



REGULAR CITY COUNCIL MEETING

Tuesday, January 09, 2024, at 7:00 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 Pro Tem Jennifer Martinez

Council Member Renae Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

ABSENT

Mayor Agapito Torres

Staff

City Administrator Priscilla Aguirre

Assistant to City Administrator Victoria Ramirez

Public Works David Hutchings

City Attorney Joey Delgado

Meeting called to order 7:02 pm

2. INVOCATION

A. Invocation by John Curry, First Baptist Church

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 - Ronnie Winans, Supervisor

We get our readings and daily residual at sewer and water plant.

We have had water leaks on Daniel St. and Kelly St., Malloy St., and the sewer plant.

We dug up sewer main on Johnson St and repaired the main

We have had several animal control calls.

We got called out to the sewer plant due to a glitch in the electrical system.

We had to pull pumps at the sewer plant due to trash.

We do meter readings and cut offs.

We have installed several 5/8 meters.

We picked up limbs and debris from roadways due to the wind.
We helped Roger at the cemetery haul off all limbs and debris to old dump.
We had sewer stop up down the alley way on Johnson St, Hwy 87, College St.
We have been going to the unmetered water station several times a day.
We started cleaning drainage areas around the shop.
We filled a few potholes with crushed rock.
We changed out street banners.

B. Monthly Report by Priscilla Aguirre, City Administrator

December 4, 2023

- I attended the Economic development board meeting. Jason Luna was present and discussed 2 grants. One of the rural development grants pertained to reporting such as feasibility studies, and training. I asked if it was best for the City of Eden to apply for the grant or the Economic development board, and Jason stated the EEDC would be more qualified for the grant. The committee did voice that they have funds available for businesses yet have not had applications submitted.

December 5

- We had our open enrollment meeting. We have successfully enrolled all full-time City of Eden employees with medical benefits.

December 6

- We were able to complete Buyboard training and gain access to the system.

Dec 13

- Mayor Torres and I met with Todd Powell, Sage Dillar regarding the USDA projects, to ensure we were all on the same page regarding the project.
- We also had Concho Valley Community Action Agency set up in the council chambers to assist the community with utilities, housing, and additional services they provide.

December 14

- I attended a Lead Service Line replacement pre-application meeting. There was an abundance of information. I have been working with Keith Kindle- EHT, Bernard Aguilar- Hiltop Securities and Rudy Segura to complete the necessary requirements for the TWDB funding opportunity.
- I met with Charles Kincaid regarding the Golf Course draft agreement. Charles provided me with adjustments he requested for the service agreement. Those adjustments were provided to our legal team.
- I attended the monthly cemetery meeting. We discussed the previously submitted grant for cemetery roads. Unfortunately, we were not approved for the grant, however Laura Bowden is searching for additional grants.

December 15

- We scheduled a second round of interviews for the public works open position. We have hired Johnny Torres. He joined our team on December 21.

December 28

- US Underwater was onsite to complete our annual tank inspections.
- I spoke with Brian Shirley, with 3cGeo, we will be coordinating training for the 3cGeo mapping application. Brian digitized our current map and was able to provide me with a copy.

There are several open items we have been working on

- We are awaiting quotes for fire extinguishers for all properties.
- We are awaiting quotes for mulch for our Pfluger park playground.
- I have reached out to a few dealerships regarding two work trucks, we are awaiting quotes.
- St. Charles Catholic Church is requesting to build on one of their properties. We are currently waiting for their survey so that Ronnie and I can walk the area to ensure compliance with our ordinance.
- Coffee Round Up has placed her building, and had her plumbers dig their lines. We are currently

awaiting easements to tie in her water lines.

- Ramirez Roofing is scheduled to provide us with a quote on the City Hall and Museum roof.

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. Discussion regarding the Concho Springs Golf Course

Council entered into Executive Session at 7:13 pm

Council adjourned Executive Session at 7:37 pm

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.

Linda Markham asked for the status of the road repair. Priscilla let her know that this matter is on the agenda to be discussed. Mrs. Markham also inquired about the Code Enforcement position. Priscilla updated her on the process and details of obtaining a code enforcement employee. Council is also reviewing the service agreement that was brought to the last council meeting involving the code enforcement position. Priscilla said it is a rule to have a code enforcement officer to supervise the employee for a year for the license. The course for code enforcement is a week long, however they must be supervised by a licensed code enforcement officer for a year. This does not include animal control. Mrs. Markham also asked about additional days for the dump to be open. Another question asked was if we are going to have a city-wide clean-up. Priscilla responded with the possibility that additional days for the dump to be open in the spring for the public.

Paula Duwe also asked for the City to send a letter to clean up their yards. She also thanked council for hiring someone to manage the cemetery. The cemetery looks amazing, and she has received many compliments on how great it looks.

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

A. Eden Economic Development Corporation Monthly Report - Brent Frazier, President

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.

- Approval of the City of Eden Investment Report Month Ending December 2023
- Approval of Financial Statement Month Ending December 2023
- Approval of October 10, 2023
- Discussion of upcoming election

Motion to approve Consent Items

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, Council Member Gandy

8. BUSINESS

Consideration and Possible Action On:

A. USDA Sanitary and South Water Projects Update

A pre-construction conference was held on January 4, 2023, with EHT and DIGG Construction. Notice to proceed date is January 22, 2023, was provided. The time frame is 150 calendar days for standard completion, and 180 calendar days for final completion.

B. Consideration and possible action regarding Management of Concho Springs Golf Course

Council was provided with the draft for the maintenance and management of Concho Springs Golf Course. Charles Kinkade with The Creek would like to discuss Item 4 #8, \$2500 per occurrence for equipment. Charles would like this amount to be less. He would like the city to pay for city owned equipment that is above \$250. Charles also has an issue with the bond. He cannot get a bond without a contract.

Priscilla asked Charles what percentage of revenue would come from tournaments? Charles said between the golf association and the city, it would generate about \$3600, to be split between the two. Charles also said there would be roughly 4 big tournaments. Charles states the scheduling of the tournaments would be up to him, the organizing will be up to the golf association and the city. Priscilla asked if the golf association was in favor of this agreement. Bradley said Yes, who is the President of the gold association. Ray Torres stood up and addressed council. Mr. Torres stated the golf association had a meeting the other day and he took the notes at the meeting. He said the golf association voted and will not have anything to do with running the tournaments. They will participate and help how they can. Bradley Gandy agreed with Mr. Torres at this time. Priscilla said it was presented at the last discussion it would be the city and the golf association running the tournaments. Council member Hall agreed with Priscilla on her statement. Council Member Gandy again said the golf association does not want to be responsible in running the tournaments however he will help himself. Mr. Torres said it is the understanding all the administrative work is the responsibility of the superintendent of the Golf Course. Council Member Gandy stated the people throwing the tournament are responsible for running the tournament. Priscilla said this was not what was stated previously. Wade Ellison also spoke and also reiterated that the golf association does not run the tournament, it is the people who throw the tournament. Mr. Torres stated there has to be a coordinator at all times, collecting fees for carts and green fees. The coordinator has to be in charge, which is the way it was in the past.

Mayor Pro Tem Jennifer Martinez asked council if they had a discussion about the \$250 change from Mr. Kinkade for equipment repair. Council member Hall agrees with the number. Charles wants the \$250 to be annually and not per occurrence. Jennifer stated per occurrence is preferable.

Charles wants to strike the bond from the contract, Priscilla advised council it is recommended by our legal team. Ryan McInnis explained what a bond was to the meeting. Charles cannot get a bond at the moment due to the contract not being finalized.

Motion to amend The Creek contract Section 4 subsection A, #8 to remove -any update to the course or city owned equipment in the amount of \$2500.

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

- C. Resolution authorizing application for financial assistance from the Texas Water Development Board for water system improvements; and making certain findings in connection therewith

Motion to approve Resolution authorizing application for financial assistance from the Texas Water Development Board for water system improvements.

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

- D. Consideration and approval for City Administrator/Secretary to sign Application Affidavit for TWDB Water System Improvements
- E. Consideration and approval for City Administrator/Secretary to sign Certificate for TWDB Water System Improvements

Motion to approve the City Administrator/Secretary to sign the Application and Certificate for the TWDB Water System Improvements.

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

- F. Green Apple Expenses and Property

Two quotes were provided to council for some electrical work that needs to be done at the Green Apple. There have been some inquiries from the public about renting out the Green Apple. The electrical work needs to be updated to cover liabilities. Each quote is for the exact same work.

Motion to approve Ralph Gevara's quote for the electrical update to the Green Apple.

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

Voting Abstaining: Council Member Gandy

- G. Discussion and Approval of 2024 Spirit of Eden Grant

1. Golf carts
2. Club House lease
3. City Vehicles

Priscilla would like to propose the additional amount for the club house lease. She has created the letters for council for review. The City also needs to replace 2 trucks. She would like to request half the

amount for each vehicle. She would also like to request 4 golf carts, new or used. At this time, we have 6 running carts at the golf course.

Motion to submit all requests with used golf cart estimate for 2019 Yamaha gas golf carts.

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, Council Member Gandy

H. Consideration of 01/09/2024 FY 2024 Budget Adjustments

Motion to approve budget adjustments.

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, Council Member Gandy

I. Discussion regarding upcoming Election

Priscilla announced Council member Rodgers and Gandy's seats were up for election as well as Mayor Torres. Packets to be placed on the ballot will be available on January 17, 2024. The deadline is February 16, 2022.

J. Approval Of December 2023 bills

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

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

9. ADJOURN

Meeting adjourns at 8:57 pm

ATTEST:

Mayor Agapito Torres

City Administrator Priscilla Aguirre