

**City of Alpine
Regular City Council Meeting
Tuesday, February 21st, 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 Josh Stueve gave the invocation. Mayor Ramos led the pledge of allegiance to the flags.**

- 2. Determination of a quorum and proof of notice of the meeting – Councilor Antrim, Councilor Salas, Councilor Escovedo, Councilor Fitzgerald and Councilor Stephens were present. Mayor Ramos was also present. City Manager Zimmer said the meeting notice had been posted at 10:30 A.M. on February 17th, 2017. City Manager Zimmer, City City Assistant Manager/Finance Director Megan Antrim and Abel Hinojos were also present.**

- 3. Presentations, recognitions and proclamations – (A. Ramos, Mayor) - None**

- 4. Reports –
City Mayor’s Report – (A. Ramos, Mayor) – Mayor Ramos said it has been pretty quiet in Alpine which is good. He said we are looking forward to keeping that same pace. He said we have had some tragedies but we are looking forward to having a good 2017.
City Manager Report – (E. Zimmer, CM) – City Manager Zimmer said he passed out the financial reports in the packets but did not have a report this evening since the Council had requested that the agenda items be kept short tonight so we could focus on the Executive Session.
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being discussed separately unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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 Council Minutes of February 7th, 2017. (E. Zimmer, CM)**
B. Appointment of Ramon Olivas for Planning and Zoning Commission, Ward 2. (C. Salas, CC)

Councilmember Stephens asked that Item A be pulled out and moved to action items because he would like to make an amendment to the Minutes. Councilor Salas introduced Mr. Olivas to the Council and he said it was a privilege and an honor to participate in the Planning and Zoning Commission. Motion was made by Councilor Salas, by Resolution 2017-02-07, to Approve item B, the appointment of Ramon Olivas for the Planning and Zoning Commission, Ward 2. Motion was seconded by Councilor Stephens. 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) 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.)

6C. – Approve Council Minutes of February 7th, 2017, 2017. (E. Zimmer, CM) –
Councilor Stephens said he took the action under item 7C at the February 7th meeting to meet with local business leaders to gain their feedback about the intersection issues and then get the three Council members associated with the stop sign together. It was discussed that there could be a meeting concerning this and a meeting notice would be posted in case a quorum were to attend. He said he would be happy to host a meeting for that purpose and he just wanted the minutes to reflect that. He made the motion by Resolution 2017-02-08 that the minutes of February 7th be approved with that amendment. Motion was seconded by Councilor Salas. Motion unanimously carried.

8. Discuss and Consider approving final reading of Ordinance 2017-02-08 an Ordinance rezoning, from C-1 to C-1A, in the City of Alpine, Brewster County, Texas. Old Marathon Road, property identification/street address is 2010 East Highway 90, Alpine, Texas as recommended by the Planning and Zoning Commission. (E. Zimmer, CM) – City Manager Zimmer said he had not received any comments for or against this item since the last meeting. He said we had the first reading and public hearing at the last meeting. Motion was made by Councilor Stephens, by Resolution 2017-02-08, to approve Ordinance 2017-02-08, an Ordinance rezoning, from C-1 to C-1A, in the City of Alpine, Brewster County, Texas, Old Marathon Road,

property identification/street address is 2010 East Highway 90, Alpine, Texas, as recommended by the Planning and Zoning Commission. Motion was seconded by Councilor Salas. Motion unanimously carried.

9. Discuss and Consider approving final reading of Ordinance 2017-02-09 an Ordinance rezoning, from C-1 to C-1A, Section 100, Block 9, ACS 5.0, GH & SA in the City of Alpine, Brewster County, Texas. Property identification/street address is 2401 East Highway 90, Alpine, Texas as recommended by the Planning and Zoning Commission. (E. Zimmer, CM).
– City Manager Zimmer said he had not received any comments for or against this item since the last meeting. He said we had the first reading and the public hearing at the last meeting. Motion was made by Councilor Stephens, by Resolution 2017-02-09 to approve the final reading of Ordinance 2017-02-09, an Ordinance rezoning, from C-1 to C-1A, Section 100, Block 9, ACS 5.0, GH & SA in the City of Alpine, Brewster County, Texas, Property identification/street address is 2401 East Highway 90, Alpine, Texas, as recommended by the Planning and Zoning Commission. Motion was seconded by Councilor Escovedo. Motion unanimously carried.
10. Discuss and Consider approving Resolution of support for Skyway Gardens project off of South 11th Street and W. Avenue J by Investment Builders, Inc. (E. Zimmer, CM) – City manager Zimmer said information had been previously provided to Council regarding investment builders. He said Investment Builders had been working on the property since late January. He said they have put together a housing project that utilizes the Texas Department of Housing tax credit program. He said one of the chief differences from two years ago when a similar project was presented is that the projects just require a Resolution of support and no funding from the city. He said there is a \$10 contribution but that is minimal compared to what it was before. He said the presentation is uploaded on the website. He said Mr. Etzold is present this evening representing IBI and he is happy to answer any questions. City Manager Zimmer said if the Council passes this Resolution tonight it does not guarantee that the project will go through. He said there is an application process that they will have to go through and get support from Pancho Nevarez and other letters of support. He said the property is currently zoned R-2 and it would have to go through Planning and Zoning and be rezoned as R-3. He said there is a potential for a substantial amount of ad valorem tax. He said 40 new living units would provide an asset to our capital asset structure from a City perspective and the taxpayers would all benefit from that. Mayor Ramos said he understands that this project will also benefit our local construction crews from Alpine and that the material would also be bought locally. Councilor Salas said housing is much needed in our community. Comments were made by Carl Fleming and Ms. Olivas. Carl Fleming said this was like

putting the cart before the Horse for the Planning and Zoning Commission. Ms. Olivas said she did not support the project because she did not think it was natural or a good thing to do. Councilor Stephens said there are 20 lots zoned R-2. He said they can put homes on there and it has potential. He said he looked in his own ward today and there are a number of housing facilities. He said we know the cost of housing is a challenge for Alpine. Councilor Salas and Councilor Fitzgerald said they were in support of the project. Motion was made by Councilor Stephens, by Resolution 2017-02-10, to approve a Resolution of support for Skyway Gardens project off of South 11th Street and W. Avenue J by Investment Builders, Inc.. Motion was seconded by Councilor Escovedo. David Etzold with Investment Builders spoke and said this would be 49 apartments in quadraplex components. He said they are using 6 acres of land for those 49 units. He said the density is relatively low. He said the residents will be qualified by applications to live there. He said they will have to go through a screening process that includes background checks, criminal background checks and a financial review. He said they have to have evidence of employment and they have to qualify under certain guidelines that the State of Texas establishes for their income. He said it is a very strictly monitored system. He said every year there will be a state auditor coming in and looking at their books. He said he hopes that they will be successful with this project and they could come in and do other projects.

Motion carried 5-0.

11. Councilmember Comments and Answers –

Councilor Antrim – said she was excited about the affordable housing. She said congratulations to Mr. Olivas for his appointment and she said she hoped everyone in the audience would be present again for the next meeting.

Councilor Salas – said she would like to thank everyone for being here. She said she wanted to thank Mr. Olivas for accepting the appointment and stepping up to the plate. She said she was excited about the project for housing. She said this is just the first step to this and there is still a lot to do down the line to be able to make this happen.

Councilor Fitzgerald – Councilor Fitzgerald said he thanked everyone for being here, especially his two constituents from his ward. He congratulated Mr. Olivas and said he does like the affordable housing project.

Councilor Escovedo - said she did get a chance to talk to a lot of the people in Ward 4 about the affordable housing project. She said most of the people were very excited for this to happen.

Mayor Ramos – said he thought it was good for Alpine to have affordable housing. He said he thinks this was a good move on the City’s part. He said he applauds the City Council for passing the Resolution. He said this is just the first step.

Councilor Stephens – said the proposed affordable housing in Alpine is for many people who already live in Alpine. He said he knows many people who pay a lot of money to live in trailers who could use this. He said housing like this would be an upgrade. He said it will upgrade this property as well. He told everyone thanks for coming.

Motion was made by Councilor Stephens to enter into Executive Session at 6:07 P.M. Motion was seconded by Councilor Salas. Motion unanimously carried.

12. **Executive Session** – Pursuant to Texas Government Code, Sections 551.071 (consultation with attorney) and 551.074 (personnel matters)
 - A. **Deliberation regarding the selection of a City Secretary for the City of Alpine. (E. Zimmer, CM)**

13. **Action after Executive Session** –

- A. **Take action, if any, concerning the selection of the City Secretary of the City of Alpine. (E. Zimmer, CM)** – Council entered into open session at 7:33 P.M. Councilor Stephens said the Council has interviewed two excellent candidates Motion was made by Councilor Stephens, by Resolution 2017-02-01, for the City Council to offer the role of City Secretary to Kalea Cotton and that the City Manager takes the actions necessary to do that. Motion was seconded by Councilor Salas. Motion carried 4-1.

14. **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 10:30 A. M. on February 17th, 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.

Andres "Andy" Ramos, Mayor

Attest:

Erik M. Zimmer, City Manager

I, Erik M. Zimmer, City Manager, do certify that this notice was posted at 10:30 A.M. on February 17th, 2017, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Erik M.Zimmer, City Manager