



SPECIAL CITY COUNCIL MEETING

Tuesday, March 21, 2023, at 7:00 PM

**CITY COUNCIL CHAMBERS - 120 Paint Rock Street,
Eden, TX**

Off: 325-869-2111 | Fax: 325-869-5075

MINUTES

1. CALL TO ORDER AND ROLL CALL

PRESENT:

Agapito Torres
Priscilla Aguirre
Grover Hall
Randy Dunaway
Bradley Gandy

ABSENT:

Jennifer Martinez

2. BUSINESS

Consideration and Possible Action On:

- A. Consideration of and authorization for Mayor to sign a Resolution suspending for 45 days the effective date proposed by West Texas Gas Company in its application filed on or about February 15, 2023, pursuant to section 104.301 of the Gas Utility Regulatory Act**

Motion to approve Business Item "A", for the Mayor to sign a Resolution suspending for 45 days the effective date proposed by West Texas Gas Company in its application filed on or about February 15, 2023, pursuant to section 104.301 of the Gas Utility Regulatory Act, was made by Council Member Gandy, seconded by Council Member Hall. Motion carried 4-0.

Motion made by Gandy, Seconded by Hall.

Voting Yea: Aguirre, Hall, Dunaway, Gandy

- B. Second Hearing and adoption of an Ordinance of the City of Eden, Texas, providing for the regulating and controlling of animals, livestock, and fowl within the city limits of Eden; declaring a nuisance; providing for the licensing, registration, vaccination, and impoundment of dogs and cats; providing for requirements to control dangerous dog; providing for quarantine regulations; providing for licensing of livestock, wild or dangerous animals, and animal livestock, wild or dangerous animals and animal establishments; providing for a penalty clause; providing for a severability clause; providing for a repealing clause; and providing for an effective date**

Business Item "B", Animal, Livestock, and Fowl Ordinance was opened for Public Comment. There being none, motion was made by Council Member Hall and seconded by Council Member Dunaway to approve an Ordinance of the City of Eden, Texas, providing for the regulating and controlling of animals, livestock, and fowl within the city limits of Eden; declaring a nuisance; providing for the licensing, registration, vaccination, and impoundment of dogs and cats; providing for requirements to control dangerous dog; providing for quarantine regulations; providing for licensing of livestock, wild or dangerous animals, and animal livestock, wild or dangerous animals and animal establishments; providing for a penalty clause; providing for a severability clause; providing for a repealing clause; and providing for an effective date. Motion carried 4-0.

Motion made by Hall, Seconded by Dunaway.

Voting Yea: Aguirre, Hall, Dunaway, Gandy

C. Updates and possible action regarding Management, Maintenance, and Funding of Golf Course, to include consideration of any electrical estimates for the check valve

D. Consideration of Golf Course Management Presentation by Matt Drake, Riverside Golf Course

For Business Item "C", Golf Course Updates, and Business Item "D", Golf Course Management Presentation, the floor was opened to Matt Drake from Riverside Golf Course. Mr. Drake distributed his presentation to Council Members. Mr. Drake noted that at Riverside Golf Course, he had no water, so he had to find creative solutions. He drove around the Concho Springs Golf Course on Sunday, and it is a beautiful course.

Since the City will be resodding the greens, the greens will need to be scraped and the put back on layer by layer with pea gravel, organics, sand, and then sod. He would like to do water and soil samples to determine the best way to treat them. The course needs to be sprayed with pre-emergent for weeds in the greens, fairways, tee boxes, and cart paths.

His plan would be to bring in food, live music, flea markets, etc, to get activity flowing in town. One suggestion was also glow in the dark golf, because it is cooler at night, and this will bring in the younger crowd to the course. After the water system is fixed, he would concentrate on the greens, approaches, and tee boxes, and could be operational by the end of the year. The electrical work needs to be completed, and dead vegetation needs to be removed.

His management proposal included fees of \$20,000 per quarter for the first year, \$15,000 per quarter for the second year, and \$10,000 per quarter for the third year. If he is working the business, it should not need a stipend. He would properly staff the course, rent the golf carts, maintain the equipment, provide transparency to the City, maintain the course, and offer the course free to the Eden High School Golf Team to practice. This is a beautiful course in regards to the layout, the size, and the water channels.

Mayor Torres noted that he was glad to hear that Mr. Drake would start with water and soil testing, and he was glad that he was proposing to use money wisely. We are all well aware of the situation, and that it will be a process to get the course going. The plan looks positive, and transparency to share with the public is important.

Mr. Drake noted that his plan was to use 1/2 of the profit for operating costs and 1/2 of the profit would be put back into the course.

Mayor Torres noted that we still will need to look at improvements for the transfer pumps at the sewer plant. Mr. Drake agreed and noted that we may be able to set funds aside to help with these costs.

Mayor Torres also explained that the Spirit of Eden Fund is helping with the resod of the greens. Drake explained that organics and sand are both needed for proper water filtration. He can get a quote for the electrical work, as he has electrical contractors that work on his properties.

Responding to a question from Council Member Hall, Mr. Drake responded affirmatively that if the automation of the watering system is too expensive, would he be able to run the watering system on manual.

Mr. Drake will get estimates for completion of the electrical work. Then we can fire up and pressurize the system to make sure it can hold 80 lbs of pressure.

Council Member Gandy noted that each sprinkler head that needs to be replaced will cost about \$200 head, but we need to have the water system running for the course.

The need for the check valve was discussed in order to get the sprinklers operational.

Mr. Drake will start working on it tomorrow and will bring back estimates. We will schedule another meeting when we have more information.

3. ADJOURN

The meeting was adjourned at 8:20 PM.

Agapito Torres, Mayor

Laura Beeson, City Secretary/Administrator