Minutes
Regular Council Meeting
April 19, 2016

On this 19th day of April 2016, at 6:00 p.m., the City Council of the City of Devine convened in a Regular Meeting; the same being opened to the public at their regular meeting place; thereof, at City Hall, 303 S. Teel Drive, Devine, Texas. 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 William L. Herring
Alderman Hal Lance
Alderwoman Kathy Wilkins
Alderman Steve A. Lopez
Alderman David Espinosa

Absent being Alderman David Valdez, thus, constituting a quorum.

Personnel present: Joe Ramos, City Administrator; Dora V. Rodriguez, Assistant City Administrator/ City Secretary; Denise Duffy, City Accountant; and Tom Cate, City Attorney.

Others present: Marly Davis, Devine News; Steven Santana, Medina Valley Times; Reverend Harold Dailey, First United Methodist Church; Haley Curry, San Antonio, Texas; Ruby Vera, Natalia Texas, Lance Elliott, TIF Consultant; and Sonia J. Lance, Devine, Texas.

Mayor Herring presiding, called the meeting to order. Reverend Harold Dailey delivered the Invocation and Mayor Herring led the Pledge of Allegiance.

The first order of business was the Visitor/Citizens Forum.

No one signed up to speak under this item.

The second order of business was Recognition.

There was no recognition at this time.

The third order of business was to discuss and consider Adopting a Proclamation for Older Americans Month 2016.

Council reviewed Proclamation and heard from Ms. Ruby Vera, a Medina County representative from the Alamo Area Council of Governments (AACOG) for Aging Services. She informed Council that a coalition has been formed to bring additional services to the communities of Medina County and talked about a social event which they want to put together for senior citizens on programs available to anyone over the age of 60 years old. She also talked about free legal services available, and said volunteers are needed for this social event.

Motion by Alderman Lance, seconded by Alderman Lopez to Adopt Proclamation for Older Americans Month 2016.

Proclamation attached as Exhibit A.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The fourth order of business was to discuss and consider Approval of Minutes: Regular Meeting, March 15, 2016.

Council reviewed minutes.

Motion by Alderwoman Wilkins, seconded by Alderman Espinosa to approve minutes for Regular Meeting, March 15, 2016.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The fifth order of business was a presentation on STEER – Haley Curry.

Council heard Ms. Haley Curry give a presentation on STEER (South Texas Energy and Economic Roundtable); she is the Vice President of Internal Affairs. She gave Council an update on oil news, news in Washington, and basically what is going on in South Texas with the oil drilling companies and the Eagle Ford Shale. She also touched on natural gas pipeline companies.

The sixth order of business was to discuss and consider Adopting an Ordinance annexing property into Tax Increment Reinvestment Zone Number Two (2), City of Devine.

Mr. Lance Elliott, TIF Consultant, addressed City Council and explained that what they would be doing is just ratifying the TIRZ Board action that they took earlier in the evening.

Council reviewed ordinance.

Motion by Alderwoman Wilkins, seconded by Alderman Lance to Adopt Ordinance 4-16 annexing property into Tax Increment Reinvestment Zone Number Two (2), City of Devine.

Ordinance attached as Exhibit B.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The seventh order of business was to discuss and consider entering into an Interlocal Agreement between the City of Devine, Texas, Medina County, and Reinvestment Zone Number Two (2), City of Devine, Texas.

Mr. Lance Elliott, TIF Consultant, addressed City Council and explained that again, Council would be ratifying what the TIRZ Board did and then we will be referring the Interlocal Agreement to the City Attorney for his review/approval amendment, and then it will be taken to the County Attorney for his review as we go to Commissioner's Court.

City Administrator Joe Ramos added that at the TIRZ Board Meeting, when discussing the change in the boundaries and the financial plan under this item, the financial plan was supposed to be attached to this Interlocal Agreement. He said it did not get attached so we will need to address that at another meeting (tentatively next week) before we go to Commissioner's Court, just to ratify. He added that once the attorneys from both sides review this, they may revise some of the language.

Motion by Alderman Espinosa, seconded by Alderman Lopez to approve entering into an Interlocal Agreement between the City of Devine, Texas, Medina County, and Reinvestment Zone Number Two (2), City of Devine, Texas.

Interlocal Agreement attached as Exhibit C.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The eighth order of business was to discuss and consider entering into a Consulting Agreement between the City of Devine, Texas and TIF Services of South Texas.

Council reviewed description of consultant's service, back page of agreement. Mr. Lance Elliott, TIF Consultant, clarified that he charges $125.00 an hour for a few things, but if it's strictly work for an appraisal district or just compiling data, he charges $45.00 an hour.

Motion by Alderwoman Wilkins, seconded by Alderman Lance to approve entering into a Consulting Agreement between the City of Devine, Texas and TIF Services of South Texas.

Consulting Agreement attached as Exhibit D.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The ninth order of business was to discuss and consider Adopting an Ordinance for No Parking for the following:

A. Intersection of College and Bright
B. Oak Hill Drive
C. Portions of SH-132

City Administrator Joe Ramos held lengthy discussion in detail with Council on some of the parking issues at each of the above locations which need enforcement in cleaning up.

Council reviewed the ordinance and held discussion that the ordinance would be effective immediately upon passage, approval and publication as provided by law, and it shall not be enforced until the proper signs have been erected.

Motion by Alderwoman Wilkins, seconded by Alderman Espinosa to Adopt Ordinance 4-16A for No Parking for the following:

A. Intersection of College and Bright
B. Oak Hill Drive
C. Portions of SH-132

Ordinance attached as Exhibit E.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The tenth order of business was to discuss and consider Adopting Core Values for all city employees.

Council reviewed the list of Core Values which we want our city employees to represent.

City Administrator Joe Ramos gave a brief explanation to Council of how this came about between he and his department heads.

Motion by Alderman Espinosa, seconded by Alderman Lopez to adopt the Core Values for all city employees.

List of Core Values attached as Exhibit F.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The eleventh order of business was to discuss and consider Adopting Vision/Mission Statement for City of Devine.

Council reviewed the Mission and Vision Statements. City Administrator Joe Ramos informed Council that the Vision Statement is just a dream of what we would like the City to be, and the Mission Statement tells how we make that vision come to light. It will be used as a marketing piece and also be part of our economic development page on our website.

Motion by Alderman Lance, seconded by Alderwoman Wilkins to adopt Vision/Mission Statement for City of Devine.

Vision/Mission Statement attached as Exhibit G.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The twelfth order of business was to discuss and consider the change submitted by the Public Utility Commission of Texas on right-of-way access line rates.

City Attorney Tom Cate addressed Council and explained this has come before Council in the past and we've never gone higher than what the base rate is by the Public Utility Commission of Texas.

Lengthy discussion was held between Council and City Attorney Tom Cate on the maximum and default rates, and what we should do. He told Council that basically we do not have to do anything if we stay with the default rates for 2016, which are the same as our 2015 rates. These rates are passed on to the consumer; the consumer is paying this.

Motion by Alderman Lopez, seconded by Alderwoman Wilkins to go with the default rates for 2016 as presented by the Public Utility Commission of Texas on right-of-way access line rates.

PUC Rates attached as Exhibit H.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The thirteenth order of business was to discuss and consider a Resolution denying AEP-Texas Central Company's request for approval of a Distribution Cost Recovery fee and the hiring of the law firm of Lloyd Gosselink to contest such fee.

City Attorney Tom Cate held lengthy discussion and recommended to Council that they approve this resolution denying AEP's public rate increase. He also explained it will not cost the City anything to hire the law firm of Lloyd Gosselink; AEP will pay for this.

Motion by Alderman Lance, seconded by Alderwoman Wilkins to approve the Resolution 4-16B denying AEP-Texas Central Company's request for approval of a Distribution Cost Recovery fee and the hiring of the law firm of Lloyd Gosselink to contest such fee.

Resolution attached as Exhibit I.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The fourteenth order of business was to discuss and consider Adopting Amendment of Interlocal Agreement between the City of Devine and Devine ISD.

City Administrator Joe Ramos held discussion with Council over previous Interlocal Agreements with Devine ISD over the School Resource Officer and vehicle for the School Resource Officer and the school asking for an amended agreement, which will be taken to them at their next board meeting in May.

Motion by Alderman Lopez, seconded by Alderman Espinosa to adopt an Amendment of Interlocal Agreement between the City of Devine and Devine ISD.

Amendment of Interlocal Agreement attached as Exhibit J.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman David Valdez

Motion carried.

The fifteenth order of business was to review the Quarterly Report.

Council reviewed report.

The sixteenth order of business was Informational Items.

City Administrator Joe Ramos went over some things with Council; namely:

- O'Reilley's opened up Saturday but won't we doing a grand opening until another 30 days.
- Dollar Tree, previously Family Dollar, will be having their grand opening on Saturday, April 30, 2016 at 8:45 a.m.
- Tractor Supply is already remodeling their store, the old Alco building, and will be opening within the next 60 days, so we should be hearing from them when they plan to have their grand opening.

- A Workforce Solutions Meeting was hosted by City Administrator Joe Ramos last week here in Devine at the Community Center. It was a good turnout with people from surrounding counties, including some from San Antonio.
- Welcoming Signs – Mr. Ramos is currently working with the Devine High School art class and Mr. Larry Arias of ZGRAFIXS on looking into a project to update the two Welcoming Signs coming in to Devine on SH-173 (coming in from Hondo) and on SH-132 (coming in from Natalia).
- Devine Drive-In Movie Nights – For the summer, the City of Devine will be hosting Devine Drive-in Movie Nights on the last Saturday of May, June, July and August when we plan to have a community-wide movie night at the football field. The first movie to air on May 28th will be sponsored by the City and Devine Chamber of Commerce.
- Murphy Gas – They should start construction in June, and their plans are to complete construction and be open for business by October, 2016.
- Devine VFW – Plans to have a Memorial Day Celebration.

There being no further business to come before the governing body, motion made by Alderman Lance to adjourn the meeting.

Ayes	--	Four
Nays	--	None
Absent	--	One – Alderman Valdez

Motion carried.

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Mayor

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City Secretary