



REGULAR CITY COUNCIL MEETING

Tuesday, May 13, 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

A. Mayor and Council Members

PRESENT

Mayor Renae Rodgers

Mayor Pro Tem Jennifer Martinez

Council Member Grover Hall

Council Member Bradley Gandy

ABSENT

Council Member Randy Dunaway

Council Member Tanya Garcia

Staff

City Administrator Priscilla Aguirre

Assistant to Administrator Melanie Lozano

Public Works David Hutchings

City Attorney Andrew Quittner

Consultant Ryan Mckinnis

2. INVOCATION

- A. Invocation was given by Pastor Charley Winford with the Hallelujah Trail Cowboy Church.

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 – David Hutchings

We obtained our readings and daily residuals at sewer and water plants. We've done meter readings and cut-offs. We have completed projects from the work orders that the office created. We have been pumping sludge to de watering containers. We have pulled pumps at the sewer plant due to trash and cleaned lift stations. We have replaced several meters that were not reading anymore. We have been pumping down chlorine contact chamber. We have been patching roads around town. We

have been trimming trees around town, including some alley ways. We filled in several holes around town with caliche. We have had several animal control calls. We have been cleaning sprinklers out at the golf course, so we can water tee boxes and greens. We fixed a 6 inch sewer line on Hwy 83. We have had a water leak on Hwy 83 and several at the golf course. We had a sewer stop up at Main St and Day Care. We have been mulching brush up to put at butterfly park. We remodeled restrooms and painted building at swimming pool, put up netting and painted pool. We have been weed eating and mowing bardiches and city properties.

B. City Administrator Priscilla Aguirre

April Scheduled Items

2 Attended TMCA's Budget Workshop 8-12; Attended Small Business Development 101 12-1

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8 Regular Session Council Meeting

9 We had a USDA project meeting

11 Met with City of Eden's beautification organization

17 Had 2 interviews for the Concho Springs Golf Course

21 Met with Eden CISD NHS representative and beautification organization to plan clean up at the Butterfly Garden

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

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 TracNtrol

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 April we were fortunate to have Shan Click as a volunteer at Concho Springs, he has been a great asset on the course. We scheduled two tournaments, one for May 31, 2025, and the other July 12, 2025. We have done minor repairs on several golf carts. We fixed the women's restroom door. We purchased 2 new signs for the course and are eager to install them. We have put out cart path only, and no parking near green signs. We have ordered 90-degree rule signs as well. We had our first round of interviews for the greenskeeper position and extended an offer to one of the applicants who unfortunately declined. Works has flushed a lot of the irrigation lines and sprinklers and found sprinklers on the fairways. I have made contact with a third party who is willing to assist us with a fertilization and pesticide schedule, and assist with certifications; we will meet with him May 22. We will be starting our second round of interviews at the end of this week. We will begin the first round of interviews for the golf shop clerk beginning next week. We have hired Jonathan Phillipi for the collection site. We have started interviews for Eden swimming pool manager and lifeguards. We have been working hard to get the pool ready to open at the end of May. The fence has been repaired,

bathrooms and office have been painted and updated inside and out. Stacy has started on the mural, photos to come once completed. Ronnie received his certification for swimming pool operator. With the help of Eden CISD National Honor Society, we have mulched a few beds at the Butterfly Garden and will continue to mulch all beds. We participated in the Keep Texas Beautiful trash off day, where we gathered 15 bags of trash on highway 87 west bound. Arzenet placed bleachers out at Pfluger park, she stated when she had some free time she would do the concrete work for them. Duncan came out to fix the cooling tower, it is now functioning properly. We have continued to be in the hunt for a contractor to assist us with a bore on Bryan Street for the TXDOT project and have finally made contact and awaiting a quote. We have had another issue with our sewer plant, the motor on one of the basins is out due to electrical issues works has requested a quote for repairs from Auma. 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 have had several building permit requests, animal control and code calls.

At this time, Mayor Rodgers moved Item (7) Reports of other Agencies, Commissions & Staff to follow Item (4) Workshop.

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)

Council went into Executive Session at 7:23pm to consult with their Attorney.

Council adjourned Executive Session at 7:51.

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.

There was no public comment.

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 April 2025.

Work on the Spirit of Eden Fund for Art Murals has begun.

Met with Texas Farm Bureau to plan an Easter egg Hunt with games and a Pinata and coordinated with the City of Eden along with the Catholic Fathers Fish Fry to be held on Good Friday. This event was well attended by our community and the Fish was delicious as always!

Attended the City of Eden monthly City Council and gave a report from the EEDC.

April Farmers Market, City Wide Garage Sale was well attended. The music was great and we are looking forward to our next Market on May 10th

Waiting for USDA grant announcements - One for the Warehouse Renovations and one for Texas Downtown Assessment and strategic Plan.

Governor's Achievement Award Grant for Keep Eden Beautiful – we received 2nd place

LoBoz, LLC IRP loan Application completed. Worked with Clients and the Eden State Bank to complete all necessary documentation.

Participated in a Texas Film Friendly webinar. Will be updating pictures and videos on their website.

Attended and reported information at the Eden Chamber of Commerce Luncheon

Working on application for the Certification Program- Texas Friendly Tourism have completed 3 of the 4 steps. Waiting on Proclamation from the Mayor and 2 letters of support.

Met with a potential Client about a small business grant.

Met with James Rannefeld, President of EHPA to work on an agreement to annex some museum items into the warehouse.

Meeting with EHPA and EEDC coordinator on a possible Fundraising event.

Participated and helped plan the Keep Texas Beautiful Trash-Off on April 26th with the Eden Beautification Committee. We are so proud of our community and we had lots of volunteers show up! The EEDC Volunteer Group won the most unique item found! This event was a collaborative effort that went well. I am so proud to be part of a community that works together!

Participated in a Webinar with the Texas Strategic Plan for Economic Development through the Governor's Office for the next 5 years.

Participated in a webinar with the Texas Workforce Commission on Apprenticeship program.

Business Spotlight for May: Eden Community Child Care Center

On May 25th, the Eden Community Child Care Center will celebrate 26 years of service. The Eden Economic Development Corporation (EEDC) played a crucial role in funding the initial start-up costs and has continued to support the daycare whenever needed throughout these years.

B. 2023-2024 Audit Report – Caroline McLane, CPA

Caroline McLane, CPA presented the City of Eden's 2023-2024 Audit report. She stated that overall the City received a clean audit. There were no deficiencies in internal control that were considered material weaknesses. The City had a net gain of \$392,690 for the 2023-2024 fiscal year, which left the government fund balance at \$2,484,243. The year ending unassigned fund balance was \$2,480,927. The total net position in the proprietary funds was \$10,939,881, which she stated was a very healthy fund balance.

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 from April 8, 2025 Meeting
- B.** Approval of Financial Statement Month Ending April 2025
- C.** Approval of the City of Eden Investment Report Month Ending April 2025

- D.** Acceptance of the Certified Estimated 2025 Certified Estimate of Values as provided by Concho County Appraisal District

Motion was made to approve Consent Items A-D.

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

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

9. BUSINESS

Consideration and Possible Action On:

- A.** Eden Economic Development Corporation's 2025-2026 Budget

Laura Bowden explained that the budget looks different from years before because they are now using Quick Books. Motion made to approve the Eden Economic Development Corporation's 2025-2026 Budget.

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

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

- B.** Eden Economic Development Corporation's 2025-2026 IRP Budget

Laura Bowden explained that this budget is for the USDA. Motion was made to approve the Eden Economic Development Corporation's 2025-2026 IRP Budget.

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

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

- C.** Proclamation that "Eden is a Tourism Friendly Community"

Laura Bowden explained that with the Texas Tourism Friendly Community Certification it helps with economic growth, job creation, community development, and state support and visibility for our town. A letter of intent has already been sent to the governor, and the proclamation is the last step to get certified.

Motion was made to approve the proclamation that "Eden is a Tourism Friendly Community."

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

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

- D.** Consideration of an Application for a Zone Change from Brian Wilson, and approval to move it to the Zoning Board, from Zone "A" Single Family Residential District to Zone "E" Manufactured Housing Residential District on the following property: 825 Stock Pen Road, specifically the East ½ of Lot 1, Block 4, and all of Lot 4, Block 3, Robert Subdivision, Eden, Concho County, TX

Motion was made for approval of an Application for a Zone Change from Brian Wilson, and approval to move it to the Zoning Board, from Zone "A" Single Family Residential District to Zone "E"

Manufactured Housing Residential District on the following property: 825 Stock Pen Road, specifically the East ½ of Lot 1, Block 4, and all of Lot 4, Block 3, Robert Subdivision, Eden, Concho County, TX.

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

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

- E.** Ordinance 2026-06 AN ORDINANCE OF THE EDEN CITY COUNCIL ESTABLISHING THE LAWFUL SPEED LIMIT ON BROADWAY STREET FROM PRIVATE ROAD 4019 TO COUNTY ROAD 2007; AND ON MAIN STREET FROM JENKINS STREET TO THE HARDIN CREEK RV PARK ALL BEING WITHIN THE CORPORATE

LIMITS OF EDEN, TEXAS; PROVIDING FOR PENALTIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE.

Motion was made to approve Ordinance 2026-06 AN ORDINANCE OF THE EDEN CITY COUNCIL ESTABLISHING THE LAWFUL SPEED LIMIT ON BROADWAY STREET FROM PRIVATE ROAD 4019 TO COUNTY ROAD 2007; AND ON MAIN STREET FROM JENKINS STREET TO THE HARDIN CREEK RV PARK ALL BEING WITHIN THE CORPORATE LIMITS OF EDEN, TEXAS; PROVIDING FOR PENALTIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE.

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

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

- F.** Funding for the City of Eden Independence Day Event, Fireworks & Freedom in the amount of \$10,000 to include Big K/ Renegade Fireworks Big K quote of \$4000 for fireworks; \$6000 for Entertainment(bounce houses, live music, outdoor games); event supplies, decorations; and permission to sign entertainment service agreements.

Priscilla Aguirre stated that she has put out information for sponsorships for the event, but wanted to get the funding approved to move forward. Motion was made to approve the funding for the City of Eden Independence Day Event, Fireworks & Freedom in the amount of \$10,000.

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

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

- G.** Updates, Maintenance, Management of City of Eden Swimming Pool

Priscilla informed Council that they are working to get the pool into compliance and will also need fees approved by Council. The fees include a \$35 individual pass, \$150 for family of 5 and \$30 additional if needed, parties would go up to \$100 per party plus \$25 for 2 lifeguards. Motion was made to approve the new fees for the city pool.

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

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

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

Council has approved the SCADA invoices and All American quote, and Priscilla is awaiting Sage's approval for the project. Motion was made to approve the change order requests for the USDA project.

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

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

- I.** Updates, Maintenance, Management of Concho Springs Golf Course

There has been some inquiries about the fees at the golf course. Council Member Gandy suggested having 3 membership fees: Senior (\$780/year, \$65/month), Individual (\$900/year, \$75/month), Family (\$1,020/year, \$85/month). Mayor Rodgers asked if we could clear up the \$5 cart path fee for non members bringing their own carts. A discussion was also had about setting a fee for the range balls. Motion was made to set the 3 membership fees suggested for the Senior, Individual and Family memberships, which includes the cart path fee, and approving the job description of the part time pro

shop attendant. The motion also included setting a cart path fee of \$5 for non members who bring their own cart and range ball fees of \$5 for a small bucket and \$10 for a large bucket.

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

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

J. May 13, 2025, Budget Adjustments

Motion was made to approve the May 13, 2025, Budget Adjustments.

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

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

K. Approval of April 2025 Bills

Motion was made to approve the April 2025 Bills.

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

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

10. ELECTION

A. Issue Certificate of Election and complete Statement of Officer

Jennifer Martinez and Grover Hall completed their Statement of Officer. The certificate of election was not needed because there was not an election.

B. Administer Oath of Office for newly elected Council Members

Jennifer Martinez and Grover Hall were administered their Oath of Office.

C. Newly Elected Officials shall assume duties of their office

Jennifer Martinez and Grover Hall are ready to assume their duties. Randy Dunaway will be administered his oath next meeting.

D. Appointment of Mayor Pro Tempore

Motion was made to appoint Jennifer Martinez as Mayor Pro Tempore.

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

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

11. ADJOURN

The meeting adjourned at 8:28pm.