

Minutes  
Regular Meeting  
November 19, 2024

On this 19<sup>th</sup> day of November 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  
Alderwoman 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; Denise Duffy, City Accountant; Alma Rios-Flores, Court Clerk and Pete Sanchez, Director of Public Works

Others Present: Anton Riecher, Devine News; Jess Swaim & Spencer Dumas, 6S Engineering; Scott DeLucia, Devine Fire Department; Kyle Christiansen, Bjorn Boentges, Bryan Mendenhall, & Collin Rhodes, Concept Ascend; Gayle Sessions, Linda Kreinhop, and Martha Wall, Devine Texas.

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.

Mayor Cook, presiding, declared the regular meeting open and asked the Council if they would move Agenda Item #7 to the beginning of the meeting

Ayes	--	All
Nays	--	None

Motion carried.

The first order of business was to consider and act upon adopting a Proclamation for the Session's Family.

Mayor Cook read the Proclamation to the public and presented the Proclamation to Gayle Sessions.

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

No one signed up to speak under this item.

The third order of business was Public Recognition.

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Alderman Ritchey wanted to thank Tim with the Devine Market Association, for the great turnout for the Evening Event for the Marketplace.

The fourth order of business was Employee Recognition.

City Administrator Jordan wanted to thank the Public Works Department for their work helping out for the Cactus Festival. He also thanked the for their hard work over the last weeks.

Alderman Ritchey advised that several people wanted to thank Director of Public Works Pete Sanchez for being a true public servant for Devine. He has gone beyond to help out.

Alderman Ritchey thanked the City Administrator Jordan for being out and about and addressing code concerns.

Alderman Miller thanked thank Director of Public Works Pete Sanchez and his staff for taking great care for mowing the City easements. He advised great start for beautification of Devine.

Mayor Cook wanted to let everyone know Public Works also takes great care of easements on 173 & 132.

The fifth order of business was the Approval of Minutes.

Corrections for Minutes are as follows:

08/06/2024 page 3 bottom of page. Motion by Miller, seconded by Hernandez. Need to add - the tie vote was broken by Mayor Cook, voting against.

08/15/2024 page 2 Airport - If ground leases are the ones that we can only increase by 3% per contract... and the bay leases are 10%... Please double check... I think it is just backwards on the meeting notes

08/15/2024 page 3 3rd informational item should read Alderwoman Randall

09/03/2024 page 1... 1st motion by Miller seconded by Gonzales, the vote is incorrect. AYES – should read 3 (not 4)

09/24/2024 There is no note indicating that Alderman Gonzales was late arriving... does show him absent on 1st vote and by 1st order of business there is a note that he arrived during this item. Not sure if there should be a note up top where it stated Mayor was absent

Motion made by Alderman Miller, seconded by Alderwoman Randall to approve all minutes with the noted corrections.

Ayes	--	All
Nays	--	None

Motion carried.

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Mayor Cook asked the Council if Agenda Item #10 could be addressed before the scheduled Executive Session on the agenda.

Motion made by Alderwoman Randall, seconded by Alderman Gonzales to move Agenda Item #10 before the Executive Session on the agenda.

Ayes	--	All
Nays	--	None

Motion carried.

The sixth order of business was to consider and act upon the request made by the Current Event Club about Wreath Across America at the Devine Evergreen and St. Joseph's Cemeteries.

Martha Wall and Linda Kreinhop, from Current Events, thanked the Veterans at the meeting for their service. She addressed the Mayor and Council about the 3rd Annual Wreaths Across America in Devine. She advised that this year there are over 675 to be honored on December 14th. She advised that the Current Events Club is thrilled to have over 100 volunteers to help with the event. She explained that there are over 4,700 cemeteries across America that hold this National event. Mrs. Wall wanted to bring attention that on Patriotic days, the Current Events Club had a banner at the 4 corners to bring attention to our Veterans and Wreaths Across America. She asked that everyone participate in the event as an individual and/or family.

Mrs. Wall advised that there are two important date to remember:  
Saturday, December 7th, Pearl Harbor Day - The Current Events Club will be placing US flags on all the Veterans grave sites at 9:30 am. She advised that if you want to participate, please bring a screw driver to assist in placing the flag due to the very hard ground.

Saturday, December 14th, Wreaths Across America Event at 11:00 am. There will be a ceremony and then everyone attending can move throughout the cemetery to place wreaths on the Veteran's grave sites.

Mrs. Kreinhop brought posters and post cards with QR codes for distribution. Wreaths can be sponsored for \$17 each. Mayor Cook thanked the Current Events Club for this event and added that our Veterans do sacrifice for all of us.

The seventh order of business was Executive Session: Pursuant to Section §551.087 Economic Development of the Texas Government Code to deliberate regarding Economic Development Negotiations.

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At 6:27 p.m. the Mayor and Council went into an Executive Session.

At 7:33 p.m. the Mayor and Council Reconvened back to Open Session.

The eighth order of business was RECONVENE into Regular Session and Consider Action, if any, on Items discussed in Executive Session.

No action was taken in Executive Session.

No motions were called out for this item.

The ninth order of business was to consider and act upon the request made by Barry Smith to park at the Community Center Parking Lot to sell Bar-B-Que Plates.

Mayor Cook advised that a precedent has been established with Chick-fil-a being charged \$250 for each time they set up their truck in the parking lot. He stated that the fee received goes towards the library, Animal Control and Parks & Recreation budgets.

Mayor Cook asked if the Council wanted to speak on this as Mr. Smith was not in attendance.

Alderman Randall advised that back on May 26, 2022 the City Council decided to charge a fee Chick-fil-a of \$250 for anyone that wished to set up on any City Property to sell product, including the library and Community Center's parking lot. She asked if the Council needs to make the decision who can do this or does this fall under the City Administrator.

Alderman Miller advised that maybe the Council should make the determinations, as he doesn't wish to have someone competing with established businesses.

Alderman Ritchey felt that the City staff could handle this, as only City authorized functions are not charged a fee.

Mayor and Council held discussion and decided that if Mr. Smith wishes to use the parking lot to sell BBQ plates, he can speak with the City Administrator & City Staff and pay the \$250 per day fee, if he has a food truck permit.

The tenth order of business was to consider and act upon the Water Flow Study by Jess Swaim with 6S Engineering.

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Jeff Swaim and Spencer Demoss with 6S Engineering, gave a presentation to the Mayor and Council regarding a Water Model for the City. They advised that it would include existing system data collection, research, system layout, water distribution system model, system evaluation & OPCC, technical memo, GIS exhibit, fire flow test budget, mileage and expenses. They informed that the total cost is \$46,580.00 and the software total of \$3,131. Mr. Swaim felt it was a necessity that the City own the software.

Alderman Miller advised that he thought this would be great and we do need it for the City's future.

Alderwoman Randall reminded everyone that when the City first began the water pipe replacement project, we had only 1 person employed that was aware where most of the water pipes were located within the City.

The Mayor and Council held a discussion under this item.

City Administrator Jordan informed the Mayor and Council that we do have funds available from the \$2,500,000 loan that can be used for any water project.

Motion made by Alderman Ritchey, seconded by Alderman Miller to accept the water flow study by 6S Engineering and the software and amend the budget accordingly.

Ayes	--	All
Nays	--	None

Motion carried.

The eleventh order of business was to consider and act upon Street Project for Zig Zag and Malone Drive.

City Administrator Jordan advised the Council that the bid was advertised for these two streets. We should receive and have the outcome of the bids by our next meeting in December.

No Action taken.

The twelfth order of business was to consider and act upon awarding Administrative Service Contract for the preparation of the City's 2025-2026 Texas Community Development Block Grant (TxCDBG) Application.

City Administrator Jordan informed the Mayor and Council that we received three proposals and they were scored by 4 City Employees. He advised that scoring is determined on seven items of experience, six items of work performance, two items of work capacity, and cost.

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He informed that the scoring came in at an average score for Langford & Assoc. at 96.085, Grant Works at 89.478 and Public Management at 87.255. He let the Mayor and Council know that he scored Grant Works higher as he had worked with them previously.

Motion by Alderwoman Randall, seconded by Alderman Miller to award the Administrative Service Contract for the preparation of the City's 2025-2026 Texas Community Development Block Grant (TxCDBG) administrative services contract if funded to Langford & Assoc.

Ayes	--	Two -- Alderwoman Randall & Alderman Miller
Nays	--	Three -- Alderman Ritchey, Gonzales & Hernandez

Motion failed.

Motion made by Alderman Ritchey, seconded by Alderman Gonzales to award the Administrative Service Contract for the preparation of the City's 2025-2026 Texas Community Development Block Grant (TxCDBG) CD application and subsequent administrative services contract if funded to Grant Works.

Ayes	--	Four
Nays	--	One -- Alderwoman Randall

Motion carried.

The thirteenth order of business was to consider and act upon adopting a Resolution authorizing the submission of Texas Community Development Block Grant Program for the 2025-2026 TxCDBG application.

Motion by Alderman Ritchey, seconded by Alderman Gonzales to adopt a Resolution 11-24 authorizing the submission of Texas Community Development Block Grant Program for the 2025-2026 TxCDBG application.

Ayes	--	All
Nays	--	None

Motion carried.

The fourteenth order of business was to consider and act upon changing the Regular Council Meeting from December 17, 2024 to December 10, 2024.

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Motion by Alderwoman Randall, seconded by Alderman Miller to change the Regular December Council Meeting to December 10, 2024.

Ayes	--	Four
Nays	--	One – Alderman Ritchey

Motion carried.

The fifteenth order of business was Informational Items.

- Alderwoman Randall asked about the Airport hangars 8 & 8A. City Administrator Jordan advised the contract is being written and will be brought to the Council at the December meeting.
- Alderman Hernandez inquired if TXDOT has updated the City regarding a traffic light at 173 & 3176 intersection. City Administrator Jordan did state nothing new has been heard. Discussion was had regarding the necessity of a traffic light.
- Alderman Hernandez is also concerned about the speed limit (45 mph) on State Hwy 173. City Administrator Jordan advised that TXDOT is still reviewing this.
- Alderman Miller inquired if the golf course repairs had gone out to bid. Mayor Cook advised this should be an agenda item in a future meeting.
- Alderman Ritchey asked if we will receive the Devine PD & Animal Control reports. David advised he would send them to Council.
- Alderman Ritchey advised that he received some concerns regarding the safety of our residents on Warhorse and Colonial Parkway. He stated that the cars are speeding and disregarding traffic laws (stop signs etc.). He asked about additional Police presence and utilizing radar, sidewalks and possible speed bumps may need to be placed.
- Alderman Hernandez asked if we could get a better microphone for the podium. Mayor Cook did say we need a new mixer that will enable the sound to be better in the physical room and the live stream. The cost is approximately \$600-\$700. It has not been a priority recently, but can be addressed.
- Alderman Ritchey requested that residents stop feeding stray animals, as it is attracting skunks and possums.

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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.

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Mayor

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City Secretary