

**Minutes**  
**Regular Council Meeting**  
**June 20, 2017**

On this 20<sup>th</sup> day of June 2017, at 6:00 p.m., the City Council of the City of Devine convened in a Regular Meeting; the same being opened to the public at their regular meeting place; thereof, at City Hall, 303 S. Teel Drive, Devine, Texas. Notice of said Meeting having been prescribed in Chapter 551, Government Code, and Vernon's Texas Codes, Annotated, and the following members being present:

Mayor William L. Herring  
Alderwoman Kathy Wilkins  
Alderman Steve A. Lopez  
David Valdez  
Alderman David Espinosa  
Cory Thompson

Thus, constituting a quorum.

Personnel present: Interim City Administrator/City Secretary Dora V. Rodriguez; Denise Duffy, City Accountant; Mary Badillo, City Financial Advisor; Tom Cate, City Attorney; Ismael Carrillo, Director of Public Works; Rob Flores, Superintendent of Public Works; Vickie E. Pumphrey, Airport Manager; and Ofilia Pedroza, UB Clerk.

Others present: Marly Davis, Devine News; Sarah Martinez, Medina Valley Times; Richard L. Neel, MD, Little Alsace Urgent Care Center, Castroville, Texas; Johnette Dixon, Medina County Appraisal District; Mike & Brenda Fernandez, Natalia, Texas; Cynthia Kennedy, Charles O. West, Dolores Venum, Gordon Belcher, Lisa Schmidt, Eva Thompson, Hortencia De La Garza, Doug Trott, Hal & Sonia J. Lance; Tim & Debra Williamson; Elia Meritt, Debbi Randall, Nieves Zapata, Roxanne Westerholm, Robert Cappella, David & Valerie Gonzales, Lauren Eichman, Ronda Shelton, Jennifer Hammond, K.K. Calame, Charlotte Buentello, and Juanita Lopez, of Devine, Texas.

Mayor Herring presiding, called the meeting to order. He also delivered the Invocation and Alderman Espinosa led the Pledge of Allegiance.

The first order of business was the Visitor/Citizens Forum.

Mike Fernandez, Alderman from City of Natalia, addressed Council and thanked the City of Devine Public Works employees who helped the City of Natalia with the bad water main leak that they experienced approximately one and one-half months ago. He highly commended and praised our guys and, he said, even though the City of Natalia doesn't have much, he offered to help the City of Devine with anything that they can.

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The second order of business was Recognition.

- Alderman David Valdez – Mayor Herring congratulated him on having a birthday this month.
- Dr. Richard Neel – Mayor Herring introduced Dr. Richard Neel and read his outstanding biography to the public.

The third order of business was the Discussion and Answer Session with Dr. Richard Neel concerning asbestos.

Dr. Richard Neel took questions and addressed concerns regarding asbestos from the following citizens: Sonia J. Lance, Mike Fernandez, Elia Merritt, Roxanne Westerholm, Charlotte Buentello, Juanita Lopez, and Jennifer Hammond.

The fourth order of business was to discuss and consider Approval of Minutes: Regular Council Meeting Minutes, May 16, 2017; and Special Meeting Minutes, May 23, 2017.

Council reviewed minutes. Alderman Espinosa asked for a correction to add the word “reluctantly” added to his motion for the minutes of Special Meeting for May 23, 2017, on Page 4.

Motion by Alderman Espinosa, seconded by Alderman Lopez to approve both minutes with a correction to Page 4 of the Special Meeting Minutes for May 23, 2017 to read: “Motion by Alderman Thompson, seconded by Alderman Espinosa to reluctantly approve for the City of Devine to become a member of Go Medina.

Ayes	--	All
Nays	--	None

Motion carried.

The fifth order of business was to discuss and consider recommendation of the Planning & Zoning Commission for Meeting held on May 15, 2017.

- a. Discuss and consider variance request made by Gordon Belcher for a fifteen-foot front setback requirement of eighty-feet from the front property line for 111 Covey Lane for a sixteen by forty accessory building, which bears the following description of A0632 D. Lieber Survey 4, 1.072 acres.

Council held discussion on Planning & Zoning’s recommendation to approve the variance for Mr. Belcher with the understanding that he can use the accessory building for storage but cannot live in it. Alderman Espinosa added that electrical permits need to be applied for, completed and inspected. Mr. Belcher told Council that he understood this and was agreeable to this.

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Motion by Alderman Valdez, seconded by Alderwoman Wilkins to approve Planning & Zoning's recommendation to grant variance request made by Gordon Belcher for location of accessory building on same footprint as previous storage, with the understanding that no one can live in the accessory building due to the living area square footage not met, and that electrical permits need to be applied for, completed and inspected.

Ayes	--	All
Nays	--	None

Motion carried.

The sixth order of business was to Discuss and consider estimate of taxable value of properties presented by Medina County Appraisal District.

Johnette Dixon, Chief Appraiser for Medina County Appraisal District, addressed Council and submitted the 2017 Preliminary Totals for the City of Devine. She informed Council that the value as of today for the Net Taxable is \$183,677,627 which is different from what Council received because she ran totals before she left the office. She said this is an increase from last year (2016) and explained that this is a new program.

Alderman Thompson inquired on what is being done to address the disparity of property values across town. He had a list of several properties with major disparities. According to Chief Appraiser Johnette Dixon, her office is working on it and advised Alderman Thompson that it would be best if he met with her at her office and she would be glad go over the list with him and will address it.

Interim City Administrator/City Secretary Dora V. Rodriguez asked Ms. Dixon if this would affect anything that we are doing to this item. Chief Appraiser Johnette Dixon said that it possibly could. She explained; however, that these are preliminary and they do not certify until July 25<sup>th</sup> so even if Council approves this, it's still going to be changed. Ms. Dixon informed Council that they are going through their protest period right now and their protest deadline is Monday, July 26, 2017, and it can have an effect on our values. She explained that there is still time to get all this straightened out and after meeting with Alderman Thompson and once the City starts working on the effective tax rate process, those numbers will not change.

Motion by Alderman Espinosa, seconded by Alderman Lopez to approve the estimate of taxable value of properties presented by Medina County Appraisal District.

Ayes	--	Four
Nays	--	One – Alderman Thompson

Motion carried.

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The seventh order of business was to discuss and consider Proposed Budget for 2018 for the Medina County Appraisal District.

Interim City Administrator/City Secretary Dora V. Rodriguez inquired if the above would also make a difference for this item. According to Johnette Dixon, Chief Appraiser, as far as for the budget itself, it would not make a difference, or for the pro-rata share either because the pro-rata share is based on 2016 levy.

Ms. Dixon informed Council that the 2018 Total Preliminary Budget is \$1,204,290, which is up from last year's budget by \$116,515. She explained that the two biggest purchases were for a new software system and also for aerial photography. The City of Devine's pro-rata share is going up about \$1,900. Ms. Dixon explained that with the \$1 Million increase that they've had, we will be bringing in \$5,600 in revenue.

Motion by Alderman Valdez, seconded by Alderman Espinosa to approve the Proposed Budget for 2018 for the Medina County Appraisal District.

Medina County Appraisal District Preliminary Budget 2018 attached as Exhibit A.

Ayes	--	Four
Nays	--	One – Alderman Thompson

Motion carried.

The eighth order of business was to discuss and consider appointing a new Mayor Pro-Tem.

Mayor Herring commented that Alderman Lopez has done an outstanding job as current Mayor Pro-Tem.

Council held discussion on having Alderman Lopez continue his duties as Mayor Pro-Tem. City Attorney Tom Cate confirmed that this would be okay.

Motion by Alderman Valdez, seconded by Alderman Thompson to re-appoint Alderman Steve Lopez as Mayor Pro-Tem.

Ayes	--	All
Nays	--	None

Motion carried.

The ninth order of business was to discuss and consider Council Appointments.

Council reviewed List of City Council Appointments.

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Alderman Thompson inquired if these positions were the same as previous years, or if any have changed, and he wanted to know the procedures for filling these positions. Mayor Herring and Interim City Administrator/City Secretary Dora V. Rodriguez went over this with him. Ms. Rodriguez explained that these appointments run concurrent with the Mayor's race and that each year we ask each one if they still want to continue serving on the boards, but said that ultimately it is up to Council.

Motion by Alderwoman Wilkins, seconded by Alderman Lopez to approve all the Council Appointments as listed.

List of Council Appointments attached as Exhibit B.

Ayes	--	Four
Nays	--	One – Alderman Thompson

Motion carried.


The tenth order of business was Informational Items.

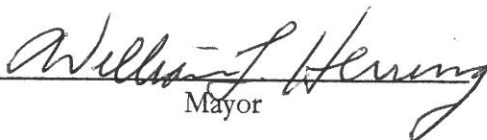
- Council Training – Mayor Herring reminded Council of the two hour class tomorrow for mandatory council training at 11:00 a.m.
- Budget Amendments – Interim City Administrator/City Secretary informed Council that City Financial Advisor Mary Badillo is working hard on the budget amendments and should have them ready by next month.

There being no further business to come before the governing body, motion made by Alderman Thompson, seconded by Alderwoman Wilkins to adjourn the meeting.

Ayes	--	All
Nays	--	None

Motion carried.

  
\_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
Mayor



830-741-3035  
830-741-3036

# MEDINA COUNTY APPRAISAL DISTRICT

1410 Avenue K

Hondo, Texas 78861

JOHNETTE L. DIXON, RPA, RTA, CTA, CCA  
CHIEF APPRAISER

April 26, 2017

City of Devine  
Dora Rodriguez, Interim City Administrator  
303 S. Teel  
Devine, TX 78016

Dear Ms. Rodriguez,

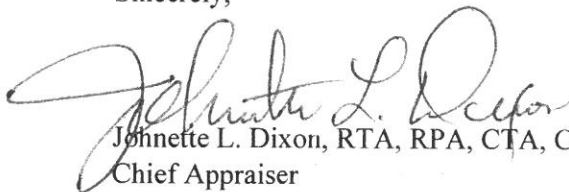
The Texas Property Tax Code Section 26.01(e) requires the Appraisal District Chief Appraiser to prepare, certify and forward an estimate of the taxable value of property in the taxing unit to its taxing entities no later than April 30<sup>th</sup> of each year. Enclosed are the Preliminary Totals for Medina County, reflecting taxable value totals prior to the appeal process and is subject to change.

The Medina County Appraisal District will mail Notices of Appraised Value to property owners within the District on May 26, 2017 with the deadline for filing protests of June 26, 2017. The Appraisal Review Board will begin hearing scheduled protests July 10, 2017.

Taxable valuation updates can be provided to the taxing entities throughout the appeals process upon an as needed basis by contacting the Chief Appraiser. The estimated Appraisal Roll Certification for the District is July 25, or as soon as practicable.

Should you have any questions or require additional information, please feel free to contact me at 830-741-3035.

Sincerely,

  
Johnette L. Dixon, RTA, RPA, CTA, CCA  
Chief Appraiser  
Medina County Appraisal District

**EXHIBIT A**

MEDINA County

**2017 PRELIMINARY TOTALS**

CDE - CITY OF DEVINE  
Grand Totals

Property Count: 2,441

4/26/2017 7:39:22AM

Land		Value		
Homesite:		13,850,240		
Non Homesite:		20,352,160		
Ag Market:		824,490		
Timber Market:		0	<b>Total Land</b>	(+) 35,026,890
Improvement		Value		
Homesite:		95,795,260		
Non Homesite:		50,649,940	<b>Total Improvements</b>	(+) 146,445,200
Non Real		Count	Value	
Personal Property:	266		22,377,230	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 22,377,230
			<b>Market Value</b>	= 203,849,320
Ag		Non Exempt	Exempt	
Total Productivity Market:	824,490		0	
Ag Use:	27,070		0	<b>Productivity Loss</b> (-) 797,420
Timber Use:	0		0	<b>Appraised Value</b> = 203,051,900
Productivity Loss:	797,420		0	
			<b>Homestead Cap</b>	(-) 4,512,915
			<b>Assessed Value</b>	= 198,538,985
			<b>Total Exemptions Amount</b>	(-) 14,988,013
			<b>(Breakdown on Next Page)</b>	
			<b>Net Taxable</b>	= 183,550,972

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 937,945.47 = 183,550,972 \* (0.511000 / 100)

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

EXHIBIT A

MEDINA County

2017 PRELIMINARY TOTALS

CDE - CITY OF DEVINE

Property Count: 2,441

Grand Totals

4/26/2017

7:39:30AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	50	679,879	0	679,879
DV1	8	0	68,000	68,000
DV2	7	0	57,000	57,000
DV3	7	0	72,000	72,000
DV4	13	0	146,570	146,570
DV4S	2	0	24,000	24,000
DVHS	22	0	2,437,994	2,437,994
EX	108	0	6,464,620	6,464,620
EX (Prorated)	1	0	53,390	53,390
EX366	15	0	4,080	4,080
HS	836	0	0	0
MASSS	1	0	5,000	5,000
OV65	349	4,870,480	0	4,870,480
OV65S	7	105,000	0	105,000
<b>Totals</b>		<b>5,655,359</b>	<b>9,332,654</b>	<b>14,988,013</b>

**EXHIBIT A**

MEDINA County

**2017 PRELIMINARY TOTALS**

Property Count: 2,441

CDE - CITY OF DEVINE  
Effective Rate Assumption

4/26/2017 7:39:30AM

**New Value**

TOTAL NEW VALUE MARKET: \$612,980  
 TOTAL NEW VALUE TAXABLE: \$612,980

**New Exemptions**

Exemption	Description	Count	2016 Market Value	Exemption Amount
EX	Exempt	1		
ABSOLUTE EXEMPTIONS VALUE LOSS				\$75,240
				\$75,240

Exemption	Description	Count	Exemption Amount
HS	Homestead	20	\$0
OV65	Over 65	19	\$192,420
PARTIAL EXEMPTIONS VALUE LOSS			\$192,420
NEW EXEMPTIONS VALUE LOSS			\$267,660

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$267,660

**New Ag / Timber Exemptions**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
807	\$98,414	\$5,516	\$92,898
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
804	\$98,395	\$5,498	\$92,897

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used

**EXHIBIT A**  
City of Devine

2017 Final Budget \$1,087,775	2018 Preliminary Budget \$1,204,290	Increase \$116,515
2016 Certified Value \$182,578,612	2017 Preliminary Value \$183,677,627	Increase \$1,099,015
2017 ProRata Share \$16,745.73	2018 ProRata Share \$18,720.45	Increase \$1,974.72

Increase in Revenue based on 2017 Preliminary Value X 2016 Tax Rate:  
\$5,619.97

June 20, 2017

LIST OF CITY COUNCIL APPOINTMENTS

**CITY ATTORNEY**

Law Office of Thomas Cate

**JUDGE**

Mark Haby

**ALTERNATE JUDGE**

Joseph Appelt

**PROSECUTOR**

Bobby Jack Rushing

**LIBRARY BOARD**

**Vacant** – President

Cindy Wadsworth – Vice President

**Vacant**

**Vacant**

Kelli Maxwell

Hap Squires

Jose Guardiola

Grace (Desi) McElwee

**PLANNING AND ZONING COMMISSION**

Doug Wilkins – Chairman

Onis Wiemers – Secretary

Ed Dougherty

Darrell Murdock

Jim Lawler

Mike Herring

Rick Maxwell

**CONSULTANTS AND ADVISORS**

Langford Community Management Services

SAMCO Capital Markets, Inc., Financial Advisory

Garcia & Wright, Engineers

**AIRPORT ADVISORY**

Vickie Pumphrey – Airport Manager

Curly Brehm

Bill Bain

Tony Crosby

Glen Dale Estep

Hap Squires

Greg Coyne

**EMERGENCY MANAGEMENT COORDINATOR**

Robert Flores