

Minutes  
Regular Council Meeting  
April 21, 2026

On this 21<sup>st</sup> day of April 2026, at 6p.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 Harold Lance Jr  
Alderman Adrian Valle  
Mayor Butch Cook

Doug Wilkins, P&Z Chairman  
Fred Morales  
Scott Herring  
Onis Wiemers  
Chuck Guzman  
Jim Soret

Thus, constituting a quorum.

Personnel Present: Michelle Martin, City Secretary, Pete Sanchez, Director of Public Works, Debra Dubose, Library Director, Bonnie Manning Community Engagement, Juanita Romero, Director Permits/Code Enforcement, Cassandra Maldonado, Court Administrator, Stephanie Martinez, Utilities Supervisor, Chief Joe Brown, Lt. Chris Andrews, Police, Tom Cate, City Attorney.

Others Present: Coby Pyron, Friends of the Library, Cindi Billebault, Salvation Army, Brian Navarro, Devine Golf Course Group, Anton Riecher, Devine News.

Mayor Butch Cook called the regular council meeting to order at 6:02pm.

The second order of business was invocation and the pledge of allegiance. Alderman Jeff Miller led the invocation. Council and attendees recited the Pledge of Allegiance and the Texas Pledge.

Planning and Zoning Chairman Doug Wilkins called the P&Z meeting to order for planning and zoning at 6:04pm.

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The third order of business was citizens to be heard. Library Director Debra Dubose shared that the library held its first Duck-oration Contest. She announced the winners of the various categories. The winners were recognized and received their awards.

The fourth order of business was public recognition. The Friends of the Driscoll Library were recognized for their tireless support and unwavering dedication to the Driscoll Library. Coby Pyron received this award on behalf of the Friends of the Library.

The fifth order of business was Employee Recognition. Lt. Christopher Andrews was recognized for his 34 yrs of service with the Devine Police Department.

The sixth order of business was to approve the meeting minutes from March 17, 2026. Alderman Miller made a motion to accept the meeting minutes. Alderman Hernandez seconded the motion. Motion carried 4-0. Alderman Gonzales was absent at this time.

The seventh order of business was to consider and act upon a Proclamation for Salvation Army Week May 11<sup>th</sup>- May 15<sup>th</sup>. Mayor Cook read the proclamation and presented it to Cindi Billebault, coordinator for local chapter for the Salvation Army.

The eighth order of business was executive session Pursuant to Section 551.087 of the Texas Government Code-Economic Development Negotiations- Council & P&Z Commissioners. City Council, Mayor, and the Planning and Zoning Commissioners went into executive session at 6:12pm. Mayor, Council, and Planning and Zoning Commissioners came out of executive session at 7:26pm.

The ninth order of business to reconvene into regular session and consider action, if any, on items discussed in Executive Session. Mayor and Council reconvened into regular session at 7:26pm. No action was taken at this time.

Planning and Zoning Commissioner Doug Wilkins and Commissioners reconvened into regular session and adjourned at 7:27pm. No action was taken at this time.

The tenth order of business was to act upon a land exchange with David Grego at the Devine Golf Course.

- A part of the Devine Golf Course is on David Grego's property.
- Mr. Grego is proposing to give that land to the city in exchange for an easement behind the number five green at the golf course.
- The parcel of land that is being discussed is 23 feet wide by 205 feet long. It encroaches on Mr. Grego's property.
- Mr. Grego is asking for a 99-year lease agreement in exchange for an easement behind the number five green that goes out to County Road 768 which allows him to gain access to the bottom of the property.
- He is looking at putting in grass with an irrigation system for greens and a fairway. For now, he has put in a well, pump, and irrigation.

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- City Administrator Jordan asked City Attorney Tom Cate on his feedback on the land swap.
- City Attorney Cate had some comments about the agreement being a 99-year lease exchange. He also stated that when property is being exchanged that the property has to be appraised to ensure we are complying with state law. Since it is being considered as a lease, then it doesn't have to be appraised.
- Mayor Cook had some comments and questions to ask on the lease option.
- Mayor Cook and Council members had some questions to ask Mr. Grego about his future plans on the easement if this is approved.
- A specific question was raised by the mayor about the construction requirements for building a road at the parcel of land being requested by Mr. Grego.
- The mayor asked the representatives from the Devine Golf Course Group if they had any comments or concerns. They don't feel like it impacts them either way.

Alderman Miller made a motion to proceed with the lease exchange with David Grego regarding the Golf Course Property. Alderman Valle seconded the motion. Motion carried 3-2. Opposed Alderman Gonzales and Alderman Hernandez.

The eleventh order of business was to consider and act upon an ordinance allowing the mayor to execute a Quitclaim Deed to Eliseo and Teresa Villarreal for land that was erroneously conveyed to the City of Devine. City Attorney Cate introduced the issue at hand and history on this land that was conveyed to the City of Devine in error back in 2001. Unfortunately, this land was already conveyed to Eliseo and Teresa Villarreal. Alderman Miller made a motion for the mayor to act upon a quit claim deed to Eliseo and Teresa Villarreal for land that was erroneously conveyed to the City of Devine. Alderman Gonzales seconded the motion. Motion carried 5-0.

The twelfth order of business was to consider and act upon commercial sewer rates vs. residential sewer rates based upon winter averaging. Utility Supervisor Stephanie Martinez asked for clarification from Mayor and Council on what they are looking for specifically.

- Stephanie ran some sewer consumption reports for commercial accounts to determine what impacts it would make in regards to winter averaging. It doesn't make that big of a difference in billing.
- Most businesses maintain the same type of usage throughout the year.
- City Administrator Jordan asked if there would be any negative financial impact if council decides to choose to do winter averaging for commercial and residential accounts.
- Mayor said he was receiving some complaints from businesses that are irrigating their properties and paying double for this service.
- Alderman Miller stated if we want to be pro-business, then we need to consider winter averaging for businesses too.

Alderman Miller made a motion that we make our sewer rates uniform for both residential and commercial. Alderman Gonzales seconded the motion. Motion carried 5-0.

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The thirteenth order of business was to consider and act upon awarding a contract for engineering services for Water Supply Infrastructure Grant. City Administrator Jordan reviewed the process of the RFQ for engineering services and what the project would be for. We had 8 engineering firms that competed for this RFQ. He stated that originally this was going to be a \$5 million no match grant, but since then it has been increased to a \$10 million no match grant. Freeland Turk Engineering Services is the company that City Administrator Jordan is recommending according to the evaluation/scoring process conducted by City Staff. They have 43 years of experience and do work all throughout this area. City Administrator Jordan provided why the City of Devine is a strong contender to receive this grant due to our infrastructure and being a rural city. Alderman Miller made a motion to approve the Freeland Turk Engineering contract for the water supply infrastructure grant. Alderman Gonzales seconded the motion. Motion carried 5-0.

The fourteenth order of business was to consider and act upon awarding a contract for Grant Administration Services for Water Supply Infrastructure Grant. City Administrator Jordan reviewed the process of the grant administration services the City of Devine was looking for. Langford and Associates is being recommended according to the evaluation/scoring process conducted by City Staff to be the grant administrator. They are familiar with the City of Devine and have worked on other projects with the City of Devine too. Alderman Miller made a motion to award Langford and Associates the contract for our Water Supply Infrastructure Grant. Alderman Hernandez seconded the motion. Motion carried 5-0.

The fifteenth order of business was to consider and act upon installing solar lights at Briscoe Park. Alderman Hernandez led the discussion on this agenda item and his experience with solar lights at other city parks.

- Briscoe Park is in need of more lighting. AEP may be able to add poles as well.
- These solar lights will be lower to the ground so it doesn't cause light pollution to homes nearby.
- Alderman Miller did ask where the money is coming from for this sort of project.
- City Administrator Jordan shared that there are grants we can apply for in regards to Park Improvements.
- Alderman Gonzales stated that we may need more research on what type of lights we need.
- Alderman Miller recommends putting solar lights at Curcio Park too.
- Concerns were brought up about potential vandalism.
- Mayor Cook asked if AEP would be able to help with this project.
- City Administrator Jordan shared that AEP is currently adding lights to both parks with the "Get Lit" Project.
- Parks and Recreation and Emergency Management Advisory Meeting is next week and looking forward to feedback from the advisory board.

Alderman Hernandez made a motion to table this item. Alderman Miller seconded the motion. Motion carried 5-0.

The sixteenth order of business was to consider and act upon hiring a second School Resource Officer for Devine ISD. Chief Brown has been in talks with superintendent about hiring a second

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school resource officer (SRO). We currently have one officer to support 5 campuses. Approval has been obtained by the school district to hire another SRO and to pay for another vehicle. Lt. Chris Andrews shared an updated interlocal agreement and the updated changes. Alderman Miller stated his concerns on the importance of hiring a second SRO and why it is needed. Alderman Hernandez made a motion on hiring a second SRO for Devine ISD. Alderman Gonzales seconded the motion. Motion carried 5-0.

The seventeenth order of business was to consider and act upon creating a reserve police officer position. Consider and act upon creating reserve police officer position. Chief Brown stated that Devine PD had a previous reserve program and looking into re-establishing the program. When an officer goes out on vacation, it will help for coverage instead of having to pay excessive overtime. This will also help in supporting the Cactus Fest. They will go through the same training, background checks, and support that a regular on staff officer has to go through. Chief Brown wants to be very particular about who is selected for these types of roles. Mayor asked about what will happen with our TML insurance coverage. Will it be increased? A full time officer is \$635 a year. Part time will be \$315 = \$1575 for the year. They will need to buy their own uniform. They will have to abide by the rules of City of Devine Police Department. Alderman Hernandez makes a motion to create 5 reserve police officer positions for City of Devine. Alderman Valle seconded the motion. Motion carried 5-0.

The eighteenth order of business was to consider and act upon the quarterly investment report. City Administrator Jordan thanked City Treasurer Cassandra Maldonado for the great job she has been doing. Mayor had some questions to ask on some of the returns. Cassandra will follow up with Christine and get back with him. No action was taken by Council.

The nineteenth order of business was to consider and act upon council meetings starting at 7pm. Mayor mentioned that people do stop him around the city and state that it is hard to make the meetings at 6pm. There was some discussion from council on different options for start times and the number of times council meetings can be held each month. Alderman Hernandez made a motion to change start time of council meetings to 7pm. Alderman Lance seconded the motion. Motion carried 5-0.

Informational items

- City Admin Jordan city staff is preparing for budget season. Departments are beginning to work on the department budgets. He will email out the budget calendar to council to ensure they don't conflict with their vacations and that they can attend.
- Pumphouse project has been delayed, but things are being put into place to get it online soon.
- Pre-Construction meeting tomorrow on \$300,000 grant water well project at Warhorse Tower.
- Looking at getting a good water sample on LC Martin Well. Water is being tested too to get that back online in the near future.
- City Hall is being beautified. Flowers and other plants have been added and it is looking great.

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- City staff has been working well on projects and operating well as a team. Happy where we are as a team. We are increasing our supervising training and safety. We hope the community sees that in customer service, availability, and visibility.
- Mayor Cook update on the Four Corners – there are some plants already in place in working on the zero-landscaping project for this area. We working with some experts in this field and it has been a great help to get this completed.
- Cassandra Maldonado provided an update on the warrant resolution campaign. Municipal Court and PD were able to resolve 140 warrants. It also brought in approximately over \$22,000 in a six-week span. There will another warrant round up in May or June.

The twenty first order of business was to adjourn. Alderman Miller made a motion to adjourn the meeting. Alderman Hernandez seconded the motion. Motion carried 5-0. Meeting ended at 8:22pm.



City Secretary



Mayor