

**City of Alpine
Regular City Council Meeting
Wednesday, November 4th, 2015
5:30 P.M.
Minutes**

- 1. Call to Order, Invocation and Pledge of allegiance to the flags – Mayor Rangra called the meeting to order. Lana Covington gave the invocation. Mayor Rangra led the pledge of allegiance to the flags.**

- 2. Determination of a quorum and proof of notice of the meeting – Mayor Rangra, Councilors Antrim, Salas, Fitzgerald, Gonzales and Stephens were present. The meeting notice had been posted at 11:30 A.M. on October 30th, 2015. City Manager Zimmer, City Finance Director Antrim and City Secretary Taylor were also present.**

- 3. Presentations, recognitions and proclamations –
A. Proclamation for Pilot Club – International Care and Kindness Week. Mayor Rangra presented the Proclamation to Dr. Nancy Antrim. President of the Pilot Club and Betty Fitzgerald, a Pilot Club member. International Care and Kindness Week is November 9th through November 15th. Dr. Antrim thanked Mayor Rangra and said they would be distributing pick-me-up baskets to unpaid care givers in our community.**

- 4. Reports –
City Mayor’s Report - (A. Rangra, Mayor) – The Mayor said he had been pretty active for the last four to five weeks. He said there was a pretty big turnout for the Family Crisis Center on the Courthouse lawn. He said on the 16th of this month the City Manager arranged a luncheon and the topic was technology. He said he wanted to thank Erik for having organized it. He said the president of the college was present. Mayor Rangra said he attended TML and it was not that impressive. He said it was a good meeting of old friends. He said one of the topics was the Texas Open Meetings Act. He said he did not agree with its presentation. He thanked Mayor Pro Tem Stephens for conducting the last meeting when he was out of town.**

City Manager Report – (E. Zimmer, CM) – City Manager Zimmer gave the following report:

Gas Department Update –

- **DIMP – Distribution Integrity Management Program**
 - Working through 5 year assessment plan
 - Have met footages of replacement for this year
- **Safety**
 - Incident at City Gate 1.5 weeks ago

- Safety Plan Distribution (updated every May)
- Service Update
 - Reconnects are very consistent with cooler weather
 - New Connects tied to newer construction

Paving Season 2015

- Rebuilt 19 Streets this year – full build/rebuild
- Seal Coat on 4 blocks recently testing methods for next season
- Marfa St. between 10th and 8th
- 8th Street between Avenue A and Brown

Acquired two key pieces of equipment – Hot patcher and 6500 gallon asphalt tank (with heater)

Weather created the biggest challenge

Paving Planning 2016

- Increased budget allocations for this fiscal year
- Targeting patching and seal coat process for up to 200 street blocks helps us hedge against limitations associated with weather
- Field training this week with company we purchased Hot Patcher from – learned enhanced techniques and alternate material that can be utilized
- Staffing one permanent and one alternate team for pothole patching through winter months

Utilities Infrastructure Updates

- Water/Sewer – Distribution Infrastructure
 - Busy with new Tap requests and several minor leaks around town
 - New construction along West side of town has driven some work on both water and sewer lines
 - Completed some recent work in the Sunny Glen area in preparation for the winter

Waste Water Treatment Plant

- TCEQ finalizing recommendation on C-SEP to include 2nd Dewatering Box and Bridge
- Increasing Staffing to focus on ‘final push’ to remove wasted sludge in old oxidation ditch

Councilor Stephens said at some point he thought the City Manager would publish a map that showed the streets that will be done. City Manager Zimmer said he thought they would have it done by the end of this month. He said TXDOT is going to do an assessment to see if we can maintain some roads. He said we would like to get 3 more years out of some of the roads before we have to redo them. He said we want to do more than patch them. Councilor Gonzales said he has considerable pot holes in Ward 4. He asked if the potholes could be fixed in this type of cold weather. City Manager Zimmer said you cannot patch a hole if there is water in the hole. He said hot mix that gets scraped up by TxDot is really the best product to use for potholes. He said that does not mean the potholes will not reappear. The City Manager said if it is cold outside you still can fix

potholes just not if they have water in them. Councilor Fitzgerald asked if the map could be put on the website. The City Manager said certainly.

City Staff Updates – None

5. Public Hearings – None

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 accounts payable. (E. Zimmer, CM) –

B. Approve Minutes of October 6th, 2015 (A. Rangra, Mayor) –
Mayor Rangra asked that item 6A be moved to the action items. Motion was made by Councilor Gonzales, by Resolution 2015-11-01, to approve item 6B of the Consent Agenda, which includes the minutes. Motion was seconded by Councilor Antrim. Motion carried unanimously.

7. Information or Discussion items – None

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)

6A – Approve accounts payable. – Mayor Rangra said the bill for his wife for a TML luncheon should not have been mailed to the City. The Mayor said he paid a check in the amount of \$40 for that. Motion was made by Councilor Fitzgerald, by Resolution 2015-11-03 to approve the accounts payable with that correction. Motion was seconded by Councilor Salas. Motion unanimously carried.

8. Discuss and Consider approving Resolution 2015-11-02, authorizing our local Small Business Development Center (SBDC) through the assistance of the Center for Urban and Regional Planning at University of San Antonio to develop a Vision Plan for the Downtown Business District in Alpine, Texas. This Vision Plan can help facilitate redevelopment, revitalization and set the

stage for new businesses in our community. The planning phase is Zero Cost to the City of Alpine. (R. Stephens) - Councilor Stephens said the City can develop an agreement with SBDC and that is the smart thing to do. He said it is at no cost to the City. He said we need to take advantage of it. He said we would rely on the City Management staff to put that together. He said there have been lots of revitalization efforts in the past in Alpine. He said Patricia Long is here to answer any questions. Motion was made by Councilor Stephens to approve Resolution 2015-11-02, authorizing our local Small Business Development Center (SBDC) through the assistance of the Center for Urban and Regional Planning at University of San Antonio to develop a Vision Plan for the Downtown Business District in Alpine, Texas and then come back with that as a proposed plan that the city can adopt later on. He said if they come back and it does not work for us we can take no action. Motion was seconded by Councilor Fitzgerald. Councilor Antrim said she appreciated him including the backup about Pecos. She also said the workshop they attended was excellent so she knows they do quality work. Patricia Long made comments concerning the program and process. She said this will be client driven. She said the goal is to establish small businesses. She said the City is calling the shots and they are just there to facilitate. Joseph Goldman said it seemed to him that the local Chamber of Commerce should be involved in this. Patricia said this is client driven so only if the Chamber of Commerce agreed to become a client. She said it is up to them. Joseph asked if SBA loans go through this system. Patricia said their organization is partially funded through the SBA so they are one of their partners that they work with. She said one of the misconceptions is that the SBDC is the SBA and that is not correct. She said they do help for-profit business owners who are interested in applying for financing of some sort. She said participating would be a bank and a bank is an SBA lender who is interested in getting an SBA guarantee on that loan. She said they would then go through the whole SBA guarantee process. Motion unanimously carried.

9. Discuss and Consider approval of Letter of Engagement for Gibson, Ruddock and Patterson, LLC to perform audit for City of Alpine for Fiscal Year 2014-2015. (E. Zimmer, CM) – City Manager Zimmer said the Audit for the City must be done no more than 60 days past the end of the fiscal year and no less than 30 days. He said the hourly rates from the Gibson staff were also included in the packet. He said we budgeted \$90,000 for this year and they are estimating the cost at \$75,000. Councilor Gonzales asked why the cost was so high. The City Manager said the last year we had Skinner and Lara the cost was \$65,000. He said the last two years were about the same cost. Councilor Gonzales asked if the Gibson firm previously had to do two audits. The City Manager said they had to add the landfill into the audit. He said he has talked to Gibson and Marlene. He said they will be here the first week in January. Councilor Gonzales asked if we were paying for their food and lodging. The City Manager said that was correct but their stay is usually about two days. Motion was made by Councilor Fitzgerald, by Resolution 2015-11-04, to

approve the Letter of Engagement for Gibson, Ruddock and Patterson, LLC, to perform an audit for the City of Alpine for Fiscal Year 2014-2015. Motion was seconded by Councilor Gonzales. Councilor Antrim asked about clarification on the billing for last year. She said the billable hours actually came to 100,000 and then we had a 35% discount. She asked why we were getting a discount. The City Manager said he spoke with them and got them to give us a better rate. He said if they were going to go over in hours they would have to come back to the city for approval and they did not do that. Motion carried unanimously.

10. Discuss and Consider approving the transfer of no more than \$30,000 from the Airport Reserve Account #TX-01-0518-0002 to Fund 05 (Airport Operating Fund) for the purpose of remediating cracks on Taxiway A-D and Apron at Alpine Casparis Municipal Airport. TxDot Aviation has approved up to \$300,000 of NPE Grant Funding for this project and the City is eligible for 90-10 Funding on this project. (E. Zimmer, CM) – City Manager Zimmer said on April 21, 2015, we discussed the proceeds of the land sale. (\$17,000 plus) and also the final dissolution from the dissolution of the gas company. He said at that junction we decided to move that money into the Reserve Account. He said Megan was able to finalize this and go through the formal RFP process. He said the maximum amount that we would be responsible for is \$30,000. He said we did receive two bids initially. He said one was for \$300,000. He said the other was \$240,000. He said TxDot has asked us to focus on the apron and taxiway. He said Chris Weber is helping us with this so no one will have to come out from Austin to monitor this. He said he anticipates we will have three bids. He said the first milestone will be the selection of the vendor and when we are done what the final cost will be. Motion was made by Councilor Stephens, by Resolution 2015-11-08 to approve the transfer of no more than \$30,000 from the Airport Reserve Account #TX-01-0518-0002 to Fund 05 (Airport Operating Fund) for the purpose of remediating cracks on Taxiway A-D and Apron at Alpine Casparis Municipal Airport. Motion was seconded by Councilor Fitzgerald. Councilor Gonzales said we are basically going to put patches on the cracks that are there with the \$30,000. The City Manager said that was correct and they have already approved the \$300,000. Councilor Gonzales asked if they were going to come back and do the other cracks. The City Manager said TxDot determined that the base layer that we had was still good. He said by sealing the cracks they feel there is a higher probability of keeping the good base. Councilor Antrim asked why TxDot Aviation did not want us to include the runway cracks. The City Manager said they said they were not large enough at this junction but they will be addressed later. Motion unanimously carried.

11. Discuss and Consider approving Resolution 2015-11-05 for Art Walk 2015 Street Closure. The street closed would be Highway 118 (aka 5th Street) between Avenue E. and Holland. The closure would be from 8 A.M. on Friday, November 20th until Sunday, November 22nd at Noon. Art Walk dates are

November 20th and 21st, 2015. (E. Zimmer, CM) – The City Manager said TxDot requires this and that is the reason we need to do this. He said we need the Resolution for TxDot. Motion was made by Councilor Fitzgerald, by Resolution 2015-11-05, to approve the Art Walk 2015 Street Closure, on Hwy 118, between Avenue E and Holland. Motion was seconded by Councilor Antrim. Motion carried unanimously.

12. Discuss and Consider approving the first reading of Ordinance 2015-06-02, an Ordinance of the City Council of the City of Alpine, Texas, amending the Zoning Code of Ordinances, Appendix C-Zoning, including changes to Sections 1-20 and Sections I-VIII District changes for the City of Alpine, Texas and authorizing necessary revisions to the City’s Zoning Map, if any, to reflect these amendments. (E. Zimmer, CM) – City Manager said if there were any substantive changes it would need to go back to Planning and Zoning. Motion was made by Councilor Gonzales, by Resolution 2015-11-07, to approve the first reading of Ordinance 2015-06-02, an Ordinance of the City Council of the City of Alpine, Texas, amending the Zoning Code of Ordinances, Appendix C-Zoning, including changes to Sections 1-20 and Sections I-VIII District changes for the City of Alpine, Texas and authorizing necessary revisions to the City’s Zoning Map if any to reflect these amendments. Motion was seconded by Councilor Fitzgerald. Councilor Stephens said he would like to amend the motion. He said we did not see any changes to section 20, so it should read Sections 1-19. Motion was seconded by Councilor Salas. Councilor Stephens said there was a second part to his amendment which was on page 12. He said there were also administrative items on 18 and 19. He said he does not know if it has to go back to the Planning and Zoning Commission with those changes or not. All of these items were included in the amendment. City Attorney McKamie said the Council could amend it now and then have the Second reading at the next meeting. The changes included using the existing language instead of the new language on page 12, eliminating the “Exhibit” language on page 18 and on page 19 the words highlighted under travel trailer be added to the definition of recreational vehicle, since that is what state law says. The Mayor said first we can vote on the amendment. Motion carried unanimously. The next vote was on the original motion with the amendments. Motion unanimously carried.

13. Discuss and Consider approving Resolution 2015-11-06, for the Planning and Zoning Commission to take the following actions with support from the City of Alpine Code Enforcement Officer: 1) Review the current city zoning map to look for potential issues, including transitions between commercial and housing districts 2) Host a minimum of two public hearings for the purpose of inviting land owners to come forward with recommended changes in zoning that would improve property zoning in Alpine and 3) Based on the actions from items 1 and 2 above, present recommendations to the City of Alpine, Texas, City Council, for potential changes to the City Zoning Map. (R. Stephens) – Councilor Stephens cited some examples in Alpine where the

zoning seemed improper and also where spot zoning may have occurred. There was also one piece of property that had two different zones. He asked that the Planning and Zoning Commission look into these items and have some public hearings to have public input. Motion was made by Councilor Stephens, to approve Resolution 2015-11-06, for the Planning and Zoning Commission to take the following actions with support from the City of Alpine Code Enforcement Officer: 1) Review the current city zoning map to look for potential issues, including transitions between commercial and housing districts 2) Host a minimum of two public hearings for the purpose of inviting land owners to come forward with recommended changes in zoning that would improve property zoning in Alpine and 3) Based on the actions from items 1 and 2 above, present recommendations to the City of Alpine, Texas, City Council, for potential changes to the City Zoning map. Motion was seconded by Councilor Salas. Motion carried unanimously.

14. Council Member Comments And Answers –

Councilor Antrim – said she was pleased the meeting went so well. She said it was sad that there were not more people here to participate. She thanked the people who did attend.

Councilor Salas – thanked everyone. She thanked Councilor Stephens for all his help.

Councilor Fitzgerald – thanked Councilor Stephens and said he does a lot of good work. He also thanked the City Manager and his staff.

Councilor Gonzales – thanked everyone for coming.

Councilor Stephens – thanked everyone for coming and said it had been a good meeting.

Mayor Rangra - thanked everyone for coming and welcomed the new Shopko business to town.

Motion was made by Councilor Salas to enter into Executive Session. Motion was seconded by Councilor Gonzales. Motion carried 4-1. Councilors Antrim, Salas, Fitzgerald and Gonzales voted in favor. Councilor Stephens voted against. Council entered into Executive Session at 6:50 P.M.

15. Executive Session – Pursuant to Texas Government Code, Section 551.071, Consultation with Attorney

A. Discussion with City Attorney concerning state regulation of Enterprise Funds. (J. Gonzales) -

16. Action After Executive Session –

A. Action, if any, regarding discussion with City Attorney concerning state regulation of Enterprise Funds. (J. Gonzales) – Council returned to open session at 7:20 P.M. Motion was made by Councilor Gonzales to take no action on this item at this time. Motion was seconded by Councilor Fitzgerald. Motion unanimously carried.

17. Adjournment – There being no further business, meeting was adjourned upon the motion of Councilor Gonzales and seconded by Councilor Fitzgerald. 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 October 30th, 2015, 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.

Dr. Avinash Rangra, Mayor

Attest:

Margaret "Molly" Taylor, City Secretary

I, Margaret "Molly" Taylor, City Secretary, do certify that this notice was posted at 11:30 A.M. on October 30th, 2015, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Margaret "Molly" Taylor, City Secretary