

**Minutes
Regular Meeting
May 17, 2022**

On this 17th day of May, 2022, 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 the Medina County Annex, 317 N. Highway 132, Devine, Texas 78016. 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 David Espinosa
Alderwoman Debbie Randall
Alderman Rufino Vega
Alderwoman Kathy Lawler

Absent Being Alderwoman Angela Pichardo; thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; Denise Duffy, City Accountant; Tom Cate, City Attorney; Rob Flores, Director of Public Works/Emergency Management Coordinator; Pete Sanchez, Field Operations Supervisor; and Eddie Diaz, Waste Water Treatment Plant Foreman.

Others Present: Alejandra Valdez, Devine News; Raul H. Garcia, Jr. (J.R.), City Engineer, Garcia & Wright; Donovan Rodriguez, Republic Services; Steve A. Lopez; Eva Thompson; Kenny and Glenda Allen; Phil Montgomery; Jerry Lee Stevens; Jim Lawler; Steve Smith and Shirl Grego of Devine, Texas.

Mayor Thompson, presiding, declared the meeting open.

Mayor Thompson delivered the Invocation, and Alderwoman Lawler led the Pledge of Allegiance to the United States Flag.

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

No one signed up to speak under this item.

The second order of business was Public Recognition.

Council recognized everyone who worked the election.

The third order of business was Employee Recognition.

Alderwoman Randall recognized Interim City Administrator/City Secretary Dora V. Rodriguez for everything that she does and for keeping Council in the loop.

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The fourth order of business was to consider Approval of Council Minutes: Regular Council Meeting Minutes, April 19, 2022.

Council reviewed the minutes.

Alderwoman Lawler pointed out an error on the second paragraph of Page 2 where the Mayor was talking about Mr. Smith starting the First Saturday Market in June. The minutes read: “Mr. Thompson was okay with starting in June.” It should’ve read: “Mr. Smith was okay with starting in June.” The minutes will be corrected.

Motion by Alderwoman Lawler, seconded by Alderwoman Randall to approve the minutes for Regular Council Meeting, April 19, 2022, with the correction from Mayor Thompson to Mr. Smith on Paragraph 2 of Page 13.

Ayes	--	Four – Alderwoman Lawler, Randall Aldermen Espinosa, Vega
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

The fifth order of business was to Canvass the Election Returns for the May 7, 2022 General Election for District #4. *(La quinta orden de negocio fue para excrutinar los resultados de la Elección General el día 7 de Mayo del 2022 para Distrito #4.)*

Council reviewed the election returns. Presiding Judge Glenda Allen commented that City Secretary Dora V. Rodriguez did a great job in going over with the clerks on what they needed to do, to make sure it was correct and re-assuring to the voter. She went over the new voting machines, the school election and redistricting for the election. City Secretary Dora V. Rodriguez, City Accountant Denise Duffy and Municipal Court Clerk Alma Rios-Flores were all very helpful and in the voting room, when needed, for the electronic voting. Mayor Thompson added that the new voting machines are the same as the County’s. *(El Consejo revisó los resultados de las elecciones. La jueza presidente Glenda Allen comentó que la secretaria de la ciudad, Dora V. Rodriguez, hizo un gran trabajo al hablar con los empleados sobre lo que tenían que hacer, para asegurarse de que fuera correcto y tranquilizar al votante. Repasó las nuevas máquinas de votación, la elección escolar y la redistribución de distritos para la elección. La secretaria de la ciudad, Dora V. Rodriguez, la contadora de la ciudad, Denise Duffy, y la secretaria del tribunal municipal, Alma Rios-Flores, fueron muy útiles y estuvieron en la sala de votación, cuando fue necesario, para la votación electrónica. El Alcalde Thompson agregó que las nuevas máquinas de votación son las mismas que las del Condado.)*

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Motion by Alderman Espinosa, seconded by Alderwoman Lawler to accept the canvassing of the election returns for the May 7, 2022 General Election for District #4. (*Moción por Concejal Espinosa, secundada por la Concejal Lawler para aceptar el escrutinio de los resultados de la Elección General el día 7 de Mayo del 2022 para el Distrito #4.*)

Ayes	--	Four – Alderwoman Lawler, Randall Aldermen Espinosa, Vega
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

The sixth order of business was the Certificates of Election. (*La sexta orden de negocio fue los Certificados de Elección.*)

Motion by Alderwoman Lawler, seconded by Alderwoman Randall to approve the Certificates of Election. (*Mocionado por la Concejal Lawler, secundada por la Concejal Randall para aprobar los Certificados de Elección.*)

Ayes	--	Four – Alderwoman Lawler, Randall Aldermen Espinosa, Vega
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

The seventh order of business was to administer the Oaths of Office to the newly Elected/Appointed Officers. (*La séptima orden de negocio fue administrar los Juramentos del cargo a los oficiales recién Elegidos/Nombrados.*)

City Attorney Tom Cate administered the Oaths of Office to Josh Ritchey, Rufino Vega and David Espinosa, all three at the same time. (*El abogado de la ciudad, Tom Cate, administró los juramentos del cargo a Josh Ritchey, Rufino Vega y David Espinosa, los tres al mismo tiempo.*)

The eighth order of business was Presentation of Plaque for Councilwoman Lawler for her Service.

Mayor Thompson thanked Councilwoman Lawler for her service, and Alderman Espinosa presented her with a plaque.

The ninth order of business was to Administer Oath of Office to the newly appointed representative to the Parks & Recreation Advisory Board.

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Susie Fernandez was not present at the meeting.

No action was taken.

The tenth order of business was to consider and act upon for the City to purchase real property described as follows: Block No. Two (2) (NCB 160) Lot No. One (1), of Breezy Hill Addition to the City of Devine, Medina County, Texas.

Mayor Thompson went over with Council on how this came about because of Fred Morales wanting the property on Bluebonnet; he is only asking for enough to straighten out his property fence line.

Director of Public Works Rob Flores asked Council for permission to talk to the owner to see if they want to sell. The property is next to the well yard and it would help with putting a new Public Works building there. Interim City Administrator/City Secretary Dora V. Rodriguez suggested to reach out to the owner if Council approves and, if the owner agrees, we will then see how we will pay for this.

Mayor Thompson inquired if this will qualify for the American Relief Fund (ARF). According to City Attorney Tom Cate, yes, it can be used for building the new Public Works building. Also, according to Alderwoman Randall, we should have a little money left from purchasing the generators.

Motion by Alderwoman Randall, seconded by Alderman Vega to approve for Director of Public Works Rob Flores to inquire and reach out to the owner on this property.

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

The eleventh order of business was to consider and act upon request to sell the City owned real property described as follows: Lot No. One (1), Block No. Five (5), of the Bain Addition to the City of Devine, Medina County, Texas.

Council talked about selling this property to Fred Morales purchasing or bidding on the property.

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City Attorney Tom Cate held discussion with Council on:

- The property being appraised
- Having a public auction or sealed bids
- We would need to advertise it for sale

Mr. Fred Morales told Council that all he would need is 30 feet on the southeast side, but he wants to make sure that Director of Public Works Rob Flores does not need it. He told Council that he will clean it up but, he said, that the well needs to be capped. Mr. Morales said he is willing to do this.

City Attorney Tom Cate stated that we are making it a condition to sell; and that they need to cap the well. Director of Public Works Rob Flores said that it is not a good well. Alderwoman Randall added that it is not a sellable well. City Attorney Tom Cate talked about the differences in capping and plugging a well.

City Engineer J.R. Garcia suggested that we need to reach out to TCEQ on what needs to be done.

Mayor Thompson told Fred Morales that he only needs a small section, and we cannot guarantee that he will get it. Mr. Morales stated that if the City sells, he will do all of the property and connect it with a major bend. Alderman Ritchey inquired on the size of the property. According to City Attorney Tom Cate, it is .1/3 of an acre.

Council talked about making a motion to authorize Director of Public Works Rob Flores to get with TCEQ, get the property appraised, and sell it by public auction or by sealed bids. Mayor Thompson would like to see numbers from TCEQ on the cost for capping the well.

Mr. Morales inquired that if TCEQ says we have to plug the well and it's more expensive than what the property is worth, would we still have to do this? Director of Public Works Rob Flores said we just need to make sure it was done correctly. He told Council that he feels it was done properly but we just need to make sure.

Motion by Alderwoman Randall, seconded by Alderman Ritchey to authorize Director of Public Works Rob Flores to get with TCEQ as soon as possible, then bring it back to Council.

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

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The twelfth order of business was to consider and act upon approving to pay Invoice submitted by 1st Choice Restaurant Equipment and Supply.

Council reviewed Invoice 2022-0106 from 1st Choice Restaurant Equipment and Supply for a total of \$74,076.00, and held lengthy discussion.

Alderwoman Randall questioned how the invoice is for the equipment only and not for any of the installation, and we will be billed for the installation separately. Interim City Administrator/City Secretary Dora V. Rodriguez pointed out that when former City Administrator John F. Vidaurri left, the installation was left out of the contract.

Mayor Thompson told Council we've already paid a smaller invoice but this one is the bigger invoice, and it does not include the walk-in on the outside and the installation. Everything on the list is there.

Alderman Ritchey inquired if everything was operational. According to Director of Public Works Director Rob Flores, they are still working on it, and they are still installing. Alderman Ritchey asked how we were going to validate if the equipment is not working. Interim City Administrator/City Secretary Dora V. Rodriguez said she could check, but former City Administrator John F. Vidaurri had said that Public Works could do the installation. Alderman Ritchey asked if we could make a motion to pay for the equipment that is here and that works. City Attorney Tom Cate stated that we cannot validate if it works until it is installed. Alderman Espinosa inquired if we could get clarification on the installation. Council discussed paying for everything that we have gotten already; we don't have the cooler yet.

Motion by Alderwoman Randall, seconded by Alderman Vega to pay Invoice 2022-0106 from 1st Choice Restaurant Equipment and Supply contingent on Interim City Administrator/City Secretary Dora V. Rodriguez finding out if they will come back if something is not working.

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

The thirteenth order of business was to consider and act upon the street paving project submitted by our City Engineer.

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City Engineer J.R. Garcia, Jr. addressed Council and handed out maps and cost estimates (broken down by districts) for them to review. Mayor Thompson pointed out that these specs are using the City's method and it is not the way the County does it. He explained that the way the County paves the road doesn't actually meet the requirements and specs of the City. He stated that obviously we can't afford this but pointed out that we do have what it would cost in front of us, if we go the way that our own codes or own requirements ask for. City Engineer J.R. Garcia, Jr. explained that we are looking at the cost per foot, so if we have a very long street as proposed, it could be cut down to whatever we want it to be, or whatever the City would like to fit in the budget.

Alderman Ritchey told Council they're not convincing him to pave if we're not going to resolve the drainage issue. He asked, "What's the point in paving Crouch if it's going to wash away in five years?"

City Engineer J.R. Garcia, Jr. pointed out that one of the line items on the cost estimate is for the intersection of Crouch and Windy Knoll drainage. He told Council that that drainage structure right now is filled with dirt and soot, and is inoperable; that's why we have a big flooding problem at that intersection. He told Council that the plan we have here is something that his dad had proposed several years ago, just to work on that intersection. He said that ultimately we would like to have a whole system-wide drainage plan because that will include storm drainage, inlets, junction boxes, curbs on all streets but it is a very costly thing to do.

Mr. Garcia explained that this plan is more of where we can fix the roads to where they are drivable, and addresses that one drainage issue on the intersection of Crouch and Windy Knoll.

Alderman Ritchey inquired if that's going to be the root cause. He said there's a chain reaction of flooding that starts in District 5. He asked if we want to start with District 5 and work our way down, or is it better working your way up? City Engineer J.R. Garcia, Jr. stated that water always flows down naturally, so it's always better to work on the downside end and then work up.

Mayor Thompson informed Council that this actually gives us actual linear footage on all the roads. He said we're going to work with Jerry Beck, Commissioner Precinct 4, again this year and he's been receptive to that as soon as he gets done with what he is doing. Council discussed the linear footage.

Mayor Thompson pointed out that when we do the drainage reconstruction of Crouch at Windy Knoll, it will be \$450,000; he said there's no way around that because we have to do it the right way. Council talked about Upson Drive.

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Alderman Ritchey inquired about a drawing of the drainage for the overall city. He was told that we do not have a map. City Engineer J.R. Garcia stated that we don't have a drainage plan; he only has the contours that we can base our drainage off of. Alderman Ritchey asked about alternative thoughts. City Engineer J. R. Garcia, Jr., told Council that he feels that until the City starts putting curbs on the streets, over time we are going to have these storm structures, like at Crouch, and eventually it will start building up soot and dirt, so it will become more of a maintenance issue. If we don't address maintenance, we're going to have the same kind of problem that we had before, many years ago. Mayor Thompson added that the reality of it is that with or without the curbs, we have dirt everywhere. He said we're always going to fight this issue because we have so much sand in Devine, and it's going to just wash in.

Council discussed our next step being that we'll need to work with Jerry Beck, County Commissioner Precinct 4, and we'll need to narrow down the different requests. Council talked about how many linear feet we had last year. Alderwoman Randall shared some figures from last year. Council held discussion. According to Mayor Thompson, we do have those numbers, so we'll take a look at those numbers and then realize that we're going to get probably 20% less.

Alderman Espinosa inquired about Burnt Boot Creek and whether anything special needs to be done, besides re-asphalting it. City Engineer J.R. Garcia stated that right now that is all we can do. He explained that we are trying to get funding to make the improvements to Burnt Boot Creek, and we'll have to wait to see if that comes through, and held discussion on that.

Alderman Ritchey talked about green technology used in Arizona, but City Engineer J. R. Garcia, Jr., said that will not work here because it does not use enough water.

Council held discussion with Alderwoman Randall on doing around 10,000 linear feet last year. According to Mayor Thompson, prices have gone up and that will be a Jerry question. He said that we'll use the County numbers vs. the City numbers that we have in front of us, and then we can review that. Alderwoman Randall informed Council that Jerry has a few projects going on before he can help us and, if everything goes well, he may get to us by the end of July, so that gives us a good three months to get this done. Alderwoman Randall also reminded Council that almost \$24,000 of our budget has already been spent.

City Engineer J. R. Garcia, Jr. talked to Council about Mendoza Alley being listed on the map. He said it is a 20 foot right-of-way, and it is not wide enough to be considered a street; so it should not be on the list. Mayor Thompson stated that once we start doing alleys, all alleys will want to be re-done. He briefed Council on how we had given Mendoza Alley an official street sign for 9-11 purposes because the alley is actually the driveway to their house.

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Mayor Thompson told City Engineer J. R. Garcia, Jr. that we will be getting with Jerry Beck to get numbers, Commissioner Precinct #4, we'll need to make cuts and then we will get back to him. He said that this is the starting point; this is the wish list. Mayor Thompson inquired if any of these roads are interfering with our water line project. According to City Engineer J. R. Garcia, Jr., they do not; we're good on that.

Interim City Administrator/City Secretary Dora V. Rodriguez told Council that we need to talk about Anderson Avenue. According to City Engineer J. R. Garcia, Jr., some of the residents were complaining about having to go down a dirt road to get to their home. He explained that a couple of years ago, his dad had come up with a plan to pave Karen Kourt up to Anderson, for one block, and then pave Anderson to the dead-end, and also to put in a couple of storm drainage pipes at the bend. He said there were also complaints about people going on the extension of Anderson towards Transportation Drive, and getting stuck in there and having to be towed out. Mr. Garcia directed Council to Anderson on the map and said that something to consider is just putting in base material, like caliche, for 20-22 feet all the way to Transportation Drive. He said this won't be paving it, but this way we won't have the issue with vehicles sinking or getting stuck.

Mayor Thompson pointed out that there is an issue with the property lots along Anderson. He said we need to pull that file and get with Alderman Vega on that. Mr. Garcia talked about a road on the map marked as Anderson, but it's actually a person's driveway; he said he checked with the Appraisal District and it's marked as private property; not a street. Mayor Thompson told Council to allow Interim City Administrator/City Secretary Dora V. Rodriguez to get with Alderman Vega to see how he feels about it and whether he wants to bring it back before Council.

Mayor Thompson also brought up Harralton needing a lot of help as well. According to City Engineer J. R. Garcia, Jr., for Harralton, the map shows the street coming off of the cul-de-sac around towards a creek bed and it cuts through somebody's property, according to Google Map. He said the street just keeps going through a private property. He said he knows that the right-of-way just goes straight, and said that he doesn't want to go into private property.

Council thanked City Engineer J. R. Garcia, Jr..

No action was taken.

The fourteenth order of business was to consider and act upon development of City's real properties described as follows: A0070 J. Brothag Survey 16; 28.663 Acres Tract Five (5) and A0070 J. Brothag Survey 16; 43.584 Acres.

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Mayor Thompson explained that the 43.584 acres is the land which the city has owned for a long time, and the 28.663 acres is the land that we purchased a couple of years ago. He went into detail explaining that some balls were dropped, and now we have to decide whether we want to continue with development, or do we want to sell the property. Council held discussion on going out for qualifications for engineering services since they dropped the ball. They discussed that there's been no communication between the City Engineer and Langford Community Management Services. Council discussed that we are aiming for commercial development, and they went over the budget and on what we collect from sales fees and property taxes. Council believes there's a lot of potential in that property, and the grant is now 50/50. They also went over the downtown economic revitalization study done by UTSA.

Alderman Ritchey inquired as to what is standing in our way of getting businesses. Mayor Thompson explained that there are no access roads off of IH-35. Alderman Ritchey said he is not opposed to this but feels we need to look at the city codes and help those that were here first before we ask big box companies to come in. According to Mayor Thompson, if we were to sell, we would have no control. Alderman Ritchey asked, "How much control does the City want on controlling every corner of this?"

Alderman Espinosa stated that he would like for us to move forward like we had originally planned with the development. Council discussed setting a meeting with Judy Langford of Langford Community Management Services, Grayson Cox of KSA and Lance Elliott, our TIRZ Coordinator.

According to Mayor Thompson, our next steps will be to give Interim City Administrator/City Secretary Dora V. Rodriguez authorization to continue doing what we had planned to do with Judy Langford, Grayson Cox with KSA and Lance Elliott. He said that we will have to apply for the grant, and Judy Langford can help with the endorsement support letters. He told Council that it would be helpful if all of them reached out to businesses in their districts.

Motion by Alderman Espinosa, seconded by Alderwoman Randall to authorize Interim City Administrator/City Secretary Dora V. Rodriguez to move forward and continue with what was already started.

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

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The fifteenth order of business was to consider and act upon Type of Fence and Cost for the Right-of-Way on Oakhill near Walmart.

Council held discussion on setting up a fence between Walmart and Oakhill Drive. They talked about the trash that collects and said that it is our responsibility to take care of this. It is not only Walmart's trash; it is also the trash of the other businesses in the area. Walmart has agreed to help and gave the City \$2,500 to help out. Council held discussion on whether we still want to do this.

Alderman Ritchey suggested we get estimates. According to Director of Public Works Rob Flores, the cost for a chain-link fence is \$23,000 and for a privacy fence, it's \$27,000 approximately.

Discussion was held on the enforcement side of this. According to City Attorney Tom Cate, we would have to catch them to be able to enforce. According to Mayor Thompson, it is also the fault of a lot of people who are not from Devine.

Alderman Randall talked about the current estimate, and doing it for next year's budget. Alderman Ritchey added that we are still going to have to clean up along the fence, so where is the savings in that? Mayor Thompson said he gets it, but we are getting complaints.

Motion by Alderman Ritchey, seconded by Alderman Vega to table the fence until budget time.

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

The sixteenth order of business was to consider and act upon Amending Article VIII. Temporary Sale Ordinance – requested by District 5 Alderwoman Randall.

Council held discussion on changing the ordinance so that people can have four (4) yard sales per year, plus one city-wide sale. They also discussed striking the 60-day waiting period (to have the next one) out of the ordinance. Alderwoman Randall stated that she thought it was based on calendar year, but it's one (1) year from the first permit. Mayor Thompson stated that it would be easier to go by calendar year.

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Alderman Ritchey stated that nobody follows ordinances and he would rather just do away with this. Council held discussion on the reason for doing this is because people were having yard sales 24/7; they were running a business out of their house. So, there is a reason for the code. Alderwoman Randall told Council she just wants to eliminate the 60-day waiting period and change it to calendar year, from January to December.

Motion by Alderwoman Randall to Amend Article VIII. Temporary Sale Ordinance to calendar year, January to December, and to strike the 60 days from the ordinance.

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

The seventeenth order of business was to consider and act upon speed humps, speed limit signs or reduce the speed limit on W. Davis.

Council held discussion with Alderman Ritchey. Mayor Thompson asked him what his preference is since this is his district. According to Alderman Ritchey, no one follows the speed limits, so he likes the speed humps.

Discussion was held.

Director of Public Works Rob Flores informed Council that we do have asbestos lines on Davis, so it will have to be done after this project is done.

Motion by Alderman Ritchey, seconded by Alderman Vega to table the speed humps on W. Davis until after the Asbestos Project is over.

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

The eighteenth order of business was to consider and act upon Renting the Community Center – requested by Alderman Espinosa.

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Alderman Espinosa talked about school about to end, and said everyone wants to rent out the Community Center. He asked when we were anticipating renting it out.

Interim City Administrator/City Secretary talked about how the different rates are determined.

Alderman Espinosa stated that he would still like to have our Council Meetings at the Community Center. Mayor Thompson talked about seeing about using the County Annex Building; he said the sound is better.

Council held discussion on actual budgets; in what we get in fees and what we spend. Alderwoman Randall told Council that she gets that we don't want to tear things down and then have to re-setup all the equipment. She added that we need to charge more in line with others in the area, and we need to reach out to others. Alderman Ritchey agreed.

Motion by Alderman Ritchey, seconded by Alderman Espinosa to identify prices on the re-opening of the Community Center for renting it out.

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

Discussion was held after the motion on recouping our cost/expenses. Interim City Administrator/City Secretary Dora V. Rodriguez told Council that we need to look at where we will store what we tear down.

The nineteenth order of business was Informational Items.

Council discussed the following:

- First Saturday Market Days – Mr. Steve Smith announced that they will be adding a Barbeque Food Truck to join the First Saturday Food Market.
- Devine VFW – Mr. Steve Smith informed Council that VFW rates for renting out their hall is \$350 for members and \$450 for non-members, and that includes everything that is there including the cleaning.

- Fred Morales – Alderman Espinosa talked about the lighting and drainage for Fred Morales, and wanted to know if we were up-to-date on that. Interim City Administrator/City Secretary Dora V. Rodriguez will follow up with Eddie on getting with AEP. According to Fred Morales, City Engineer J. R. Garcia, Jr.'s crew showed him what he needs to do before they fence the property so that it won't be a drainage issue, so they are moving forward with what was discussed. Regarding fencing the north end on Bluebonnet, Mr. Morales stated that he wants to get this deal done first so that he can fence the top; that they can secure that.
- Special Meeting – Mayor Thompson talked about having a Special Meeting on May 26, 2022 to: 1) Discuss Chick-fil-A food truck wanting to come into Devine on June 8, 2022; they want to use the Community Center Parking Lot, and they are going to give a contribution; 2) and to discuss making sure food trucks have the correct licenses, inspections, insurance, permits, and permission from property owners to have the food trucks there. We want to make sure they meet all the requirement. We are already pulling other cities' policies. According to Mayor Thompson, they will have a certificate from the Health Department and a permit from the City which will need to be displayed.
- Sales Tax – Alderman Ritchey inquired if we get tax revenue from Chick-fil-A when they come into town. According to City Attorney Tom Cate, that would be a Comptroller question. Alderman Ritchey asked if we could do some research on sales taxes.
- Incurring Bills – Mayor Thompson talked about how we are incurring a lot of bills through City Hall because of requests and actions of Council members. He explained that those items go to City Hall, then to City Attorney Tom Cate to research them, and it all adds up at the end of the day with everyone who is spending time on these bills. Mayor Thompson used the invoice from the meeting we had at the DSAC building costing us around \$1,500 for that one night, which involved City Attorney Tom Cate, the set-up using city employees (hourly and salaried). He said it's not fair for City Accountant Denise Duffy or Interim City Administrator/City Secretary
- Dora V. Rodriguez to try to find a place for these items in the budget. We need to make sure that we are charging correctly with anyone who is an hourly-based person that we are having to contact or deal with; that we are charging for those items when we are doing them. If they're a salary person, we're going to keep track of the hours they are spending on those items. He said that it needs to come to Council tabbed similar to the spreadsheet we got for Fall Festival. Mayor Thompson wants Council to start approving invoices once a month so that we know what is going through and the time that is being spent. He said Council can make a decision if it's a waste of money or good money. According to Mayor Thompson, the intent is to start today and then we can look at the printout at the next meeting.

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- Code Compliance – Council talked about complaints they get on Code Compliance and the research that goes into it. Mayor Thompson talked about the extra work that Code Compliance Officer Eddie Diaz does, for example, with the maps and the time he spends on research. He talked about doing a tabbing system to know what extra is being charged.
- TWDB – City Engineer J. R. Garcia, Jr. informed Council that we finally got approval from the Texas Water Development Board (TWDB). He said all they need to do is write a draft letter to the upper people at TWDB recommending that we proceed with Phase 1, Part 2. He told Council he is just waiting for that letter and once he gets it, he'll start working on renewing our TXDOT permits for that project. After that, we'll be ready to go out for bids again. According to City Engineer J.R. Garcia, Jr., worst case scenario for TXDOT is two months.
- Council Updates – Interim City Administrator/City Secretary Dora V. Rodriguez explained her council updates to Josh Ritchey, on various projects, and told him to call her if he has any questions.

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

Ayes	--	Four – Alderwoman Randall Aldermen Vega, Espinosa and Ritchey
Nays	--	None
Absent	--	One – Alderwoman Pichardo

Motion carried.

Mayor

City Secretary