

**Minutes
Special Meeting
September 22, 2020**

On this 22nd day of September, 2020, at 6:00 p.m., the City Council of the City of Devine convened at the Dr. George S. Woods Community Center, 202 E. Hondo Avenue, 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 Cory Thompson
Alderman Steve A. Lopez
Alderman David Espinosa
Alderdwoman Debbie Randall
Alderman Chuck Guzman

Absent being Alderman Vega; thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; Denise Duffy; Tom Cate, City Attorney; and Rob Flores, Superintendent of Public Works.

Others present: Marly Davis, Devine News; Andrew Friedman, SAMCO Capital; Lance Elliott, TIF Consultant; Stephanie Blanks, Go Medina; Mary Allison; Juan Zamora; Sandy Herrera; Eleanor F. Garcia; Crystal Curiel; Celina Rodriguez; Cindi Billebault; Eva Thompson; Scott & Shirl Grego; Angela Pichardo; and Jose Pedroza of Devine, Texas.

Mayor Thompson, presiding, called the meeting to order.

The first order of business was the Public Hearing on the Proposed Budget for FY 2020-2021.

At 6:04 p.m., Mayor Thompson announced that the Public Hearing was open.

Council heard comments from Juan Zamora, Devine Little League President, regarding the purchase of land for \$325,000 that the City is looking into. He asked Council to reconsider this investment and instead look into investing some of that money into the start of a public project for Parks & Recreation, starting with a softball field for the community and Devine Little League to use for its season.

At 6:06 p.m., hearing no other comments from the public, Mayor Thompson closed the Public Hearing.

The second order of business was the Public Hearing on the Proposed Tax Rate for FY 2020-2021.

At 6:06 p.m., Mayor Thompson announced that the Public Hearing was open.

At 6:07 p.m., hearing no comments from the public, Mayor Thompson closed the Public Hearing.

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The third order of business was to go temporarily to Informational Items, per Mayor Thompson.

- Devine Little League – Mr. Juan Zamora, Devine Little League President, addressed Council and informed them that Mayor Thompson had attended the Little League’s annual meeting, for the election of new board members, at which time he informed them that the lease needs to be signed. If not, they would be removed from the property until further notice. He handed Council information from the Little League indicating that they should not be agreeing to what is in the lease with regards to the parks part at the request of the City. He said this has been his initial concern, and this has been going on since January 24, 2020 when he got the lease. He had been told that they agreed to the lease verbally. Mr. Zamora told Council there’s not been any negligence on their part; he said they informed the City that they did not agree to the lease. According to Mr. Zamora, they were not given a deadline to sign the lease, and stated that it was not fair for the City to put them in that predicament and to give them an ultimatum. He told Council that he would appreciate communication on how to proceed.

The fourth order of business was to administer Oath of Office to the Newly Appointed Parks & Recreation Board members.

City Attorney Tom Cate administered the Oath of Office to Crystal Cutiel, representing District 4, and to Eleanor Garza, representing District 2, of the Parks & Recreation Advisory Board.

The fifth order of business was to discuss and consider Approval of Minutes: Regular Council Meeting Minutes, June 16, 2020; Special Council Meeting Minutes, August 4, 2020; and Special Council Meeting Minutes, August 13, 2020.

Council reviewed minutes.

Mayor Thompson found one correction. He pointed out that the vote was wrong on page 4 of the Minutes for August 13, 2020 under the fifth order of business where Council motioned to disapprove the Budget for 2021 for the Medina County Appraisal District, and to adopt Resolution 8-20, disapproving the budget. The Mayor’s vote to break the tie should’ve been one Aye instead of one Nay. This will be corrected.

Motion by Alderman Lopez, seconded by Alderman Guzman to approve all the minutes with corrections to the minutes for Special Meeting, August 13, 2020.

Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

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The sixth order of business was consideration and approval of an Ordinance by the City Council of the City of Devine, Texas authorizing the issuance of “City of Devine, Texas Tax Notes, Taxable Series 2020”, and other matters incident and related thereto.

Andrew Friedman, of SAMCO Capital Markets, briefed Council, as a financial advisor, on the ordinance selling the tax notes for the clubhouse improvements at the golf course. He recommended proceeding with Security State Bank at 1.37% on \$450,000.00. Council held discussion.

Motion by Alderwoman Randall, seconded by Alderman Espinosa to adopt Ordinance 9-20A and proceed with the issuance of “City of Devine, Texas Tax Notes, Taxable Series 2020”, and other matters incident and related thereto.

Ordinance attached at Exhibit A.

Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

The seventh order of business was to discuss and consider for Council to renew membership with Go Medina.

Stephanie Blanks, Executive Director for Medina County Economic Development, addressed City Council with a presentation on Go Medina.

Ms. Blanks held lengthy discussion with Council over all of their issues and concerns with marketing Devine.

Mr. Lance Elliott, TIRZ Consultant, held discussion and recommended for Council to go ahead and join Go Medina for another year.

Council heard comments from the public.

Motion by Alderman Espinosa, seconded by Alderwoman Randall to renew membership with Go Medina.

Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

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Motion carried.

The eighth order of business was a presentation by Lance Elliott, TIRZ Consultant.

Mr. Lance briefed Council with a presentation on all the tax increment investment zones developed in Medina County and in Devine. He spoke at length about the City's property that he is working on for the property values to go up. Lengthy discussion was held as he presented maps. Mr. Lance also explained how the TIRZ Board works. Mr. Lance will send information on an Ordinance for the Board.

The ninth order of business was to discuss and consider and Act Upon Declaration of Public Health Emergency Issued by Mayor on March 25, 2020 Including Possible Changes and Extensions.

Council heard from Emergency Management Coordinator Rob Flores. He informed Council that Dr. Neel, our local health authority, is good with opening up City Hall because of the protective tempered glass that was installed in City Hall and at the Police Department, but the decision is up to Council.

Council went over the guidelines/recommendation from the Texas State Library Commission, and held discussion regarding opening up the Library.

Alderwoman Randall discussed opening City Hall, the Police Department and the Library on October 1, 2020. Council held discussion.

Motion by Alderman Espinosa, seconded by Alderwoman Randall to re-open the Library as recommended by the Texas State Library Commission, Animal Shelter, City Hall and Police Department effective October 1, 2020, and to extend the Declaration for another 30 days.

Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

The tenth order of business as to discuss and consider Annual Report and PILOT Check from the Devine Housing Authority.

Council received an Annual Report from the Housing Authority along with a check for \$5,140.00 for payment in lieu of taxes.

Motion by Alderwoman Randall, seconded by Alderman Lopez to accept the PILOT check and Annual Report from the Devine Housing Authority.

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Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

The eleventh order of business was to discuss and consider Re-appointments for the Devine Housing Authority Board.

Mayor Thompson reported that the three commissioners that are up for re-appointment are Juan Billalobos, Mary Uhl, and James Patrick Murphy.

Motion by Alderman Espinosa, seconded by Alderman Lopez to re-appoint Juan Billalobos, Mary Uhl, and James Patrick Murphy to the Devine Housing Authority Board.

Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

The twelfth order of business was to discuss and consider Golf Course Insurance Letter on Required/Mandatory actions needed in order to maintain Insurance Coverage.

Council held discussion with Scott Grego who explained he was given 30 days to correct the following issues in order to maintain insurance coverage:

- Fire extinguishers – he has purchased them
- Exit signs – he has purchased them
- Emergency lighting – he was not sure about this

City Attorney Tom Cate advised that we can contact Bureau Veritas about guidance on the emergency lighting; Code Compliance Officer Ruben Chapa can call them to find out what they have to say.

Council held discussion.

Motion by Alderwoman Randall, seconded by Alderman Espinosa to authorize City Hall to contact Bureau Veritas and get back with Council by their next meeting on September 29, 2020, on what can be done to correct the letter.

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Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

The thirteenth order of business was to discuss and consider for Council to approve the 2021 Routine Airport Maintenance Program (RAMP) Grant.

Interim City Administrator/City Secretary Dora V. Rodriguez informed Council this will be the final grant to finish up the Fuel Farm. It is for a \$100,000.00 (50%/50%) grant.

Motion by Alderman Lopez, seconded by Alderwoman Randall to approve the 2021 Routine Airport Maintenance Program (RAMP) Grant.

Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

The fourteenth order of business was the Annual Acknowledgement of Conflict of Interest and Code of Conduct.

Interim City Administrator/City Secretary Dora V. Rodriguez gave Council their Conflict of Interest and Code of Conduct Policies along with the annual acknowledgement forms to be returned by September 29, 2020, at the next council meeting.

At 7:56 p.m., Council took a short break.

At 8:11 p.m., Council reconvened.

The fifteenth order of business was the Budget Workshop.

Council reviewed the new Budget. Mayor Thompson announced that we are now at a \$243,500 Deficit. Alderman Randall inquired about some discrepancies, so Interim City Administrator/City Secretary explained the budget in detail to Council. She explained that we have the amended budget and the new proposed budget. She and City Accountant Denise Duffy went over some budget items.

Council discussed the following:

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- Budget for golf course
- A 10% cut from every department requested by Alderwoman Randall
- Using money from TIRZ to pay for properties
- Asking the County to help out with roads
- Council Pay
- Longevity Pay
- Cost of Living

Alderwoman Randall asked if we could find a way to use the TIRZ to where we're not in a deficit, and we would have some money there. She asked if we could find the difference somewhere in there where we can do some roads, even if we come up with \$225,000.00 for roads. Interim City Administrator/City Secretary Dora V. Rodriguez said she would go back to the department heads to see what we can do about getting to that number.

The sixteenth order of business was Calling for a Public Hearing on the Proposed Tax Rate for FY 2020-2021 to be held on September 29, 2020 at 6:00 p.m.

Motion by Alderman Espinosa, seconded by Alderman Guzman to call for a Public Hearing on the Proposed Tax Rate for FY 2020-2021 to be held on September 29, 2020 at 6:00 p.m.

Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

The seventeenth order of business was Informational Items.

Council discussed the following:

- Mayor Thompson pointed out that he found out that Lytle is getting Recycling back. He asked Interim City Administrator/City Secretary Dora V. Rodriguez to contact the City of Lytle to see how this working for them.
- Park Board – Superintendent of Public Works Rob Flores asked for direction on the broken park equipment. Mayor Thompson advised that this will need to go before the Parks & Recreation Advisory Board.

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

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Ayes	--	Four – Aldermen Guzman, Espinosa Lopez & Alderwoman Randall
Nays	--	None
Absent	--	One – Alderman Vega

Motion carried.

Mayor

City Secretary