

**City of Alpine
Regular City Council Meeting
Tuesday, May 19th, 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. Pastor Dick Zimmer said 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 Salas, Fitzgerald, Gonzales and Stephens were present. Dr. Nancy Antrim was absent from the meeting. The meeting notice had been posted at 11:30 A.M. on May 15th, 2015. City Manager Zimmer and City Secretary Taylor were also present. Mayor Rangra introduced the new Council with the exception of Dr. Antrim. There was a round of applause.**

- 3. Presentations, recognitions and proclamations –**
 - A. Proclamation in honor of Judy Parsons who is retiring from Sul Ross State University after 50 years of service. (J. Fitzgerald). – Councilor Fitzgerald said he thoroughly enjoyed the classes that he had with Judy Parsons at Sul Ross State University. Mayor Rangra said he and Judy had known each other for a long, long time. He said she came to Alpine in 1965 and he came to Alpine in 1967. He read the Proclamation honoring Judy Parsons. Judy Parsons said this was a really nice thing for Fitz and Avinash (his honor the Mayor) and the City Council to have done. She said she came to Alpine planning to stay one year and she does not have any plans to leave in the immediate future. She said it has been a great place for her and it has been a great job and she loves both Sul Ross and the City of Alpine. She thanked everyone.**

- 4. Reports –**
 - City Mayor's Report - Mayor Rangra said he received a request for information concerning PUMPCO, communication wise for the Council. He said he thought we could ask the City Attorney what we could do about it in terms of response.**

City Manager Report – (E. Zimmer, CM)

City Manager Zimmer said he would talk about the Budget Variance tonight and the upcoming Budget hearings that would occur later on in the summer.

- Income Statements, Budget Variance and Specified Activity Report Readout**

1. All funds continue to perform above expectation and we are targeting for a strong push at paving through our summer months
 2. This month, we have also built some additional charts so that you can see :
 - Month-over-Month performance on our unaudited net income. I thought it would be a good idea to culminate the monthly charts into a document that allows Council to see the trending.
 - Revenue assimilation in the General Fund. I wanted to break out some of the categories associated in our overall General Fund Revenue so Council could see the primary drivers in that fund.
 - Breakdown on salaries as they pertain to our overall Expense percentage. As we are preparing for next year's budget cycle, I wanted to have a clearer understanding of our total wages compared to overall Expenses.
 3. One other interesting stat that caught his eye this month was the percentage of Revenue in the HOT fund related to the Holiday Inn Express and Hampton Inn (both owned by the Same conglomerate). They have contributed \$159,817.49 or 52.2% of the total revenue in the HOT Fund YTD. City Manager Zimmer then showed a YTD table and a chart of the Government Fund, a Revenue Sources chart and a Water/Sewer/Sanitation Fund graph, an Airport Fund graph and a Gas fund graph, a HOT fund graph and a list of Wage Data (Totals and Percent) with observations. He said the FY 2015-2016 Budget Planning consisted of :
 - Budget Packets are being distributed to Department Heads later this week.
 - Packets going to Council early next week for visibility
 - Feedback from Council on goals related to:
 - Spending Expectations
 - Asset Management
 - Next FY Project Goals
 - Tax Rate – Ad Valorem
 - Targeting Workshop the second or third week of June
 - Five Year Capital Update expected by end of June
 - First draft of expense budget expected by mid-July
- Budget Planning (2015-2016) – Initial layout of dates and meetings through this next year's budget formation
- Councilor Gonzales asked about this year's budget and asked if we were doing any adjustments to that budget. City Manager Zimmer said we are looking at where we are trending in our spending, especially in our water, sewer and sanitation and the gas departments. He said what he is looking at is on the approved budget, the total dollar amount, do

we have enough room in there to associate the rehabilitation efforts that are being done on the roadways due to the water, sewer and sanitation and gas tearing up the roadways. He said his sense is that within the next three to four weeks he will know if we have enough room to just leave the overall budget about the same. He said by Charter, as long as we do not change that bottom dollar amount in that fund, we do not need to go through an Ordinance updating the budget. He said if we do need to change that then we will go back through the recommendation/ordinance process. Councilor Gonzales said he had another question about some of the things we had talked about. He said he did not know if they were in the budget or not. He said we were talking about combining the gas and water and sewer rates together in one bill instead of having two separate bills. He asked for the progress on that and asked if that was in the budget. The City Manager said we budgeted getting the water/sewer and sanitation to go to the Assyst Program which was the same software that our gas company uses. He said Megan and her team are putting the finishing touches on that. He said she and Gracie have been doing a lot of training. He said once we are done with that (he said he believes that will occur this fiscal year), that will allow us to work on that combined billing for the next fiscal year. Councilor Gonzales asked about the use of debit cards or credit cards when people are trying to pay. He asked if we are addressing that. City Manager Zimmer said through Assyst we can later on do that as an option. He said what we do have to address if we go down that path is transaction fees. He said if over half of our people started paying with credit cards and we did not charge a transaction fee we would find ourselves losing out because we would have to pay it from the city. He said before we go into that, before we make a transition that allows people to pay with credit cards, we want to dialogue and discuss that in City Council meetings so that everybody is aware. He said his first recommendation will be to pass through those transaction costs on to the people who want to use it. He said that seems to be protocol across other cities to allow the user to carry that transaction cost. He said they can always come in and pay in cash or check. Councilor Gonzales said so people who wanted to use a credit card, could. City Manager Zimmer said correct. Councilor Fitzgerald asked what the amount would be on credit cards. City Manager Zimmer said he believed a little less than 2% with Master Card right now. Finance Director Antrim said it depends on which program we go through. She said they can go from 2% to 7%. Mayor Rangra asked about on line payments. Megan said they can do an autodraft from their account but it is not online. City Manager Zimmer said there are a lot of different options out there. Mayor Rangra told the City Manager that the information he is giving the public is very, very useful. He said the decision the Council makes is based on the data. Payment on debt was discussed.

City Staff Updates – None

5. Citizens Comments (on agenda items) – (limited to 3 minutes) –

6. Public Hearings –

A. Public Hearing to obtain citizens views and comments on Ordinance 2015-03-01, Substandard Structure Ordinance as approved by Planning and Zoning Commission. An Ordinance of the City Council of the City of Alpine, Texas, amending Appendix C – Zoning of the Code of Ordinances of the City of Alpine, Texas, amending Appendix C – Zoning of the Code of Ordinances of the City of Alpine, Texas, by adding a new section 9 to said Appendix C – Zoning of the Code of Ordinances of the City of Alpine, Texas creating a Building and Standards Commission for the City of Alpine, Texas; establishing guidelines and procedures relating to said commission pursuant to the Local Government Code of the State of Texas, Chapter 54, Subchapter C (Quasi-Judicial enforcement of health and safety ordinances), and Texas Local Government Code, Chapter 214 (Municipal Regulation of Housing and other structures), Subchapter A (Dangerous structures), and City of Alpine Code Chapter 18, Article IX, Section 18-260 (International Property Maintenance Code), and City of Alpine Code Chapter 18, Article X, Sections 18-281-291 (Dangerous Buildings); creating standards for noncompliance, abatement, providing for appeal process; making various provisions and findings related thereto, including compliance with the comprehensive plan of the City of Alpine, Texas; providing a severability clause; providing a savings clause; findings compliance with the Texas Open Meeting Law; providing a repealing clause; and providing an effective date hereof. (E. Zimmer, CM) – City Manager Zimmer said we did have the first reading of this Ordinance at our last Council meeting and this serves as the public hearing for public comment. Joseph Goldman said this quasi-judicial board will have more authority than the City Council. He said unless there is some allowance made that the elected body has final say over decisions, he said he was against any quasi-judicial board who can override the city council.

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. Approve accounts payable. (E. Zimmer, CM) –**
B. Approve Council Minutes of April 7th, 2015. (A. Rangra, Mayor) –

Motion was made by Councilor Salas, by Resolution 2015-05-05, to Approve items 7 A and 7B on the consent agenda. Motion was seconded by Councilor Stephens. Motion unanimously carried.

8. Information or Discussion items – (Citizens are allowed to comment – limited to 3 minutes – after being called upon by Mayor.) –

A. Introduction of Linda Molinar, CEO of Presidio County Health Services, Inc. and the Organization she supports. They have been awarded a grant for \$650,000 from HRSA to open a new clinic in Brewster County. (C. Salas) – Councilor Salas said she asked Linda Molinar, CEO of Presidio County Health Services, to come and give us a brief description of the Clinic that they are getting ready to open in Alpine. She said they already have one in Presidio and Marfa. She said she wanted Linda to brief us on the services that they are bringing into Brewster County. Linda said they are being funded from a federal organization but they operate individually. She said everyone competes for the grants. She said Brewster County was very lucky. She said it means more tax dollars coming into the community and we all need it. She said it would mean discounts for patients on their medications (sometimes up to 40% off). She said they have another program called extended health care and that is where not only the patient gets health care but also preventative care. She said they may not be charged at all, depending on the circumstances, but usually it is \$15 for an office visit. She said she lives in Alpine and for 7 years she has been commuting. She said they provide vaccinations for the school kids. She said they came to Brewster County last year and provided physicals for the kids at school. She said there are a lot of things that they are able to bring into this community. She said, who knows, in the future there may be a project between the City and the County and they could help us to provide some EMS services for this area. Councilor Salas said they have purchased a building by the high school. She said they are just waiting for the money to come in. Linda went on to talk about other projects. Councilor Stephens asked who they provide services to. Linda said, everybody. She said they are hoping to add mental health and dental soon. She said they are growing and she is excited. Councilor Fitzgerald asked if they accepted Medicare. Linda said they do. She said they are one of the few organizations who get a higher reimbursement for Medicare and Medicaid. She said they do not charge the Medicare or Medicaid patients a deductible. Councilor Gonzales said he understands that the building that they have bought is not meeting the Planning and Zoning requirements. Linda said they are planning to go to the Planning and Zoning to be approved. She said they need to be opened in 120 days. City Manager asked what hours they would be open. Linda said

normally 8 to 5 with one late day but that depends on the needs of the community. City Manager Zimmer asked about how they would staff the clinic. Linda said they have helped with the nursing program at Sul Ross. Mayor Rangra asked if the name of the organization would still be Presidio County. Linda said no, about six months ago they listed the name for the grant as Family Health Services of West Texas. She said that would now be the name for all of their clinics under one umbrella. She said the Alpine office will probably be called Family Health Services of Alpine. Mayor Rangra asked if there was any kind of assistance that the council could provide to her. Linda said she believed that after the zoning committee they would be back before the Council. She said Dr. Billings will be the main presenter. Carl Fleming said this is a fantastic opportunity for the City of Alpine. Angie Bermudez said this building is near her house. She said if she gets sick, can she go to this clinic? She asked if there would be a doctor there. Linda said Dr. Billings is the medical director and there is another physician. She said there are also nurse practitioners. Angie asked the City Manager if the clinic was the only place that would be rezoned or would her house also change. The City Manager said when someone petitions for a zone change they would petition for their own particular property. Angie asked Linda if they would hire locally. Linda said she thinks most of her employees actually live here already. She said they were looking for a good receptionist for Alpine.

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)

- 9. Discuss and Consider first reading of language updating Ordinance 2010-10-05, updating Septic drop-off fees at wastewater treatment plant. (E. Zimmer, CM) – The City Manager said he would categorize Alpine as a good deal right now. He said our current rates are far below the region standard. He said he did include that in the packets. He said Valentine and Fort Stockton have similar rates to what we are proposing right now. He said the challenge we are having is the tomato farms. He said they are generating a lot of septic business. He said we are not trying to gouge anyone, we are just trying to get the rate up to the market rate. He said it is a pretty simple update to the ordinance. He said we are also putting a limit on the gallons. He said if they are going to bring in multiple loads, they are going to pay multiple fees. He said Megan and Lawrence are working on the ticket/payment structure to go through City Hall. He said the Ordinance would update the rate. Councilor Stephens made a motion by Resolution 2015-05-06, to approve the first reading of the language updating Ordinance 2010-10-05, updating the Septic drop-off fees at the wastewater plant. Motion was seconded by Councilor Gonzales. Motion unanimously**

carried.

10. **Discuss and Consider second and final reading of Ordinance 2015-05-01, Zoning Change for Iris Korus, as recommended by the Planning and Zoning Commission, changing the zone from C-2 to C-1A to accommodate HUD manufactured structure which will be used for a dental clinic. Public hearing was previously held on May 5th, 2015 by the City Council. The property identification/street address is West Highway 90 and the legal description is Metta Harms Orient Addition, Block 020, Tract 0.53 acre. This Ordinance was approved by Planning and Zoning on April 27, 2015. (E. Zimmer, CM) – The City Manager said this would be the second and final reading. He said since the last public hearing we have not had any negative comments. Motion was made by Councilor Fitzgerald, by Resolution 2015-05-07, to approve the second and final reading of Ordinance 2015-05-01, Zoning Change for Iris Korus, as recommended by the Planning and Zoning Commission, changing the zone from C-2 to C-1A to accommodate HUD manufactured structure which will be used for a dental clinic. Motion was seconded by Councilor Gonzales. Motion unanimously carried.**

11. **Discuss and Consider approving the second and final reading of Ordinance 2015-03-01, Building and Standards Commission, an Ordinance creating a Building and Standards Commission for the City of Alpine, Texas as more fully described in the Public Hearing (Item 6A) Section of this agenda. (E. Zimmer, CM) - Motion was made by Councilor Salas, by Resolution 2015-05-08 to approve the second and final reading of Ordinance 2015-03-01, Building and Standards Commission, an Ordinance creating a Building and Standards Commission for the City of Alpine, Texas as more fully described in the Public Hearing (Item 6A) Section of this agenda. Motion was seconded by Councilor Fitzgerald. Councilor Stephens said he had received a number of calls on this and all the calls have understood the need for this. He said the citizens say this is the right thing to do. Joseph Goldman said he has been getting calls about this as well. He said if it is a real problem we need to call in expertise. He talked about the qualifications for the Commission members. He said the appointed board should not have the final say. Motion unanimously carried.**

12. **Discuss and Consider approving Rick Stephens hangar locations for numbers 40 and 41 at the Alpine Casparis Municipal Airport. Dimensions and specifics have been approved by FAA. (E. Zimmer, CM) – Motion was made by Councilor Fitzgerald to approve Rick Stephens hangar locations for numbers 40 and 41 at the Alpine Casparis Municipal Airport, by Resolution 2015-05-09. Motion was seconded by Councilor Salas. Councilor Gonzales asked if these hangars would require an additional runway. Paving the cracks at the Airport was also discussed. Councilors**

Salas, Fitzgerald and Gonzales voted in favor. Councilor Stephens abstained from voting. Motion carried.

13. Council Member Comments –

Councilor Salas – said she thanked the public for joining in this evening. She congratulated Fitz and Rick and Dr. Antrim.

Councilor Fitzgerald – said he thanked Angie for her hard work and loyalty for 6 years.

Councilor Gonzales – said he thanked Fitz for dressing up today for the swearing in. He also thanked everyone for coming.

Councilor Stephens – Thanked Angie for serving 6 years and thanked everyone for attending.

14. Executive Session – None

15. Action After Executive Session – None

16. Adjournment – Meeting was adjourned upon the motion of Councilor Fitzgerald and seconded by Councilor Gonzales . Motion unanimously carried. 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 May 15th, 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 May 15th, 2015, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Margaret "Molly" Taylor, City Secretary