



# REGULAR CITY COUNCIL MEETING

Tuesday, January 14, 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 was called to order at 7:02pm.

#### Mayor and Council Members

PRESENT

Mayor Renae Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Council Member Tanya Garcia

ABSENT

Mayor Pro Tem Jennifer Martinez

#### Staff

City Administrator Priscilla Aguirre

Assistant to Administrator Melanie Lozano

Public Works David Hutchings

City Attorney Andrew Quittner

Consultant Ryan Mckinnis

### 2. INVOCATION

Invocation 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."

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 have conducted our readings and daily residual checks at the sewer and water plant. Additionally, we have received several calls related to animal control.

Our team has performed meter readings and arranged cut-offs as necessary. We addressed sewage issues at the following locations: two stoppages on Kelly Street, Day Care, two on Main Street, Johnson, and a sewer main blockage on Drinkard and Harrod Streets.

We have also completed several projects based on the work orders created by the office staff. 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 replaced several meters that were no longer functioning and have been pumping down the chlorine contact chamber. Road patching has been carried out in various areas around town, and we filled multiple holes with caliche.

We responded to several water leaks—two on Barnett Street and one on Burleson Street. We have removed all sheet rock from the restroom ceilings at the swimming pool. We replaced damaged ceiling tile and ran a new A/C drain line at the incubator.

Finally, we completed painting at the multi-purpose center and replaced two lights in the council chamber.

B. City Administrator - Priscilla Aguirre

December

3 & 5 We met with ASU cyber security representatives and our IT staff for onboarding to begin the cybersecurity program process.

6 We hosted the USDA Construction status meeting at City Hall where representative from the City of Eden, EHT, and DIGG and USDA discussed the progress of the USDA Sanitary Sewer and South water Projects

7 The City of Eden and EEDC hosted a second paint party, the event was Christmas themed and had great attendance.

10 I participated in a virtual legislative update, workshop put on by the City of Eden law firm Bojorquez Law; and held our monthly council meeting

11 We participated in a call with gWorks, training us on how to build the Accounts Payable and Payroll Modules of the new software.

13 We held our open enrollment session for benefit renewals

20 We held our City of Eden staff Christmas Part, we had great attendance and an enjoyable evening  
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. Some dates that have been shared with us are January 24, will be when they begin setting perimeter barricades. January 27 they will begin Phase I, they will begin widening at the intersection of 83/87 begin to shift traffic and redo striping.

During December we assisted the Chamber of Commerce with moving décor to Burnes Pavillion for Christmas at the Park, where Mayor Rodgers was Mrs. Claus. We assisted the Beautification Organization with setting up rebar to secure Christmas décor. We made a trip to a couple surrounding golf courses to gain knowledge of course standards. We fixed a couple of golf carts this month with minor issues such as tires. We moved the Lion's club monument to the square. Finished painting the Multipurpose Center, entirely. We also did a great job for our first year, setting lights throughout Eden. It was a great learning experience, and we are excited to roll out our new ideas and improve the light show next year.

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

#### **1) Project Energy**

### **B. 551.071 (Consultation with Attorney)**

#### **1) Concho Springs Golf Course**

#### **2) 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)**

#### **3) Commercial Lease Agreements**

Council went into Executive Session at 7:13pm to discuss Economic Development, Consult with Attorney and Deliberate about Real Property.

Council adjourned Executive Session at 8:00pm.

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.

Johna Williams made a comment about the traffic in front of her home and asked Council to consider putting a stop sign on Blanchard and Rochefort streets.

Angie Torres commented that the Multipurpose Center looks nice and wanted to thank the city staff for painting it.

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

### **A. Economic Development Corporation Monthly Report- Laura Bowden**

Worked with Mrs. Claus and Santa at the Christmas at the Crossroads. We had a great turnout for our holiday paint party. We had over 25 people come join the fun. Met with USDA Representative about the USDA Grants for Feasibility Study and Renovations for possible incubator in the middle warehouse on Main Street. Updates on any ongoing projects: Project Burnt house, roof on Foster Building, Meter and electricity installation at warehouse row, and Façade Applications. Working of art projects for our downtown for Spirit of Eden Grant. Received information from Galilee for Burnt House Project- need a committee of 2 board members to work on our application process. Lynda and I attended a Keep Texas Beautiful Webinar for new affiliates and are working on the Governor's Award Grant. The Great Christmas Caper and Chili Dinner went well and we had a good turnout. The downtown businesses were appreciative. We had 4 new potential entrepreneurs' reach out about our grants and loans. UGLY Sweater Day was a BIG Hit! We had so many businesses and community members post their pictures to Eden Information Page. Attended the City of Eden Christmas Party. Met with James and Lynda Rannefeld - James's Retirement/ Birthday Party at Green Apple Art Center- January 25th. Applied for the Certification Program- Texas Friendly Tourism. Contacted Texas Downtown Association about doing a possible assessment and workshop for our downtown businesses. Worked

with Concho County Saddle Club on grant to update the Ray Dockery arena. They are getting ready to host a few events this year. Met with Lynda Rannefeld about grants for Keep Texas Beautiful and Downtown Square projects. Our Green Apple Art Center supplies have been ordered and are in the warehouse. Unloaded and put in a secure area. Worked on strategic Plan updates. Ongoing Website Updates. Our ½ cent sales Tax Revenue is steadily going up.

## **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. Minutes from December 10, 2024
- B. Minutes from June 27, 2024, Special Called Meeting
- C. Approval of Financial Statement Month Ending December 2024
- D. Approval of the City of Eden Investment Report Month Ending December 2024

Motion made to approve Consent Items A-D.

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

## **9. BUSINESS**

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

- A. 2025 Spirit of Eden Grant Request
  - 1) Public Works Equipment Purchases
  - 2) Burnes Civic Center Building Updates
  - 3) Beautification Organization's request to update the City of Eden Swimming Pool

Motion made to submit all requests to the Spirit of Eden Grant.

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

- B. May 3, 2025, Uniform Election

Mrs. Aguirre informed council that the election will be on May 3, 2025. Packets will be available for pick up starting January 15, 2025. The last day to turn in packets will be February 14, 2025 at 5pm. The seats up for election this year are for Mayor Pro Tem Jennifer Martinez, Council Member Grover Hall and Council Member Randy Dunaway. Priscilla will also be attending the TMCA Election Law Seminar on January 22-23 in Round Rock.

- C. The Proposed Election Contract with Concho County for the May 3, 2025, Uniform Election, and authorization for Mayor Rodgers to sign the agreement.

Priscilla stated that the election agreement was attached to Council's packet. She has reviewed it and the city's attorney has reviewed it as well.

Motion made to approve the Election Contract with Concho County for the May 3, 2024, Uniform Election and authorize Mayor Rodgers to sign the agreement.

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

- D. Boards and Commission application from Stacy Lopez to fill vacant positions on the City of Eden Beautification Organization

A member of the Beautification Organization stepped down from their position. Flyers were posted for the vacant position.

Motion was made to appoint Stacy Lopez to fill the vacant position on the City of Eden Beautification Organization.

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

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

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

Motion made to approve the commercial lease agreements for 319 W Blanchard ST. Eden TX 76837.

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

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

- F. AN ORDINANCE DESIGNATING A 20.224 ACRE, MORE OR LESS TRACT OF LAND, OUT OF THE EDEN INDUSTRIAL PARK TRACKS 8A-12A AND 15A-19A, ABSTRACT 1632, SURVEY 4, T.B. DRINKARD, AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE; MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A SEVERABILITY CLAUSE

Motion made to approve the ORDINANCE DESIGNATING A 20.224 ACRE, MORE OR LESS TRACT OF LAND, OUT OF THE EDEN INDUSTRIAL PARK TRACKS 8A-12A AND 15A-19A, ABSTRACT 1632, SURVEY 4, T.B. DRINKARD, AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE; MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A SEVERABILITY CLAUSE pending the correction of the City name.

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

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

Charles Kinkade was not able to attend the meeting this evening, but provided the following report for the golf course:

**Greens Maintenance (December 2024 - Present):**

Sanding and brushing completed.

Resulting in a healthy and well-maintained appearance.

**UpcomingTasks:**

Removal of broken limbs and hauling to the city dump.

Winterization treatment to be applied due to expected cold front.

**Tree Removal:**

Three large dead pecan trees removed from the number nine tee box area.

Clean-up of the area following tree removal.

**December 19 Meeting:**

Meeting with three city maintenance personnel.

Flagged sprinkler heads for installation on the tee boxes.

Identified areas in fairways with leaks or sprinkler heads requiring replacement.

As of yesterday, no new sprinkler heads have been installed by the city.

David stated that the City has begun replacing the valves, but are waiting to install the sprinklers until the cold weather passes. Priscilla stated that some carts have needed minor maintenance work to them that have been taken care of in a timely manner: tire replacements, exhaust on one and battery replacements. Council Member Gandy asked if we requested any more golf carts with the Spirit of Eden Grant. Priscilla replied that there is a fund for cart repairs and carts have been maintained and repaired throughout the year and are all operational. She felt the priority of the City right now is the equipment to get the streets repaired.

H. January 14, 2025, Budget Adjustments

Motion was made to approve the January 14, 2025 Budget Adjustments.

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

I. Approval of November and December 2024 Bills

Motion was made to approve the November and December 2024 Bills.

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

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

**10. ADJOURN**

Meeting adjourned at 8:36pm.

Attest:

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Mayor Renae Rodgers

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City Administrator Priscilla Aguirre