

Minutes
Regular Council Meeting
August 18, 2026

On this 18th day of August 2026, at 7p.m., the City Council of the City of Devine convened for a Regular Council 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 (absent)
Alderman Michael Hernandez
Alderman Jeff Miller
Alderman Adrian Valle
Alderman Harold Lance Jr
Mayor Butch Cook

Thus, constituting a quorum.

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

Mayor Butch Cook called the regular council meeting to order at 7:03pm.

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

The third order of business was citizens to be heard. Joshua Quarter expressed concern about street maintenance that is needed on Devine Dr. He also stated concerns about safety for him and his family in regards to a personal matter. He has been working with Devine PD on this too. He feels that there hasn't been enough follow up in dealing with this situation.

Due to this being a public forum, council isn't able to respond, but City Admin Jordan will follow up on Mr. Quarter's concerns.

The fourth order of business was public recognition. The City recognized Medina County Fire/EMS, Natalia Volunteer Fire Department, Devine Police Department, and Devine Public Works for their coordinated response to a residential fire at 212 Hayden. Mayor and Council thanked emergency responders and residents who provided assistance and donations.

Regular Council Meeting
August 18, 2026

Debbie Dubose, Library Director also recognized Maria Silva for her volunteer service supporting library programs for children.

The fifth order of business was employee recognition. City Administrator David Jordan presented the Director of the Year Award to Pete Sanchez, Director of Public Works, recognizing his leadership, infrastructure expertise, and emergency response service. Mayor Cook echoed what City Admin Jordan had to say. Devine is truly blessed to have Pete Sanchez as the Director of Public Works.

The sixth order of business was to approve the meeting minutes for July 6, 2026. Alderman Miller made a motion to approve the meeting minutes from July 6, 2026. Alderman Hernandez seconded the motion. Motion carried 4-0. Alderman Gonzales absent.

The seventh order of business was to consider and act upon a noise variance and request for street closures (S. Washington and College Ave) for the annual St. Joseph's Octoberfest for October 3, 2026. Jimmy Morales a representative from St. Joseph's Church spoke about the upcoming festival and the specifics on the request. This is an annual festival and they work hand in hand with Devine PD for accommodations. Alderman Hernandez made a motion to approve the request for a noise variance and street closures. Alderman Valle seconded the motion. Motion carried 4-0. Alderman Gonzales absent.

The eighth order of business was to consider and act upon a resolution authorizing the submission of a Texas Home Investment Partnerships Program Application to the Texas Department of Housing and Community Affairs for participation in the Home Program.

City Secretary Michelle Martin presented a resolution authorizing an application to the Texas Department of Housing and Community Affairs. The program supports eligible low-income homeowners with home rehabilitation. City Admin Jordan stated that there is approximately \$150,000 in grant funding per home, a City commitment of approximately \$17,000 per home for administrative and closing costs. There are two applications under review, and a third on a waiting list. Alderman Miller asked where the \$80,000 is coming from. City Admin Jordan clarified where the funds are coming from. Alderman Hernandez made a motion to approve the resolution. Alderman Miller seconded the motion. Motion carried 4-0. Alderman Gonzales absent.

The ninth order of business was to discuss concern about Animal Control's policies and procedures.

Animal Control Officer Shiana Mercer presented a chronology of reports and enforcement concerning dogs reported at large near Dubose Drive between November 2025 and May 2026. She also spoke about the incident involving the unfortunate death of a dog named Pearl on May 1st. She described approximately 14 citations, officer responses, ownership verification, video and photographic evidence, and the surrender and euthanasia of the two dogs involved in this case on May 14. Mayor and Council asked her clarifying questions about animal registration, microchipping, fencing, repeat violations, seizure authority, nuisance provisions, and consistency of enforcement. Council brought up concerns about the 14 citations being issued. Paula Samudio also spoke and she questioned record accuracy, documentation of euthanasia, citation and warrant follow-through, and uniform application of procedures in regards to her case with Animal Control. Animal Control Officer and Devine PD responded to questions and Council expressed interest in reviewing

Regular Council Meeting
August 18, 2026

ordinances and procedures within state-law limits. This was a discussion only. No formal action was taken by council.

The tenth order of business was to consider and act upon the proposed Employee Benefits' Plan for FY 2026-2027.

Ernest Munoz of Frost Insurance presented the employee benefits renewal. Aetna's medical renewal was presented with a 9.8% increase. Two plan options were discussed: a \$3,000 deductible base plan and a \$1,500 deductible buy-up plan, with the City contribution being at \$769 per employee. MetLife dental, vision, and life rates will remain the same. Employee Open Enrollment will be taking place on August 27, 2026. Alderman Miller made a motion to approve the benefits plan with the two medical options of \$1500 and \$3000 deductibles. Alderman Hernandez seconded the motion. Motion carried 4-0. Alderman Gonzales absent.

The eleventh order was discussion and presentation on the Budget for FY 2026-2027.

Cassandra Maldonado, City Accountant followed up on some outstanding questions that council had in previous meetings about the Child Safety Fund. The other question

City Administrator David Jordan presented a proposed General Fund Budget for FY 2026-2027 of approximately \$5.7 million and Water and Sewer Fund budget of approximately \$5.07 million. Topics included police staffing and equipment, streets, sanitation, capital projects, lift station improvements, debt service, reserves, and a proposed 5% salary adjustment. The presentation discussed approximately \$486,500 of fund balance for one-time capital improvements and approximately \$1.26 million in lift station work. Alderman Miller made a motion to proceed and approve the proposed budget as presented, subject to the applicable public hearing process. Alderman Valle seconded the motion. Motion carried 4-0. Alderman Gonzales absent.

The twelfth order of business was discussion and record vote on the tax rate to support the Budget for FY 2026-2027.

City Admin Jordan presented the proposed tax rate of \$0.590000 per \$100 of taxable valuation, described as maintaining the previous year's total rate. Council discussed the maintenance-and-operations and debt-service components. Alderman Miller made a motion to adopt the proposed tax rate of \$0.590000 per \$100 of taxable valuation to support the budget for FY 2026-2027. Alderman Lance seconded the motion.

The recorded roll call vote to approve the Preliminary FY 2026-2027 Tax Rate is as follows:

Alderman Gonzales – Absent

Alderman Hernandez- Aye

Alderman Miller – Aye

Alderman Valle- Aye

Alderman Lance – Aye

Regular Council Meeting
August 18, 2026

Motion carried 4-0. Alderman Gonzales absent.

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. Mayor and council went to executive session at 9:25pm.

The fourteenth order of business was to reconvene into regular session and consider action, if any, on items discussed in Executive Session. Mayor and Council reconvened into regular session at 9:47pm. No action was taken during executive session. Alderman Hernandez made a motion to approve the amended City Administrator's contract as discussed in executive session and authorize the Mayor to finish the final contract. Alderman Valle seconded the motion. Motion carried 4-0. Alderman Gonzales absent.

Informational Items

An update on the four corners was provided with progress being made at three of the four locations. Public Works is doing a great job with this project.

Alderman Hernandez brought up paving priorities for Davis and Crouch Street. Those are the two worst streets he is aware of in the city. Alderman Miller stated that College Street to Windy Knoll also needs to be addressed. City Admin Jordan stated there may be some funds available for street repair from the CD funds. Mayor Cook encourages residents to call and report potholes.

Alderman Miller shared a concern about bulk and brush collection issues involving rental property cleanouts and possible code compliance responses. He stated that it seems that the City is paying for this and being taken advantage of.

The sixteenth order of business was to adjourn.

With no further business to come before Council, Alderman Miller made a motion to adjourn. Alderman Hernandez seconded the motion. Motion carried 4-0. Alderman Gonzales absent. The meeting ended at 10pm.



City Secretary



Mayor