



SPECIAL CITY COUNCIL MEETING

Monday, November 27, 2023, at 6:00 PM

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

Off: 325-869-2211 | Fax: 325-869-5075

MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor and Council Members

Mayor Agapito Torres

Mayor Pro Tem Jennifer Martinez

Council Member Renae Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

ABSENT

Council Member Bradley Gandy

Staff

Priscilla Aguirre, City Secretary/Administrator

Victoria Ramirez, Assistant to City Administrator

Joey Delgado, City Attorney

Meeting called to order at 6:00 p.m.

2. 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).

Council entered Executive Session at 6:02 p.m.

Council Adjourned Executive Session at 6:47 p.m.

A. Discussion regarding the Maintenance, Management of Concho Springs Golf course.

B. Discussion regarding the Eden Economic Development Coordinator position, agreement.

3. BUSINESS

Consideration and Possible Action On:

A. Discussion and take possible action to proceed with the procurement of engineering, financial advisor, and bond counsel services in support of the Texas Water Development Board Drinking Water State Revolving Fund Lead Service Line Project.

This project is known as the Lead and Copper Project the City is required to do for TCEQ. TWD Board is offering a grant for this project for qualified entities. EHT submitted an application on the City's behalf in April 2023. We are currently ranked 8/200 applicants. The amount is \$230,000 for the grant. We do

not know if we will be awarded the full amount. This project consists of taking inventory on both sides of the meter, the city's side, and the customer's side. We have a spreadsheet to help us track this information. The grant will provide us with funds for a piece of equipment to assist with the digging. The City has already started this project. If we decide to move forward with this grant, 51% is grant and 49% loan with no interest. The intent is due on Friday of this week. With this project, we have to replace the lines anyway. It is up to council to make the decision. The 49% will be a 15-year note. We also have the option not to purchase the equipment and getting a contractor to do the work versus our employees doing the work. Priscilla handed out a copy of the inventory worksheet for council to review. The deadline for TCEQ project is October 2024. The city is time – tracking the work that is being done. TCEQ continues to make changes to the project. Priscilla stated that we have close to 600 lines to check, and the work is almost complete. We are currently waiting on TCEQ for their final rule. The grant does not specify an amount so we do not know what our payment on the loan will be yet.

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

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

B. Discussion and take possible action on the Maintenance, Management of Concho Springs Golf course.

Charles Kinkade with The Creek is present for this item. Charles states 15 golf carts are needed for the golf course. Staring off he would like 10 golf carts that are in working condition. He believes once the golf course gets going, 20 golf carts will be needed. Charles presented an estimate for \$9,000 for the management of the Golf Course. He gave states of other golf courses on the payment for managing the golf course. This \$9,000 will pay him \$28 a day. The status of the golf carts after an assessment was done is: 7 working and 1 needs a battery and carburetor, totaling 8 working golf carts. Charles stated that the yearly maintenance on the golf carts can be negotiated to 10 from 15 on his estimate. Council member Dunaway asked when the golf course would be ready for play, Charles said the spring, however June would be ideal. Charles states June 15 would be the date to open. Charles stated in the spring we can open the course to locals and students, however there is still more work that needs to be done. Charles gave another option that he would buy the 15 carts for \$10,000 if new carts were purchased by the City. Priscilla mentions that the public works employees have been working on the golf carts and running the old gas out of them. Council member Hall mentioned he did not think talking about the carts now was relevant due to Charle's mentioning the opening be in June. Council member Dunaway asked Harold Barker for his opinion. Harold mentions the irrigation system and that it needed to be improved. He spoke of watering the greens continuously until they started seeing growth. The Mayor is questioning the previous estimate that got approved by my council. September 5, 2023, minutes were reviewed. In this meeting there was Motion to approve the contract for \$133,600 from The Creek from Blanket, Texas, with the upfront payment of 10% of the total contract with twelve equal installments pending contractual agreement after review from the city attorney. This motion passed 4-1, with Council member Gandy opposing. This motion was made with the understanding that the Mayor and City Manager would negotiate the terms with The Creek. The Mayor stated if Charles is doing things outside of the contract, which is his responsibility. The Mayor again reiterated that Charles is working outside of a contract. Option 3 was not originally presented, which is the buying of the golf carts if the City chooses to buy new golf carts. Charles said he said he would management the Club house, and he will do it. Charles wants to talk about the merchandise. For clarification, Charles and the Mayor agreed that green fees, membership fees and golf carts revenue will go to the City. Council Member Dunaway wants to defer the discussion of the golf carts. The Mayor stated the golf carts need to be bid out if the City chooses to sell. The Mayor asked Charles to be honest about his assessment. Charles said the immediate things that need to be done would be the busted concrete on the cart path. The Mayor stated after the contract, they can then assess the issues. The Mayor said the motion done on Sept 5, 2023, is valid and will be taken to the city attorney. Charles

asked for a check and Council Member Hall stated we need to follow the rules and get the contract drawn up and approved.

Motion to accept the motion done on September 5, Charles will operate and manage the Club house, with revenue from golf carts, green fees, and membership fees to go to the City of Eden. Merchandise in the club house will go to The Creek. Equipment that is currently there that is the City's will be at Charles' disposal. Fuel for the golf carts will be at the City's expense.

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

- C. Discussion and take possible action on the Eden Economic Development Coordinator position, agreement.

Motion to Defer action on Item C

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

4. **ADJOURN**

Meeting Adjourned at 8:15 p.m.

ATTEST:

Mayor Agapito Torres

City Administrator Priscilla Aguirre