

City of Alpine
Regular City Council Meeting
Tuesday, November 21, 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. Jobeth McLeod gave the invocation. Mayor Ramos led the pledge of allegiance to the flags

2. Determination of quorum and proof of notice of the meeting. – Councilor Curry, Councilor Olivas, Councilor Fitzgerald, Councilor Escovedo, Councilor Stephens and Mayor Ramos were present. City Secretary Salas said the meeting notice had been posted at 9:30 A. M. on November 17, 2017. Interim City Manager Horry, Assistant City Manager/Finance Director Antrim, and Abel Hinojos were also present.

3. Presentations, recognitions and proclamations. – (A. Ramos, Mayor) –

- Texas Arbor Day – The Mayor read a proclamation for Arbor Day.
- Our Lady of Peace Catholic Church – 100th Anniversary – The Mayor read a proclamation for the centennial anniversary of Our Lady of Peace Catholic Church.

4. Reports –

City Mayor's Report – (A. Ramos, Mayor) –

- Telephone Outages – Mayor Ramos stated he we have had 6 outages in the City affecting the hospitals, businesses, and the residents of Alpine and also Law Enforcement. The Mayor has been in contact with external affairs of AT&T for the last week on the phone off and on. The Mayor reached out to the district manager who hasn't replied to him. The Mayor was directed to external affairs who generally tells us what we want to hear. The Mayor is on the tech end of this and he did this type of work for 25 years prior to his retirement. Mayor reached out to Judge Cano, Dave Lambrix, the Emergency Management Coordinator and to AT&T. The Mayor is putting a committee together and plans s to set up a meeting right after the first of January so there can be a constructive workshop. Big Bend Telephone will also be included in this meeting. The 24 hour outage was totally unacceptable. The Mayor said the last he heard there was a 2 hour clearing time to restore services. The outage was not only in Alpine, but also Presidio, Marfa, Ft. Davis, and Ft. Stockton. All of these places were all affected by this. The new City Manager, Jessica Garza will be included in this meeting. The Mayor said it is imperative that the groups meet and get this issue resolved. He said in talking to some of the local technicians, they were not trained in putting the fiber back together. He said the meeting will take place in January and hopefully it will be a good constructive meeting and then they can come back and report to the residents of Alpine as to how AT&T is going to do to take care of this problem.

City Manager Report – (J Horry, Interim City Manager) –

- Finance Review – Megan Antrim gave the 4th quarterly report for FY 2016-2017 investment

report. The report included the following:

- General fund income of \$4,582,001.76, expense of \$4,255,306.78, and net income of \$326,694.98
- Water/Sewer/Sani income of \$4,371,700.45, expense of \$3,778,652.72 and net income of \$593,047.73
- Airport income of \$523,012.42, expenses of \$562,936,.15 and net income of **\$-39,923.73**
- Gas income of \$1,528,689.50, expenses of \$1,578,318.48 and net income of \$4,371.02
- City Total income \$11,059,404.13, expenses of \$440,750.12 and net income of \$884, 190.00
- Tourism income of \$736,270.33, expenses of \$440,750.12 and net income of \$295,520.21
- Interest & Sinking income of \$741,933.77, expenses of \$726,854.59 and net income of \$15,079.18
- Railroad Park – Union Pacific reached out to us on the two items under the proposal for the:
 - 1) Installation of a sculpture at the Railroad Park and 2) sublease to the Caboose. Safety concerns typically arise when enhancements, like sculptures, are proposed, because it creates a situation that draws the public to the property. The safety concern is that the site is in close proximity to active rail operations. Union Pacific also stated that they need to be aware of any changes that occur on their property.

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 is 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. Approval of minutes from City Council meeting on November 7, 2017. (J Horry, Interim City Manager) –

Motion was made by Councilor Stephens, by Resolution 2017-11-08, to approve the consent agenda as written. Motion was seconded by Councilor Olivas. Motion unanimously carried.

7. Information or Discussion Items –

A. Discuss City Council Agenda Topic Presentation Initiated by City Council. (R. Stephens, City Council) – Councilor Stephens was following up from our last meeting when there was a concern about how to get items on council agenda. Councilor Stephens wrote a document that

was aimed to provide some recommendations on how to get things on the council agenda. He said given one council member is absent maybe it would be worthwhile to bring this back at the next meeting.

B. Discuss and Update to Information discussed at the November 7th City Council meeting regarding options for the Alpine Country Club Estates Roads. (R. Stephens, City Council) – Councilor Stephens stated that at the last City Council meeting he talked about the concerns with the Alpine Country Club Estate residents about the status of the roads leading off of Hwy 90/67 into the neighborhood. Thanks to J Horry, about 6 or 7 months ago, the road was made safe by milling that area up and bull dozing it with the grader. There are 4 options that were discussed at the last City Council meeting. The first one was to get an estimate, which our interim City Manager has obtained to re-asphalt that short area and get it filled in, in essence to buy us some time. The second option was to look at redoing all the roads. The total amount to redo all the roads in Alpine Country Club Estates would be 1.5 million dollars. That would be for the main road itself. To complete the two mile run will cost just shy of ½ million dollars alone. Councilor Stephens' view is that is a bit expensive, given that there are only 26 homes out there which is about 1 % of the total number of residents here in Alpine. The third option was to look at coming off Loop Drive, which is the road that extends to the east off of Loop Road. There is about a 200 yard area between the end of Loop Drive and Country Club Estates. Councilor Stephens has talked to the property owner and the property owner is not willing to donate that land to the city, however they are willing to entertain some discussion about selling it. He said they would want to retain an easement for that property, because that property is part of a broader contiguous area which is about 140 acres that they own. They still want to have access for that. Councilor Stephens said he is still gathering some information on that. The fourth option was to let the property owners have responsibility for that on their own, to maintain those roads. The cost would be approximately \$100 thousand dollars a year. He said they bring in roughly \$26,000 in taxes. He said if they want to take on the roads themselves, and make them private, he is sure that the City Council would be more than willing to allow de-annexation to occur. Councilor Stephen's recommendation at this point is to let the process continue on. J Horry looked at potentially expanding the dollars to re asphalt that area. He said the area was worked on before and the cost to go back and re work it would be about \$18,000. He said that is a short term fix, but it looks like the best option for right now. He said that will buy the city time through the winter. Councilor Stephens said they could continue to work with J, the City Manager, and the residents concerning their options because there is no easy solution. He said unfortunately, unless they sell a bunch of properties and build a lot more homes, the tax base is not going to change.

C. Discuss TxDot Traffic Review – provide an update from the meeting with TxDot regarding the traffic study being done on Hwy 67/90. (J Horry, Interim City Manager and Mayor Andy Ramos) – J Horry stated that he and the Mayor attended a meeting with TxDot and several other people and they are starting a study concerning Hwy 67/90 from Ft. Stockton all the way to Presidio. He said Information was very interesting on where all the wrecks occur and all the

types of wrecks. He said it will take 3 to 4 years to study this, before they come up with a conclusion. He said they are looking to see if the roads need widening, if they need more barriers along the roads and lighting in certain areas of the roads. On December 12th there will be a bus tour for a total of 60 people. The Mayor, J and the new City Manager will be on the tour to take notes and give their input as to where the City thinks improvements need to be made. He said another major concern is safety. He said there are more wrecks between Marfa and Alpine but more fatalities between Alpine and Ft. Stockton. He said they are also looking at the increase of traffic with the 18 wheelers. He said we do have a couple of obstacles here in Alpine, the crossings and the bridges are not high enough. The mobile homes have to go through Ft. Davis to come in to Alpine, because they have no clearance with the bridge on Hwy 90. Councilor Stephens asked if after the December 12th tour was done, was the City scheduling a workshop or a special meeting? TxDot has agreed to come back to the council and give a presentation.

D. Update from Councilor Fitzgerald on City-County initiatives. - (J Fitzgerald, City Council) – Councilor Fitzgerald stated that during the last reporting period there was not a whole lot that hadn't been done for several reasons. Number one was that Councilor Fitzgerald was in the hospital for quite a while. He said when he got back he called Commissioner Garrett and he was in North Carolina. He said the decision was made that since everyone has a copy of the old agreement, they will wait till the new City Manager gets here and get her input. If for no other reason, just a matter of courtesy. He said Judge Cano agrees, saying that we should definitely wait. He said everything is on hold until Ms. Garza gets here.

E. Discuss and consider approving a selection of Parks and Recreation Chairmen. (R. Stephens, City Council) – Councilor Stephens wanted to bring up a discussion with the council members similar to what has been done in the past. He is asking everyone on the Council to think about this and bring back suggestions, at the next meeting, as to who they think should be the chair, since every council member has a representative for each of our Wards.

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, own a business or property in the city limits of Alpine, will be allowed to speak if there is time available.) -

8. Discuss and consider opening two additional checking accounts for customer deposits. One account for Water Customer Deposits and the second account for Gas Customer Deposits. (J Horry, Interim City Manager) – Motion was made by Councilor Stephens, by Resolution 2017-11-09 that we approve the opening of two additional checking accounts for customer deposits. One is for the water customer deposits and the second one is for the gas customer deposits. Motion was seconded by Councilor Fitzgerald. Motion unanimously carried.

9. Discuss and consider taking action, if any, regarding changing the normally scheduled meeting on December 5, 2017 to December 12, 2017. (J Horry, Interim City Manager) – This item was tabled.

10. City Councilmember Comments and Answers – No discussion or action may take place.

Councilor Stephens – Would like to compliment Megan and the finance team for how things settled out in this last year. He said of course the proof will be in the audit but he thinks their work has been phenomenal.

Councilor Fitzgerald – Said he would like to thank everyone for showing up, especially his two constituents from Ward 3. He said Happy Thanksgiving and don't eat too much turkey.

Councilor Olivas – Said thank you to everyone for showing up and have a Happy Thanksgiving.

Councilor Curry – Said for everybody to have a great Thanksgiving and thanked Megan again for all her hard work.

Mayor Ramos – Thanked J Horry for wearing two hats, one as the interim city manager and one as the utilities manager. He said it is hectic for J to try to keep the city running and worry about the outside utilities. He said he did a great job and he appreciates it and thanked him again. He said he wanted to thank everyone for being here and wished everyone a Happy Thanksgiving. He thanked everyone very much for coming this evening.

Motion was made by Councilor Stephens, by Resolution 2017-11-10 to enter into Executive Session. Motion was seconded by Councilor Fitzgerald. Motion unanimously carried. (6.27pm)

11. Executive Session – Pursuant to Texas Government Code Section 551.071 (consultation with attorney), 551.072 (deliberations about real property), and Section 551.074 (personnel matters).

A. Discuss and consider actions relative to closing out the City of Alpine Contract with Alpine Chamber for operation of the Alpine Visitor Center. (R. Stephen, City Council)

B. Discuss and consider approving a sale price for the permanent closure of a 222 square foot segment of a street and sidewalk located at 102 East Murphy Street in Alpine, Texas, relative to Ordinance 2017-08-02 (J Horry, Interim City Manager)

12. Action after Executive Session – (7:00 P.M.)

A. Take action, if any, regarding the closing out of the City of Alpine Contract with the Alpine Chamber for operation of the Alpine Visitor Center. (R. Stephens, City Council) – Motion was made by Councilor Stephens, by Resolution 2017-11-11 to take two steps relative to closing out the City of Alpine contract for the Alpine Chamber operation of the Alpine Visitor Center. The first is that the City accepts the offer of \$ 20,412.68 from the Alpine Chamber to be received not later than November 30, 2017. Simultaneously, with the receipt of the check, and closing the separate

checking account, that the Alpine Chamber maintains for the visitor center, the City considers the contract with the Alpine Chamber for operation of the visitor center to be closed. The second element is that the City of Alpine releases the following statement regarding the contract with the Alpine Chamber regarding management of the Alpine Visitor Center. "The City of Alpine and the Alpine Chamber have reached an agreement in closing out the contract for management of the Visitor Center operations that the City took over in April of this year. A review of the cost associated with the Visitor Center operations resulted in a refund of \$20,412 from the Chamber to the City. The City believes that the Alpine Chamber is an important organization for economic development in Alpine and hopes that with this issue resolved, the Chamber will move forward with full focus on being a member based organization that promotes and supports the local business community." Motion was seconded by Councilor Olivas. Motion unanimously carried.

B. Take action, if any, regarding approving a sale price for the permanent closure of a 222 square foot segment of a street and sidewalk located at 102 East Murphy Street in Alpine, Texas, relative to Ordinance 2017-08-02. (J Horry, Interim City Manager) – Motion was made by Councilor Stephens, by Resolution 2017-11-12 that the council approve the sale price of \$500.00 for the permanent closure of the 222 square foot segment of a street and sidewalk located at 102 East Murphy Street in Alpine, Texas relative to Ordinance 2017-08-02 and as defined in the related survey with the City Manager to take the appropriate action for the documentation to bring this matter to closure. Motion was seconded by Councilor Fitzgerald. Motion unanimously carried.

13. ADJOURNMENT – There being no further business, 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 9:30 A.M on November 17, 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:

Cynthia Salas, City Secretary

I, Cynthia Salas, City Secretary, do certify that this notice was posted at 9:30 A. M. on November 17, 2017, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Cynthia Salas, City Secretary