

Minutes
Special Meeting
January 23, 2024

On this 23rd day of January 2024, at 6:01 p.m., the City Council of the City of Devine convened in a Special 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
Alderwoman Debbie Randall
Alderman Rufino Vega
Alderman Josh Ritchey
Alderman Michael Hernandez
Alderwoman Stacy Pyron

Thus, constituting a quorum.

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

Others Present: Anton Riecher, Devine News; Ryan Cuningham, SAMCO Capital; Greg Atkinson, Devine VFD; Misty Thompson, 901 Zig Zag; Eugene Sanchez, and William Ley Jr., Devine Texas.

Mayor Butch Cook, presiding, declared the meeting open.

Alderman Ritchey asked for Agenda Item #7 to be moved up.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to move Agenda Item #7 to before Agenda Item #2.

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

The first order of business was to consider and act upon recommendations from the Planning & Zoning Commission for the Meeting held on January 8, 2024.

- a. Subdivision Plat for Lot 1 through 9, Block 2, NCB 140, Cactus Flats Subdivision Phase Two.

Misty Thompson addressed the Mayor and Council, getting approval to move forward with Phase Two and recording it. Alderman Ritchey asked about a variance for the sidewalks. Mrs. Thompson advised that she thought it was approved under the Master Plan. She was advised that this would be checked into.

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Motion by Alderman Ritchey, seconded by Alderwoman Randall, to accept the recommendation from Planning & Zoning to approve Phase Two subject to any variance request.

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

The second order of business was to consider approval of Minutes.

Motion by Alderwoman Randall, seconded by Alderman Hernandez, to accept the Special Council Meeting Minutes for December 18, 2023.

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

The third order of business was Ordering a General Election to be held on May 4, 2024, for Alderman for District #1, District #3, and District #4. (Discutir y considerar ordenar una Elección General de la Ciudad que se llevará acabo el 4 de Mayo del 2024 para un Concejal del Distrito #1, Distrito #3 y Distrito #4.)

Motion by Alderwoman Randall, seconded by Alderman Hernandez, to Order a General Election to be held on May 4, 2024, for Alderman for District #1, District #3, and District #4. (Mocionado por la Concejal Randall, y secundado por el Concejal Hernandez ordenar una Elección General de la Ciudad que se llevará acabo el 4 de Mayo del 2024 para el Concejal del Distrito #1, Distrito #3 y Distrito #4.)

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

The fourth order of business was accepting the Notice of Election. (Discutir y considerar aceptar el aviso de Elección.)

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to accept the Notice of Election. (Mocionado por el Concejal Ritchey y secundado por la Concejal Randal de aceptar el Aviso de Elección.)

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

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The fifth order of business was adopting a Resolution establishing the City's Intention to Reimburse itself in the maximum amount of \$2,500,000 for prior expenditures for Capital Improvements from the proceeds of Tax-Exempt Obligations and other matters in connection therewith.

Mr. Cunningham with SAMCO Capital addressed the Mayor and Council that this is a reimbursement Resolution that allows the City to reimburse yourself for funds you already spent and future. It is a recommended step in the process for when you issue the \$2,500,000. City Administrator David Jordan advised that this allows us to start the process now, so planning right now instead of waiting until April. He informed the Mayor and Council that we could use the funds we have right now in other accounts to start the pre-planning process, and then once the money hits the bank in April for the \$2,500,000, we can write a check to the city to reimburse ourselves of the money we have spent.

Motion by Alderwoman Randall, seconded by Alderman Vega, to adopt Resolution #1-24E establishing the City's Intention to Reimburse itself in the maximum amount of \$2,500,000 for prior expenditures for Capital Improvements from the proceeds of Tax-Exempt Obligations and other matters in connection therewith.

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

The sixth order of business is to consider transferring money from the General Fund to the Water & Sewer Fund to help make the bond payments.

Accountant Denise Duffy informed the Mayor and Council that, as of right now, the Water & Sewer does not have enough money to pay the bonds. She advised that we need to transfer money from the General Fund to the Water & Sewer Fund, and later, it can be paid back to the General Fund. Alderwoman Randall told the Mayor and Council that we knew it might happen when we discussed it during the Budget Workshops since we adopted the Water & Sewer with a deficit.

Motion by Alderwoman Randall, seconded by Alderwoman Pyron, to transfer approximately \$92,000 from the General Fund to the Water & Sewer Fund to be used to pay the bond payments and be paid back at a later date.

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

The seventh order of business was to consider and act on having the Airport Property Appraised.

Alderman Ritchey advised that he would like the Airport Property Appraised so the Council can determine if we can sell the property. He also wanted the staff to see if the FAA/TXDOT would discount any of the grants we have obtained in the past 20 years.

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Alderwoman Randall explained that no matter what we have done or will do, the airport will never be self-sufficient. She added that we need to know how much we would have to pay back to make a good decision.

The Mayor and Council held a discussion on this item.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to have the City Administrator select an Appraiser and have the Airport Property appraised and check to see if the City could obtain any discount on the grant money received.

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

Alderman Hernandez advised that he wanted the Citizens of Devine to understand that the decisions made at the Council table affect the City.

The eighth order of business was to consider and act upon the Proposal for possible action for Aircraft Hangar Rental.

City Administrator David Jordan advised the Mayor and Council that there has been interest in renting the hangars. He told them that there are two people interested in Hangar 8 and Hangar 10. He let them know that one person wants to rent Hangar 10 as is, and another wants to rent it with a discounted rent amount of \$2,000 and will repair it at their cost.

Alderwoman Randall reminded the Mayor and Council that they declined to rent it at \$2,000 last year, with that individual wanting to repair the Hangar at their cost.

City Administrator David Jordan informed the Mayor and Council that he just wanted to let them know as informational.

The ninth order of business was to consider and act upon Street Priorities for FY 2023-2024.

Director of Public Works Pete Sanchez went over the list of streets that he feels needed to be done.

List of Streets:

- Zig Zag
- Windy Knoll – chip & seal
- W Malone – chip & seal
- Webb
- Devine Drive (Coker to E Davis)
- W Coker (Hwy 132 to Libold)
- Colonial Parkway (Allman to Libold) – drainage issue
- Crouch (drainage issue)
- McAnnelly (Hwy 173 – Jamison)

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The Mayor and Council held a discussion on these streets.

Mayor Butch Cook informed the Council that he got street supply costs from Commissioner Danny Lawler, and this will assist us in calculating how much we can afford to do on this project. Commissioner Danny Lawler advised that he would like to know the scope of work to take to the Commissioner's Court.

Mayor Butch Cook did a poll with the Council on the streets they were okay with doing.

- Zig Zag – Yes
- Windy Knoll – Yes
- W Malone - Yes
- W Coker (Hwy 132 to Libold) – Yes
- Crouch – Need more information
- McAnnelly (Hwy 173 – Jamison) – Yes
- Devine Drive (Coker to E Davis) – Yes
- Webb - Yes

Mayor Butch Cook let the Council know that this is a great place to start.

The Council asked for the Director of Public Works, Pete Sanchez, to get measurements of these streets.

The tenth order of business was to consider and act upon approving a Contract with the Devine Volunteer Fire Department (VFD) for building inspection services, with VFD being the primary option, with Bureau Veritas being a secondary option, at the discretion of the permit requestor, and with the Devine VFD being requested to maintain all requisite State of Texas.

City Administrator David Jordan stated, as you are aware that we have been in negotiations with the Fire Department, and our City Attorney Tom Cate has been in contact with them. We have come to an agreement on the language.

Fire Chief Greg Atkinson confirmed that the language was settled.

City Attorney Tom Cate let the Mayor and Council know he is good with it.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to approve a Contract with the Devine Volunteer Fire Department for building inspection services, with the Volunteer Fire Department being the primary option and Bureau Veritas being a secondary option, at the discretion of the permit requestor, and with the Devine Volunteer Fire Department being requested to maintain all requisite State of Texas.

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.

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At this time, Alderwoman Pyron advised that AT&T's internet is still down in District 3. City Administrator David Jordan advised that AT&T told him that as soon as the contractors move away from where the cable was cut, they will come in and repair it.

Alderwoman Pyron asked if all the area would be without water at those designated times. City Administrator David Jordan confirmed that all areas would have no water at those designated times. He also advised that he has been in communication with the School Superintendent.

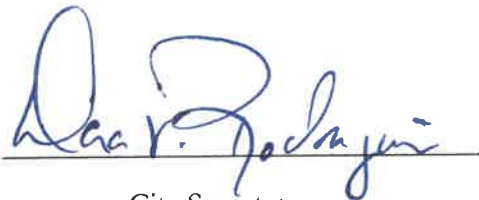
There being no further business to come before the governing body, a motion was made by Alderman Ritchey, seconded by Alderman Vega, to adjourn the meeting.

Ayes	--	Five
Nays	--	None
Absent	--	None

Motion carried.



Mayor



City Secretary