

**City of Alpine  
Regular City Council Meeting  
Tuesday, March 15th, 2016  
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, Minister of First Christian Church and member of the Ministerial Alliance 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, Fitzgerald, Gonzales and Stephens were present. Councilor Salas was absent. The meeting notice had been posted at 3:30 P.M. on March 11th, 2016. City Manager Zimmer and City Secretary Taylor were also present.**
  
- 3. Presentations, recognitions and proclamations – None**
  
- 4. Reports –**  
**City Mayor’s Report - (A. Rangra, Mayor) – Mayor Rangra read a letter of thanks from a citizen to Aaron, one of the City Employees, a water department employee, who helped her with a water leak on Saturday. The Mayor said we have one more dentist in Alpine, Bella Dentistry and now there are three. He talked about the recent Cowboy Poetry Gathering and tourists and its impact on the City sales tax collections. He said a week or so ago, an individual called him about building a nursing home in Alpine on the North side of the hospital. He said this individual was involved in raising funds for that project, and may have all the resources available to him. He said we may have a nursing home in the future, or an assisted living facility. The Mayor said last week on Friday in Austin he met with the President of the United States, President Obama. He said the President was in Austin for a technology conference and he was asked to meet with him.**

**City Manager Report – (E. Zimmer, CM) – City Manager Zimmer reported on the following items:**

- **Union Pacific Foundation Grant**
  - \$2,000 provided to the City to start an Adopt-A-Spot program
  - Patsy McWilliams, KAB Coordinator, has been working with the Parks Board on concepts related to this program.
  - Dollars will help us off-set costs related to the program start up and Advertising
  - Texas Trash Off coming first week of April, 2016
- **Monthly Financial Reporting, October 2014 Year to Date through**

**February 2016 for the General Fund Revenues and Expenditures, Water, Sewer and Sanitation Revenues and Expenditures, Airport Revenues and Expenditures, HOT Fund Revenues and Expenditures, and Gas Revenues and Expenditures.**

- **He said the City Sales Tax \$163,114 in February 2016 had been \$132,000 in February of last year. He added a chart in the packets to show the monthly trending.**
- **He said there is a \$10.9K reimbursement for Stone Garden Grant in process.**
- **He also said there is upcoming training for the Finance Team.**
- **He said Water/Sewer Revenues are now adjusted – post conversion. He said Overtime is higher than anticipated with the Billing Team due to the conversion.**
- **He also said the second de-watering box has arrived at the Wastewater Plant.**
- **City Manager Zimmer said a refund from the Fuel Provider showed up in last month's Revenues. He said Megan attended the annual TxDot Aviation Conference Last Year. He said we are anticipating an RFP for fuel before the end of the fiscal year. He said we are looking at more aggressive vegetation treatments to use at the Airport. He said we are working with the Regional Ramp coordinator on project opportunities.**
- **Concerning HOT Results, the differences in spending are primarily attributed to the Civic Center Remodel. He said the floors are the last element to work with on this fiscal year. He said there would be a grand re-opening/open house of the Civic Center on March 31, 2016. Hoteliers have shared with Stewart Ramser that February 2016 was one of the best months ever and there is busy tourist traffic this month with Spring Breakers in the area.**
- **The City Manager said gas revenues have gone up the last two months (as expected), but continue lower than last year due to a warmer winter. He said some people are already putting their service on vacation.**
- **He said he will address spending on some of the Capital purchases.**
  
- **Streets RFQ**
  - **Ordering materials for the Sealcoat Program**
  - **Reviewed 27 blocks we want to rebuild**
    - 1) **Ave. F (Neville Haynes to the East)**
    - 2) **Cockrell (Ave. E. to Brown)**
    - 3) **Fighting Buck (High School to Brown St.)**
    - 4) **Lockhart Ave. (Hancock Rd. West to Creek)**
  - **Will initiate an RFQ to gather costing and interest from area vendors**
  - **Anticipate requesting a Budget Amendment equity transfer from Gas Fund to pay for the rebuild/repave**

Mayor Rangra asked what time the event at the Civic Center would be. City Manager Zimmer said it would be from 5 to 7 P.M. He said that would be announced on the radio and it would be in the newspaper as well. Mayor Rangra said the City Manager talked about there being a little more overtime than usual. He said you may have seen, on weekends, cars parked outside the city hall. He said the employees are working, not watching television. He said he knows that because he has come in and out of city hall several times and the employees are crunching numbers. He said he really admires the city workers, taking a day to work, on a weekend, away from their families. He said we have a good staff. Mayor Rangra said he also noticed that the water bills are current now on the billing. He said he thought it had been a seamless transition. The City Manager said he appreciated the comments but the transition was difficult. He said Gracie, Cora and Megan had been working very hard to make it a smooth transition. Mayor Rangra said three years ago people said we had \$30,000,000 missing. It was not missing and the problem was traced to software conversion. He said everyone all over the country said the City of Alpine is broke. He said if something goes wrong once in a while, please have patience. It will get resolved to everyone's satisfaction.

**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 17<sup>th</sup>, 2016. (A. Rangra, Mayor) – Motion was made by Councilor Fitzgerald, by Resolution 2016-03-04, to approve the Council Minutes of February 17<sup>th</sup>, 2016. Motion was seconded by Councilor Antrim. Motion carried unanimously.**

**7. Information or Discussion items –**

**A. TDS Telecom- Analog to Digital Conversion – Local Cable Services in Alpine (E. Zimmer, CM) – City Manager Zimmer discussed analog to digital conversion. He said about 20 years ago the industry started to convert to Digital signal. By June 2009 all high powered broadcast stations were required by the FCC to convert to a Digital signal. TDS will be changing all of their customers over to digital from analog**

beginning March 1<sup>st</sup>, here in Alpine. City Manager Zimmer said TDS' goal is to make all of the officials of the community, who they have a franchise agreement with, aware of the conversion. Councilor Gonzales asked if the City was going to change to TDS for service. City Manager Zimmer said we have a television in the break room that is on, on occasion through the local cable company. He said most of the TDS system is residential based.

- B. Review Draft of Audit with Gibson/Ruddock. (E. Zimmer, CM) – City Manager Zimmer introduced Craig Gibson and Marlene to the Council. Mayor Rangra asked the Councilmen if they all had the information and they said yes. Craig talked about Governmental Revenue which does not include the Enterprise Funds. The Governmental Revenue was divided by property tax, sales tax, intergovernmental and other revenue. Craig said sometimes you collect more property tax than others. Councilor Stephens asked what was included in other revenues. Marlene said franchise fees and admin fees, interest income and other miscellaneous income. Mayor Rangra said the gold area in the graph has gone up and that is the sales tax. He said sales tax exceeded the property tax. He said if we can keep raising the sales tax, we will not be asking for more property tax. Craig said the assessed value did increase some but not significantly. He said in the expenditure section for the General Fund, there was no increase and in fact there was a decrease. He said in Public Works and Health and Human Services there was a small increase. He said Culture and Recreation actually went down a little. He said Public Safety also had a very small decrease in expenditures. He said Municipal Court had also decreased. He said the City had really kept a good handle on their expenditures. He said on the next chart was the impact of these decreases. He said in 2013, when they did the audit, they had to move things around to do the proper presentation. He said they are very pleased with the progress that the city staff has made, getting back into the “black”. He said the city really deserves a lot of credit. He said he knows the City Manager has been pretty tough with some of his plans but it comes down to the City Council on supporting the good plans. Mayor Rangra asked about health and human services in 2011. He said it was \$1.1 million dollars as opposed to \$175,000 currently. Craig said he did not have the grant information for that but was guessing that there might have been some grant money that came in, but he is not really sure. Mayor Rangra said he liked the graphics that the Gibson firm was showing to them. Craig said they have been auditing forever and believe that these types of graphs help everyone to understand. The next graph represented the water and sewer fund. He said the blue bar represents the revenue and the gold bar represents the expenses. He said the red line going across represents the net change after everything, transfers and other items. He said in government we call it net change. He said the revenue has**

remained real steady and the expenditures are right on track as well. He said the next graph is the same information for the gas fund. He said the revenue is down a little when you do not have cold winters. He said also gas was cheaper than the previous year. The negative change in 2013 was the significant transfer out. He said they are very pleased with the gas fund and water fund who seem to both be operating well. He said they are waiting on a little information to finalize. He said there is a new requirement this year for some additional disclosures related to pension funding. He said they will have to obtain the numbers from the state and generate the additional disclosures. Councilor Gonzales asked if the Airport was an Enterprise Fund. Craig said the Airport is an Enterprise Fund even though their activity is significantly less. He said The Council would find information on that in Exhibits 5 and 6 in their schedules. Councilor Stephens asked how long it would be before the audit was complete. Marlene said they hoped to have a final draft next week.

- C. Provide an update and discuss the key items of the Brewster County Central Appraisal District Board of Directors meeting held March 9, 2016 (R. Stephens) –** Councilor Stephens said one of the reports at the meeting was the audit report. He said he felt there were four items talked about at the meeting that were important. He said one item was the questions and comments from the board regarding property tax. He said the School Board was to be penalized about \$300,000 this year from the Alpine ISD because property values are based upon the state's perspective lower than the tax rolls and what they actually are. He said they reduced the documentation but since Alpine is where most of the property values are, the State provided information on any one residential property for about 2 ½% of the County population and they are only being assessed at 86% of the assessed value of the statements. He said for businesses they looked at about 10% from across the county, and they were being assessed at 94%. He said the reason that is important is that the state will withhold money from the school district. He said they will be shorted about \$3,000. He said when you look at it from a City of Alpine perspective, that is a sign that we could be short about \$200,000 ourselves, in property taxes. He said we actually want to run the detailed report. He said one of the things that we asked the County Auditor to do to do the assessments to get back up within the range to go against the state. He also discussed changing the meeting date from the second Tuesday to the third Tuesday. He said he would report at the Council meeting after the meeting. He also said the board was going to discuss the budget at a later date. Mayor Rangra said if the state does not subsidize the schools adequately, the citizens and businesses have to subsidize them. He said it is important for everyone to contact their elected officials to address the issues seriously. Councilor Stephens said there are properties being sold at a

higher price than the assessed value. He said it is against the law for the County Tax Board to look at the home listings. He said we need to do the proper assessments. He said there are a lot of properties in Alpine that are under assessed.

- D. City-County initiatives update. (J. Gonzales) – Councilor Gonzales said the County finally got their audit approved. He said we are going to receive money from Stone Garden. Councilor Fitzgerald said they went to the Commissioner’s Court meeting. He said he plans to attend all the meetings. Mayor Rangra asked if both Councilors felt there was better communication between the County and the City. Both said yes. Councilor Stephens asked if there was a copy of the agreement between the County and the City. Councilor Gonzales said they have not made any agreements yet. He said they said once they passed the audit they would start gathering the information. He said he is glad to hear that the City is going to get some funding back from Stone Garden. Mayor Rangra asked what type of agreement it would be. Councilor Stephens said an Interlocal Agreement showing the ETJ. Councilor Gonzales said the City does have the responsibility for the ETJ. Councilor Stephens said the County does actually have Responsibility for the ETJ within one mile. Mayor Rangra said we need to make sure that our rules and ordinances are followed.**

**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 the Country Club Lease with requested modifications from the Country Club Board. (E. Zimmer, CM) - City Manager Zimmer said we discussed the Country Club three or four meetings ago. He said Adolfo and he and the City Secretary had worked on making adjustments to the lease from 1992. He said the Country Club has also made some requests. He said the Country Club predates all of us here. He said he tried to hit the highlights in his cover letter, including the 1947 lease. He said in 1980, the City decided to provide water to the property. He said in 1982, he thinks the Country Club was struggling. He said he gave the Council the most recent tax statements and balance sheets. He said there are members from the Country Club here and he is sure they will be glad to answer any questions. He said in 2013 there was a part of the course being watered, straight off the City main. He said when Virgil started in 2013, it was discovered and it was metered. He said**

last year the cost of the water was right around \$10,000. He said the other request was assistance from the City to maintain the main part of the Creek from Fighting Buck down to Kokernot Lodge. He said they do not have the equipment to maintain it. He said overall looking at the Country Club and the importance to the city, it is important to find out what the Council's thoughts are. He asked if the Council wanted to maintain the lease for 20 years or cut it down to 5 years. He said he shared a lot of background information in the packet. Councilor Fitzgerald said he is a big fan of the Country Club but why would we provide water. He said if we provide them water, the University might ask for free water. He said he is looking at the consequences. Brady McAfee said the issue with the water that they have is that it is the City's property. He said they maintain it and try to improve it but the property actually belongs to the City of Alpine. He said they believe it is a mutually beneficial business. He said they want to continue to provide service to the community. He said it is increasingly difficult to maintain the property. He said they spend about \$100,000 a year to help maintain the property. Councilor Fitzgerald said there are three things the City must have, the University, the Airport and the Golf Course. Mayor Rangra asked about the revenues for the Country Club. Brady said the last financial statement is in the Council's packet. He said in 2015 their net revenues for the year were \$332,177.08. He said the expenses were \$338,715.00. He said last year they were in the red \$6,535.96. Councilor Gonzales said the golf course is not really for all the citizens of Alpine. He said you have to be a member. Brady said the Country Club is public but also offers memberships. Councilor Antrim asked if the school paid for the high school golf team to play at the Country Club. Brady said the school pays them \$1,500 per year and that is for all of their teams to practice every day that they are open. He said during the summer, the varsity teams, girls and boys, are allowed to come out and play for free. He said the \$1,500 is an extreme discount. Councilor Antrim asked about the University. Brady said they have a special membership for the University. He said they get a discount rate per semester. He said that is \$270 for a semester per student. Councilor Antrim asked about the golf students at the University. Brady said they do not charge them anything for the range. He said they do not have a set contract with Sul Ross but they do not charge them. Councilor Fitzgerald asked if recently the club had hosted a couple of tournaments from schools from all over the area. Brady said they had. Councilor Fitzgerald said that brings in a lot of sales tax. Brady said the \$1,500 dollars that the schools pay includes one girls and one boys tournament. He said they have already had those for the year. Councilor Stephens said the Country Clubs gross income was \$381,000. He asked what they had planned as far as Capital Expenditures over the next five years. Brady said they have had a 2 year plan in place, to get the greens in shape, and new putting green. Brady said as of now, they do not have a 5 year plan in place. Roger Criddle, one of the board members, said he does not feel the

Country Club needs to take care of the creek. Councilor Gonzales said the City will maintain the Creek from the Country Club to Kokernot Lodge. He asked if Kokernot Lodge belonged to the University. City Manager Zimmer said it is to the property line before you get to Kokernot Lodge. Councilor Gonzales said last year we had a lot of trouble keeping the parkways and the alleys clean and did not understand how the city would have time to maintain the creek. City Manager Zimmer said it is the responsibility of the property owners to do their parkways and alleyways. Councilor Gonzales said he has a problem with giving the water away. City Manager Zimmer said when you look at some of the adjoining communities, the golf courses are getting substantive help. He said this golf course is the only one in the area where you have a localized board trying to make it work. He said from a visibility standpoint if you look at Ft. Stockton you see the golf course and our golf course is also in an integral part of town. He said he thinks that is really where that request comes from. Councilor Gonzales asked what was going on with the gray water? City Manager Zimmer said they get billed for gray water on a monthly basis. He said that is a lower rate. He said they just started their watering program in the middle of February. He said there is certainly some desire to expand that watering because we are permitted to push back significantly more water than we do. He said that certainly is an opportunity but that kind of goes back to Councilor Stephens capital plan. Motion was made by Councilor Stephens, by Resolution 2016-03-05, to approve the Country Club Lease with the requested modifications from the Country Club Board with one exception, that the term of the lease be for 10 years. Councilor Stephens said the way the lease is written it is beneficial to the City to determine if they want to provide water or not, it is not a Country Club decision. Motion was seconded by Councilor Fitzgerald. Mayor Rangra asked how much water they thought they would need from the City. He said \$10,000 for water is a lot of water. City Manager Zimmer said that is a good question. He said he would have to look that up. Mayor Rangra asked how much gray water they used every day. Brady said he did not know in terms of the gray water. Mayor Rangra said we should have more information. He asked if they would be able to provide this information to the Council. City Manager Zimmer said he could tell them what we used out of the affluent. He said in a heavy/no-rain month they use about 700,000 gallons. He said when you look at 2015, we had the early season rain. He said there was a three month period of time when the usage was very minimal, and then it got aggressive for about 3 months. Councilor Antrim asked if it would be possible to set a limit to the amount of water the city would supply and anything over that limit they would have to pay for. Mayor Rangra said that is a good suggestion. City Manager Zimmer said if he could make a suggestion, if the Council approves the lease they could then come back with a resolution that states the amount of water that we want to provide on an annual basis.

He said that would be easier to handle in that way. He said every year we can come back and say what makes sense. He said we can also try to loop the County into participating as well. Mayor Rangra asked if the Resolution would be on a month to month basis. The City Manager said it would be on an annual basis. He said we would come back with a Resolution that says for 2016, here is what the City and Country Club want to do and then move it up to January 2017. Ron Eubanks asked what the yearly activity was, coming back before the Council. City Manager Zimmer said the lease would be a 10 year lease that would allow the city to provide not only water, but other services to keep the course looking healthy. He said every year, the club would get together with the City Manager and create a recommendation that would go to the Council that would say that basically this is what we are planning on doing this year. This would be our request for a gallon usage of water to help supplement the budget and then Council would approve that via resolution every year. He said for 2016 we would want to do that at the April 5<sup>th</sup> meeting and then in subsequent years we would do that the first or second meeting of January. He said what Councilor Stephens was asking for earlier was an understanding of capital projects. He said that would keep the Council plugged in annually as to what the goals of the Country Club were and how we are a part of that. He said we do own a significant portion of the land and the County Club also owns a significant portion of the land. Mayor Rangra said we are going to provide free water and keep the creek clean and that is it. Carl Fleming said he does not know how the meters work but he thinks the city could monitor the meters for a year and monitor rainfall for a year. Motion carried 4-0.

9. Discuss and Consider approving a special meeting date of March 29<sup>th</sup>, 2016, to accept the FY 2014/2015 audit. (E. Zimmer, CM) - Motion was made by Councilor Fitzgerald, by Resolution 2016-03-06, to establish a special meeting date of March 29<sup>th</sup>, 2016, to accept the FY 2014/2015 audit. Motion was seconded by Councilor Gonzales. Councilor Stephens asked if the Council would have the audit in time to review it. City Manager Zimmer said we want to get the draft to the Council by next Tuesday. Motion carried unanimously 4-0.
10. Discuss and Consider approving a Resolution for a Homeland Security Grant application, to be submitted to the Office of the Governor, Criminal Justice Division, for the Mobile Communications Project to be operated for the year 2016-2017 for our Police Department. (E. Zimmer, CM) - The City Manager said a Resolution of support was provided for this grant. He said these grants do not require a match by the City. Councilor Stephens made a Motion by Resolution 2016-03-07, to approve a Resolution for a Homeland Security Grant application, to be submitted to the Office of the Governor, Criminal Justice Division, for the Mobile Communications

Project to be operated for the year 2016-2017 for our Police Department, with the exception of the second “whereas”, and that it be removed from the Resolution. Motion was seconded by Councilor Fitzgerald. Councilor Gonzales asked who signed the Resolutions since the Resolution showed that the City Manager signed it. The City Manager said we take the Resolutions from templates. It was decided that the Mayor should sign the Resolution and the Resolution would be corrected for that. Adolfo with the City Attorney’s office said the Mayor should sign the Resolution. Councilor Stephens amended his motion to include that the Resolution should be signed by the Mayor. Motion carried unanimously, 4-0.

11. Discuss and Consider approving a Resolution for a JAG (Justice Assistance Grant) application, to be submitted to the Office of the Governor, Criminal Justice Division, for the Mobile Communications Project to be operated for the year 2016-2017 for our Police Department. (E. Zimmer, CM) – Motion was made by Councilor Stephens, by Resolution 2016-03-08, to approve a Resolution for a JAG (Justice Assistance Grant) application, to be submitted to the Office of the Governor, Criminal Justice Division, for the Mobile Communications Project to be operated for the year 2016-2017 for our Police Department, with the exception of the second “whereas”, and that it be removed from the Resolution. Motion also included that the signature on the Resolution should be by the Mayor. Motion was seconded by Councilor Fitzgerald. Motion unanimously carried, 4-0.
12. Discuss and Consider a budget amendment to reinstate the remaining balance of the funds that were originally budgeted, by Resolution 2006-04-018, but not spent, on American Legion and Pueblo Nuevo parks (\$88,000 \$44,000 for each park), divided over the next eight years. (J. Gonzales) - Councilor Gonzales made a motion to requesting a budget amendment to reinstate the remaining balance of the funds that were originally budgeted, by Resolution 2006-04-018, but not spent, on American Legion and Pueblo Nuevo Parks. (\$88,000 - \$44,000 for each park) divided over the next eight years. He said we need to hire more people to service the parks. He said we need to replace the money back in the budget for these two parks. Motion died for lack of a second.
13. Discuss and Consider replacing current Alpine Public Library Representative, Councilor Julian Gonzales, with Councilor Cynthia Salas, to represent the Alpine City Council on the board. (J. Gonzales) – Motion was made by Councilor Gonzales, by Resolution 2016-03-09, to replace the current Alpine Public Library Representative, Councilor Julian Gonzales, with Councilor Cynthia Salas, to represent the Alpine City Council on the board. Motion was seconded by Councilor Fitzgerald. Motion unanimously carried, 4-0.

**14. Council Member Comments And Answers –**

**Councilor Antrim – said this has been an important meeting. She thanked the Finance Department for their hard work with the audit.**

**Councilor Fitzgerald – said thanks to the City Staff.**

**Councilor Gonzales – said he did not have a comment.**

**Councilor Stephens – said the Council had a good discussion and thanked the City Staff.**

**Mayor Rangra –said thanks to the Council, the staff and the audience.**

**15. Executive Session – None**

**16. Action after Executive Session – None**

**17. Adjournment – There being no further business, meeting was adjourned upon the motion of Councilor Fitzgerald and seconded by Councilor Gonzales. Motion 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 1:45 P.M. on February 26th, 2016, 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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Dr. Avinash Rangra, Mayor

Attest:

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Margaret "Molly" Taylor, City Secretary

I, Margaret "Molly" Taylor, City Secretary, do certify that this notice was posted at 1:45 P.M. on February 26th, 2016, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Margaret "Molly" Taylor, City Secretary