

Minutes
Regular Council Meeting
October 21, 2025

On this 21st day of October 2025, at 6:00 p.m., the City Council of the City of Devine convened for 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
Alderman Josh Ritchey
Alderman Ray Gonzales
Alderman Jeff Miller
Alderman Michael Hernandez
Alderman Harold Lance

Thus, constituting a quorum.

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

Others Present: Anton Riecher, Devine News, Advanced Water Well, Well Done Waterworks, Devine Golf Course Group.

Mayor Cook called the meeting to order at 6:04pm.

The second order of business was invocation. Alderman Ritchey delivered the Invocation. Mayor led the Pledge of Allegiance to the United States Flag and the pledge of Allegiance to the Texas Flag.

The third order of business was the Visitors/Citizens Forum. Wade Steele from Well Done Waterworks spoke on the pumphouse at the Devine Golf Course. Wade was asked to wait to speak again later in the meeting that lines up with the agenda. No one else signed up to speak during this time.

The fourth order of business was Public Recognition. There was no public recognition.

The fifth order of business was Employee Recognition. City Administrator David Jordan introduced Juanita Romero as our Code Enforcement Officer/Permits Coordinator. Juanita Romero shared her background and experience in this field and how she will be able to contribute to the City of Devine. Alderman Ritchey wanted to recognize Public Works on fresh paint in the Community Center. Mayor recognized Public Works on how they handled the 4 water breaks that recently occurred.

The sixth order of business was to approve the meeting minutes of the Regular Meeting, June 17, 2025 and August 19, 2025. Alderman Ritchey made a motion to accept the meeting minutes. Alderman Ray Gonzales seconded the motion.

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The seventh order of business was the presentation of the newly designed cityodevine.org website. City Administrator David Jordan presented the new and enhanced website. It is user friendly and provides good helpful information for residents. Mayor mentioned that in the past it was difficult for people to access permits. City Administrator Jordan said that we are also working with Incode to make payments online. Alderman Hernandez asked if there was a water leak, will people be able to be notified. City Admin Jordan said yes there will be information posted on the website along with other push notifications we have access to. Alderman Miller asked about where one can find out information on brush and bulk pick up. Mr. Jordan said he would add this to the calendar page on the website and as a ticker item on the home page. No action was taken by council.

The eighth order of business was to consider and act upon the resignation of James Lawler from Planning and Zoning Committee and Nick West from Parks & Recreation and Emergency Management Board.

Alderman Josh Ritchey made a motion to accept the resignations from James Lawler and Nick West. Alderman Michael Hernandez seconded the motion.

Motion carried 5-0.

The ninth order of business was to consider and act upon approving City of Devine Housing Authority Commissioners. City Administrator David Jordan described the role of the Housing Authority Commissioners. Mayor Butch Cook certified the appointment of the Housing Commissioners Maria Stanley, James Lawler, and Dana Snider. Mayor Cook certified that these commissioners are certified and not city of Devine employees. Alderman Josh Ritchey made a motion to approve the commissioners. Alderman Michael Hernandez seconded the motion. Motion carried 5-0.

The tenth order of business was to discuss and consider Police Department Organizational Chart. Chief Joe Brown provided an update on the Police Department. According to the new organization chart there will no longer be corporals, but corporals will be promoted to sergeants. Chief Joe Brown is recommending a possible ceremony for a later council meeting to promote certain officers. Mayor Cook stated that this is for informational purposes only due to the budget recently being passed and that no monetary action can be made. Chief Brown understood and will follow up with a promotion ceremony at the next council meeting. No action was taken by council.

The eleventh order of business is to consider and act upon City Hall and Police Department Façade improvements and grounds project. This is a continued effort to improve City Hall in updating the façade on the building to include power washing the exterior walls. City Administrator David Jordan said that different bids are available for council consideration. Mayor Cook said the lights are currently tied up with bungee cords and are not safe. Mayor described the yawnny at the front would come out 4ft and the back would be flat too. City Administrator said city crew will be the working on power washing and planting some type of shrubbery. Alderman Miller questioned if the timing is

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right due to just passing the budget. Alderman Ritchey agreed with his point. City Administrator Jordan did say we have a CD coming due soon, so funds could possibly be used for the facade improvements. Alderman Hernandez said City Hall has been there for so long and it really needs a facelift. Alderman Hernandez made a motion to approve the facade improvements for City Hall. Alderman Lance seconded the motion.

Alderman Ritchey, Alderman Miller, and Alderman Ray Gonzales voted no. Motion fails 3-2

The twelfth order of business was to review and discuss Devine Golf Course contract.

- Devine Golf Course Group states there is 36% increase of green charges and membership is up.
- Stated that the water well improvements will help so that water isn't running 24/7.
- There are needs with equipment and tree trimming. Team has been planning on what projects to focus on for the next upcoming year.
- Recapped support for non-profit events for the community.
- They have updated the floors. Right now their priority is on other projects. Mayor asked about the club house air conditioner. AC in the kitchen is currently not working. They are still waiting on quotes.
- Mayor Cook brought up that the contract states that DGG will do all the watering at night. He recommends that DGG not water at night, but instead at 4am for optimal water retention. Alderman Ritchey asked if it was best to water at night. Alderman Hernandez asked if the water pump has a timer. It was explained how DGG waters different greens at different times. Alderman Lance said sometimes it seems that the street is being watered more than the grass. Mayor asked if the new water pumps have helped. DGG said yes they have helped.
- Mayor stated there are quite a few dead trees and you won't be able to burn the trees on the golf course. Mayor spoke to Public Works about possibly getting those dead trees off the grounds.
- Wade Steele provided an update on the water pump renovations and how it is affecting the golf course. Water at the front line will need repairs as well. Mayor did make council aware that they had previously approved the water pumps repair. Mayor did say there is a change order. It isn't on the agenda, but something that needs to be considered. Wade provided an update on the work order change. Mayor said the cost is approximately \$15,000 and council will need to approve this. No action was taken at this time by council.

The thirteenth order of business was to take action on the rehabilitation plan of LC Martin Water Well by Advanced Water Well. City Administrator David Jordan introduced Advanced Water Well and how he spoke with them about the LC Martin Water Well not working properly. They are a

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water well rehabilitation company. Mayor said that he has always been told that this water well is not viable.

He said if we can revive this water well it will be a good benefit for the City of Devine and businesses in the area. Mayor asked if council is supposed to take action. City Admin Jordan said yes. Mr. Wilkins provided a recap of the proposed work that would be completed on the Martin Water Well. This particular water well is in bad shape with a lot of bacteria. Alderman Gonzales did state that it says in your estimate there is no guarantee. Advanced Water Well did state there aren't companies that can guarantee the work that needs to be done, but we can get it cleaned out and treated. Alderman Miller asked about maintenance and what type of guarantee if this water well was to be repaired. Alderman Gonzales stated that this is a \$32,000 gamble to invest in. Advanced Water Well (AWW) stated that there is a gamble, but our company has a lot of experience working on projects like this. Alderman Miller did ask if this is the worst water well they've seen. AWW said they have dealt with more difficult projects. AWW did state they quote worst case scenarios on a project associated with costs. Council did ask questions on different strategies and outcomes of repairing the LC Martin Water Well. Pete Sanchez Public Works Director did state that the water well would help with water pressure at Walmart. Alderman Miller stated that these are assets and we need to take a chance in considering this project. Alderman Hernandez made a motion to allow Advanced Water Well Technologies to do the work at the LC Martin Water Well. Alderman Josh Ritchey seconded the motion. Motion carried 5-0.

The fourteenth order of business was to consider and act upon updating the Purchasing Policy for City of Devine. City Admin David Jordan reviewed the recommendations for purchasing policy aligned to the correct department. It is also being proposed to increase the PO dollar amount to greater than \$500. Alderman Ritchey made a motion to accept new purchasing policy. Alderman Miller seconded the motion. Motion carried 5-0.

The fifteenth order of business was to consider and act upon updating the Investment Policy for City of Devine. City of Devine is required to have a policy in place for its investment policy. Alderman Ritchey asked a clarifying question on the diversity of investments. City Admin Jordan clarified how the objective is listed in the procedure. Alderman Ray Gonzales made a motion to update the Investment Policy. Alderman Josh Ritchey seconded the motion. Motion carried 5-0.

The sixteenth order of business was to consider and act upon the Bank Depository Policy for City of Devine. Alderman Miller asked so the accounts are going to be pooled and assigned accordingly. City Admin Jordan confirmed that this will occur. Alderman Miller made a motion to approve the Bank Depository Policy for City of Devine. Alderman Gonzales seconded the motion. Motion carried 5-0.

The seventeenth order of business was informational items. Public Works Director Pete Sanchez provided an update on the Devine Warhorse Storage Tank. He ran the pump for an hour for the last few days to get samples. Pete said we will have the two

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waters wells going back on again. Mayor asked about if the ground storage tank will be completed by end of November. Pete said this is an approximate time frame for completion. All generators are now installed and working like they should. Alderman Hernandez suggested running the generator for half a day to keep them going. Alderman Ritchey asked if we were able to recoup any funds from that company that caused the issues. City Admin Jordan said no not yet, but they are working on a list. City Admin Jordan thanked Public Works and Pete and Simon on leading their team and the work they have done. Alderman Ritchey did ask that it looks like we have been doing some great work.

Richey asked on status on transient ordinance. We are looking at a loitering ordinance from Hondo, but it isn't easy to enforce said Jordan. Alderman Gonzales said we may have to turn off WiFi in the area. Alderman Ritchey said look at playing some kind of music to keep them away too. City Admin did state that he has been trying to reach out to local clergy for support services. Alderman Miller did ask if Medina County has any services that they offer to support those that need to be relocated. Alderman Ritchey asked about downtown development. He would like to see land map workshops be offered here. City Admin did say that yes workshops can be offered here to help revitalize the area. These would be workshops for city council for planning and zoning. City Admin Jordan will work with them to come up with a strategic plan. Jordan will bring this up at next council meeting. Richey asked on feedback with Garden Club on zero landscaping. Garden Club is on board to working with the city. Mayor explained the next steps on this process. Alderman Miller said it would be great to have a welcome sign for the City of Devine. Alderman Ritchey asked about meeting with Pablo Construction Co. There have been soccer goals added and sod provided by the construction company too. Alderman Miller asked about Black Creek Restaurant. City Admin Jordan said that Black Creek Restaurant has been approved and the City of Devine is looking forward to working with them in opening in the City of Devine. Alderman Miller also mentioned that Devine Acres has had a lot of visitors and they are visiting the town of Devine too. Alderman Ritchey asked about the one-acre tract. City is still in the process of buying this. City Admin Jordan mentioned that the Devine Cactus Festival is coming up and city staff is putting a float together to participate in the parade. We have met with their planning committee to ensure safety is a top priority too at the festival.

The eighteen order of business was to adjourn the meeting. Alderman Miller made a motion to adjourn the meeting. Alderman Michael Hernandez seconded the motion. Motion carried 5-0. Meeting ended at 8:26pm.



City Secretary



Mayor