



# REGULAR CITY COUNCIL MEETING

Tuesday, July 08, 2025 at 7:00 PM

CITY COUNCIL CHAMBERS - 120 Paint Rock Street, Eden, TX

Off: 325-869-2211 | Fax: 325-869-5075

---

## MINUTES

---

### 1. CALL TO ORDER AND ROLL CALL

Mayor Rodgers called the meeting to order at 7pm.

#### Mayor and Council Members

PRESENT

Mayor Renae Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Council Member Tanya Garcia

ABSENT

Mayor Pro Tem Jennifer Martinez

#### Staff

City Administrator Priscilla Aguirre

Assistant to Administrator Melanie Lozano

Public Works Ronnie Winans

Consultant Ryan Mckinnis

### 2. INVOCATION

A. Ray Torres

Invocation was given by Ray Torres.

### 3. PLEDGES TO THE FLAGS

A. "I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."

B. "Honor the Texas flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible."

Pledges to both the United States and Texas Flags were said by all in attendance.

### 4. WORKSHOP

No action to be taken. Staff reports regarding Current Projects and Plans, Ordinances and Compliance, Water Usage, Grant Opportunities and Status of Current Grants, Economic Development, Business, and Other Agenda Items listed below.

A. Public Works – Ronnie Winans

We conduct our daily readings and residual checks at the sewer and water plants and have received several animal control calls. Our tasks include meter readings, service disconnections, and various projects based on work orders from the office staff.

We are currently pumping sludge into de watering containers and have pulled pumps at the sewer plant due to trash and cleaned lift stations. Several faulty meters have been replaced, and we are pumping down chlorine contact chamber. We filled in several holes around town with caliche.

We did a water kill out on Blanchard and Highway 83, Paint Rock and Lee Streets. We installed water taps for Butterfly Park, Sunoco, and the old Chevrolet dealership.

Additionally, we repaired two water leaks on Highway 87 and fixed sewer backups at 717 Canning Street and 700 Stock Pen Road. We maintained swimming pool chemicals, replaced a valve at Richard Doane's meter, mowed city properties, and installed speed limit and stop signs.

B. B. City Administrator - Priscilla Aguirre

June Scheduled Items

3 Participated in the Texas Municipal Clerk Association Certification Program Orientation

10 Final Meeting with Texas Tourism Friendly Representatives; Regular Council Meeting

11 Melanie and I met with gWorks to discuss the city's Chart of Accounts

13 Melanie and I met with the National Fitness Campaign representative and informed him we would like to obtain further details regarding the project.

22 Met with a fertilization and Pesticide Consultant at Concho Springs

25 Met with Consultant to assist a staff member with testing for water license

30 Beautification Meeting; Zoning and Planning Meeting

Open Projects

USDA water Projects – Digg has completed the Transfer pump relocation and installation; a vibration test; road patching, SCADA installation, and kill outs is all that is left on the project. About 90% complete- The City of Eden is awaiting scheduling from TracNtrol- submittals have been sent by TracNtrol but are awaiting approval from EHT.

USDA – Sewer- SCADA needs to be completed and Huber needs to be scheduled for the startup of the bar screen. About 95% complete -The City of Eden is awaiting scheduling from TracNtrol.

TXDOT – The TXDOT Phase II step -Step II; EHT is in the procurement process for the bore necessary for this project.

In June we were fortunate to have Shan Click and Mike Turner continue to volunteer to cut the greens at Concho Springs, they have been great assets to the course. Dale Caffey and Gene Bowden have continued volunteering to mow the fringes and fairways. The course suffered damage from the July 2 flooding. We have done minor repairs on several golf carts. Public Works has flushed a lot of the irrigation lines and sprinklers and found sprinklers on the fairways. I have made contact with a consulting superintendent who will be here Thursday. We have been in communication with Fuzz, who is still awaiting the course soil samples for review and setting up a fertilization and pesticide schedule. Public Works and Parks departments have come together in effort to maintain the course on Mondays, with the abundance of rain we have been blessed with it is taking all staff to keep up with grass growth. We have purchased several traffic control signs and have installed several and are awaiting a few more. We have had several permit requests, animal control and code calls. We are on our last steps of migrating to our new software and will hopefully be able to start testing in the next month.

**5. EXECUTIVE SESSION**

The City Council for the City of Eden has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071

(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices, and 551.086 (Economic Development).

A. 551.071 (Consultation with Attorney)

- a) Updates, change order request, overages, for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

With no new information available for this item, Council decided there was no need to Executive Session at this meeting.

**6. PRESENTATIONS BY CITIZENS**

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Mayor. The Mayor and City Council may establish a time limit as necessary.

Laura Sherwin introduced herself as being the property owner to the right of the library. She is concerned about the property next to hers that is collapsing and resulting in water coming into her property under the walls. She is revisiting this issue to see if any inspections or plans have been done. The owner has been contacted and given options. She will look into being placed on the agenda. She wanted to grant permission for any inspector or city worker to be on her roof if needed.

Ray Torres wanted to express his appreciation on the city's effort at the golf course. He also suggested that signs be posted at the golf course to keep golfers, as well as, non golfers off the course while it is being repaired.

**7. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF**

A. Eden Economic Development Corporation's Monthly Report- Laura Bowden, Eden Economic Development Corporation Coordinator

Updated on the Spirit of Eden Fund for Art Murals. Attended monthly City Council Meeting and gave a report. The June Farmers Market was well attended. Still Waiting for USDA grant announcements - One for the Warehouse Renovations and one for Texas Downtown Assessment and the Strategic Plan. Working on updates to our website. I have been going through each page (there are over 30 edited pages). I am getting closer. Compiled and Distributed packet on Marketing your small business to our local small businesses. Working with a potential new business start-up. Governors Designation as a Tourism Friendly City. Working with a business owner on a rental property. Met with a potential Client about a small business grant. Met with James Rannefeld, President of EHPA to work on an adjustment to agreement to annex some museum items into the warehouse. Attended a Texas Downtown Roundtable in Brownwood Texas. Worked with SBDC on marketing first of four webinars targeted to our local entrepreneurs. Met with Matt Odom ECISD Admin. - Eden Arts and Cultural Day in April 2026. Attended the Community Relations meeting for Core Civic. Collaborated with the City on the 4<sup>th</sup> of July events.

**8. CONSENT ITEMS**

The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by a Council Member, in which event those items will be pulled from the consent agenda for separate consideration.

- A. Approval of Minutes of June 10, 2025 Meeting  
B. Approval of Financial Statement Month Ending June 2025

Motion was made to approve Consent Items A and B.

Motion made by Council Member Hall, Seconded by Council Member Gandy.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

C. Approval of the City of Eden Investment Report Month Ending June 2025

Council Member Hall asked if the IGA account was current. Mrs. Aguirre responded no. As of today, payments through May have been received, but we are still needing June and July. Council Member Hall then asked about the CDs, and Priscilla answered that the city receives around \$300 of interest per month for each CD. The CDs will be up for renewal in August, but the interest rate should stay about the same.

Motion made to approve Consent Item C.

Motion made by Council Member Hall, Seconded by Council Member Garcia.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

**9. BUSINESS**

**Consideration and Possible Action On:**

A. Eden Economic Development Corporation's request for \$10,000 to fund the Eden Economic Development Coordinator's salary for Fiscal year 2025-2026

Kit Hall explained that in the past the EEDC has been able to fund the Coordinator's salary with assistance from the Spirit of Eden. This year they will not be receiving any Spirit of Eden funds, and are asking the city for financial assistance if possible.

Motion was made to approve the Eden Economic Development Corporation's request for \$10,000 to fund the Eden Economic Development Coordinator's salary for Fiscal year 2025-2026.

Motion made by Council Member Dunaway, Seconded by Council Member Garcia.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

B. Eden Economic Development Corporation's budget amendments

The EEDC presented budget adjustments of \$3,000 from Other Projects to Building (Warehouse), \$2,500 from Attorney, \$1,000 from Downtown, \$5,000 from Other Projects, \$400 from Accounting and \$8,900 to Coordinator Salary to align their fiscal year with the City's.

Motion was made to approve the Eden Economic Development Corporation's budget amendments.

Motion made by Council Member Hall, Seconded by Council Member Garcia.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

C. Eden Economic Development Corporation's amendment to their bylaws to change their fiscal year

The EEDC bylaws state that their fiscal year begins August 1st and ends July 31st. They are requesting to change it to coincide with the City's fiscal year to begin October 1st and end September 30th.

Motion was made to approve the Eden Economic Development Corporation's amendment to their bylaws to change their fiscal year.

Motion made by Council Member Gandy, Seconded by Council Member Dunaway.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- D. Time Clock Plus's proposal to renew one year 06/30/2025- 06/29/2026 service agreement in the amount of \$2382.24

Priscilla explained that Time Clock Plus is the software that employees use to clock in and out. We had requested a 6 month service agreement initially, because Gworks has their own time and attendance module. After completing some training in Gworks, we will most likely will keep Time Clock Plus because it is more efficient to use.

Motion was made to approve Time Clock Plus's proposal to renew one year 06/30/2025- 06/29/2026 service agreement in the amount of \$2382.24.

Motion made by Council Member Hall, Seconded by Council Member Dunaway.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- E. Multi-purpose Center proposals for necessary updates to the building's outside wall.

Bids were up for repair work on the Multi-purpose Center. The concrete is coming apart above the side door. Unfortunately, only one bid has been received so far, because the two other companies interested couldn't make it because of the flooding in San Angelo.

Motion was made to defer action on the Multi-purpose Center proposals for necessary updates to the building's outside wall.

Motion made by Council Member Dunaway, Seconded by Council Member Hall.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- F. Eden Cemetery proposals for concrete work for plot curbing.

There are plots along the far entrance of the cemetery that haven't been developed and are lacking the curbing. Some of the plots are sold and will need the curbing to be uniform with the rest of the cemetery.

Motion was made to accept Tony Medders Construction's proposal for the the concrete work for plot curbing at the Eden Cemetery.

Motion made by Council Member Hall, Seconded by Council Member Gandy.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- G. Dockaltech's proposal to replace desktops and server.

Priscilla stated that the PCs are outdated. Dockaltech presented a proposal to replace PCs in increments of two along with the server. She informed Council that there is money left over in the City Hall budget for the cost.

Motion was made to replace the server and all desktops at once.

Motion made by Council Member Hall, Seconded by Council Member Dunaway.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- H. Updates, Maintenance, Management of City of Eden Swimming Pool

The swimming pool revenue report was given. For June the collections were as follows: admission revenue - \$1165, single passes-\$235, family passes-\$750 and \$810 concession sales.

- I. Updates, change order request, and overages for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects

For this item, there was nothing new to report.

- J. Updates, Maintenance, Management of Concho Springs Golf Course to include
  - a Golfcart Proposals
  - b Utility Task Vehicle Proposal
  - c Consultant Services Proposal
  - d Valve Proposal

Priscilla discussed updates and maintenance of the golf course and presented the proposals for the golfcart, utility task vehicle, consultant services and valve repair.

Motion was made to approve the proposal from Hawkins for the Bluestone Yamaha golf cart, defer action on the utility task vehicle proposal, approve the proposal for the consultant services to come twice a month, and defer action on the valve proposal.

Motion made by Council Member Hall, Seconded by Council Member Dunaway.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- K. July 8, 2025, Budget Adjustments

Motion was made to approve the July 8, 2025, Budget Adjustments.

Motion made by Council Member Hall, Seconded by Council Member Gandy.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- L. Approval of June 2025 Bills

Motion was made to approve the June 2025 Bills.

Motion made by Council Member Hall, Seconded by Council Member Garcia.

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- M. Set dates for 2025-2026 Budget Sessions and Public Hearings (2)

Priscilla will schedule and text out dates.

## 10. ADJOURN

The meeting adjourned at 8:43pm.

Attest:

---

Mayor Renae Rodgers

---

City Administrator Priscilla Aguirre