

**Minutes**  
**Special Council Meeting**  
**April 24, 2018**

On this 24<sup>th</sup> day of April 2018, at 6:00 p.m., the City Council of the City of Devine convened in a Special 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  
Alderman Steve A. Lopez  
Alderman David Valdez  
Alderman Cory Thompson

Absent being Alderwoman Kathy Wilkins and Alderman Espinosa; thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; Denise Duffy, City Accountant; Mary Badillo, City Financial Advisor; Tom Cate, City Attorney; Vickie Pumphrey, Airport Manager; and Ofilia Pedroza, UB Clerk.

Others Present: Marly Davis, Devine News; James Spurgers, David Ehlinger, Chris Yanta, and Bill Bain, of Devine, Texas.

Mayor Herring, presiding, called the meeting to order.

The first order of business was to discuss and consider Purchase of Hangar at the Devine Municipal Airport.

Mayor Herring announced that he and Interim City Administrator/City Secretary Dora V. Rodriguez met with the Estep's and they agreed to purchase their hangar for the sum of \$130,000. The hangar has eight slots in it plus one office. It is 8,320 square feet, (260'x32') of space located on the southside of the Runway at the Devine Municipal Airport, and located approximately 80 feet south of the southeast corner of the parking apron also known as Hangar #6. According to Mayor Herring, the hangar was appraised at \$116,000 "as is." He said, "They threw out a number, and we took it." He said that they were very happy with this. Mayor Herring told Council that they had also agreed in principle that when the dust settles with this purchase, that we are very interested in the hangar owned by the Estep's and Bill Bain, which is slightly smaller.

Alderman Thompson inquired if we have a projection to the break-even point as to how many years out we are looking at. According to Mayor Herring, it depends on for how much we lease out the spaces. Interim City Administrator/City Secretary Dora V. Rodriguez stated that they are currently rented out.

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Airport Manager Vickie Pumphrey explained that all the tenants are currently paying \$175 a month; there are eight spaces at \$175 a month, except for the office and she was not certain how much that was being leased out for. She told Council that the leases are on a month-to-month basis.

Interim City Administrator/City Secretary Dora V. Rodriguez told Alderman Thompson that she found out through TxDOT Aviation that we can use the RAMP Grant money to help towards the purchase of the hangar. The RAMP Grant which we are using right now is for \$40,000 with a 50/50 match, and we are able to amend it by increasing it to \$100,000 for a 50/50 match. Mayor Herring added that the City has been encouraged by TxDOT Aviation to move forward towards being self-sufficient. He commented that they were told at the TxDOT meeting they attended in Fredericksburg that the only two ways we can make money is to start purchasing some hangars and to start a fuel farm.

Alderman Thompson stated that from a real estate perspective (on a rent house, for example), you are looking at an easy 10 to 12 year payoff when you do an investment that way. He said that if we're only looking at approximately eight years, this is better than doing a rental property.

Interim City Administrator/City Secretary Dora V. Rodriguez commented that the rent is something that Council will be able to review yearly.

City Attorney Tom Cate added that there was some discussion that they're charging \$175 on the rent now, and we may be able to go up on that. According to Interim City Administrator/City Secretary Dora V. Rodriguez, for now, we will leave it at \$175 a month until Council tells us otherwise. She told Council that the Estep's are wanting a cash payment upfront and, if Council approves the purchase, we will need to amend the budget.

Alderman Lopez inquired if the hangar needs any repairs. According to Airport Manager Vickie Pumphrey, the only repairs might be to fix some doors because they're not rolling well. City Attorney Tom Cate confirmed that we were told at the meeting we had with the Estep's that the doors might need fixing; however, he said that it was appraised "as is" even with the repairs.

Motion by Alderman Lopez, seconded by Alderman Thompson to purchase the hangar at the Devine Municipal Airport for \$130,000 and to amend the budget for the sum of \$130,000.

Ayes	--	Three
Nays	--	None
Absent	--	Two – Alderwoman Wilkins and Alderman Espinosa

Motion carried.

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The second order of business was to discuss and consider amending the RAMP Grant.

Mayor Herring informed Council that RAMP stands for Routine Airport Maintenance Program. He said that the RAMP Grant we currently have is for \$40,000 with a 50/50 match, and we have until the end of August to use it. So, we want to amend it by increasing it by \$60,000 (from \$40,000 to \$100,000 for a 50/50 match) so it can help towards the purchase of the hangar. Interim City Administrator/City Secretary Dora V. Rodriguez told Council that as of now, we have been reimbursed a total of \$2,002.82 from the current RAMP Grant. As far as the fuel farm goes, she said that we will need to wait for the new RAMP Grant at the end of August.

Mayor Herring informed Council that the RAMP Grant can be used for the purchase of materials for routine maintenance, improvement of airport pavement, signage, drainage, lighting systems, utility infrastructure, fencing, herbicide, application sponsor on an operated fuel system, hangars, buildings, terminal buildings, security systems, professional services from environmental compliance approved project design, and special projects to be determined and added by amendment. Interim City Administrator/City Secretary Dora V. Rodriguez stated that we do this every year and we submit as much as we can so that we can get reimbursed 50% of it.

Motion by Alderman Valdez, seconded by Alderman Thompson to amend the RAMP Grant by increasing it from \$40,000 to \$100,000.

Ayes	--	Three
Nays	--	None
Absent	--	Two – Alderwoman Wilkins and Alderman Espinosa

Motion carried.

The third order of business was Informational Items.

The following items were discussed:

- Alderman Thompson wanted to pass on that he was approached by Laurie Chandler, head of the National Junior Honor Society at Devine Middle School. She is looking for a place here in Devine where 45 students can volunteer for community hours. Council held discussion.
- Mission Devine – Alderman Lopez suggested the students could do work for Mission Devine which should be starting in June. Alderman Thompson will let them know. Mayor Herring added that Mission Devine can always use volunteers; he said that what they really need though is skilled people.

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- Memorial Day Celebration – Alderman Lopez announced that they soon will be planning on their Memorial Day Celebration at the VFW.

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

Ayes	--	Three
Nays	--	None
Absent	--	Two – Alderwoman Wilkins and Alderman Espinosa

Motion carried.

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Mayor

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City Secretary