

Minutes
Regular Meeting
March 18, 2025

On this 18th day of March 2025, at 6:03 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 Josh Ritchey
Alderman Ray Gonzales
Alderman Jeff Miller
Alderman Michael Hernandez

Thus, constituting a quorum.

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

Others Present: Anton Riecher & KK Calame, Devine News; Jessica Martinez, Devine Volunteer Fire Department; Jules Zinsmeyer & Frances Merecka, TXDOT; Marco & Daniel Arredondo, MAA Inc.; Jack McLiney & Andrew Friedman, SAMCO; Lauren Ferrero, McCall; and Zach & Debbie Beadle, 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.

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

No one signed up to speak.

The second order of business was Public Recognition.

City Administrator Jordan gave appreciation to the Police Department, Fire Department, and the Public Works Department for keeping the City Safe over the weekend with the bad winds.

The third order of business was Employee Recognition.

Alderman Ritchey expressed his appreciation to the City Administrator and Public Works for the facelift inside the Community Center.

The fourth order of business is to approve the Minutes of the Rescheduled Regular Meeting on January 28, 2025, and the Regular Meeting on February 18, 2025.

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Alderwoman Randall explained that no corrections were necessary for the February 18th meeting. January 28th meeting required the following corrections:

Page 2 the 7th order of business - Consider and act upon the Medina Central Appraisal District's purchase and renovation of The Ridge Building located at 728 18th Street, Hondo, Texas. The Vote needs correction showing the vote was 3-2 (Aldermen Gonzales & Hernandez Against).

Page 4 the 9th order of business - Consider and act upon authorizing and Approving Publication and Posting of Notice of Intention to Issue One or more of the City's Certificates of Obligation in a Maximum Principal Amount to exceed \$5,665,000 and other matters in connection therewith - Grant will be \$5,926,224. Not \$45,926,224.

Page 10 the 30th order of business - RECONVENE into Regular Session and consider action, if any, on items discussed in Executive Session. Need to add No Action taken in session. Josh made the motion, seconded by Jeff, to release confidential information regarding the City and the Devine Golf Course minus the sensitive financials and credit scores.

Meeting minutes were not available at this time.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to approve the Regular Meeting Minutes for February 18, 2025, and to approve the Rescheduled Regular Meeting Minutes for January 28, 2025, as amended.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The fifth order of business was to consider and act upon the City of Devine's continuation of the Code Compliance contract with the Devine Volunteer Fire Department.

City Administrator Jordan had Devine Interim Fire Chief Jessica Massey Martinez address the Mayor and Council. Interim Chief Martinez advised that they still want to do the Code Compliance Enforcement for the City of Devine. She advised that they have divided the City into three Sections so that each shift is responsible for a section. She advised that they currently have 41 active cases, and 16 of these cases have been taken to court.

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At this time, Mayor Cook explained that the process does take time, even though it seems like nothing is happening. He asked the Interim Fire Chief Martinez how the public reacts to them. She advised that the public has been understanding. She advised that the Fire Department is still trying to educate for hazards and such. Mayor Cook stated he rode around the City with the previous Chief looking at a list the Mayor had and was glad that the Fire Department did have most of those places on their list. Mayor Cook inquired about the number of individuals now certified at the Fire Department for code compliance. Interim Fire Chief Martinez advised that they had just received certification for two personnel this past week, bringing their total number of certified personnel to three.

The Council held a lengthy discussion with Fire Chief Martinez. The Council consensus was that the Fire Department is doing a good job.

Alderman Randall advised that she has been speaking with residents about this contract. She went over the resident's issues:

- Cancel the contract due to financial mismanagement (if they mismanage \$\$, what else are they not doing properly).
- The city should not condone money mismanagement.
- After 8 months, the Fire Department has only three people certified. Poor decisions have been made for a while now.
- The Fire Department fails to maintain equipment as required by their ESD contract, yet they are supposed to inform citizens of their responsibilities.
- After eight months, the town looks just as dirty and grubby as it did before they took over. No difference, and why spend City funds on that?
- The Fire Department should focus on its own internal affairs and winning back the trust of taxpayers and citizens.
- The City needs to step back up to the plate and take control of this again.

Motion by Alderman Gonzales to table this and bring it back once we know more about the Fire Department.

Mayor Cook advised that we pay the Fire Department to perform a specific task; if they fail to do so, then we can cancel the contract.

City Secretary Rodriguez wanted clarification on whether we are still paying the Fire Department \$110,000 yearly for Code Compliance.

Motion by Alderman Gonzales, seconded by Alderman Ritchey, to table this and bring it back once we know more about the Fire Department.

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

Motion carried.

The sixth order of business was Presentation – Salary Survey.

Mr. Robert Culpepper with JER HR Group addressed the Mayor and Council through Zoom Video. He informed them that they had received information from Castroville, Hondo, Floresville, Pearsall, Lytle, Jourdanton, Poteet, Atascosa County, Medina County, and Frio County. He explained that 58.9% of the Devine employees fall in the middle of the salary range, with 23.1% falling below the minimum and 18% above the top level. He stated that some of the higher-paid employees are due to their longevity with the City, and overall, the City of Devine falls in the middle of the pack of all the entities used to combine the information.

Mayor Cook asked what positions are paid over the max. Mr. Culpepper advised that there are only three employees, which is due to the longevity of their tenure with the city.

Mr. Culpepper advised the Mayor and Council that City Administrator Jordan has the full report, which they could discuss in detail in another meeting if they desire.

No action was taken for this item.

The seventh order of business was a Presentation from TXDOT.

TXDOT Engineers Francis and Jules gave a presentation on the projects that will be taking place in the Devine area.

They are as follows:

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| IH-35 & Chacon Creek | Replace Bridge at Creek |
| IH-35 (Let 9/2025) | Install Centerline and Edge line Rumble Stripes |
| SH-173 | Rehabilitation of Existing Roadway |

Seal Coat Projects:

| | |
|------------------------|---------------------------------|
| FM 1343 (Let 10/2025) | SH 173 to US 90 |
| SH 173 (Let 10/2025) | IH 35 to Frio County Line |
| FM 3176 (Let 10/2027) | Watson Ave. to Frio County Line |
| IH 35 FR (Let 10/2027) | CR 770 to CR 6716 |

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The Mayor and Council inquired about sidewalks, drainage at Highway 132 and Colonial Parkway, and a traffic light at Highway 173 and FM 3176. They also asked about the lack of turn lanes between Oak Hill and IH-35.

No action was taken for this item.

The eighth order of business was to consider and act upon adopting an Ordinance authorizing the Issuance of the City's Certificates of Obligation, Taxable Series 2025A in the approximate amount of \$75,000; providing payment thereof by the Levy of an Ad Valorem Tax and further secured by a Lien of the Surplus Revenues of the System; and other matters in connection therewith.

Motion by Alderwoman Randall, seconded by Alderman Miller, to adopt Ordinance 3-25 authorizing the Issuance of the City's Certificates of Obligation, Taxable Series 2025A in the approximate amount of \$75,000; providing payment thereof by the Levy of an Ad Valorem Tax and further secured by a Lien of the Surplus Revenues of the System; and other matters in connection therewith.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The ninth order of business was to consider and act upon adopting an Ordinance authorizing the Issuance of the City's Certificates of Obligation, Taxable Series 2025B in the approximate amount of \$5,590,000; providing payment thereof by the Levy of an Ad Valorem Tax and further secured by a Lien of the Surplus Revenues of the System; and other matters in connection therewith.

Motion by Alderwoman Randall, seconded by Alderman Gonzales, to adopt Ordinance 3-25A authorizing the Issuance of the City's Certificates of Obligation, Taxable Series 2025B in the approximate amount of \$5,590,000; providing payment thereof by the Levy of an Ad Valorem Tax and further secured by a Lien of the Surplus Revenues of the System; and other matters in connection therewith.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The tenth order of business was to consider and act upon adopting a Resolution authorizing and approving the execution of a Principal Forgiveness Agreement with the Texas Water Development Board in the amount of \$78,061 and other matters in connection therewith.

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Motion by Alderman Miller, seconded by Alderwoman Randall, to adopt Resolution 3-25B authorizing and approving the execution of a Principal Forgiveness Agreement with the Texas Water Development Board in the amount of \$78,061 and other matters in connection therewith.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The eleventh order of business was to consider and act upon adopting a Resolution authorizing and approving the execution of a Principal Forgiveness Agreement with the Texas Water Development Board in the amount of \$5,818,163 and other matters in connection therewith.

Motion by Alderwoman Randall, seconded by Alderman Miller, to adopt Resolution 3-25C authorizing and approving the execution of a Principal Forgiveness Agreement with the Texas Water Development Board in the amount of \$5,818,163 and other matters in connection therewith.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The twelfth order of business was to consider and act upon authorizing the City Administrator to enter into an Energy Contract with the lowest energy price provider recommended by Marco A. Arrendondo, Inc. for a term up to 10 years.

Marco & Danny Arrendondo, Professional Utility Rate & Energy Consultants, addressed the Mayor and Council, informing them that the 6-year contract, under which the city pays \$0.04143 per kWh, is coming to an end. Marco suggested that the City should go with a 10-year contract for the savings. He advised that, given the current state of electric prices, he does not see them coming down, so locking in now will benefit the city.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, authorizing the City Administrator to enter into an Energy Contract with the lowest energy price provider recommended by Marco A. Arrendondo, Inc. for a term up to 10 years.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

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The thirteenth order of business was to consider and act upon adopting a Resolution authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Downtown Revitalization Program.

City Administrator Jordan informed the Mayor and Council that he wants to apply for a \$1,000,000 grant, with a \$50,000 matching contribution from the City. He advised that this grant will help the City to get buildings revitalized, sidewalks, or anything to uplift the downtown area.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to adopt Resolution 3-25D Resolution authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Downtown Revitalization Program.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The fourteenth order of business was to consider and act upon appointing an Alderman or City Administrator to represent the City of Devine membership as a director on the Medina County Regional Water Alliance's Board of Directors.

The Mayor and Council held a discussion on having City Administrator Jordan serve as the primary representative of the City as a director on the board.

Motion by Alderman Ritchey, seconded by Alderman Gonzales, to appoint City Administrator Jordan to represent the City of Devine membership as a director on the Medina County Regional Water Alliance's Board of Directors.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The fifteenth order of business was to consider and act upon appointing an Alderman or City Administrator to represent the City of Devine membership as an alternate director on the Medina County Regional Water Alliance.

The Mayor and Council held a discussion as to who to select for this position. The council agreed to select Alderman District #5 elect Harold Lance, Jr. to this position.

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Motion by Alderman Ritchey, seconded by Alderman Gonzales, to appoint Alderman District #5 elect Harold Lance, Jr., to represent the City of Devine membership as an alternate director on the Medina County Regional Water Alliance.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The sixteenth order of business was to consider and act upon accepting the Certification of Unopposed Candidates. (*Discutir y considerar aceptar el Certificado de los Candidatos Sin Oposición*)

City Secretary Rodriguez informed the Mayor and Council that since the three positions are unopposed, the council needs to accept the Certification. (*La Secretaria de la ciudad, Dora Rodriguez le informo a el Alcalde y el Concilio, que debido a las tres posiciones estar sin oposición, el Concilio debe de aceptar el Certificado.*)

Motion by Alderman Ritchey, seconded by Alderman Hernandez, to accept the Certification of Unopposed Candidates. (*Mocionado por el Concejal Ritchey y secundado por el Concejal Hernandez para aceptar la certificación de candidatos sin oposición.*)

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| Ayes (Si) | -- | All (Todos) |
| Nays (No) | -- | None (Ninguno) |

Motion carried. (*Mocion aprobada*).

The seventeenth order of business was to consider and act upon ordering the Cancellation of the Election for the Mayor, District #2 and District #5. (*Discutir y considerar ordenar la Cancelación de Elección para las carreras electorales de Alcalde, Concejal Distrito #2 y Concejal Distrito #5.*)

City Secretary Rodriguez informed the Mayor and Council with the positions unopposed we can cancel the election. (*La Secretaria de la ciudad, Dora Rodriguez le informo a el Alcalde y el Concilio, que debido a que los candidatos estan sin oposición, pueden cancelar la elección.*)

Motion by Alderman Ritchey, seconded by Alderman Hernandez, to order the Cancellation of the Election for the Mayor, District #2 and District #5. (*Mocionado por el Concejal Ritchey y secundado por el Concejal Hernandez de ordenar la cancelación de elección para Alcalde, Concejal Distrito #2 y Concejal Distrito #5.*)

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| Ayes (Si) | -- | All (Todos) |
| Nays (No) | -- | None (Ninguno) |

Motion carried. (*Mocion aprobada*).

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A discussion was held on the swearing-in of District #5 Alderman Harold Lance, Jr. Mr. Lance advised that he would be out of town until May 14. The council decided to do the swearing-in at their next regular meeting in May.

The eighteenth order of business was to consider and act upon the Recommendation of the Planning and Zoning Commissioner's Meeting held on February 19, 2025.

- a. Request made by Zachary Beadle for a variance to park his trucks on the City Street right-of-way, 411 W. Benton, Devine, Texas.

The Mayor and Council held a discussion with Zach Beadle on this item.

Motion by Alderman Ritchey, seconded by Alderman Hernandez, to approve the variance for Mr. Beadle to park his trucks on the City Street right of way at 411 W Benton, Devine, Texas, for a period of two years.

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| Ayes | -- | Four |
| Nays | -- | One – Alderwoman Randall |

Motion carried.

The nineteenth order of business was to consider and act upon adopting the Ordinance appointing six (6) Members to the Board of Directors for the Tax Increment Reinvestment Zone Number Two, City of Devine Re-development Program.

Motion by Alderman Miller, seconded by Alderman Gonzales, to adopt Ordinance 3-25E appointing the Mayor and Council to the Board of Directors for the Tax Increment Reinvestment Zone Number Two, City of Devine Re-development Program.

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| Ayes | -- | All |
| Nays | -- | None |

Motion carried.

The twentieth order of business to consider and act upon change submitted by the Public Utility Commission of Texas Right-of-Way Access Line Rates.

City Attorney Cate informed the Mayor and Council that in the past, the council has approved the default rate, which is the lower rate.

Motion by Alderman Ritchey, seconded by Alderwoman Randall, to approve the default rate submitted by the Public Utility Commission of Texas Right-of-Way Access Line Rates.

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Ayes -- All
Nays -- None

Motion carried.

The twenty-first order of business was Informational Items.

- Mayor Cook reminded everyone that the Little League Opening Day is this coming Saturday.
- Alderman Ritchey inquired about the status of the Garden Club and the 4 Corners. City Administrator Jordan advised that there was information in their packet and that we now have a policy for placing signs on the 4 corners.
- Alderman Ritchey asked about the about the technology for the council meetings. City Administrator Jordan advised that it is being looked into. He also advised that the city is about 50% ready for the website.
- Alderman Miller questioned how there could only be 10 speeding tickets in a month and asked how to increase performance. City Administrator Jordan advised that they are currently taking steps to improve performance.
- Alderman Ritchey asked if we have a current policy in place for certain high-speed chases, like the motorcycle issue about a month ago (multi-county pursuit). City Administrator Jordan advised that we have a policy in place with community safety in mind.
- City Administrator Jordan informed the Mayor and Council that a Police Officer is leaving, and they will soon conduct an interview for this position.
- Alderman Hernandez inquired about streetlights. City Administrator Jordan advised that he sent an email for the new lights that he may want to be placed.
- Alderman Miller asked about developments utilizing Go Medina. City Administrator Jordan stated that the city has submitted the land, which is ready for development, to Go Medina.

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

Ayes -- All
Nays -- None

Motion carried.



City Secretary



Mayor