



REGULAR CITY COUNCIL MEETING

Tuesday, January 13, 2026 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 Tanya Garcia

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

ABSENT

Mayor Pro Tem Jennifer Martinez

Staff

City Administrator Priscilla Aguirre

Court Clerk Victoria Sanchez

Public Works David Hutchings

City Attorney Andrew Quittner

Consultant Ryan McKinnis

2. INVOCATION

Invocation was given by Mayor Rodgers.

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."

Both pledges 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 – David Hutchings

We take daily readings and residual measurements at the sewer and water plant. Our tasks include performing meter readings and managing service cut-offs. We have completed several projects based on the work orders generated by the office staff.

We have been pumping sludge into dewatering containers and have pulled pumps at the sewer plant due to trash accumulation, also cleaning lift stations as needed. Additionally, we have patched several holes around town.

We experienced water leaks on Barnett Street, Petty Street, at the sewer plant, and industrial park. There have also been numerous animal control calls.

We installed new service lines along Moss Street and East Blanchard to finish kill outs. We still have housing authority to run new service line too. We continue to assist with mowing the golf course and have fixed several leaks and replaced a couple of valves there.

We open the watering station for residents to access water and have been conducting multiple line locates. At the water plant, we have been changing various filters and cleaning strainers. Lastly, we stacked all tires at the landfill.

Council Member Garcia asked if notifications are not going out anymore when there is a water leak. Mrs. Aguirre explained that if a line is live still, a boil water notice is not required. If they have to shut the full line or main out, or the pressure drops below 20 then a boil water notice is required.

Council Member Dunaway asked about the numerous animal control calls. David responded that calls come throughout the day about mostly dogs and cats.

Council Member Dunaway then asked if all the boars have been completed for TXDOT. David said yes and the last thing they need to do for the highway project is relocate Dairy Queen's meter. Priscilla further explained that the reason for moving the meter would prevent having to cut into the newly paved area if there is a leak.

B. City Administrator Priscilla Aguirre

January 13, 2026, Meeting

December 2025 Scheduled Items

- 4 Met with FEMA & TDEM
- 9 Regular Session Meeting
- 10 Met with FEMA & TDEM; Peer Session for Clerk Certification Program
- 16 Open Enrollment with Zesch & Pickett
- 17 Clerk Certification Program Office Hours
- 18 USDA Project Meeting
- 30 Texas Health Benefit Training

Open Projects

USDA Water Project – All American has been onsite to complete the water project. They have been able to pull pump #2 & #3 and troubleshoot each. TracNtrol installed the new computer at the water plant.

USDA Sewer Project- SCADA needs to be installed we are awaiting scheduling from TracNtrol. Jimmy with Enprotec Hibbs & Todd has created a punch list for this project we are currently waiting on response from DIGG.

TXDOT HWY 83/87 Project – 3LC is working on Phase 3 Step 1, on South Bound 83 pouring concrete, paving. They will be starting sidewalks and driveways on US 83 SB in approximately 2 weeks. Weather permitting, they will switch traffic on US 87 January 19, 2026, onto the new concrete paving and close where the traffic is running now and start working in front of Dairy Queen.

Concho Springs Golf Course –We continue to follow the established mowing and watering schedule. We continue to fix sprinklers as needed. Maria’s Creations is still operating at Concho Springs and reports she is doing well. We had an incident at the course, a fire started due to a weed eater being placed down, Eden VFD was able to contain the fire quickly. There was minimal damage to the playable area of the course. We sent 2 carts out to be serviced; their accelerator boxes were worn out and will need to be replaced we hope to get them back this week. Spencer is contacting one of his resources to coordinate the greens mower to be serviced.

Streets Speed limit changes have been made to the 87/83 entrances to Eden. We will begin changing out stop signs in town that are not traffic size compliant, there are about 50 or more we will start changing out 10 at a time.

Animal Control There have been several animal control calls this month. We have contacted 2 additional veterinarian offices in hopes to get a rabies clinic scheduled. We will keep the community informed.

Administration We have submitted December reporting for TCEQ, Municipal Securities Rulemaking Board via Electronic Municipal Market Access.

Code Enforcement We have had several permit requests for building fences, carports, roof replacement, accessory buildings, homes etc. We have sent out several courtesy letters to property owners regarding grass overgrowth and other violations of the Health and Sanitation Ordinance.

Water Plant – Public works continues replacing necessary meters with new Sonata ultrasonic Z-Flow Water meters. Jurgeson pump pulled the pump on well #3 and put the new pump- the city had rebuilt – in the well. WRT will be out in the next few weeks to backwash 10 vessels, this service is \$21,700 and vs the monthly amount that was previously paid since we now have a service as needed relationship with WRT.

Wastewater Plant- The parts for the wastewater plant have arrived, we are now waiting for East Actuators to schedule time to come onsite.

Council Member Dunaway asked about the TXDOT project and if they were going to pour cement, would that open Highway 83 South. Priscilla stated that she was told they'd be switching the traffic on 87 in front of Dairy Queen, but it would also be weather permitting.

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).

Mayor Rodgers announced that Executive Session would be moved to follow the Consent Items on the agenda. The meeting went on to the Presentations By Citizens Item.

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.
 - b. Amendment Two Between the City of Eden, Texas and Corecivic, INC of their established Intergovernmental Agreement
 - c. Bill Request
- B. 551.086 (Economic Development)
- a. New Business
- C. 551.072 (Deliberations about Real Property)
- a. Communication Tower

Council returned from Executive Session at 8:13pm.

Motion was made to pay the citizen's bill request that had the plumbing issue.

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

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

Council moved on to Business Item A on the agenda.

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.

There was no comment by the public.

7. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

Attended monthly EEDC/City Council Meeting and gave a report.

Attended a Webinar Small Business Development Awards.

Attended Chamber of Commerce Christmas at the Crossroads

Attended a KTB Webinar on applying for the Governors Achievement Award

Worked on KTB Governors Achievement Grant

Followed up with a Client about our Vacant Property Program on criteria and USDA Loan Program Process.

Talked with Robbie Brewer from Brewer Built homes -contractor on the USDA RBDG Grant renovations for the middle warehouse (old Feed Store) Incubator

Attended an in person SBDC meeting on SBA Loans workshop.

Completing Welcome Hunters campaign brochure with Live Design that focuses on a guide of our local businesses in town. Currently waiting on printing brochure • new cafe updates needed

Met with Melissa Wright/ James Rannefeld on Arts and Cultural Day on April 17,2025. We currently have Pots N Pints attending for the ECISD Students and for the public. Other plans in the works .. will update when we have more information.

Attended Concho County Hospital Town Meeting

Worked with Priscilla on Smoke Rings and Lasso Things Event

Met with 2 potential Business owners

Had face to face meetings with nearly all businesses in town and asked what can we do to help you? I have several follow-up appointments for January. This was very informative, and everyone was excited to let me know of their plans for 2026.

Attended the City Limits retirement Party and presented them with a plaque of appreciation for their 21 years of success

Council Member Gandy asked if the Eden Economic Development Corporation has heard anything about Project Energy (Battery). No updates have been given on this Project.

Council Member Garcia asked if anything was put on the billboard about the meeting on Friday pertaining to Landlord Problems. Priscilla explained that the LED sign is still not allowing us to make updates to it. Fastsigns and the City's IT person are working to get it up and running again.

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 December 9, 2025, regular meeting minutes
- B. Approval of Financial Statement Month Ending December 2025
- C. Approval of the City of Eden Investment Report Month Ending December 2025

Motion was made to approve Consent Items A-C.

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

Council adjourned to Executive Session at 7:31pm.

9. BUSINESS

Consideration and Possible Action On:

- A. May 2, 2026, Uniform Election

Priscilla provided Council with a calendar with all the important dates for the May 2, 2026 Uniform Election. The Mayor and seats for Council Members Gandy and Garcia are up for election. Packets are ready to be picked up at the City Office tomorrow morning.

- B. Concho County's Proposed Election Agreement and Contract for election services for the May 2, 2026, Uniform Election, and authorization for Mayor Rodgers to sign the agreement.

This is the joint contract with the County to run the Election. It has been reviewed by the attorney. The contract is the same as last year.

Motion was made to approve the Concho County's Proposed Election Agreement and Contract for election services for the May 2, 2026, Uniform Election, and authorization for Mayor Rodgers to sign the agreement.

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. Updated Spirit of Eden Grant Request for City of Eden Cemetery Committee

Priscilla mentioned that a couple of more bids were received for the Eden Cemetery Electrical Updates and were substantially lower.

Motion was made to approve the Updated Spirit of Eden Grant Request for City of Eden Cemetery Committee.

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

D. Updated Spirit of Eden Grant Request for the City of Eden

Priscilla presented 2 quotes from Jim Bass Ford for pickup trucks for Code Enforcement Use. Last meeting she had presented a quote for an Explorer, but council asked her to look for a pickup in case one of the public works trucks needs replacement. One quote was for \$40,602 and the other was \$44,128.

Motion was made to submit the Updated Spirit of Eden Grant Request for the City of Eden.

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

E. Resolution 2026-14 suspending for 45 days the effective date proposed by West Texas Gas Utility, LLC from December 23, 2025, to February 6, 2026, regarding its application filed on or about October 24, 2025, pursuant to section 104.301 of the Gas Utility Regulatory Act.

Motion was made to approve Resolution 2026-14 suspending for 45 days the effective date proposed by West Texas Gas Utility, LLC from December 23, 2025, to February 6, 2026, regarding its application filed on or about October 24, 2025, pursuant to section 104.301 of the Gas Utility Regulatory Act.

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

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

Voting Abstaining: Council Member Dunaway

F. Amendment Two Between the City of Eden, Texas and Corecivic, INC of their established Intergovernmental Agreement

Motion was made to approve Amendment Two Between the City of Eden, Texas and Corecivic, INC of their established Intergovernmental Agreement.

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

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

G. 2026-16 AN ORDINANCE OF THE CITY OF EDEN, TEXAS, AMENDING ORDINANCE NUMBER 2010-02 GOVERNING THE MANAGEMENT OF UTILITY SERVICES; GOVERNING PAYMENT OF FEES; AND ESTABLISHING PROCEDURES FOR DELINQUENT PAYMENT TO ADD AN ANIMAL SERVICES FEE AND A WATER FEE DISCOUNT FOR EXCESSIVE WATER BILLS DUE TO LEAKS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Priscilla explained that 2 items were being added to Ordinance 2026-16: animal services, which was approved from minutes in 1996 and a 20% discount for water leaks annually.

Motion was made to approve 2026-16 AN ORDINANCE OF THE CITY OF EDEN, TEXAS, AMENDING ORDINANCE NUMBER 2010-02 GOVERNING THE MANAGEMENT OF UTILITY SERVICES; GOVERNING PAYMENT OF FEES; AND ESTABLISHING PROCEDURES FOR DELINQUENT PAYMENT TO ADD AN ANIMAL SERVICES FEE AND A WATER FEE DISCOUNT FOR EXCESSIVE WATER BILLS DUE TO LEAKS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

- H. Fee Schedule Ordinance 2026-15 AN ORDINANCE ADOPTING FEES, RENTALS, LICENSES, AND PERMITS FOR THE CITY OF EDEN, TEXAS; DESIGNATING AN EFFECTIVE DATE; REPEALING PRIOR ORDINANCES IN CONFLICT HEREWITH.

Priscilla stated that this will be the first review of the Fee Schedule Ordinance 2026-15 and there are two items that will need to be adjusted for next meeting. Under Water Meter Installation Fees the 1 1/2-inch meter and 2-inch meter will need to be updated because of the increase in cost of those meters. If Council has any suggestions for changes of any of the fees, they are to let Priscilla know before the next meeting.

Because this is a review item, no action was taken.

- I. US Underwater, LLC's proposal to perform the City of Eden's annual well inspections

Business Item I's motion was combined with Item J.

- J. US Underwater, LLC's proposal to perform the removal of sediment at the Ballard street Raw Water Well.

Motion was made to approve US Underwater, LLC's proposal to perform the City of Eden's annual well inspections, and US Underwater, LLC's proposal to perform the removal of sediment at the Ballard street Raw Water Well.

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

- K. Verfurth Electric LLC's proposal to service the town square street lights and Earl Rudder Park lights.

Motion was made to approve Verfurth Electric LLC's proposal to service the town square street lights.

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

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

- L. Opening of one Certificate of Deposit in the amount of \$100,000 in Fund 02 Sewer/Water and determining funding allocation and terms.

Texas Water Development Board would like to see more revenue in Fund 02 Sewer/Water when we seek opportunities for grants. Currently, most of the CDs are in Fund 01 General. Priscilla spoke with James at the bank and he was offering \$100,000 CD with a 3.5% interest rate. The transfer of funds would come from the IGA account.

Motion was made for the Opening of one Certificate of Deposit in the amount of \$100,000 in Fund 02 Sewer/Water and allocating the funds from the IGA account for a term of 6 months.

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

- M. 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 approve the All American Pump Solutions invoice in the amount of \$3,184 and directing Priscilla Aguirre seek further quotes for the sewer project punch list fence.

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

- N. Updates, Maintenance, Management of Concho Springs Golf

Council Member Hall asked about the area that burned at the golf course. Priscilla stated that it was a part of the draw that really needed to be burned anyway. It was discussed about sometime scheduling a controlled burn to include the whole draw. Priscilla complemented the city public workers for all their work at the golf course: weed eating and installing sprinklers.

- O. Approval of December 2025 Bills

Motion was made to approve the December 2025 Bills.

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

10. ADJOURN

Meeting adjourned at 8:50pm.