



# REGULAR CITY COUNCIL MEETING

Tuesday, August 12, 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

Mayor Rodgers called the meeting to order at 7pm.

#### Mayor and Council Members

PRESENT

Mayor Renae Rodgers

Mayor Pro Tem Jennifer Martinez

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Council Member Tanya Garcia

#### Staff

City Administrator Priscilla Aguirre

Assistant to Administrator Melanie Lozano

Public Works David Hutchings

Consultant Ryan Mckinnis

### 2. INVOCATION

Invocation was given by Fr. Reggie Odima of St. Charles Catholic 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 perform our readings and daily residual checks at the sewer and water plant. We have received several animal control calls. Our team conducts meter readings and cut-offs as needed. Recently, we have completed several projects based on the work orders created by the office staff.

We have been pumping sludge into dewatering containers and have pulled pumps at the sewer plant to clean up trash and maintain lift stations. Several meters have been replaced because they stopped functioning. Additionally, we have been pumping down the chlorine contact chamber.

We filled in several holes on Daniels Street with caliche and addressed multiple water leaks along Highway 83, King Street, Oaks Street, and the golf course irrigation system. We also dealt with a sewer backup at 111 Drinkard.

Currently, we are picking up limbs at the golf course and have begun trimming trees around town. Our team has mowed and weed eated city properties and assisted with mowing at the golf course.

We installed a new line for the old Chevrolet building and replaced belts on both the progressive mower and the Gravely mower, as well as tires on the Gravely and greens mower. Lastly, we rebuilt two bridges at the golf course and completed several line locates.

B. City Administrator - Priscilla Aguirre

**July Scheduled Items**

3 Discussed Eden Parks with Ryan

4 Hosted Independence Day Event Fireworks & Freedom

8 Regular Session Meeting

11 Organized an Adult Swim Night at Eden Swimming Pool

15 Met with Concho Valley Council of Governments & Texas Department of Emergency Management regarding July Floods They also set up in council chambers to assist community members with submitting their property damage online.

17 Participated in a Texas Municipal Clerks Technical Writing Training, USDA project meeting update with Andrew and Sage, Participated in Angelo State University Small Business Development Funding your business Webex.

18 Organized a Teen Swim Night at Eden Swimming Pool

22 Concho Valley Council of Governments set up in council chambers and went door to door to assist community members with submitting their property damage online.

23 We hosted a Public Meeting to discuss City of Eden Parks

26 The City and EEDC hosted a paint party at the Multipurpose Center

28 Final School Safety Meeting for 2024-2025 year

29 Mock Payroll meeting with gWorks; Application briefing with Texas Department of Emergency Management

30 Participated in the Texas Municipal Clerks Notary training; Finance Hub configuration with gWorks

**Open Projects**

- **USDA Water Project** – 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- submittals have been approved by Enprotec Hibbs & Todd.
- **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 working on.
- **TXDOT HWY 83/87 Project** –with Enprotec Hibbs & Todd assistance we have received bids for the required bore on HWY 83. 3LW Civil has reported they are working Phase II Steps 1, 2, 3 and Phase III Step 3. They are hopeful that in 6 weeks they will be able to open 83 North bound and

move into the next step of Phase III which is 83 South bound from the 83/87 intersection going South to Menard.

- **Grants**- We received great news from Congressman August Pfluger's office, the House Interior, Environment Subcommittee released the bases text of the FY26 Interior and Environment Appropriations Bill. They were able to secure the Community Project Funding amount we applied for to fund the Wastewater transfer pump. The bill has not passed yet, so we will continue to await that process.
- **Concho Springs Golf Course** - David Benton and Public Works have been challenged with mowing at Concho Springs. We continue to have volunteers assisting at Concho Springs as well, which is much appreciated. July floods damaged 3 bridges, with Ryan's guidance, Ronnie and public works staff were able to repair the unstable bridge and rebuild the 2 that were completely washed out. The course was reopened July 31, 2025. We have done minor repairs on several golf carts and purchased a new cart per council approval. David and Public Works continue to flush the irrigation lines and sprinklers. Spencer has adjusted the height of our green's mower and taught David B and David Hutchings how to mow the greens. Spencer was able to look at the CLA valve while onsite and suggest a screen for Ronnie to purchase. Spencer did state the CLA valve is not serving its purpose and does not believe the valve is needed with the way the irrigation system is currently set up. Fuzz received our soil samples and congratulated us on having one of the worst samples he has seen on a golf course. He did note that he is glad to see we have Bermuda grass vs bent grass as a drought would put us in a tough situation. Fuzz has set Concho Springs on fertilization schedule from July through October 2025. Public Works continues to assist in maintaining the course as needed. The Clubhouse renewal was brought up at our budget meeting. After researching, it appears the clubhouse is scheduled to be renewed in December 2025.
- **Streets** We will be coordinating with TXDOT to assist with the speed limit change to the 87/83 entrances to Eden.
- **Animal Control** There have been several animal control calls this month. We are working on organizing another rabies clinic, we will keep the community informed.
- **Administration** - We are on our last steps towards migrating to our new software and we have scheduled a mock payroll for mid-August.
- **Code Enforcement** - We have had several permit requests for building fences, carports, roof replacement, accessory buildings etc. We have sent out several courtesy letters to property owners regarding grass overgrowth and other violations of the Health and Sanitation Ordinance.
- **Eden Swimming Pool** - The Eden swimming pool ended their season August 2, 2025. This year we added a city concession stand at the pool; it was a success, and we plan to continue with it next year. We had a successful season and hope to keep the momentum and bring new events to the swimming pool in FY2025-2026.
- **Water Plant** – Well 3 was damaged by a lightning strike during the July flood storms. We have filed a claim with TML and are awaiting quotes from Lubbock Electric and Verfurth.
- **Wastewater Plant** - The Wastewater plant was damaged by a lightning strike during the July floods, the aeration valves and decant unit need to be replaced.

## 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)

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

With no new information available for this item, Council decided there was no need for Executive Session at this meeting.

## **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.

Fr. Reggie stated that St. Charles Catholic church had its second annual school supply drive for all students. He said that there are still some supplies left, and if anyone in attendance knows of anyone in need to please send them to the church.

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

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

- 1) Worked with the City of Eden on Fire Works and Freedom Event.
- 2) Attended monthly City Council Meeting and gave a report.
- 3) July Farmers market was cancelled. Next one is August 9, 2025.
- 4) Waiting for USDA grant announcements - One for the Warehouse Renovations and one for Texas Downtown Assessment and the Strategic Plan.
- 5) Working on updates to our website. I have been going through each page (there are over 30 edit pages). I am getting closer.
- 6) Interviewed with City of Alvarado-EDC on start up of our original incubator.
- 7) Working with a potential new business start-up, Maria's Creations.
- 8) Governors Designation as a Tourism Friendly City announcement will be made during Fall Fest . Attended a Chamber Board of Directors Meeting on Fall Fest details.
- 9) Collaborated with SBDC on Webinar for Small Business - "Finding Funding for you small business" and attended the webinar.
- 10) Met with a potential Client about our warehouse.
- 11) Met with Kathy Keane (August Pflugers Office) and Cheryl DeCordova from (Senator Perry's Office) on Flood Victims. Also sat in meeting with Pricilla, Mayor and Mr. Baxter from TDEM.
- 12) Worked with Aspen Roberts from the Concho Council of Governments on Disaster Relief for Concho County Flood Victims.
- 13) Attended a Texas Midwest Luncheon in Abilene.
- 14) Attended the Preservation Texas Conference in Fort Worth. Lots of great ideas for our warehouses and buildings around town.
- 15) Attended a TEDC Webinar on Winning for Rural America - growing strategies.

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

Council Member Hall asked if the IGA account was current. Priscilla responded that they have paid through June, so are about a month behind.

Motion was made to approve Consent Items A - C.

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

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

## 9. BUSINESS

### Consideration and Possible Action On:

- A. Setting a Proposed 2025 Tax Rate for the City of Eden and setting times and dates for public hearings

Council Members were presented the tax rate worksheet with their packets. Last year's rate was \$0.5538940. The no-new-revenue tax rate is \$0.520784 and the voter approval rate is \$0582906. The disaster rate is \$0.564682. Council Member Hall voiced that he would like to keep the tax rate the same as last year. Council Member Dunaway asked how the City's rate compares to other cities in the area. Priscilla said she could research and report on that at the tax rate public hearing.

Motion was made to set the proposed 2025 tax rate at \$0.5538940 per \$100.

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

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

Motion was made to set the tax rate public hearing dates on August 28, 2025 and September 2, 2025.

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

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

- B. 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 was made to approve Mayor Rodgers to sign the Certificate of Appointment of Commissioners of the The Housing Authority and appoint Glenda Miller and Tina Briley as board members.

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

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

- C. The Eden Housing Authority 5-year PHA Plan for fiscal years 2025-2029, and approval for Mayor Rodgers to sign the plan document.

Motion made to approve The Eden Housing Authority 5-year PHA Plan for fiscal years 2025-2029, and approval for Mayor Rodgers to sign the plan document.

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

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

- D. CTWP's Copier lease proposal for 60 months at 275.81 per month

The copier lease is up for renewal. The fee is increasing \$2.33/month from \$273.48 to \$275.81 per month.

Motion was made to approve CTWP's Copier lease proposal for 60 months at 275.81 per month.

Motion made by Council Member Dunaway, Seconded by Council Member Gandy.  
Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- E. Electric Acuator Service of Texas estimate 3233 of \$15,210 to remove replace the aeration valves damaged by July 2, 2025, storm and start up at the City of Eden Wastewater Plant.

These 2 aeration valves were damaged at the sewer plant after being struck by lightning. The estimate includes replacing the valves and troubleshooting the valves once they are installed.

Motion was made to approve Electric Acuator Service of Texas estimate 3233 of \$15,210 to remove replace the aeration valves damaged by July 2, 2025, storm and start up at the City of Eden Wastewater Plant.

Motion made by Council Member Hall, Seconded by Council Member Dunaway.  
Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- F. Electric Acuator Service of Texas estimate 3239 of \$12,399 to remove replace the Decant Unit for Basin two and start up at the City of Eden Wastewater Plant.

Motion was made to approve Electric Acuator Service of Texas estimate 3239 of \$12,399 to remove replace the Decant Unit for Basin two and start up at the City of Eden Wastewater Plant.

Motion made by Council Member Hall, Seconded by Council Member Dunaway.  
Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- G. TXDOT Highway 83 Water Line Bore bids from Harris Road Company \$57,793, Fambro Construction LLC \$69,970, Darnell Construction LLC \$84,552, and the Recommendation of Award letter from Enprotec Hibbs & Todd.

Motion was made to accept the bid from Harris Road Company in the amount of \$57,793 to replace the Water Line Bore on Highway 83 and Bryan Street and the Recommendation of Award letter from Enprotec Hibbs & Todd.

Motion made by Council Member Dunaway, Seconded by Mayor Pro Tem Martinez.  
Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- H. Construction bids for Masonry work to the outside wall at the City of Eden Multipurpose Center 409 W Blanchard, Eden TX

Priscilla informed Council that the rock side wall on the west side of the Multipurpose Center is separating and needs to be repaired soon.

Motion was made to defer action on Business Item H until the City's engineer, Ryan Mckinnis, can look at it.

Motion made by Council Member Hall, Seconded by Council Member Gandy.  
Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

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

With nothing new to report for this item a motion was made to defer action on Business Item I.

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

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

- J. Utility Task Vehicle proposals from South Plans Implement, Ltd for a 2026 John Deere Gator at \$18,300, and two 2025 Gators at \$12,700 and \$19,300. Family Power Sports 2026 Kawasaki Black Mule at \$9,999 & 2026 Kawasaki Gray Mule \$8,749.

The consultant at the Golf Course is recommending the purchase of a Utility Task Vehicle for the golf course for tools to be placed in and to pull the sander. Since the amount of carts is limited at the golf course, this would prevent using a golf cart for maintenance at the course.

Motion was made to approve the purchase of the 2026 Kawasaki Gray Mule \$8,749 or something similar in that price range if it becomes unavailable.

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

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

- K. Verti-cutter proposal from K&W Equipment for \$6,500.

Motion was made to defer action on the purchase of the Verti-cutter proposal from K&W Equipment for \$6,500. The equipment will be rented out before a decision will be made on purchasing it.

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

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

- L. July 2025 Concho Springs Golf Course Membership Fees

Council Member Gandy was asked by golf members if their July payment was going to be rolled over to August since the course was closed most of July.

Motion was made to keep the membership fees as is with no adjustment because of closure due to Mother Nature.

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

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

Voting Nay: Council Member Gandy

- M. Updates to Concho Springs Golf Course membership agreement

Changes made to the Concho Springs Golf Course Membership Contract are as follows: 12 month commitment required with automatic annual renewal and you must notify the City Office in writing 30 days prior to the next month's billing cycle if you choose to cancel your membership. The statement of "If the facility is unable to open due to inclement weather, or and "Act of God," the City of Eden will not provide a refund or credit to the member.

Motion was made to approve the Updates to Concho Springs Golf Course membership agreement.

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

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

- N. August 12, 2025, Budget Adjustments

Motion was made to approve the August 12, 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 Dunaway, Council Member Gandy, Council Member Garcia

O. Approval of July 2025 Bills

Motion was made to approve the July 2025 Bills.

Motion made by Council Member Hall, Seconded by Council Member Dunaway.  
Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

**10. ADJOURN**

The meeting adjourned at 8:33pm.

Attest:

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Mayor Renae Rodgers

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City Administrator Priscilla Aguirre