

Minutes
Regular Council Meeting
January 20, 2026

On this 20th day of January 2026, at 5:45 p.m., the City Council of the City of Devine convened for 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:

Alderman Ray Gonzales
Alderman Jeff Miller
Alderman Michael Hernandez
Alderman Josh Ritchey

Thus, constituting a quorum. Alderman Harold Lance Jr and Mayor Butch Cook were absent.

Personnel Present: David L. Jordan, City Administrator, Michelle Martin, City Secretary, Pete Sanchez, Director of Public Works, Juanita Romero, Permits, Chris Andrews, Police Lt., Joe Brown, Police Chief, Tom Cate, City Attorney.

Others Present: Anton Riecher, Devine News, Toby Moore, and Shawn Marlow Advanced Water Well Technologies.

Public Hearing- 5:45pm

- Discuss and consider the final report from the Planning and Zoning Commission for a zoning classification change for 512 E. Hondo from Class "G" Retail Business District to zoning "I" Light Industrial District for a collision repair center.

Mayor Pro Tem Michael Hernandez called the public hearing to order at 5:45pm.

Juanita Romero, Permits and Code Enforcement Director listed out the specifics of the planning and zoning request being presented before council:

- Zoning classification change for 512 E. Hondo from Class "G" Retail Business District to zoning "I" Light Industrial District for a collision repair center.
- Previous planning and zoning meeting was held on January 12, 2026, in which the P&Z commissioners accepted and granted the request.
- Public notification was posted in the Devine Newspaper on December 12, 2025, and January 7, 2026.
- Property owners within the 200 feet buffer from 512 E. Hondo were also sent out letters notifying them of this proposed change and the specifics of the business. Only one responded which was in favor of the change.
- The location was previously a welding shop, so it was classified as light industrial in the past.

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Questions were asked of Ms. Romero about the planning and zoning request.

- Alderman Miller brought up a concern about there not being a lot of room to park vehicles there. He wants to ensure the beautification of our city stays intact. Ms. Romero explained that the City of Devine is requesting for a type of buffer such as a chained link fence or shrubbery.
- Alderman Miller did ask if we need to wait to vote on this until it comes up on the agenda. City Administrator Jordan confirmed that we do, but in the meantime during this public hearing one can ask questions.
- Alderman Ritchey asked if we have an estimate of approximately how many commercial buildings throughout the city are vacant. Ms. Romero didn't have that information readily available but can follow up with council. Alderman Ritchey and Alderman Miller expressed excitement about a new business opening in the City of Devine.
- Toby Moore co-owner of the proposed body repair shop came up and spoke about the plans they have for the business regarding parking and fencing.
- Moore said that there are an estimated 7 parking spaces for cars being repaired.
- Alderman Hernandez spoke about the requirements for the booth that will be used for spraying for EPA purposes. Alderman Ritchey asked about the filtration system.
- Mr. Moore stated that there will be a semi downdraft completely sealed spray booth professionally installed. It comes certified and HEPA filters will be used. The air is going to be cleaner going out than it is when it comes in

Alderman Hernandez asked if there were any citizens present who wanted to comment at this time. No one came forward to speak. The public hearing was closed at 5:58pm.

Mayor Pro Tem Hernandez called the regular council meeting to order at 6pm.

The second order of business was invocation and the pledge of allegiance. Alderman Josh Ritchey delivered the Invocation.

Mayor Pro Tem Hernandez led the Pledge of Allegiance of the United States Flag and the pledge of Allegiance to the Texas Flag.

The third order of business was the Visitors/Citizens Forum. No one signed up to speak.

The fourth order of business was Public Recognition. Mayor and City Council recognized Alderman Josh Ritchey for his years of service as Alderman of District 4. Mayor Pro Tem Hernandez and City Administrator Jordan recognized Alderman Josh Ritchey for his 4 years of service to the City Council and the City of Devine. Alderman Hernandez along with other Aldermen thanked Alderman Ritchey for his mentorship, service, and asking the hard questions.

The fifth order of business was Employee Recognition. Alderman Ray Gonzales thanked Lt. Andrews, Police Officer Kevin Lara, and Police Officer Robert Amaro for helping him with an issue with a personal matter. Chief of Police Joe Brown, recognized Sgt. Reyes, Sgt. Villarreal, and Sgt. Miller who graduated from the 27th Texas Sergeants Academy in Beaumont, TX. They have brought

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back some great insight to help move the Police Department forward and leadership skills they will contribute to the team. Public Works Director Pete Sanchez recognized Justin Newman in obtaining his Class C Wastewater license.

The sixth order of business was to Consider and act upon approving the Planning and Zoning Commission recommendation for a zoning classification change for 512 E. Hondo from Class "G" Retail Business District to zoning "I" Light Industrial District for a collision repair center.

Alderman Miller stated that he is in favor of this new business being opened but would like to recommend that parking of cars pending to be worked on wouldn't park on the street on E. Hondo Ave but rather park in the back. He would also like to see the planning of a hedge or screen to keep the beautification of the city. Alderman Miller made the motion to approve the Planning and Zoning Commission recommendation for zoning classification for 512 E. Hondo Ave from Class "G" Retail Business District to zoning "I" Light Industrial District for a collision repair center. Alderman Gonzales seconded the motion. Motion carried 4-0. Alderman Lance and Mayor Cook absent.

The seventh order of business was to approve the meeting minutes from November 18, 2025, and December 16, 2025. Alderman Ritchey wanted the meeting minutes for December to note the disagreement he had about water rates. City Secretary Michelle Martin noted the request and would add in the update. City Secretary did state that the November meeting minutes aren't ready today and would have those ready for review in the February council meeting. Alderman Gonzales made a motion to table the November meeting minutes and accept the December meeting minutes. Alderman Miller seconded the motion. Motion carried 4-0. Alderman Lance and Mayor Cook absent.

The eighth order of business was to consider and act upon Advanced Water Well proposal for the rebuild of LC Martin Pumps. Public Works Director Pete Sanchez presented the information for the rehab of the LC Martin Pump. Mr. Sanchez states that this will give great water pressure to the businesses around Wal-Mart. It is for an estimated \$31,716. Alderman Miller stated that this request was already approved. City Admin Jordan clarified what was previously approved was the initial cleaning of the Advanced Water Well to see if it could be rehabilitated to be put into use. This proposal is for approval of the water the pump that is located outside. It also needs to be rehabilitated and repaired to be able to drop the pumps back down in the well. Shawn Marlow President of Advanced Water Well Technologies provided more detailed information on the work order and request on the rebuild of LC Martin Pumps. Alderman Miller made a motion to approve the advanced water well proposal for the rebuild of the LC Martin Well water pump. Alderman Gonzales asked if we are going to need to amend the budget for this type of request. City Admin Jordan said this is going to come out of the water fund. Alderman Gonzales seconded the motion. Motion carried 4-0. Alderman Lance and Mayor Cook absent.

The ninth order of business was to consider and act upon increasing court fees. Court administrator Cassandra Maldonado provided comparisons of court fines and court costs of surrounding cities. Alderman Ritchey asked how much of this revenue comes back to the City of Devine. Maldonado

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said that the City of Devine keeps 100% of fines. Alderman Miller stated that in comparison to other cities our fines and court costs are much lower than other cities. Maldonado said that's the reason for the increase due to court costs which makes up the majority of what the individual ends up paying and most of that goes back to the state. Alderman Ritchey doesn't want this turn into a profit center. Alderman Miller said this could possibly help folks to be mindful of how they carry themselves, this could help us be taken seriously. Maldonado said that when people come to court, costs can be negotiated. These fee increases are mostly for those that don't appear in court or just simply want to pay the fine. Alderman Gonzales made a motion to act upon increasing court fees. Alderman Miller seconded the motion. Motion carried 4-0. Alderman Lance and Mayor Cook absent. City Admin Jordan recognized Cassandra Maldonado for all her hard work as the City of Devine Court Administrator Level II.

The tenth order of business was to consider and act upon approving the 2025 Racial Profiling Report. Police Chief Joe Brown went over the 2025 racial profiling report which was submitted to Texas Commission on Law Enforcement (TCOLE) on January 8, 2025. The full report was submitted, even though we aren't required to, due to having an exemption. Chief Brown provided the report to council that shows information in regards to race or ethnicity of the driver being detained, what the traffic stop is for, whether a search is conducted, whether a police officer knew the race before making the stop of the offender or whether a peace officer used force during that stop and the location of the stop. City of Devine had a total number of traffic stops of 1,631 the year previously we only had 635 stops, so it has increased this year. Our team is doing a great job with traffic enforcement and documenting all the stops and individuals that they're coming across. Alderman Ritchey asked when there are two officers on a call, is it considered as two calls when updating metrics. Chief Brown said that it is noted as one call.

Alderman Miller made a motion to approve the 2025 Racial Profiling Report as presented. Seconded by Alderman Gonzales. Motion carried 4-0. Alderman Lance and Mayor Cook absent.

The eleventh order of business is to consider and act upon the resolution for the City of Devine Police Department to apply for the DJ Edward Byrne Memorial Justice Assistance Grant program.

Lt. Chris Andrews recapped the specifics of the non-match grant for the purpose of acquiring an evidence technician. It is for \$85,000. This allows for hiring of a civilian evidence technician to be responsible for all aspects of evidence which basically frees up officers to be out there doing what they need to be doing instead of cataloging items. The grant is renewable but for the one year we included base salary fringe benefits health insurance and some overtime. City Admin Jordan stated that there is a backlog of cases and evidence that needs to be logged properly according to state law and discharged if it's no longer needed to be with in possession of the police department and this grant would be a great benefit in helping us be in compliance. Lt. Andrews mentioned that the Police Department is also working towards its accreditation as well. This grant would allow them to do this. Alderman Miller had a question on where all this evidence is secured. Lt. Andrews explained where it is stored and action steps taken to ensure it is secure. Alderman Ritchey made a motion to authorize Devine PD to apply for DJ Edward Byrne Memorial Justice Assistance Grant program. Alderman Miller seconded the motion. Motion carried 4-0. Alderman Lance and Mayor Cook absent.

The twelfth order of business was to consider and act upon the resolution for the City of Devine Police Department to apply for PD bullet resistant component program.

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Lt. Andrews provided the background information on this grant. It will be for ballistic vests. Currently PD does have ballistic shields but trying to go one step further for improvements on PD vehicles to include ballistic windshields and side driver side panels/windows. The amount is for \$150,000 and is being requested from the state as a non-cash match to outfit PD vehicles appropriately. Alderman Miller made a motion to make the resolution to approve the Police Department to apply for the PD bullet resistant component program. Seconded by Alderman Gonzales. Motion carried 4-0. Alderman Lance and Mayor Cook absent.

Alderman Ritchey proposed to make a motion to appoint Adrian Valle for District 4 Alderman until elections. Alderman Hernandez noted that this item isn't on the agenda for council to consider and or act upon. Council referred to City Attorney Tom Cate. City Attorney Cate said that since this item isn't on the agenda, council cannot act at this time due to state statute of public notice.

The thirteenth order of business was to consider and act upon Ordering a General Election to be held on May 2, 2026, for District #1, District #3, and District #4. City Secretary Michelle Martin shared that candidates that would like to place their name on the ballot for District 1, District 3, or District 4 can do so. They have until February 13, 2026. The election date is on Saturday, May 2, 2026, from 7am-7pm. City of Devine may also be partnering up with Devine ISD to assist in their elections too. Elections will be held at the community center. Early voting will also be held at the community center as well. City Secretary will update the date on Ordering of General Election Form for council and mayor to sign off on. Alderman Miller made a motion to approve the ordering of a general election with correcting the date on the form. Seconded by Alderman Gonzales. Motion carried 4-0. Alderman Lance and Mayor Cook absent.

The fourteenth order of business was to consider and act upon Ordering a General Election to be held on May 2, 2026, for District 1, District 3, and District 4. City Secretary Michelle Martin shared that candidates that would like to place their name on the ballot for District 1, District 3, or District 4 can do so. They have until February 13, 2026. The election date is on Saturday, May 2, 2026, from 7am-7pm. City of Devine may also be partnering up with Devine ISD to assist in their elections too. Elections will be held at the community center. Early voting will also be held at the community center as well beginning on April 20, 2026, from 8am-6pm and Saturday April 25, 2026, 10am-3pm. Alderman Miller made a motion to approve the ordering of a general election. Seconded by Alderman Gonzales. Motion carried 4-0. Alderman Lance and Mayor Cook absent.

The fifteenth order was informational items. Alderman Ritchey asked for a point of clarification from City Attorney Cate on being able to appoint someone to take over a vacant seat left by a councilperson. Currently the City of Devine doesn't have any process in place for appointing someone. Historically council just found people interested in filling a seat when one steps down. How do we move forward with this asked Alderman Ritchey. Alderman Miller said that council had spoken on this topic in a previous council meeting in which Alderman Ritchey wasn't able to attend. For example, in this case, since it is only a couple of months until elections that the seat would just be left vacant. This hasn't been voted on, but it has been the discussion of council. A long-term solution needs to be implemented to address this issue said Alderman Miller. Alderman Gonzales said that at this time we don't have a format for this process. City Attorney Cate recommended that that this item be placed on the agenda for council to consider and act upon. Alderman Gonzales requested this as well. City Admin Jordan stated that an ordinance can be created so that a clear process is in place. Other informational items were:

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- Speed bumps on Windy Knoll. There is a lot of speeding in town. Can shrubbery be added to make it an enclosed area. Another thought was to decrease the speed on that street to 20MPH.
- Alderman Ritchey asked about developing an Economic Development Council. It would help guide council decisions and provide polished ideas on economic development. City Admin Jordan said that he's currently the Economic Development Coordinator. It was previously discussed of having a sales tax that would go into an economic development account to develop the City of Devine to attract new businesses. Go Medina is working with the City of Devine to develop the 70 plus acres we have. The economic development tax is something that needs to be voted on.
- Alderman Hernandez asked if there is a way that the 70 plus acres be shredded. He would like to see some bids made to complete this task. Alderman Miller asked an update on the company that was interested in this land. City Admin Jordan said that at this time the developer has withdrawn from this project. There are talks with a Congressman and TXDOT to update access roads to help develop that land and make it more attractive.
- Discussion on the updating of the light poles and removing the old ones from upgrades being made.
- TXDOT will be doing construction on HWY 173 to I-35 in this coming year as well.
- The cleaning up of Ashely Salvage Yard has been a welcome site.
- City Admin Jordan said that we have three people leading Code Enforcement and working hard out in the community to address issues.
- Hotel Motel Tax question by Alderman Hernandez to improve the community center and or create a visitors' center. City Admin Jordan said that the revenue from this tax can be used to promote the City of Devine.

The sixteenth order of business was to adjourn. Alderman Miller made a motion to adjourn the meeting. Alderman Gonzales seconded the motion. Motion carried 4-0. Alderman Lance and Mayor Cook absent. Meeting ended at 8:30pm.



City Secretary



Mayor