



# REGULAR CITY COUNCIL MEETING

**Tuesday, February 11, 2025 at 7:00 PM**

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

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

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## MINUTES

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### 1. CALL TO ORDER AND ROLL CALL

Meeting called to order at 7:00pm.

PRESENT

#### Mayor and Council Members

Mayor Renae Rodgers

Mayor Pro Tem Jennifer Martinez

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Council Member Tanya Garcia

#### Staff

City Administrator Priscilla Aguirre

Assistant to Administrator Melanie Lozano

Public Works Ronnie Winans

City Attorney Andrew Quittner

### 2. INVOCATION

A. John Curry - First Baptist Church

Invocation given by John Curry with the First Baptist Church.

#### 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.

### 3. 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

This month, we conducted our readings and daily residual checks at the sewer and water plant. We received several animal control calls. We carried out meter readings and cutoffs as needed. There was

a sewer stop up on Highway 83, which required us to dig up the main and replace about 10 feet of sewer pipe, and install a new tap. Additionally, we completed a water tap and a sewer tap for the contractor working on the highway. We have made progress on several projects based on the work orders created by the office staff. We have been pumping sludge to de watering conainters. We also pulled pumps at the sewer plant due to trash and cleaned the lift stations. Several meters were replaced because they were no longer reading. We have been pumping down chlorine contact chamber. Furthermore, we patched roads around town and trimmed trees. We filled in several holes with caliche. We addressed water leaks on Barnett Street, at the funeral home, along Burleson Street, and at the swimming pool. We moved all decorations from the old warehouse to the shop and painted the restroom in the council chambers. We spread rock along the pathway at Green Park and have begun watering the golf course and uncovering valves.

B. City Administrator - Priscilla Aguirre

January Scheduled Items

- 8 We participated in the TXDOT preconstruction meeting in Junction to update us with phase I of their project.
- 9 Andrew and I Participated on a call with WRT Water Remediation Tech, LLC to discuss the renewal of our service agreement.
- 14 We had our public hearing for the reinvestment zone at 6pm and our regular session meeting at 7pm.
- 15 I participated in a Bojorquez City Essentials Code Enforcement A-Z course. I participated in a TCEQ Tier II reporting training.
- 16 We participated in a call with RCI to gain knowledge of our digitized files.
- 22 & 23 I attended the Election Law Seminar in Round Rock, where I gained a great amount of knowledge regarding uniform elections.
- 29 I participated in the Keep Texas Beautiful Spring Cleanup webinar.

Open Projects

- USDA water Projects – Digg has begun the Transfer pump relocation; road patching, new software and hardware needs to be installed. About 90% complete
- USDA – Sewer- Screen is in place. Electricians need to perform the electrical work and complete the tie-ins and set 1 manhole, the new computers, software still need to be installed. About 90% complete
- TXDOT – We are working with 3LW Civil reviewing plans. They are still in Phase I, widening at the intersection of 83/87 and shifting traffic and redoing striping.
- In January we had a cold first week, staff salted sidewalks and door entrances in an effort to keep all safe. We met with a local vendor to receive an estimate to fix the fence at the City Swimming Pool. We moved the Lion's Club monument to Earl Rudder Park. We took down all Christmas decorations and stored them safely. We replaced a urinal in the outside bathroom at Pfluger Park. We replaced the stained ceiling tile at the Multipurpose Center, painted the entire building and had it deep cleaned. We replaced the water heater at City Hall. We serviced the AC unit in the Champion building. We deep cleaned the business incubator, fixed ceiling tile, patched walls, and installed light plates to prepare for leasing. We spruced up Green Park walking trails, by spreading red rock on them. We assumed operations at Concho Springs golf course, cleaned the pro shop, cleared the brush from the course, fixed a couple of golf carts with minor issues such as tires, installed all the valves on the greens, began watering tee boxes and greens. We have been in

contact with surrounding course greenskeepers and superintendents to assist with operation inquiries. We have had several building permit requests and animal control calls. We continue to enter data into gWorks our new software. We met with our auditor, gathered, generated all requested reports and financial documents.

#### **4. 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. 551.086 (Economic Development)

- a. Project Transmission Line
- b. Project Energy

B. 551.071 (Consultation with Attorney)

- a. Concho Springs Golf Course
- b. Updates, change order request, overages, for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

C. 551.072 (Deliberations about Real Property)

- a. Commercial Lease Agreements

Council went into Executive Session at 7:14pm to discuss Economic Development, Consult with Attorney and Deliberate about Real Property. Mayor Rodgers invited Todd Powell with USDA to join them in Executive Session.

Council adjourned Executive Session at 8:20pm.

There was no action from Executive Session.

#### **5. 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.

No members of the public made a comment.

#### **6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF**

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

1. Updates on any ongoing projects: Project Burnt house, roof on Foster Building, Meter and electricity installation at warehouse row, and Façade Applications
  - Met with Contractor at Warehouses for USDA grant bid – ceiling and possible kitchen in middle and replacement of canopies in Green Apple Room
  - Worked on our application process for Burnt House Project.
  - Met with Ralph Gevera an electrical contractor to re install electrical line to middle warehouse
2. Participated in a webinar for TEDC - Webinar: Entrepreneurship as Workforce Development
3. Layla and I are registered for the TEDC Legislative Conference in Austin on Feb 25th-26th
4. Prepared Letter of Intent and mailed to Spirit of Eden for Art Murals.

5. Attended 2 Keep Texas Beautiful Webinars – Monarchs and Pollinators/ Keep Texas Beautiful - Spring Clean-up schedule and supplies available through KTB.
6. Met with potential client and partner – went over programs and their next steps in our process.
7. Wrote grant for Governor’s Achievement Award Grant and met with key organizations to give most accurate information for the grant application.
8. Attended and reported information at the Eden Chamber of Commerce Luncheon
9. Attended training hosted by SBDC in San Angelo with our local entrepreneur Cindy Gonzales- The Training pertained to Marketing your business.
10. The Mayor and I attended the quarterly TMCN meeting in Abilene and did some networking along with attending presentation on Legislative Highlights and Key Tips for Big Conversations by Vice Chancellor, TSTC Gail Lawrence- The Governor’s State of The State will air February 2nd@5:30 pm
11. Worked with Lynda and James’s on his Retirement/ Birthday Party at Warehouse- January 25th and attended party. We had a great time!!
12. Working on application for the Certification Program- Texas Friendly Tourism
13. Waiting to hear back from Texas Downtown Association about doing a possible assessment and workshop for our downtown businesses.
14. Met with the Business Trainer- Elizabeth Dantzler at the SBDC in San Angelo to bring some trainings to Eden for our local business clients
15. Working with Mayor and James Rannefeld on an event- Eden’s Birthday Celebration- flyer attached
16. Working on Farmers Market/ Craft Fair 2025- starts in March – attached flyer
17. Attended Congressman August Pfluger’s Town Hall Meeting
18. Business Spotlight- Giersch Taxidermy an EDC program Recipient celebrates 15 years of business in Eden
19. Worked on strategic Plan updates
20. Ongoing Website Updates

## **7. 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. Minutes from January 14, 2025
- B. Approval of Financial Statement Month Ending January 2025
- C. Approval of the City of Eden Investment Report Month Ending January 2025

Motion was made to approve Consent Items A-C.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

## **8. BUSINESS**

**Consideration and Possible Action On:**

- A. Eden Economic Development Corporation's recommendation of project funding (loan/grant up to \$10,000) partnership between Eden Economic Development Corporation, Eden State Bank (or other financial institution) LoBoz, to assist with entrepreneurship, startup.

Jamie Bozek and Loretta Shirly went to the Eden Economic Development Corporation (EEDC) to ask for a grant/loan to get their business of a BBQ Food Truck started. The EEDC approved the project funding of up to \$10,000.

Motion was made to approve the grant/loan to LoBoz of \$10,000.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- B. The submission of an application for financial assistance from the Texas Water Development Board for water system improvements through the Drinking Water State Revolving Fund

The city applied for a grant in 2022 and there were issues with the audit not being current. Mrs. Aguirre informed Council that there is still an opportunity for the city to apply for funds for 2024, as well as, 2025. She is requesting approval to send an application for any projects that the city may be in need of. The due date for the applications will be in March 2025. Council Member Hall asked if items B and C were the same. Priscilla said that one was for water and the other for sewer. The last grant that the city applied for was in the amount of 3 million dollars.

- C. The submission of an application for financial assistance from the Texas Water Development Board for wastewater system improvements through the Clean Water State Revolving Fund.

Motion was made to approve items B & C, applications for financial assistance from the Drinking Water State Revolving Fund and Clean Water State Revolving Fund.

Motion made by Council Member Hall, Seconded by Mayor Pro Tem Martinez.

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- D. Veterans of Foreign Wars Post 8549 request to add a Veteran's Memorial Stone near the flagpole at the City of Eden Cemetery.

Omar Saldibar with VFW Post 8549 made a presentation for a project that would add a Veteran's Memorial at the City of Eden Cemetery Flagpole area. An estimate for one memorial that measures 4 feet by 6 feet would cost \$30,000. The VFW would sell engraved bricks as a fund raiser for the Memorial. The bricks purchased will allow them to add a walkway in front, to the side, or around the Veteran's Memorial, therefore honoring Veterans of the Military and other agencies such as the Fire Fighters, Police, Sheriff, City Leaders, local businesses and Youth Organizations. The VFW would profit \$20 for each brick.

Motion was made to allow the Veterans of Foreign Wars Post 8549 to proceed with their fund raising and design of the Veteran's Memorial at the Eden Cemetery.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- E. Eden Consolidated Independent School District's request to designate Kelly Street located between Tillman Street and Bryan Street, a one-way street.

Eden CISD reached out to the City requesting changing the section of Kelly Street near the school to a one-way street to assist with ease of pickup and drop off.

Motion was made to approve the request by Eden Consolidated Independent School District to designate Kelly Street located between Tillman Street and Bryan Street, a one-way street.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- F. January 11, 2025 regular session meeting, public comment request by a citizen to place a stop sign on Blanchard Street, Eden TX.

Motion was made to grant permission to put a stop sign on Blanchard street at the intersections of Merino Row and Concho Streets.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- G. Approval and Affirmation of Order of General Election and Notice of Election for May 3, 2025, Uniform Election

Applications for City Council can be received until February 14th at 5pm. The Order of Election states that there are 3 positions available at large and early voting time frames and dates. The Order of Election will need to be signed by all Council Members in attendance and the Mayor. The Notice of Election gives the same information, as well as, the polling locations and date of the election and will need the Mayor's signature.

Motion was made for the Approval and Affirmation of Order of General Election and Notice of Election for May 3, 2025, Uniform Election.

Motion made by Mayor Pro Tem Martinez, Seconded by Council Member Dunaway.

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- H. Independence Day Event

Priscilla explored some options for the City to put on an Independence Day Event/Fireworks display. A license would be needed for a one day fireworks display. The application would need to be sent off for approval and the State Marshall would come out and inspect the location that would be designated for the display. Someone would need to take a course on being a shooter for fireworks. Ronnie Winans is willing to take the course. More research and plans are still to come.

Motion was made to pursue having an Independence Day Event in Eden.

Motion made by Mayor Pro Tem Martinez, Seconded by Council Member Hall.

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- I. CONSOR Engineers, LLC dba U.S. Underwater's proposal to perform City of Eden's annual tank inspections.

The tanks have to be inspected annually and Consor Engineers cleaned the sediments out of all the tanks last year in August, except for the one that the water was too hot for the divers to go into.

Motion was made to approve Consor Engineers LLC dba U.S. Underwater to perform the annual tank inspections.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

J. Commercial Lease Agreements for 319 W Blanchard ST. Eden TX 76837

Request was received to lower rental rates.

Motion was made to go with the original lease agreement that were proposed for 319 W Blanchard ST.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

K. 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 project there has been increases in the SCADA software for Sanitary Sewer and South Water. It's about a \$36,000 difference. There is also the additional item for Huber to come out to make sure the electrical is in place correctly.

Motion was made to approve the overages for USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects if necessary.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

L. Updates, Maintenance, Management of Concho Springs Golf Course to include filling staff positions.

Motion was made to defer action on Item L.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

M. Investing Funds from City of Eden Account 278547 to a Certificate of Deposit at The Eden State Bank

Priscilla and Melanie visited with Steve at the Eden State Bank. He offered a 6 month term CD at a 4% rate. What was discussed in the past was pulling \$500,000 from the IGA account to invest the funds. He is also exploring another option with CDARS program, but no rates were available for that yet.

Motion was made to invest funds from the City of Eden Account 278547 to 6 Certificate of Deposits for \$100,000 each at the Eden State Bank.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

N. February 11, 2025, Budget Adjustments

A budget line item account was created for Museum Expenses. There was an increase in revenue received from interest and delinquent property taxes.

Motion was made to approve the February 11, 2025 Budget Adjustments.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

O. Approval of January 2025 Bills

Motion was made to approve the January 2025 Bills.

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

Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

**9. ADJOURN**

Meeting adjourned at 9:08pm.

Attest:

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Mayor Renae Rodgers

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City Administrator Priscilla Aguirre