



# REGULAR CITY COUNCIL MEETING

Tuesday, June 09, 2026 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

With both the Mayor and Mayor Pro Tem absent, Council Member Hall led the meeting. Council Member Hall called the meeting to order at 7:06pm.

#### Mayor and Council Members

##### PRESENT

Council Member James Rannefeld  
Council Member Grover Hall  
Council Member Randy Dunaway  
Council Member Bradley Gandy

##### ABSENT

Mayor Renae Rodgers  
Mayor Pro Tem Jennifer Martinez

#### Staff

City Administrator Priscilla Aguirre  
Assistant to City Administrator Melanie Lozano  
Public Works Ronnie Winans  
City Attorney Andrew Quittner

### 2. INVOCATION

Invocation was given by Tony Lozano.

### 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 flags were said by all in attendance.

Council Member Hall informed everyone, that they would be moving on to Item# 7 on the agenda (Election) at this time.

### 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

We have been conducting daily readings and monitoring residuals at the sewer and water plant. Our tasks include meter readings, cut-offs, and completing various projects from office work orders.

We pumped sludge into dewatering containers, pulled pumps at the sewer plant due to trash and cleaned lift stations. We also patched holes around town, responded to numerous animal control calls and repaired sprinklers at the golf course.

At the pool, we got the robot started, checked pH and chlorine levels, and kept chemicals full. We assembled tables for the square and replaced non-functioning meters. Our crew has mowed barditches and city properties and pumped down the chlorine chamber at the sewer plant.

We have been working with electricians and electric actuators to get everything working at sewer plant. We completed a water tap for the Menu and two sewer taps.

Council Member Dunaway asked about the meters that they are replacing. Ronnie stated that they are replacing the old meters that stopped working with the newer model meters.

**B. City Administrator - Priscilla Aguirre**

**April 2026 Scheduled Items**

May 1 met with Civic Plus regarding the migration to a new website

May 4 met with Erick Macha, from Hilltop Securities regarding the city finance assessment

May 12 Regular Session Meeting

May 13 Met with Lance Flores from Hilltop Securities regarding investments; participated in Texas Municipal Clerk Certification program course nine

May 19 met with Civic Plus to discuss ADA Compliance for the city website to meet the Department of Justice compliance

May 20 participated in Texas Municipal Clerk Certification office hours

May 21 Met with the United States Army Corps of Engineers to discuss the permitting process necessary for FEMA reimbursement

**Open Projects**

**USDA Water Project** – Project is complete

**USDA Sewer Project**- Project is complete

**TXDOT HWY 83/87 Project** – On schedule to complete the project by end of June 2026

**Grants-**

We are in the beginning stages of the Community Project Funding for replacement of the City Wastewater Treatment Plant Pump Station. We participated in the administrative requirements training May 26, and Programmatic Requirements May 27, 2026.

We have submitted our project for the Texas Community Development Block Grant for Oak, Moss, Smith streets.

An application has been submitted to Texas Water Development Board for the Drinking Water State Revolving Fund

An application has been submitted to the Texas Water Development Board for Clean Water State Revolving Fund

**Concho Springs Golf Course** –Spencer came out this month and added top soil to the greens. We continue to receive compliments regarding the course and ProShop. We have put a flyer out for our July 3, 2026 Fireworks and Freedom Golf Tournament.

**Streets** We continue to update stop signs, mow ditches, clear right of ways and alleyways.

**Animal Control** We continue to have animal calls and are monitoring animals at large.

**Administration** We submitted required May reporting for TCEQ, State Comptroller, and Court.

**Code Enforcement** We have had several permit requests for building fences, accessory buildings, etc. We have received complaints from citizens regarding properties.

**Eden Swimming Pool**- The swimming pool had its opening day on May 23, 2026.

**Water Plant** – Public works continues replacing necessary meters with new Sonata ultrasonic Z-Flow Water meters.

**Wastewater Plant**- Verfurth and East Actuators came out to wire the new actuator and decant unit. The old side of the decant unit is nonoperational. New parts are required to bring the system back to operational.

Mayor Pro Tem Rannefeld asked what the target date is for the migration of the website. Priscilla answered that the website format has been chosen and their team is getting the design ready, and we should be hearing back from them in the coming weeks.

## **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 comment from the public.

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

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

Laura Bowden was not available for this meeting, but Priscilla read the Eden Economic Development Corporation's report that had been presented to Council.

Organized the Great American Cleanup - we had a good turn out and picked up a lot of litter around town.

EEDC and Beautification Committee and City Workers coordinated purchasing and planting new plants for the Butterfly Park.

Attended a 3-day Keep Texas Beautiful webinar conference.

Met with Junction EEDC to discuss the USDA Grants process.

Met with a potential Client

Attended the TMCN Chamber Webinar

Attended the ECISD Etiquette luncheon.

Attended the Keep Texas Beautiful Award Zoom meeting.

Met with a client on Vacant Property Program.

Attended 2 days of training relating to Appropriations Grant and completed 6 training modules.

Met with new business owners to walk through the Go Texan application process.

Met with new business owners to help them work on Marketing.

Attended the W.I.L.D. Cancer Walk

Attended a Commission on the Arts webinar.

Worked on several other future small projects throughout the month.

RBDG Grant renovations have begun at the warehouse.

Met with several citizens throughout the month on various topics and shared my contacts.

## **7. ELECTION**

### **A. Issue Certificate of Election**

James Rannefeld was issued his Certificate of Election.

### **B. Complete Statement of Officer**

James Rannefeld completed the Statement of Officer.

### **C. Administer Oath of Office**

James Rannefeld was administered the Oath of Office.

### **D. Newly Elected Officials shall assume duties of their office**

Council welcomed Council Member Rannefeld.

At this time Council Member Hall moved on to Business Item (10.A.) Acceptance of Resignation from Mayor Pro Tem Jennifer Martinez and a Declaration of vacancy on the City of Eden Council.

## **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 May 12, 2026, regular meeting minutes**

### **B. Approval of Financial Statement Month Ending May 2026**

### **C. Approval of the City of Eden Investment Report Month Ending May 2026**

Motion was made to approve Consent Items A-C.

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

Voting Yea: Mayor Pro Tem Rannefeld, Council Member Hall, Council Member Dunaway, Council Member Gandy

Voting Abstaining: Council Member Garcia

## **9. 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. Updates and issues related to claims by the Contractor for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects
- b. Purchase of Real Property

**B. 551.086 (Economic Development)**

- a. Strategic Planning
- b. Housing Development – Eden Economic Development Corporation President

Council adjourned to Executive Session at 7:36pm to consult with their attorney and discuss economic development. Brent Frazier, Eden Economic Development Corporation President was invited into Executive Session to discuss economic development.

**10. BUSINESS**

**Consideration and Possible Action On:**

**A. Acceptance of Resignation from Mayor Pro Tem Jennifer Martinez and a Declaration of Vacancy on the City of Eden Council.**

Motion was made to accept the Resignation from Mayor Pro Tem Jennifer Martinez and declare a Vacancy on the City of Eden Council.

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

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

**B. Appointment of Candidate to fill vacant city council position to include oath of office and statement of officer.**

Motion was made for Tanya Garcia to fill the vacant city council position.

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

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

Tanya Garcia accepted the position and completed the Statement of Officer and administered the Oath of Office.

**C. Appointment of Mayor Pro Tem**

Motion was made to appoint Council Member Rannefeld as the Mayor Pro Tem.

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

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

Mayor Pro Tem Rannefeld is now leading the meeting and stated that the meeting would resume by going back to Agenda Item#4 (Workshop).

**D. Reconvene in Open Session to consider and take action, if any, on items discussed in Executive Session**

Council reconvened into Open Session at 8:24pm.

Motion was made to approve the Verfurth Electric invoices in the amount of \$31,225.00.

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

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

- E.** Eden Economic Development Budget Amendments adding a line item for Spirit of Eden Grant funding  
New Line Item in Income for Spirit of Eden Grant not spent in 2025-2026 fiscal year.

\$5,000 in Spirit of Eden Line Item, this \$5,000 was spent on 09/29/25, but check was not cashed until this fiscal year.

Remove Line Item \$8,400 from Rocky Mountain Energy - their commitment was paid off during last fiscal year.

Motion was made to approve the Eden Economic Development Budget Amendments adding a line item for Spirit of Eden Grant funding.

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

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

- F.** The CERTIFICATE OF APPOINTMENT OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EDEN to include approval for Mayor Rodgers to sign the certificate

The Commissioners of the Housing Authority are listed as:

Thomas Sperry (Succeeds himself), Term expires 09/30/28

Mary Ann Escobar (Succeeds herself), Term expires 09/30/28

John Curry (Succeeds himself), Term expires 09/30/28

Motion made to approve the The CERTIFICATE OF APPOINTMENT OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EDEN to include approval for Mayor Rodgers to sign the certificate.

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

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

- G.** Lease Agreement with the City of Eden and Eden Voluntary Fire Department

Priscilla explained that this is a simple lease agreement that was reviewed by the city's attorney. The agreement will place all general maintenance responsibilities with the tenant, and add a monthly rental fee of \$10/month for the year.

Motion was made to approve the Lease Agreement with the City of Eden and Eden Voluntary Fire Department as written.

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

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

- H.** Concho Springs Golf Course Groundskeeper Job Description

When the City first took the course over, the job description was for a greenskeeper with more supervisory responsibilities, but now a groundskeeper best describes the role that is needed. The supervisory responsibilities are currently being provided by Priscilla (clubhouse) and Ronnie (grounds).

Motion was made to accept the Concho Springs Golf Course Groundskeeper Job Description.

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

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

**I. A new city event, The City of Eden Community Connect Fair**

Priscilla stated that she would like to connect the community with every resource that she can. Some resources would include: the Laura Bush Foundation, Shannon's AirMed team, ASU's financial aid office and the Concho Valley Council of Governments. This event could also be included on grant applications as in-kind.

Motion was made to approve a new city event, The City of Eden Community Connect Fair.

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

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

**J. Application Affidavit for Texas Water Development Board Water Supply and Infrastructure Grants**

Motion was made to approve the Application Affidavit for Texas Water Development Board Water Supply and Infrastructure Grants.

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

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

**K. Resolution 2026-24 A RESOLUTION OF THE CITY OF EDEN, TEXAS, AUTHORIZING APPLICATION FOR FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH**

Motion was made to approve Resolution 2026-24 A RESOLUTION OF THE CITY OF EDEN, TEXAS, AUTHORIZING APPLICATION FOR FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.

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

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

**L. CERTIFICATE WITH RESPECT TO ADOPTION OF A RESOLUTION, RESOLUTION 2026-24**

Motion was made to approve the CERTIFICATE WITH RESPECT TO ADOPTION OF A RESOLUTION, RESOLUTION 2026-24.

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

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

**M. Electric Actuator Service of Texas proposal to Remove old actuator, install new actuator, and start up.**

One side of the unit was replaced last year after the flood in July. This proposal is for the other side. This would result in a completely new decant unit at the sewer plant.

Motion was made to approve the Electric Actuator Service of Texas proposal to remove old actuator, install new actuator, and start up in the amount of \$12,376.

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

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

- N.** Civic Plus Website platform update and Municode Meeting Board Management Minutes renewal proposal.

Last meeting Council approved the update and renewal up to \$12,000. Priscilla stated that the Minutes and Agenda platform will need to be renewed for 2 years, so it increased the amount needed to be approved.

Motion was made to approve the Civic Plus Website platform update and Municode Meeting Board Management Minutes renewal proposal up to \$16,236.75.

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

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

- O.** Proposals to perform annual testing and annual preventative maintenance on city generators located at the Water Plant and Industrial BLVD property.

Only 2 proposals were received by GPC Services and Hunter Generator Services.

Motion was made to defer action on Business Item O until more proposals are received.

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

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

- P.** Proposals to repair/replace the Air Conditioning Unit for Council Chambers

Proposals to repair/replace the Air Conditioning Unit for Council Chambers were received by: Absolute Paradise Heating & Cooling, Huffman Heating and AC, Bowles Heating & Cooling, Jesse's Heating and Air and Parsons Heating & Air.

Mayor Pro Tem Rannefeld asked what the manufacturer's warranty was on the heat pump on the Parsons quote. Council also wanted to know what brand of unit that Jessie's Heating and Air would be installing and what the 10 year warranty covers.

Motion was made to defer action on Business Item P until Council's questions could be answered.

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

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

- Q.** Updates and issues related to claims by the Contractor for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

There are no updates for Business Item Q.

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

Priscilla covered this item in her workshop and the job description was approved earlier. There are no other updates to be discussed.

**S. Budget Adjustments June 9, 2026**

| ACCOUNT     | DESCRIPTION                 | AMOUNT   |
|-------------|-----------------------------|----------|
| 01-452-6201 | PROPERTY TAXES - CURRENT    | -11,000  |
| 01-452-6202 | PROPERTY TAXES - DELINQUENT | -1,500   |
| 01-453-7603 | PERMIT FEES                 | -500     |
| 01-454-8815 | COMMUNITY EVENT DONATIONS   | -11,000  |
| 01-515-5509 | COMMUNITY EVENT EXPENSES    | 3,720    |
| 02-451-4507 | AP ARPA GENERATOR GRANT     | 1,533.70 |
| 18-518-2002 | CLUB HOUSE TAXES            | 315      |

Motion was made to approve the June 9, 2026 Budget Adjustments.

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

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

**T. Approval of May 2026 Bills**

Motion was made to approve the May 2026 Bills.

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

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

**U. Discuss setting dates for Budget Workshops**

Priscilla introduced the date of June 30th (Tuesday) to have a meeting to propose the budget and for Hilltop Securities to give their Financial Assessment and Investment Presentation.

**11. ADJOURN**

Motion was made to adjourn the meeting at 9:16pm.

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

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