

Minutes
Special Council Meeting
September 8, 2026

On this 8th day of September 2026, at 6p.m., the City Council of the City of Devine convened for a Public Hearing on the Proposed Budget for FY 2026-2027/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:

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.

FY 2026-2027 Proposed Budget Public Hearing

The Public Hearing of the Governing Body of the City of Devine was called to order at 6:03 p.m.

City Administrator David Jordan presented an overview of the proposed Fiscal Year 2026–2027 Budget. He noted that the City has conducted multiple open budget workshops and that notice of the public hearing had been published in the newspaper and on the City's website. A hard copy of the proposed budget had also been made available for public review at City Hall.

Highlights of the proposed General Fund Budget included:

- Maintaining the current property tax rate of approximately \$0.59 per \$100 valuation.
- A proposed 5% salary adjustment for City employees.
- Approximately \$827,500 in capital improvements.
- Use of approximately \$486,500 from fund balance for one-time capital purchases rather than incurring additional debt.

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- Addition of a full-time Police Evidence Clerk who would also assist with dispatching and administrative duties.
- Funding for a second School Resource Officer in partnership with the school district.
- Implementation of Police Department certification pay.
- Maintaining approximately six months of General Fund operating reserves.
- Public Works capital purchases, including two RAM 2500 trucks, a Hydrovac trailer, asphalt roller, tractor and shredder, trench shoring equipment, light tower, concrete mixer, and other equipment.
- Police Department capital purchases, including three patrol vehicles with upfitting, dash cameras, radar equipment, an evidence locker, and an Axon body-camera system, with anticipated grant assistance.

The proposed Water and Sewer Fund budget included approximately \$1.26 million in infrastructure investments, a 5% employee salary adjustment, and approximately four months of operating reserves.

Water and wastewater projects discussed included continued improvements to the Warhorse Water Tower and groundwater storage infrastructure, generators, security fencing, lift-station rehabilitation, wastewater treatment plant aerator rehabilitation, storage facilities, and a roll-off dewatering system.

City Admin Jordan reported that the City's improved financial position had helped it maintain an AA credit rating and obtain favorable borrowing rates for infrastructure improvements.

Council discussed the progress made in addressing aging City infrastructure, particularly water, wastewater, and street infrastructure. City Admin Jordan also discussed efforts to map existing underground infrastructure and coordinate future street paving with planned utility replacements.

Additional discussion included staffing and training improvements within Public Works, the Police Department, City Hall, Finance, Municipal Court, and the Library, as well as increased emergency preparedness and community engagement.

The Mayor opened the floor for public comments. There were no residents or community members that spoke on the proposed budget for FY 2026-2027.

The Budget Public Hearing was closed at approximately 6:41 p.m.

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Mayor Butch Cook called the special council meeting to order at 7:01pm.

The second order of business was to consider and act upon approving the Budget for FY 2026-2027.

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City Administrator Jordan reviewed the budget process, noting that multiple budget workshops and the required public hearing had been conducted and that staff was presenting a balanced budget for Council consideration.

A motion was made by Alderman Hernandez to approve the Budget for Fiscal Year 2026–2027. Alderman Gonzales seconded the motion. Motion carried 5-0.

The recorded roll call vote to approve the FY 2026-2027 Budget is listed as the following:

Alderman Gonzales – Aye

Alderman Hernandez- Aye

Alderman Miller – Aye

Alderman Valle- Aye

Alderman Lance – Aye

Motion carried 5-0.

The third order of business was to consider and act upon adopting an ordinance establishing the Budget for FY 2026-2027 beginning October 1, 2026.

A motion was made by Alderman Hernandez to adopt the Ordinance #2026-0908 establishing the Budget for FY 2026-2027 beginning October 1, 2026 in the total amount of \$11,819,719.

The recorded roll call vote is as follows:

Alderman Gonzales – Aye

Alderman Hernandez- Aye

Alderman Miller – Aye

Alderman Valle- Aye

Alderman Lance – Aye

Motion carried 5-0.

The fourth order of business was to consider and act upon adopting the FY 2026-2027 Tax Rate.

Council discussed the proposed tax rate, consisting of:

- Maintenance & Operations Rate: approximately \$0.48 per \$100 valuation
- Debt Service Rate: approximately \$0.1036 per \$100 valuation
- Total Tax Rate: approximately \$0.59 per \$100 valuation

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City Attorney Cate stated that the tax rate must be voted upon in a separate meeting and cannot be voted in this council meeting at this time. He recommended postponing action until the following meeting. A motion was made by Alderman Miller to table Agenda Item 4 until the next council meeting on September 15th. Alderman Valle seconded the motion. Motion carried 5-0.

The fifth order of business was to consider and act upon adopting an ordinance for FY 2026-2027 Tax Rate of \$.5900 on each \$100 valuation of property.

City Attorney Cate stated that the tax rate must be voted upon in a separate meeting and cannot be voted in this council meeting at this time. He recommended postponing action until the following meeting. A motion was made by Alderman Miller to table Agenda Item 5 until the next council meeting on September 15th. Alderman Valle seconded the motion. Motion carried 5-0.

The sixth order of business was to consider and act upon approving Go Medina Economic Development Foundation Annual Membership.

City Administrator Jordan discussed renewal of the City's annual membership in the Go Medina Economic Development Foundation at approximately \$4,324. He reported increased activity and participation with Go Medina, including the development of a City of Devine economic-development profile and submission of Devine for approximately ten potential development projects. Council discussed the value of the membership and requested more frequent updates regarding economic-development leads and activities, potentially on a quarterly basis.

Alderman Miller made a motion to approve renewal of the City's Go Medina Economic Development Foundation annual membership. Alderman Hernandez seconded the motion. Motion carried 5-0.

The seventh order of business was to approve the 2027 Routine Airport Maintenance Program (RAMP) Grant.

City Admin Jordan presented the annual TxDOT Aviation Routine Airport Maintenance Program grant. The grant provides up to \$100,000, with a 90% state / 10% City match. Some potential projects include a water well and improvements to the taxiway/access area behind the airport hangars. Previous RAMP funds have supported hangar doors, LED lighting, electrical improvements, and hangar repairs.

Alderman Miller made a motion to approve the 2027 Routine Airport Maintenance Program grant. Alderman Hernandez seconded the motion. Motion carried 5-0.

Agenda Items 8–11 – Consent Agenda

The following items were presented as a Consent Agenda:

- Item 8: Approve meeting minutes from July 21, 2026.
- Item 9: Approve the new City of Devine Employee Policy Manual.
- Item 10: Council annual acknowledgment of Conflict of Interest and Code of Conduct.

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- Item 11: Council annual Cybersecurity and Artificial Intelligence Training

Alderman Miller made a motion to approve Consent Agenda Items 8 through 11. Alderman Gonzales seconded the motion. Motion carried 5-0.

Informational Items

Four Corners Beautification Project: The Mayor reported that three of the four downtown corner beautification projects were approximately 99.5% complete. An automatic irrigation controller had been installed to operate the watering system remotely. Some plants will be replaced when temperatures cool.

The Garden Club has offered to take responsibility for the remaining corner and develop its own design, with the City assisting with site work and materials as needed. The goal is to complete the project before the Fall Festival.

Downtown Market Days: Council discussed the recent downtown Market Day and reported positive community feedback and attendance. The event is expected to continue monthly.

Golf Course Building: City Admin Jordan reported that repairs needed at the golf course building had been identified. Public Works will replace damaged planks and complete painting and other improvements to improve the appearance of the facility.

City Maintenance Building: Jordan also reported that a request regarding repairs to the City maintenance building had been received and could be brought back to Council for consideration.

18-Wheeler Parking Compliance: Juanita Romero Permits Director reported that approximately 16 residences had been identified for potential compliance issues involving 18-wheeler parking. Notices would be sent advising affected residents of the 10-month period previously authorized by Council to locate alternative parking arrangements.

The thirteenth order of business was to adjourn. A motion was made by Alderman Miller to adjourn the meeting. Alderman Lance seconded the motion. Motion carried 5-0.

The meeting was adjourned.



City Secretary



Mayor