

Minutes
Regular Council Meeting
June 16, 2026

On this 16th day of June 2026, at 7p.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 Michael Hernandez
Alderman Jeff Miller
Alderman Adrian Valle
Alderman Harold Lance Jr
Mayor Butch Cook

Thus, constituting a quorum.

Personnel Present: Michelle Martin, City Secretary, Pete Sanchez, Director of Public Works, Debra Dubose, Library Director, Juanita Romero, Director Permits/Code Enforcement, David Jordan, City Administrator, Cassandra Maldonado, City Accountant, Joe Brown, Chief of Police, Chris Andrews, Lt., Police Department.

Others Present: Mark McLiney, SAMCO, Rich Gibbens, E3, Martha Wall, Current Events Club, Nancy Saathoff, Devine Historical Commission, Gary Saathoff, Devine VFW, Blake Ceasar, STRD, Anton Riecher, Devine News.

Mayor Butch Cook called the regular council meeting to order at 7:05pm.

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

The third order of business was citizens to be heard. Nancy Saathoff thanked Council, the Mayor, Chamber of Commerce, and City Staff for all of their help with the America 250 Flag Day Celebration. Martha Wall also echoed the same sentiments along with recognizing the Public Works Department for all of their hard work.

Mayor Cook said he was deeply honored to be a part of the America 250 Flag Day Event. It was one of the best things we have had here in Devine in a long time. He also thanked the committee, Public Works, and City Staff for all of their efforts in making this a great success.

Regular Council Meeting

June 16, 2026

City Administrator Jordan also thanked the committee for all of their hard work. The event was well organized and was one of the best ceremonies he had been to as well. Everyone agreed that it was a great event for the City of Devine.

Cynthia Sultenfuss, President of Devine Chamber of Commerce updated the Mayor and Council on the upcoming Cactus Festival in November. They are looking at making it a bigger event than last year due to the America's 250th birthday and mentioned that they will be asking for \$10,000 from council this year. It will help to expand the festival and acquire a Tejano band to play.

Paula Samudio resident of Devine spoke about her dog Pearl being attacked by two pit bulls on May 1, 2026. She pointed out that her dog was not out running loose and was inside their yard. Her main point is to clarify that the police record states that three dogs were loose in the alley. It was two dogs that were loose in the alley. Previous police reports were made as well on the two dogs that attacked Pearl. There have been multiple citations issued to the owner too. Ms. Samudio shared concerns on the following:

- Requesting accountability on animal control response.
- Enforcement of action on dog owners who are in violation.
- Transparency of public records.
- Stronger penalties for repeat offenders.
- Greater transparency regarding complaints and investigations.

Mayor Cook thanked Ms. Samudio for coming forward to speak. Mayor and Council cannot respond to public comments, but did thank her for sharing her concerns.

The fourth order of business was public recognition. There was no public recognition at this time.

The fifth order of business was Employee Recognition. There was no employee recognition at this time.

The sixth order of business was to administer the oath of office to Alderman Jeff Miller for District 3. Mayor Cook administered the oath of office for Alderman District 3 to Jeff Miller, who will be serving another term of office.

The seventh order of business was to approve the meeting minutes from May 19, 2026. Mayor Cook noted a minor correction under informational items: Gina Morales assisted with the xeriscape project at City Hall, not at the Four Corners. City Secretary Michelle Martin noted the correction and will make the update. Alderman Hernandez made a motion to accept the meeting minutes from May 19, 2026. Alderman Miller seconded the motion. Motion carried 5-0.

The eighth order of business was a presentation by SAMCO Capital Markets, the city's financial advisor regarding financing options for the City's Capital Improvement Program and other matters related thereto. City Administrator Jordan shared how Mr. Mark McLiney is advising the City on the current financial status with the water rate increase and the potential to borrow money for capital improvement projects.

Mr. McLiney, Financial Advisor for the City of Devine shared that the City has improved its financial position by the increase in water rates. City of Devine has stronger borrowing capacity, and

Regular Council Meeting
June 16, 2026

that \$2.75 million in Certificates of Obligation could be issued without increasing the current debt service tax rate. He recommended a phased financing strategy that would allow the City to address its most critical wastewater infrastructure needs immediately while preserving future borrowing capacity for additional capital improvements without increasing the debt-service tax rate.

Some of the priority projects for capital improvement include:

- Rehabilitate current Water Lift Stations or building a new one.
- Wastewater treatment plant aeration improvements.
- Street improvements.

Council discussed the following:

- Projected impact of future utility revenues
- Interest rate trends.
- Construction cost inflation.
- Importance of maintaining adequate financial flexibility.
- Future refinancing opportunities.

This strong financial position can also allow the City of Devine to move utility debt back to the utility fund. Mayor Cook emphasized that maintaining reliable water and wastewater infrastructure remains the City's highest capital priority and noted that postponing critical repairs could increase project costs due to inflation and the deteriorating condition of existing facilities.

City Secretary will coordinate the Notice of Intent Resolution and required publications in the newspaper. A Reimbursement Resolution for consideration will also be brought up at a later meeting.

No action was taken by council at this time.

The ninth order of business was to discuss and take possible action regarding the next steps with E3 to develop a Job Order Contract (JOC) for rehabilitation of two lift stations and the aeration basin through BuyBoard.

The following information was presented by E3 (Rich Gibbens):

- Recommended replacement and modernization of electrical equipment at both lift stations.
- Proposed engineering services for improvements to Lift Stations 1 which is located near the golf course & Lift Station 2 which is located near Food King Grocery Store.
- Both lift stations are in need of rehabilitation to maintain the reliability of the City's wastewater collection system.
- In addition, improvements to the wastewater treatment plant aeration system were recommended to improve operational efficiency and maintain regulatory compliance.

Mayor and Council asked questions about project priorities, construction timelines, temporary service interruptions, and long-term maintenance. Other questions came up about whether both lift stations should be completed simultaneously or phased over time. Mayor and Council asked some questions to Mr. McLiney, Financial Advisor about financing these types of projects. McLiney

Regular Council Meeting
June 16, 2026

advised on next steps to begin this process. City Staff will be following up on the requested notice of intent and reimbursement resolution at a future council meeting for council review and approval.

No additional action was taken by council at this time.

The tenth order of business was to consider and act upon retaining legal firm Greenberg Traurig, LLP for data center representation. Alderman Miller made a motion to retain legal firm Greenberg Traurig, LLP for data center representation. Alderman Hernandez seconded the motion. Motion carried 5-0.

The eleventh order of business was to consider and act upon advertising bids for the garbage collection contract for the City of Devine.

The City of Devine is currently contracted with Republic Services and the contract is up for renewal on October 2026. Alderman Miller had a question on the bidding process and timeline for this process. City Admin Jordan provided the background information on this and the RFP Process. Blake Ceasar with STRD came up and spoke to provide some background history on the company and the partnerships they have with communities throughout the region.

Alderman Miller made a motion to advertise for bids for the garbage collection contract for the City of Devine. Alderman Hernandez seconded the motion. Motion carried 5-0.

The twelfth order of business was to consider and act upon a quote for installing concrete patch for Colonial Parkway Road Improvements. Public Works Director Pete Sanchez provided background information on this project. It is 170 feet of concrete by 25. Concrete will last longer than the asphalt that is currently being used now. Mayor Cook asked some questions about future flooding and what changes could be made on redirecting water in that area. Pete stated that there isn't much we can do in that area, except improving the quality of the product being used on the street. Questions were also asked about what budget fund that will be used to pay for this. It will be coming out of the Street Maintenance Contractors' Budget.

Alderman Hernandez made a motion to act upon a quote for installing concrete patch for Colonial Parkway Road Improvements for size of 25ft x 170ft at a cost of \$46,750. Alderman Valle seconded the motion. Motion carried 5-0.

The thirteenth order of business was Executive Session-Pursuant to Section 551.074 of the Texas Government Code-Personnel matter, Employment Agreement with the City Administrator. City Administrator Jordan requested that this item be moved to the next council meeting.

Alderman Hernandez made a motion to table the contract negotiations with the City Administrator Jordan until the next regular meeting. Alderman Gonzales seconded the motion. Motion carried 5-0.

The fourteenth order of business was informational items:

Informational items:

Regular Council Meeting

June 16, 2026

- Mayor Cook shared an update on the Four Corners Project. There have been some delays recently due to the rain. The veterans' corner has a star that has been added and it looks really nice. A blue star and gold star will eventually be added as well.
- Alderman Miller asked about the irrigation system at the Four Corners. Mayor Cook said there will be a drip irrigation system installed. It will be well placed under the mulch and rocks so it can't be seen. There will no longer be the issue of the street being watered.
- Alderman Miller asked about people putting signs in the ground at the Four Corners. How will that be regulated? Mayor Cook said that there will be an area designated for that to prevent any issues to all of the work that has been done at the Four Corners.
- Alderman Hernandez stated that it would be nice to have the various flags displayed there such as the military branches, but there may not be enough room.
- City Secretary Michelle Martin brought up the Medina Central Appraisal District Public Hearing Meeting being held on the budget. She also reviewed the projected taxes being collected for the City of Devine. She wanted to make the Mayor and Council aware in the event they wanted to attend the meeting.

The fifteenth order of business was to adjourn. Alderman Miller made a motion to adjourn the meeting. Alderman Gonzales seconded the motion. Motion carried 5-0. Meeting ended at 8:45pm.


City Secretary


Mayor