



# REGULAR CITY COUNCIL MEETING

**Tuesday, February 14, 2023 at 7:00 PM**

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

**Off: 325-869-2111 | Fax: 325-869-5075**

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## MINUTES

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### 1. CALL TO ORDER AND ROLL CALL

**PRESENT:**

Jennifer Martinez  
Priscilla Aguirre  
Grover Hall  
Randy Dunaway  
Bradley Gandy

**ABSENT:**

Mayor Agapito Torres

In the Mayor's absence, Mayor Pro Tem Jennifer Martinez chaired the meeting.

### 2. INVOCATION

City Administrator Laura Beeson provided the invocation.

### 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.**

Public Works Supervisor Ronnie Winans provided a monthly update for Public Works. Public Works employees performed daily monitoring and maintenance such as obtaining the readings and checking the residual at the Water and Wastewater Treatment Plants. They began the project to determine pipe material on both the City side and the customer side for every meter in the distribution system. They repaired water leaks: on W. Blanchard Street, Allen Street, Merino Row, Paint Rock Road, and Eaker Street. They hauled off brush at the Butterfly Garden, and worked on seven sewer stoppages: three on Hwy 87, on Burleson Street, two on Johnson Street, and on Bailey Street. They had several animal control calls, and completed numerous line locates for Frontier Communications for the fiber optic project. They hauled material to the cemetery to fill in washed out areas, and helped get the damaged awning structure down at the Green Apple building. They started patching pot holes and filled in washed out holes from the USDA project. They loaded tires at the dump into a trailer and hauled several loads of black dirt to the shop. There were issues with Well #3. A transformer went out. AEP came out and replaced it. Additionally, another pipe burst inside the water plant, and WRT had to be called in to make the repairs. This was the reason for the water conservation notice. They read meters, completed monthly cut offs, and pulled several pumps at the sewer plant to clean out trash.

City Administrator Laura Beeson provided a monthly update. A final walkthrough was conducted on the USDA North Water Project. Darnell Construction provided an estimate to refurbish the Industrial Park Lift Station, and we are working with USDA to see if we can use this project for any remaining contingency funds. We will have to wait until we have some kind of agreement with the Surety Bond company before approving this addition to the project. The engineer from the Surety Bond company and our engineer, Sage

Diller, met with Ronnie to go over the status report on the South Water and Sanitary Sewer projects. My understanding is that the Surety Bond company is reaching out to contractors to determine who is available to complete these projects, and the amount they are willing to take for this remaining work. Once the Surety Bond company has this information, the City will negotiate with them for the remaining work to be completed, as well as, any additional costs to the City such as engineering and legal fees. TCEQ sent over a 50 page packet to be completed which contained information as to our water system, utility billing, and financial information as it pertains to the new TWDB Grant. City Officials have an onsite meeting with TCEQ this Thursday to go over the paperwork in order to get it back to the TWDB, so they can make a determination as to funding the project. The work at the Sewer Plant has been completed. This was very costly, but necessary. We now have to do maintenance on the diffusers in both basins every other year to keep them both operational. While we had a crane in town for work at the Sewer Plant, we were able to get the fallen awning structure down at the Green Apple Building. We will need to discuss next steps in a future meeting. WRT is completed the media exchange in one more train, which now just leaves one train remaining. We once again have a leak on the WRT side. We did have to shut down the water plant for emergency repairs of this leak. The major portion of this leak was fixed that day, but we still have a small leak. The parts have arrived, and this should be fixed in short order. The Mayor and I had successful meetings with Core Civic during the contract renegotiations, and the new agreement is on tonight's agenda. Core Civic was willing to work with the City, and we still have a very good working relationship with them. Additionally, Core Civic worked with us to get some of the old outstanding housing invoices sent out which resulted in receipts of over \$200,000 in January alone. We still have some old transportation invoicing that needs to be completed, but great strides were made in January. I was able to get a good Zoning Map from our mapping software. We had to work with the appraisal district to determine the proper City Limit lines, and I think we have that worked out. Since we may have a zone change for some of the Core Civic property, I am going to wait to request City Council approval of the Zoning Map, as well as get a large one printed, until this zone change is made. I hope to have approval of an "official" Zoning Map on the next agenda. Many of the banners around the square are weathered and ripped, and a large number are no longer useable. We need to replace these, and I am checking into pricing for this. The City needs to update the Comprehensive Plan that was done about 15 years ago. I have an initial estimate, but I am still working on what all needs to be included. I will bring this to Council at the next meeting. The auditors began the FY22 audits, and I hope to provide the results at the next meeting.

#### **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).**

#### **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.**

There was no public comment.

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

A. Eden Economic Development Corporation Monthly Report - Brent Frazier, Vice President

There were no reports from other agencies, commissions, or staff.

## **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. Approval of January 10, 2023, Regular Session Minutes**
- B. Approval of Financial Statement Month Ending January 2023**
- C. Approval of City of Eden Investment Report Month Ending January 2023**

Motion was made by Council Member Hall to approve Consent Items A-C making one correction to the January 10, 2023, minutes correcting the spelling of Council Member Aguirre's name, seconded by Council Member Gandy. Motion carried 5-0.

Motion made by Hall, Seconded by Gandy  
Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

## **8. BUSINESS**

**Consideration and Possible Action On:**

- A. Consideration of Application from Core Civic for Zone Change from Commercial "C" to Mobile Home Park "F" for placement of staff temporary living quarters and move application to the Zoning Board for the following property:  
804 E. Broadway, 12.48 acres out of AB 1632 Sur 4 TB Drinkard, Eden, TX**

City Administrator Laura Beeson discussed Business Item "A", an Application from Core Civic for Zone Change from Commercial "C" to Mobile Home Park "F" for placement of staff temporary living quarters at 804 E. Broadway, Eden, TX. Due to lack of housing options in Eden, this is needed to provide a place for Core Civic staff to reside. Motion to forward the Core Civic Zone Change request from Commercial "C" to Mobile Home Park "F" for placement of staff temporary living quarters at 804 E. Broadway, Eden, TX, to the Zoning Board for consideration was made by Council Member Gandy, and seconded by Council Member Hall. Motion carried 5-0.

Motion made by Gandy, Seconded by Hall  
Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

- B. Consideration of City Board Applicants to fill Cemetery Board, Zoning Board, and Eden Economic Development Corporation (EEDC) Vacancies**
  - 1. Zoning Board - Cheryl Agnew**
  - 2. Zoning Board - Cierra Briggs**

Council discussed Business Item "B", EEDC board applications to fill a vacancy. Council Member Hall made a motion to appoint Cierra Briggs to fill the vacancy on the Eden Economic Development Corporation Board, seconded by Council Member Dunaway. Motion carried 4-1 with Council Member Aguirre opposing.

Motion made by Hall, Seconded by Dunaway  
Voting Yea: Martinez, Hall, Dunaway, Gandy  
Voting Nay: Aguirre

**C. Approve and authorize Mayor to sign negotiated amendments to the agreement with Core Civic**

City Administrator Laura Beeson discussed Business Item "C", amendments to the agreement with Core Civic. The per diem rate was changed from \$1.00 to \$1.08 per day per inmate housed at the facility which is an 8% increase. Additionally, the agreement will be reviewed every 3 years, and Core Civic will provide annual updates as to their compliance with the U.S. Marshall's Agreement. Core Civic also volunteered to provide a "Muffin Monster" screen which will grind large articles entering the Wastewater System to keep these items from reaching our pumps at the Sewer Plant. This is expected to be installed during in the next few months. Core Civic is also providing one of the three emergency generators needed at the Sewer Plant. Motion to approve and authorize the Mayor to sign the Amendments to the Agreement with Core Civic was made by Council Member Gandy, and seconded by Council Member Aguirre. Motion carried 5-0.

Motion made by Gandy, Seconded by Aguirre.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

**D. USDA Sanitary Sewer and South Water Projects Update**

City Administrator Laura Beeson discussed Business Item "D", an update on the USDA Sanitary Sewer and South Water Projects. The engineer from the Surety Bond company and our engineer, Sage Diller, met with Public Works Supervisor Ronnie Winans to go over the status report on the South Water and Sanitary Sewer projects. My understanding is that the Surety Bond company is reaching out to contractors to determine who is available to complete these projects, and the amount they are willing to take for this remaining work. Once the Surety Bond company has this information, the City will negotiate with them for the remaining work to be completed, as well as, any additional costs to the City such as engineering and legal fees. No action was taken.

**E. Updates and possible action regarding Management, Maintenance, and Funding of Golf Course**

Council Member Gandy discussed Business Item "E", updates on the Golf Course. City Administrator Laura Beeson noted that the new check valve for the sprinkler system arrived, and it will be installed next week. Gandy noted that he had spoken to Jaime Bozek regarding the electrical work needed for the check valve, and that he would provide an estimate, amount unknown. We might want to also obtain an estimate from Verfurth Electric. No action was taken.

**F. Discuss possible agreement with the Eden Golf Association for the use of City Equipment for mowing and maintenance to include an indemnity clause**

City Administrator Laura Beeson discussed Business Item "F", an agreement with the Eden Golf Association for the use of City Equipment for mowing and maintenance to include an indemnity clause. City Attorney Jeff Betty will have the agreement ready next week, and we will need to have another meeting next week to approve it before the Clean Up Day scheduled for next Saturday.

**G. Consideration of approval to install and authorize use of Quickconnects at the Golf Course**

Council Member Gandy discussed Business Item "G", quick connects for the golf course. These are needed at each green in order to water when the sprinkler system is down. Gandy will obtain the costs of these. No action was taken.

**H. Consideration of transfer of \$100,000 funds from the City's IGA Account #278547 to the City's Pool Cash Account #6041**

City Administrator Laura Beeson discussed Business Item "H", a transfer of \$100,000 funds from the City's IGA Account #278547 to the City's Pool Cash Account #6041. All of the proceeds from Core Civic go into the City's IGA Account, and these are included in the budget. We just need to move these over to our Pool Cash account in order to use the funds. Motion to approve the transfer of \$100,000 funds from the City's IGA Account #278547 to the City's Pool Cash Account #6041 was made by Council Member Hall, and seconded by Council Member Aguirre. Motion carried 5-0.

Motion made by Hall, Seconded by Aguirre  
Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

**I. Approval of January 2023 Bills**

Motion to approve Business Item "I", January 2023 Bills, was made by Council Member Gandy, and seconded by Council Member Hall. Motion carried 5-0.

Motion made by Gandy, Seconded by Hall  
Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

**9. ADJOURN**

The meeting was adjourned at 8:25 PM.

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Jennifer Martinez, Mayor Pro Tem

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Laura Beeson, City Secretary/Administrator