



# REGULAR CITY COUNCIL MEETING

Tuesday, June 10, 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

Mayor Rodgers called the meeting to order at 7pm.

#### Mayor and Council Members

##### PRESENT

Mayor Renae Rodgers

Mayor Pro Tem Jennifer Martinez

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Tanya Garcia

##### ABSENT

Council Member Bradley Gandy

#### Staff

City Administrator Priscilla Aguirre

Assistant to Administrator Melanie Lozano

City Attorney Andrew Quittner

Consultant Ryan Mckinnis

### 2. INVOCATION

A. Reverend Thomas Obersat, Trinity Luthern Church

Invocation was given by Reverend Thomas Obersat.

### 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

Ronnie Winans wasn't unable to attend the meeting, so Priscilla Aguirre presented the public works report.

We conducted readings and daily residual checks at the sewer and water plants and received several animal control calls. Our team performed meter readings, service cut-offs, and completed projects based on office work orders.

We pumped sludge into de watering containers, pulled pumps at the sewer plant due to trash, and cleaned the lift stations. We replaced non-functioning meters, pumped down the chlorine contact chamber, and patched roads around town.

At the golf course, we mowed and watered the grounds, checked chlorine and pH levels at the pool, and filled holes around town with caliche. We dealt with three water leaks on Highway 87 and completed a water tap for the butterfly garden.

We repaired a sewer main on Mason Street and addressed a sewer backup at 420 S. Main. We also mowed city properties and put up signs on Kelly Street. Finally, we contacted 20 residents to collect lead and copper samples and T-Clips tests to ensure compliance with TCEQ. Mayor Pro Tem Martinez asked how often do the lead and copper samples have to be collected. Mrs. Aguirre replied that it is 20 samples a year.

B. City Administrator Priscilla Aguirre

May Scheduled Items

6 Met with gWorks regarding the setup of our general ledger

13 Regular Session Meeting

16 met with a National Fitness Campaign representative

22 Met with a fertilization and Pesticide Consultant at Concho Springs

23 Concho Springs Pro Shop Interviews

27 USDA RD Project Meeting; Board of Adjustment Meetings

28 Concho Springs Greenskeeper Interviews

30 Concho Springs Greenskeeper Interviews

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 90% complete -The City of Eden is awaiting scheduling from TracNtrol- submittals have been sent by TracNtrol but are awaiting approval from EHT.

TXDOT – The TXDOT Phase II step I – they have an estimated 1500ft completed they will begin hot mix tomorrow and concrete paving Monday. Priority is to get residents' driveways and sidewalks done as soon as possible. They have also begun Phase II-Step II in this phase they are working on 87 from Burleson to Santa Fe inserting storm drains.

In May 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. We have had Dale Caffey volunteer to mow a couple of times as well as Council member Gandy has mowed once. The May 31, 2025 tournament was rescheduled to July 6, 2025, the July 12, 2025 is still as planned. We have done minor repairs on several golf carts. We had our second round of interviews for the greenskeeper position and extended an offer to one of the applicants who has a start date of June 12, 2025. 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. Both departments worked together in preparing the cemetery for the VFW memorial, the cemetery looked wonderful, and their hard work received several compliments. We have transitioned Jonathon Phillippi to full time public works. We are now seeking a part-time person for the collection site. We have hired managers and lifeguards and opened Eden Swimming Pool after a tough two weeks of issues with our pumps, and electrical panels. We have updated necessary lifesaving poles and floats to ensure our pool is compliant. We are still working on updating the emergency plan. EHT has prepared designs and notice to bid for the bore for the TXDOT project, and we have received one quote. We have purchased several traffic control signs and have installed several and are awaiting a few more. We have been working hard to plan our Independence Day Event, Fireworks & Freedom. We are working on updating animal control policies and procedures, and the personnel policy. We have had several building 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) 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.

Council went into Executive Session at 7:14pm to consult with their Attorney.

Council adjourned Executive Session at 7:49pm.

There was no action from Executive Session.

## **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.

Reverend Thomas Obsersat was seeking guidance on whom he could contact to report noise complaints, being that he is new to town. He was given the sheriff's office non-emergency number to report any complaints.

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

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

Laura Bowden presented the EEDC report for May 2025.

- Updates on the Spirit of Eden Fund for Art Murals.
- Attended the City of Eden monthly City Council Meeting and gave a report from the EEDC and obtained approval for our 2025-2026 Budget and the 2025-2026 IRP Budget.

- Attended a TEDC Webinar on Unlocking the Economic Development Financial Toolbox.
- The May Farmers Market was well attended; we had 3 new vendors. We are looking forward to our next Market on June 14<sup>th</sup>
- Attended the Concho County Saddle Clubs meeting. They discussed possibly bringing a Bull ride event back and they approved 3 scholarships this year for ECISD High School Seniors.
- Attended the High School Dinner Theater. If you didn't attend, you missed a great performing arts show.
- Helped the Chamber of Commerce decorate for their Senior Luncheon.
- Attended the Eden High School Senior Class Luncheon at the Chamber of Commerce.
- 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 edit pages).
- I attended a workshop on Rural Entrepreneur Marketing Strategies. Lots of ideas that our businesses can use to improve their marketing. I received some valuable resources and will be putting a packet together to distribute to our local businesses.
- Working with a potential new business on legal documents needed for a business start-up.
- The Chamber director and I attended a TMCN Chamber best practices workshop in Abilene, and we came away with some great ideas. These collaborations are an important part of our community.
- The EEDC and Eden Beautification President hosted a Succulent Workshop and had over 21 participates and they want to do more classes.
- Governor's Achievement Award Grant for Keep Eden Beautiful – sent a follow up with a detailed scoring of our grant proposal. This will help us come in #1 next year.
- Had our final interview for the Certification Program today. We are now certified and will be given the Governors Designation as a Tourism Friendly City.
- Worked 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.
- In the Community Development part of my job, I worked on scheduling events for the Summer and Fall.
- Worked with SBDC to schedule 4 webinars for our local entrepreneurs.
- Attended a webinar on Unlocking your downtown story-marketing w/ AI and data
- Attended a webinar on a new AI driven analyst and data marketing group call Feathr through TMCN.
- Keeping up with Legislative Session HB and SB through TEDC.

## 8. ELECTION

### Consideration and Possible Action On:

- A. Issue Certificate of Election and complete Statement of Officer  
Randy Dunaway completed the Statement of Officer. There wasn't an election this year, so the Certificate of Election was not needed.
- B. Administer Oath of Office for newly elected Council Members  
Randy Dunaway was administered the Oath of Office.

- C. Newly Elected Officials shall assume duties of their office

Randy Dunaway is ready to assume his duties.

## **9. 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 from May 13, 2025 Meeting
- B. Approval of Financial Statement Month Ending May 2025
- C. Approval of the City of Eden Investment Report Month Ending May 2025

Motion was made to approve Consent Items A-C.

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 Garcia

## **10. BUSINESS**

### **Consideration and Possible Action On:**

- A. RESOLUTION OF THE CITY OF EDEN AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S APPLICATION TO AMEND ITS RIDER MOBILE TEMPORARY EMERGENCY ELECTRIC ENERGY FACILITIES BEFORE THE COMMISSION; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO LEGAL COUNSEL

Motion was made to approve the RESOLUTION OF THE CITY OF EDEN AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S APPLICATION TO AMEND ITS RIDER MOBILE TEMPORARY EMERGENCY ELECTRIC ENERGY FACILITIES BEFORE THE COMMISSION; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO LEGAL COUNSEL.

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 Garcia

- B. The National Fitness Campaign

A short video was played introducing the National Fitness Campaign. The National Fitness Campaign collaborates with Blue Cross Blue Shield to offer up to a \$60,000 grant to help fund the building of the outdoor gym. The remainder of the funding would come from another grant that the city would apply for or donations. The range of the cost of the gym would be between \$150,000 to \$250,000. The life of the gym is about 30 years and it's made to be outdoors. Mrs. Aguirre wanted to introduce Council to the idea of this project and see if they feel Eden has a need for it. Council instructed Mrs. Aguirre to move forward and gather more information.

C. Concession Agreement with Maria Fraga dba Maria's Creations at Concho Springs Golf Course

Maria Fraga is wanting to use the pro shop kitchen area similar to how the pizza lady did. She wants to bring authentic Mexican food to Eden. She'll have a small menu including fruit and tortas. The agreement would include her paying the city 10% of her sales monthly.

Motion was made to approve the Concession Agreement with Maria Fraga dba Maria's Creations at Concho Springs Golf Course.

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 Garcia

D. Opening a Sam's Club business account for the City of Eden.

Priscilla explained that the swimming pool and golf course both now have concession sales, and the City of Eden having it's own Sam's Club account would prevent employees from having to use their personal accounts to obtain the items to sale. As of now, the employees using their personal accounts are not getting the sales tax reimbursed, and the City's account could be set up as tax exempt.

Motion was made to approve the opening of a Sam's Club business account for the City of Eden.

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

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

E. Updates, Maintenance, Management of City of Eden Swimming Pool; to include:

- a) Landmark Aquatic's proposal to repair/replace the Chemtrol, set points, and balance feeders of \$4955.00.
- b) Landmark Aquatic's proposal for a pallet of acid rite tabs and accutab chlorine tabs of \$8420.60

During a recent storm, lightning damaged the Chemtrol at the swimming pool. The quote presented is to have the Chemtrol repaired, realigned and reconfigured. The other quote is for the chemicals at the pool.

Council Member Hall asked if we could turn the Chemtrol off if we knew a bad storm was approaching, and Council Member Dunaway asked if there is a breaker installed there. Mrs. Aguirre stated that she would research and get back to both Council Members.

Motion was made to approve both proposals from Landmark Aquatic, one to repair the Chemtrol for \$4,955 and the other for the acid rite tabs and accutab chlorine tabs in the amount of \$8,420.60.

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

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

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

Motion was made to defer action on the Updates, change order request, and overages for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

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 Garcia

G. Updates, Maintenance, Management of Concho Springs Golf Course

Mrs. Aguirre complimented all the city employees for working hard keeping the golf course in playing shape. For May, the daily golf fees collected were \$6,475. The weekends have been busy with carts being sold out throughout the weekend. She explained to Council that Tony Lozano has been working most weekends at the pro shop and has been helping mow. The Golf Association donated \$1,000 for anything needed at the golf course. Priscilla stated that she would get a proposal on the repair of the clay valve for next time, and another issue that needed discussion was the hours of operation at the golf course.

Motion was made to confirm the hours of operation at the golf course for members and non-members as 8am-6pm in the spring/summer and 8am-4pm in the fall/winter, closed on Mondays.

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 Garcia

H. June 10, 2025, Budget Adjustments

Motion was made to approve the June 10, 2025, Budget Adjustments.

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 Garcia

I. Approval of May 2025 Bills

Council Member Hall asked about the vendor Duncan Mechanical, and Priscilla explained that they were the ones that repaired the cooling tower. Council Member Dunaway asked if the cooling tower had been working because his water was warm/hot. Council Member Hall said that he noticed his water was warm, as well. Priscilla said she would follow up with Ronnie to see why their water was hot, because she hadn't heard of any other complaints.

Motion was made to approve the May 2025 bills.

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 Garcia

**11. ADJOURN**

The meeting adjourned at 8:45pm.

Attest:

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Mayor Renae Rodgers

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City Administrator Priscilla Aguirre