

Minutes  
Regular Meeting  
May 21, 2024

On this 21<sup>st</sup> day of May 2024, at 6:01 p.m., the City Council of the City of Devine convened in a Regular Meeting, the same being open 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, and Vernon's Texas Codes, Annotated, and the following members being present:

Mayor Butch Cook  
Alderman Debbie Randall  
Alderman Ray Gonzales  
Alderman Josh Ritchey  
Alderman Jeff Miller  
Alderman Michael Hernandez

Thus, constituting a quorum.

Personnel Present: David L. Jordan, City Administrator; Dora V. Rodriguez, City Secretary; Pete Sanchez, Director of Public Works; and Tom Cate, City Attorney.

Others Present: Anton Riecher, Devine News; Dallas Collins, and Gary Saathoff, Devine Texas.

Mayor Butch Cook, presiding, declared the meeting open.

Alderman Ritchey delivered the Invocation. Mayor Cook led the Pledge of Allegiance to the United States Flag and the Pledge of Allegiance to the Texas Flag.

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

Gary Saathoff came to the podium to invite the entire Council to the VFW on Monday, May 27<sup>th</sup>, for the Memorial Day Event that starts at 10 am. They will have a ceremony and flag retirement. Wreaths Across America will be attending. There will be free hot dogs after the ceremony. He advised the Devine Art students to add to the existing artwork on the side of the VFW building.

The second order of business was Public Recognition.

No Public Recognition.

The third order of business was Employee Recognition.

Alderman Ritchey wanted to thank the city staff, especially Alma, for the positive responses. He wanted to thank Pete for all the work Public Works has done. He also wanted to thank the community for the support given to him and his family during this very difficult time.

**Regular Meeting Minutes**

**May 21, 2024**

**Page 2**

Mayor Cook wished to thank the Public Works Department for ensuring the City did not run out of water during the major leak on the Saturday before Mother's Day. Public Works worked until 6 a.m. on Sunday.

David Jordan, City Administrator, advised that it was "Public Works Week," and he thanked the entire Department for its hard work and dedication to the city.

The fourth order of business was Presentation.

No one was present for this item.

The fifth order of business was the Approval of Minutes.

Motion by Alderwoman Randall, seconded by Alderman Hernandez, to approve Regular Council Minutes April 16, 2024.

Ayes	--	All
Nays	--	None

Motion carried.

The sixth order of business was to consider and act upon approving the Contract for the rental of Hangar 10 with Dallas Collins.

City Administrator Jordan discussed this item with the Mayor and Council.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to postpone this item until after the Executive Session to give them time to read the document.

Ayes	--	All
Nays	--	None

Motion carried.

The seventh order of business was to discuss Large Trucks Parking on Oakhill Drive.

Alderman Ritchey wanted to discuss possibly adding parking meters to Oakhill for the truckers. This would assist in the cost of maintaining this street.

Alderman Miller felt that all parking on that street should be banned. He believes it is a safety issue. He felt truck drivers could park across the street at QT and walk over.

Mayor Cook advised that he feels that we should have no parking at all.

**Regular Meeting Minutes**

**May 21, 2024**

**Page 3**

City Administrator Jordan advised during his conversations with Walmart management that Walmart does not want parking prohibited, as they wish to retain the sales to the drivers.

Alderwoman Randall advised about the city's sales tax and that Walmart has been a very good contributor to the community.

Alderman Ritchey suggested making only 2 lanes on the street to make parking not possible at all. Dallas Collins came to the podium and suggested making an island in the middle of the street to prevent parking.

City Attorney Tom Cate advised that it is a City Street, and you can regulate its use. He informed the Mayor and the Council that in the past, Walmart has told us they do not want us to put no-parking signs on both sides of the street because they are afraid that they will lose some of the business from the truckers.

City Administrator Jordan informed the Mayor and the Council that since this is the first discussion on closing the street; he would like to meet with Walmart Management to inform them that the City is considering this and see what they say.

Motion by Alderman Ritchey, seconded by Alderman Gonzales, to have the City Administrator coordinate with Walmart management, advise them of our options, and bring their thoughts back to another meeting.

Ayes	--	All
Nays	--	None

Motion carried.

The eighth order is to consider and act upon amending the Personnel Policy.

The Mayor and the Council went over the items the Council wished to change. City Administrator Jordan will bring the revised draft back to the council.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to table the item and have the City Administrator return with the revised policy.

Ayes	--	All
Nays	--	None

Motion carried.

**Regular Meeting Minutes**

**May 21, 2024**

**Page 4**

The ninth order of business to consider and act upon adopting a Resolution for Park, Recreation, and Open Spaces Master Plan Update for the City of Devine.

City Administrator Jordan explained that the Master plan needs a current date on the updates when submitting for grants.

The Parks & Recreation Board requires this to be completed by May 31, 2024, to enable them to apply for some grants.

Motion by Alderwoman Randall, seconded by Alderman Miller, to adopt a resolution for Park, Recreation, and Open Spaces Master Plan Update for the City of Devine.

Ayes	--	All
Nays	--	None

Motion carried.

The tenth order of business was to consider and act upon adopting Ordinance authorizing the Mayor of the City of Devine, Texas to execute any documents required for the City of Devine to purchase a One-Acre Tract of Land, more or less, lying in the F. Niggli Survey No. 2, Abstract No. 714 Medina County, Texas being out of that 36.13 Acre Tract conveyed by and more particularly described in Deed to the Board of Trustees of the Devine Independent School District recorded in Instrument No. 2021010500 Official Public Records of Medina County, Texas, and said One-Acre Tract being located adjacent to the City of Devine's Water Works Facility; and, providing for a severability clause.

Motion by Alderwoman Randall, seconded by Alderman Ritchey to adopt the Ordinance authorizing the Mayor of the City of Devine, Texas to execute any documents required for the City of Devine to purchase a One-Acre Tract of Land, more or less, lying in the F. Niggli Survey No. 2, Abstract No. 714 Medina County, Texas being out of that 36.13 Acre Tract conveyed by and more particularly described in Deed to the Board of Trustees of the Devine Independent School District recorded in Instrument No. 2021010500 Official Public Records of Medina County, Texas, and said One-Acre Tract being located adjacent to the City of Devine's Water Works Facility; and, providing for a severability clause.

Ayes	--	All
Nays	--	None

Motion carried.

**Regular Meeting Minutes**

**May 21, 2024**

**Page 5**

The eleventh order of business was an Executive Session Pursuant to Section §551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of the real property.

At 6:44 p.m., the Mayor and the Council went into Executive Session.

At 7:00 p.m., the Mayor and the Council reconvened into Open Session.

The twelfth order of business was to Reconvene into Regular Session and Consider Action, if any, on Items discussed in the Executive Session.

No action was taken during the executive session.

Motion made by Alderwoman Randall, seconded by Alderman Hernandez, to approve the earnest money contract as executed by the City Administrator and authorize the City Administrator to pay \$1,250 in earnest money and amend the budget in that amount.

Ayes	--	All
Nays	--	None

Motion carried.

The thirteenth order of business is to consider and act upon approving the Contract for the Rental of Hangar 10 with Dallas Collins.

The Mayor and the Council discussed the lease for Hangar 10.

Alderman Ritchey did not see the hangar doors being repaired on the lease. Mr. Collins thought the city had received bids for this, but he did not list this in his lease. Mr. Collins stated that he would fix the doors.

Alderman Ritchey wanted to confirm that the flooring and ceiling would be repaired. Mr. Collins said he would seal the floor and do something with the ceiling, not leave it hanging down.

Alderwoman Randall asked that the lease be changed from \$500/mo. for 17,090 sq. ft. at \$.3511 sq. ft. to \$500/mo. for 17090 sq. ft. at \$.029 sq. ft. City Attorney Tom Cate went over this with the council.

**Regular Meeting Minutes**  
**May 21, 2024**  
**Page 6**

Motion by Alderman Ritchey, seconded by Hernandez, to approve the contract and have the City Administrator and Mayor execute with the amendments of \$.029257 sq. ft. and hangar #10 doors to be repaired as item number 7.

Ayes	--	Four
Nays	--	One – Alderwoman Randall

Motion carried.

The fourteenth order was Informational Items.

City Administrator Jordan advised that the Bain Well repairs should be completed by the end of this week.

City Administrator Jordan advised that they are boring for the soil samples at the Warhorse property, which is happening now for the new water tank, and that the electrical design has started.

Alderman Ritchey asked about the generators. City Administrator Jordan advised that the work on them should start this week.

City Administrator Jordan informed the Mayor and the Council that the old building for Public Works was struck by lightning, damaging the equipment.

Alderman Ritchey asked how the RFQs were going. City Administrator Jordan advised that this would be brought to the Council at the next meeting.

City Administrator Jordan informed the Mayor and Council that he would be out of town from June 20th to 24th, attending a City Managers Conference.

City Administrator Jordan wants to make a schedule for budget workshops and asked for any vacations that the Council already has scheduled.

Alderwoman Randall advised that she heard the electrical in the attic at the Clubhouse was completed. She also asked how the AC & door replacement was going. City Administrator Jordan advised that the AC should be replaced by the end of next week, and Jay Dishman was taking care of the door. He also advised that he notified the Council that a letter would be sent to the Devine Golf Group that the contract will be in effect for green fees & such effective July 1, 2024. Mayor Cook wanted to inform everyone that we are not paying the Devine Golf Course anything.

**Regular Meeting Minutes**

**May 21, 2024**

**Page 7**

Alderwoman Randall asked if Hangar 8 & 8A repairs have started. City Administrator Jordan advised the company has been notified to start repairs immediately.

Mayor Cook wanted to clarify that yesterday, he, the Devine ISD Superintendent, and the Devine VFD Fire Chief met with Congressman Tony Gonzales regarding a Devine Sports Complex. No guarantees were made.

City Administrator Jordan informed everyone that this Thursday will be another CASU meeting.

There being no further business to come before the Council, Alderman Ritchey made a motion, seconded by Alderman Hernandez, to adjourn the meeting.

Ayes	--	All
Nays	--	None

Motion carried.

---

Mayor

---

City Secretary