

**Minutes
Special Meeting
April 15, 2021**

On this 15th day of April, 2021, at 12:00 Noon, 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 the Dr. George S. Woods Community Center, 200 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 (left at 1:02 p.m.)
Alderwoman Debbie Randall
Alderman David Espinosa (Via Phone)
Alderman Rufino Vega
Alderwoman Kathy Lawler

Thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; and Denise Duffy, City Accountant.

Others present: Marly Davis, Devine News; Darrell Greco and Gilberto Garza, Greco Construction; Edward Garza, GRG Architecture; Laura Sinclair; Diane Bradford; Angela O. Pichardo; Misty T. Houston; Bill Sinclair; Ken Nighswanderer; Jerry Lee Stevens; Shirl & Scott Grego and Brandee Stacy, Devine Golf Course; Missy Stevens; Maria Pena; Kimberly Madrid; Corey Haass; Richard V. Chalaire; and Sasha Miller of Devine, Texas.

Mayor Thompson, presiding, declared the meeting open.

The first order of business was to discuss and consider for Council to approve change orders for the renovation of the Golf Club House submitted by Architect.

Mr. Edward Garza of GRG Architecture began by saying that Council approved changes from a limited kitchen to a full kitchen. He told Council that prices are in line with industry standards.

Council reviewed Proposed Change Order #1 which was a Plumbing Upgrade – moving things around to do a full service kitchen. Alderman Vega stated that we need to wait because of the gas.

Discussion was held on bringing in gas.

Council talked about Item #2 Proposed Change Order for Gypboard assemblies, door frames, demos, CMU, etc. They reviewed a price breakdown for \$26,070. According to Architect Edward Garza, they cannot go underground like they had planned; they have to go through the walls. He said that the contractor is trying to keep the cost down.

Special Meeting Minutes

April 15, 2021

Page 2

Alderwoman Randall asked why this was not in the original bid. Architect Garza said some of it was in the original plans but some are also things that they have found.

Council discussed Proposed Change Order #3 for \$1,720 which is to install a new 1 ½” main water line from the existing ¾” line. Architect Ed Garza explained that because of the new fixtures, it is causing an upgrade for the service line due to a water pressure issue. Mayor Thompson added that commercial fixtures do not run off of ¾” lines.

Council reviewed Proposed Change Order #4 which was for Mechanical (Air Conditioning) for \$18,700, required to support the full-service kitchen.

Council held lengthy discussion. Alderwoman Randall inquired if what we have today will work for a full kitchen. According to Architect Garza, no, because the original was for a limited kitchen.

Council discussed Proposed Change Order #5 which was for \$4,950 for additional electrical outlets requested. According to Architect Ed Garza, this is for the additional equipment in the prep area. He said they have looked at everything and it is not out-of-line with other projects in the industry.

Mayor Thompson inquired if these were all the changes or if there were more. Architect Edward Garza told Council that he was delivered another one today for \$2,684 for a load-bearing wall that was discovered; a wood beam will need to be put in. In the game room, he said the wall-papered wall has to be redone to be able to paint it, and the ceiling is the same way. Alderwoman Randall commented that these things should’ve been seen from the start.

Alderwoman Lawler mentioned that with all of these estimates and prices that we’ve been given, there is a whole list of exclusions that they won’t do, which is going to cost of thousands of dollars more. Architect Garza recommended that we speak to the contractor on the exclusions.

Council held lengthy discussion on the exclusions with Mr. Gilbert Garza, Greco Contractor. He explained that all exclusions are covered; if something is excluded, a subcontractor will do it.

Council heard comments from the public.

Alderwoman Randall asked, “Where does it stop with all these changes?” “Is this the final stop?”

Special Meeting Minutes

April 15, 2021

Page 3

Alderman Espinosa commented that we are already at \$62,436 and he will not support any more changes. He commented that he feels that with all changes and fees that we need to stop now and get on it.

Council then heard more comments from the public.

Item #1 Proposed Change Order:

Proposed Change Order #1 was a plumbing upgrade for \$8,140 – moving things around to do a full service kitchen.

Motion by Alderwoman Randall to approve Item #1 Proposed Change Order – Plumbing, for \$8,140.

Motion died due to lack of a second.

Motion by Alderwoman Lawler, seconded by Alderman Vega to not approve Item #1 Proposed Change Order – Plumbing, for \$8,140.

Ayes	--	Three – Aldermen Vega, Espinosa (via phone) Alderwoman Lawler
Nays	--	One – Alderwoman Randall
Absent	--	One – Alderman Lopez

Motion carried.

Item #2 Proposed Change Order:

Proposed Change Order #2 was for Gypboard assemblies, door frames, demos, CMU, etc., for \$26,070.

Motion by Alderwoman Randall to approve Item #2 Proposed Change Order – for Gypboard assemblies, door frames, demos, CMU, etc., for \$26,070.

Motion died due to lack of second.

Motion by Alderman Vega, seconded by Alderwoman Lawler to not approve Item #2 Proposed Change Order – for Gypsum board assemblies, door frames, demos, CMU, etc., for \$26,070.

Special Meeting Minutes

April 15, 2021

Page 4

Ayes	--	Three – Aldermen Vega, Espinosa (via phone) Alderwoman Lawler
Nays	--	One – Alderwoman Randall
Absent	--	One – Alderman Lopez

Motion carried.

Item #3 Proposed Change Order:

Proposed Change Order #3 was to upgrade from a 3/4” water line to a 1 1/2” water line for \$1,720.

Motion by Alderwoman Randall, seconded by Alderman Vega to approve Item #3 Proposed Change Order for \$1,720 – Upgrading from a 3/4” to a 1 1/2” water line.

Ayes	--	Three – Alderwomen Randall, Lawler, Alderman Vega
Nays	--	One – Alderman Espinosa (via phone)
Absent	--	One – Alderman Lopez

Motion carried.

Item #4 Proposed Change Order:

Proposed Change Order #4 was for Mechanical (Air Conditioning) for \$18,700.

No one motioned to approve Item #4 Proposed Change Order – Mechanical (Air Conditioning) for \$18,700.

Motion by Alderman Vega, seconded by Alderwoman Lawler to not approve Item #4 Proposed Change Order – Mechanical (Air Conditioning) for \$18,700.

Ayes	--	Three – Aldermen Vega, Espinosa (via phone) Alderwoman Lawler
Nays	--	One – Alderwoman Randall
Absent	--	One – Alderman Lopez

Motion carried.

Special Meeting Minutes
April 15, 2021
Page 5

Item #5 Proposed Change Order:

Proposed Change Order #5 was for additional electrical outlets requested, for \$4,950.

Motion by Alderwoman Randall, seconded by Alderman Vega to approve Item #5 Proposed Change Order – Electrical for \$4,950.

Ayes	--	Three – Alderwomen Randall, Lawler Alderman Vega
Nays	--	One – Alderman Espinosa (via phone)
Absent	--	One – Alderman Lopez

Motion carried.

Item #6 Proposed Change Order:

Proposed Change Order #6 was for a load-bearing wall for \$2,684.

Motion by Alderwoman Randall, seconded by Alderman Vega to not approve Item #6 Proposed Change Order – Load-bearing wall for \$2,684.

Ayes	--	Four – Alderwomen Randall, Lawler Aldermen Vega, Espinosa (via phone)
Nays	--	None
Absent	--	One – Alderman Lopez

Motion carried.

Motion by Alderwoman Randall, seconded by Alderwoman Lawler to amend the budget by the amounts related to the items approved.

Ayes	--	Three – Alderwomen Randall, Lawler Alderman Vega
Nays	--	One – Alderman Espinosa (via phone)
Absent	--	One – Alderman Lopez

Special Meeting Minutes

April 15, 2021

Page 6

Motion carried.

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

Ayes	--	Four – Alderwomen Randall, Lawler Aldermen Vega, Espinosa (via phone)
Nays	--	None
Absent	--	One – Alderman Lopez

Motion carried.

Mayor

City Secretary