

**Minutes
Emergency Meeting
February 2, 2023**

On this 2nd day of February, 2023 at 5:15 p.m., the City Council of the City of Devine convened in an Emergency Meeting, the same being opened to the public, at the Dr. George S. Woods Community Center, 200 E. Hondo Avenue, Devine, Texas 78016. Notice of said meeting having been prescribed in Chapter 551, Government Code, Vernon's Texas Codes, Annotated, and the following members being present:

Mayor Cory Thompson
Alderman David Espinosa
Alderwoman Debbie Randall
Alderman Rufino Vega
Alderwoman Angela Pichardo
Alderman Josh Ritchey

Thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; Denise Duffy, City Accountant; Tom Cate, City Attorney; Raul Garcia, Jr. (J.R.), City Engineer; Rob Flores, Director of Public Works/ Emergency Management Coordinator; and Pete Sanchez, Field Operations Supervisor.

Others present: K. K. Calame and Anton Riecher, with Devine News; and Ryan Cunningham with SAMCO Capital.

Mayor Thompson, presiding, declared the meeting open.

Prior to starting the meeting, Mayor Thompson explained this was an emergency meeting required due to the Bain Well having a leak that will require Public Works to determine how many customers will have their water temporarily shut off in order to assess the required repairs and to make the required repairs.

In addition, he explained that the Ground Storage Tank on Warhorse Drive has exceeded its life expectancy and needs to be replaced. This item will potentially have a media effect upon the drinking water for the citizens of Devine.

The first order of business was to discuss and consider the Bain Well – Leak repair and testing of valves.

Mayor Thompson announced that the valves on the Bain Well are very old, and we have a leak that came up a few days ago. He explained that in the process of trying to sort that problem, the guys went to turn off some valves that are showing on our map but found out that they were never installed. He said this is really going to affect District 3.

Emergency Meeting Minutes
February 2, 2023
Page 2

Public Works Director Rob Flores explained that there are a couple of valves. He said there's one on McAnnely and one on Zig Zag that if we shut down, it's going to shut down everything in that area. He explained that the valves that we thought were there (that were on the maps), they're not there. So, the part that would've actually isolated that leak where we could've worked on it without affecting anybody, is not there. The other alternative is to fix the leak "live" which means we would have to wait until all the pipes are emptied out before we can work on it. Director of Public Works Rob Flores explained that if they're able to isolate and kill those lines so they can work on it without any water coming back through, that would be their ideal solution. He told Council that the valves not being there really hurt them.

Alderman Espinosa inquired if we have valves available to move forward. According to Director of Public Works Rob Flores, the valves are already there at McAnnely and Zig Zag; they are already in place and are tied in. He explained that basically they would notify everyone in the area so they can prepare, and then shut it down and work on it to get it taken care of. He said the well is over 70 years old. Discussion was held on the existing valves and on how long this project will take. According to Alderman Espinosa, we just have to do what we have to do.

Mayor Thompson stated that this looks like it's going to affect everything south of SH-173 in District 3, and the problem is that we don't know exactly where everything is. This is not going to happen in the next few days; they'll need to do some exploring on the lines, but at the earliest, maybe the end of next week, and it will give us time to notify people.

Discussion was held with Director of Public Works Rob Flores on whether we would be doing this in-house and whether our workers are licensed. According to Director of Public Works Rob Flores, we have two licensed employees, Pete Sanchez and Simon Davila who will be working on this.

Alderman Espinosa and Alderwoman Pichardo offered to go door-to-door, if needed, to notify residents that the water will be shut off.

Alderwoman Debbie Randall arrived at 5:27 p.m.

Council acknowledged that we're going to move forward with this, and that they understand what is happening until we start digging to see what we're faced with.

No action was taken.

Mayor Thompson talked to Council about a contingency plan. He explained that whenever we do the testing, it will be done after 9:00 a.m. to give residents time to get ready. We also plan to get with Walmart and Food King about having bottled water available for households. If the water is not back on by 5:00 p.m., we will reach out to individuals who may need drinking water. We will make decisions on how the day goes.

Alderman Ritchey suggested filling buckets with water. According to Interim City Administrator/ City Secretary, this information would be on the door hanger.

Emergency Meeting Minutes
February 2, 2023
Page 3

The second order of business was to discuss and consider the Ground Storage Tank on Warhorse Drive – Replacing the Storage Tank due to companies not able to do repairs needed due to the age of the Tank.

Our Ground Storage Tank, by the football field, is getting to the age of not being able to be repaired; it is 71 years old and the normal life expectancy on this type of tank is 50 years. Director of Public Works Rob Flores has been reaching out to companies to do routine maintenance, but because of its age, not many companies are willing to work on it.

According to City Engineer J.R. Garcia, the tank will fail sooner than later, and it needs to be replaced.

Council was advised that the cost of the replacement would be approximately \$2,900,000.00. Discussion was held on how to handle paying for this. Grants, CD's and Certificates of Obligation (loan) were discussed.

City Attorney Tom Cate arrived at 5:36 p.m.

Mr. Ryan Cunningham, with SAMCO Capital, was present to discuss the Certificates of Obligation, and went over what we would need to do. He also talked to Council about a reimbursement resolution. Council discussed that if we go with a grant, the entire project (to completion) could take up to 4-5 years, possibly 6 years. If we were to go with a Certificate of Obligation, it would take approximately 2 ½ years to completion.

Lengthy discussion was held on how we could repay the Certificate of Obligation. Council also discussed maybe having to raise the water rates.

Council held discussion with City Engineer J. R. Garcia.

According to Mayor Thompson, the ground storage tank is at the end of its lifespan and we'll have all sorts of problems if something happens to this tank. He talked about maybe upgrading and going with a larger tank, maybe even 600,000 or 700,000 gallons. He stated that it's not a problem now, but we need to take care of it while it's still just an age problem and not an actual problem.

Mayor Thompson also talked about possibly having to raise the water rates which we haven't done in the last five years.

Council held lengthy discussion on going with a grant or a certificate of obligation so that we can get numbers together, and decided to start the Certificate of Obligation process.

Motion by Alderwoman Randall, seconded by Alderman Espinosa to move in the direction of doing a Certificate of Obligation, not to exceed \$3 Million, and have City Staff start the numbers process without burdening our residents.

Emergency Meeting Minutes
February 2, 2023
Page 4

Ayes	--	Three -- Aldermen Espinosa, Vega Alderwoman Randall
Nays	--	Two -- Alderman Ritchey and Alderwoman Pichardo

Motion carried.

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

Ayes	--	All
Nays	--	None

Motion carried.

Mayor

City Secretary