



# REGULAR CITY COUNCIL MEETING

Tuesday, December 10, 2024 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 called 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 Tanya Garcia

ABSENT

Council Member Bradley Gandy

#### Staff

City Administrator Priscilla Aguirre

Assistant to City Administrator Melanie Lozano

Public Works David Hutchings

City Attorney Andrew Quittner

Consultant Ryan Mckinnis

### 2. INVOCATION

A. Ray Torres

Invocation given by Ray Torres.

### 3. 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 completed our readings and recorded daily residuals at the sewer and water plant. Additionally, we have received several animal control calls. Our team has conducted meter readings and service cut-offs as needed.

Recently, we addressed sewer backups on Kelly Street, the Daycare and Main Street. We have also carried out multiple 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 had to pull pump at sludge bin and replace.

Several malfunctioning meters have been replaced, and we are in the process of pumping down the chlorine contact chamber. Our team has been patching roads around town and recently repaired a water line in front of City Hall.

We are trimming and removing trees at Butterfly Park, addressed several water leaks on Daniels Street, Barnett, Burleson Street, and at the sewer plant. Stumps at Green Park have been removed and all holes filled.

We worked with EHT on trying to kill out water so Digg can cut and cap old lines. Finally, we replaced the backflow preventer at the sewer plant.

B. City Administrator Priscilla Aguirre

November

5 Multipurpose Center big room was painted

6 Attended the EEDC Meeting

12 had a discussion with Keep San Angelo Beautiful to gain ideas from their light tour

15 Rewire light poles at Gazebo

18 TMCA Clerk Seminar via Zoom

22 Attended Beautification Meeting

27 Attended a Meeting with Galilee to discuss previous home grant options

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 continuing to try and resolve conflicting lines and are preparing for kill outs.

It has been a challenging time with our Christmas décor, we have had to re-string each metal design with lights, as the old lights are no longer working on 95% of the designs.

#### 4. 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)

B. 551.071 (Consultation with Attorney)

Council went into Executive Session at 7:11pm to discuss Economic Development and to Consult with the City's attorney.

Council adjourned Executive Session at 7:46pm.

There was no action from Executive Session.

**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.

Tony Lozano spoke on behalf of the Eden CISD school board expressing their appreciation of the Mayor and Council being instrumental in the school board's golf tournament being a success. He stated that there were 16 teams that played in the tournament and the school board raised a little over \$8,000 for it's scholarship fund.

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

A. Economic Development Corporation Monthly Report- Laura Bowden

Attached an Empty Building List and contacts

Foster Building rental agreement – FINALLY we have signed contract.

Updates on any ongoing projects: Doors at Ware house, Mark's Lawncare, Project Burnt house, roof on Foster Building and Façade Applications.

Brent, Kit, and I met with Gailee Community Development and discussed the Burnt House Project and other future projects. We are excited to get this project underway and work together to help our towns housing problem. It might be a small project to many but each small project builds on another and takes us one step closer to our goals.

Also, working with the Beautification committee on planning 2024-2025 projects so we can apply for the grants offered through our affiliation with Keep Texas Beautiful in January 2025.

Future Project- A tour of the empty buildings- Project "Imagine the Possibilities" – Met the owner operator of Viking Films at the Basic TEDC Training in San Antonio and he was very informative about how to do the filming. I will be touching base with him in the new year on possible contracting with his company to do the filming.

Our Green Apple Art Center will have a rental in January. They will be having a Birthday/Retirement Bash for the Community.

Attended the Camo at the Crossroads on November 16, 2024. Worked a game for the Chamber event and helped with clean up. This event is very good for our community. It really shows the appreciation to our local hunters and land owners.

Making Christmas Plans- Decorating downtown and in our Parks, Holiday Painting Party, The Great Christmas Caper.

I attended the Basic Economic Development Course in San Antonio – November 11th-15th. I made important contacts and learned so much more about Texas Economics and how we fit into those dynamics. I will be adding more to our strategic plan, such as Business Retention and Expansion events, surveys and support. Also, this basic class will build on future workshops through TEDC. The

basic class just covered the basics and the futures classes will be more in-depth and targeted to increase our understanding of each course. Thank you for supporting me in these classes. I am learning more and more each day and can't wait to apply it to our community.

As you all can see November was a very busy month and I would like to thank each of you for supporting the Economic Development happening in our town.

## **7. 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 November 12, 2024
- B. Approval of Financial Statement Month Ending November 2024

Council Member Hall asked why some items were highlighted in the November 2024 Financial Statement. Priscilla answered that they were questions she had marked for her to look into and explained each item to the Council.

Motion was made to approve consent item B.

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

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

- C. Approval of the City of Eden Investment Report Month Ending November 2024

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 Garcia

## **8. BUSINESS**

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

- A. Annual Review of the City of Eden Investment Policy

Priscilla informed Council that the Investment Policy is the same policy from before, and she sent it to the City's attorney to review. The reason she sent it on to the attorney was because he is new and didn't review it last year.

Motion was made to approve the review of the City of Eden Investment Policy.

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

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

- B. Resolution 2025-11 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDEN TEXAS, ADOPTING THE CITY OF EDEN INVESTMENT POLICY ATTACHED HERETO AS EXHIBIT "A"; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT "A" RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR

INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made to approve Resolution 2025-11 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDEN TEXAS, ADOPTING THE CITY OF EDEN INVESTMENT POLICY ATTACHED HERETO AS EXHIBIT "A"; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT "A" RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

- C. Ordinance 2025-12 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 reminded Council that they have been reviewing the ordinances for a couple of meetings now and she wanted to make sure they were comfortable with the suggested increases. She presented a report which compares the City's current fee with some of the surrounding area as well as a new proposed amount. Council Member Hall asked if we approve this ordinance this evening can we modify it later. Priscilla said yes changes can be made later on. A discussion was had comparing some of the suggested increases to Ballinger, Brady and Mason's fees. Priscilla stated the increase for tire disposal fees was due to the increase of fees from changing the tire vendor.

Motion to defer action on Ordinance 2025-12 AN ORDINANCE ADOPTING FEES, RENTALS, LICENSES, AND PERMITS FOR THE CITY OF EDEN, TEXAS; DESIGNATING AN EFFECTIVE DATE; REPEALING PRIOR ORDINANCES IN CONFLICT HERewith.

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

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

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

Motion made to defer action on Updates, change order request, overages, for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

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 Garcia

- E. The received, City of Eden Bank Depository Request for Proposals

The Eden State Bank is the only bank that responded to the City's RFQ which requested 20% on the time deposit interest rates, 25% on the cost of service, 25% on service availability and 30% on safety and credit worthiness of the bank. Priscilla stated that she can forward the electronic version to the City's attorney for review.

Motion was made to send the received agreement from the Eden State Bank to the City's attorney for review.

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

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

F. Public request to clear out the ditch on Barnett & Green Street by Sarah Woodard

Sarah Woodard stated that her property has been flooding due to the ditch not being dug out. She noticed today that workers were digging out the ditch today before the meeting. She has mobility issues from an injury and it's difficult walking through the water when it floods. Priscilla stated that the ditch was cleaned out today, and they will continue to monitor once it rains to see if this prevents the flooding or if something additionally will need to be done.

G. Zesch & Pickett Medical Plan Renewal and approval for the City Administrator and Mayor to sign the Renewal and Benefit Verification Form

The plans are the same 2 as last year, and a 10% increase was figured into the budget. The final rate increase ending up just little over 8%.

Motion was made to approve the Zesch & Pickett Medical Plan Renewal and for the City Administrator and Mayor to sign the Renewal and Benefit Verification Form.

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

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

H. Eden Economic Development's budget amendment for FY2024-2025

The amendments to the budget include Mrs. Bowden's wages and \$10,000 for other projects for the coordinator's expenses like travel and subscriptions.

Motion was made to approve the Eden Economic Development's budget amendment for FY2024-2025.

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 Garcia

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

Charles did not attend the meeting, but called Priscilla with some items he wanted mentioned. Eden CISD has a scheduled tournament March 10-11, 2025. He is suggesting charging \$10.00 per student per day plus cart rental since the course will have to close for those days. Also, the Eden Volunteer Fire Department has a tournament scheduled for June 7, 2025, and since they are a non-profit organization, he is suggesting charging \$10.00 per player plus cart rental.

Council discussed and does not want to charge the school for tournaments that students are playing in and will make a decision on the non-profit tournament as it get closer to the date.

Charles informed Priscilla that he had done a turf nutrition winterization program along with other daily maintenance activities at the golf course. This coming month he will top dress the greens very lightly and continue to do their daily activities. Signage for the cart drop off and pick up have been ordered.

J. Approval of October 2024 Bills

Motion was made to approve the October 2024 bills.

Council Member Hall asked about the Fire Department and VFW and Library checks. Priscilla replied that half were paid now and the other half will be paid in January. He also asked about the \$3,500 check to Blas Castaneda. Priscilla told him that was for the 2nd bridge repair at the golf course.

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

**9. ADJOURN**

Meeting adjourned at 8:45pm.

Attest:

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Mayor Renae Rodgers

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City Administrator Priscilla Aguirre