said one of the problems was getting the members sworn in. He asked if a Board Chairman could do the swearing in of a new member coming in. He said Planning and Zoning is set for a firm date and they will be meeting once a month, on the 3<sup>rd</sup> Monday of every month unless something comes up.

**13. Councilmember Comments and Answers –**

**Councilor Antrim** – Said she would like to thank everyone for coming. She said it had been a very interesting meeting, and she thought the Council accomplished quite a bit. She said she appreciated the participation by our constituents.

**Councilor Salas** – Said she also wanted to thank everyone for being here. She thanked Mrs. Zimmer for the cookies. She asked everyone to keep the Verk family in their prayers. She said she thinks this tragedy has affected all of us as a community. She asked that everyone also thank the Law Enforcement if they see them.

**Councilor Fitzgerald** – Said he would like to thank everyone for being here, especially the four constituents from Ward 3. He said please pray for the Verk family. He thanked Mrs. Zimmer for the cookies.

**Councilor Escovedo** – Said she had no comment.

**Councilor Stephens** – Said he thought the Council said it well. He thanked Carl Barnes for the tip on the mechanic. He said that was very helpful. He said that could save us some money. He said we always need more skilled technicians here.

**Mayor Ramos** –said he would like to thank everyone for coming this evening. He said he would like to thank everyone in the City Government. He said we have an election coming up and voting in the City has been terrible. He said voting is free. He said there is no excuse not to vote. He said you have early voting and you have election day. He asked that the word be spread.

Motion was made by Councilor Stephens to enter into Executive Session. Motion was seconded by Councilor Fitzgerald. Motion unanimously carried.

**14. Executive Session – Pursuant to Texas Government Code, Section 551.071 (consultation with attorney) and Section 551.074 (personnel matters)**

**A. Deliberation regarding the selection of a City Secretary for the City of Alpine. (E. Zimmer, CM)**

**15. Action after Executive Session –**

**A. Take Action, if any, concerning the selection of the City Secretary of the City of Alpine. (E. Zimmer, CM) – Councilor Stephens proposed that the City Manager take the direction that was given to him during executive Session regarding the selection of the City Secretary of the City of Alpine. Motion was seconded by Councilor Salas. Motion unanimously carried.**

**16. Adjournment – There being no further action. Meeting was adjourned.**

**NOTICE: The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.086 (economic development).**

I certify that this notice was posted at 11:30 A. M. on February 3rd, 2017, 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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Erik M. Zimmer, City Manager

I, Erik M. Zimmer, City Manager, do certify that this notice was posted at 11:30 A.M. on February 3rd, 2017, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Erik M. Zimmer, City Manager