



# REGULAR CITY COUNCIL MEETING

Tuesday, November 14, 2023, at 7:00 PM

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

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

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## MINUTES

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### 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

Council Member Bradley Gandy

#### Staff

Priscilla Aguirre, City Secretary/Administrator

Victoria Ramirez, Assistant to City Administrator

David Hutchings, Public Works

Joey Delgado, City Attorney

### 2. INVOCATION

A. Invocation by Mayor Agapito 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.

#### **Public Works** - David Hutchins

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

We have had water leak on Hwy 83 by the Garden of Eden on Baygent St.

We have had several animal control calls.

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

We do meter readings and cut offs.

We have installed several 5/8 meters.

We have done 2-inch tap on Bryant St. water tap on Hwy 83

We mowed and weed eated around shop, water plant and well locations.

We used several loads of concrete millings to fill holes.

We helped Roger at the Cemetery clean up and weed eat.

We had a sewer stop up down the alley way on Johnson St.

We ran a new water line down lover's lane for a house with low water pressure.

We ran 2-inch water line down Smith St to two houses with low water pressure.

We were at the golf course helping change 2-inch pvc ball valves.

## City Administrator Priscilla Aguirre

Well #2 was struck by lightning, the motor and soft start were damaged. Jurgenson provided an estimate of 82,000 a claim was filed to TML IRP; we are awaiting photos from our vendors to submit to TMLIRP. Charlie Campbell with TX communications has continued to work on the siren project. He requested access to the incubator building for the electrical panel. Once wiring is complete, he will contact AEP for next steps.

FY202-2023 has been successfully closed in our utility software, Incode.

We have ads out for two open positions. PT Transfer site staff and a FT water works staff.

We are awaiting software training from Tracntrol.

We have hired a public parks staff member, whose main responsibilities are the City of Eden Cemeteries

We have installed the new ice machine at Burnes Civic Center

We received twenty refurbished sprinkler heads for Concho Springs Golf Course.

Administrative staff has received 2 trainings with gWorks for front end desk modules.

I successfully completed the Texas Public Funds Investment Act training.

I successfully completed Secretary 201 by the TMCA

The Digital LED sign has been fixed.

Water and Wastewater meter calibration was performed.

Our server crashed, the system was down for 4 days fortunately Mark Dockal a third-party IT person was able to rebuild our backup server and get us operational.

We had a meeting with Zesch and Pickett next step is to finalize a plan with staff.

We met with a representative from Texas Rural Water Association regarding a Lead and Copper project we are currently participating in.

We performed a Cyber Assessment

I applied for the AMPSS grant through the Texas Water Development Board Asset Management Program for Small Systems (AMPSS) for both water and wastewater.

We serviced our statement machine.

We are having our meter reading machine serviced.

I have been researching the Code Enforcement Certification program and have a plan, once decisions are made by council.

## 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).

Council entered into Executive session at 7:10 p.m.

Council adjourned from Executive Session at 7:55 p.m.

- A. Executive Session: Called under Chapter 551 Government Code, Section 551.071, to seek the advice of its attorney on legal matters, Section 551.072, for deliberations regarding real estate, Section 551.074 for deliberations regarding a specific officer or employee regarding certain USDA completion contracts, Eden Economic Development Corporation administrative matters, and Certain building projects within the City of Eden.
- B. Discussion regarding the EEDC's request to purchase or have deeded the Green Apple compound to assist in marketing to sell the whole property.
- C. Discussion regarding Bureau Veritas North America, INC. Standard Professional Services Agreement.

## 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.

JD Watkins asked Council if they have an idea on when the streets will be repaired. The mayor informed Mr. Watkins this subject is on Item B and will be discussed later in the meeting. Wade Ellison questioned if the new parks employee will be working in the Garden of Eden. Priscilla responded that the employee's main focus is the cemetery and when he has down time he will assist with the Garden of Eden.

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

A. Eden Economic Development Corporation: Brent Frazier, President

Brent Frazier EEDC has formed a committee for the Mural repair. No further business to report.

## 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. Approval of the City of Eden Investment Report Month Ending October 2023

Motion to approve Investment Report.

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

B. Approval of Financial Statement month ending October 2023

C. Approval of July 11, 2023, Regular Session Minutes

D. Approval of July 18, 2023, Special Session Minutes

E. Approval of July 25, 2023, Special Session Minutes

F. Approval of August 1, 2023, Executive Session Minutes

G. Approval of August 8, 2023, Regular Session Minutes

H. Approval of August 29, 2023, Special Session Minutes

Council member Rodgers asked for corrections on 07/11/2023 page 8 correction on grammar, 07/25/2023 Add Rodgers to present members, 08/08/23 page 13, Item G correction on grammar.

Motion to approve consent Items B-H with corrections as stated.

Motion made by Mayor Pro Tem Martinez, 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. Discussion and possible approval regarding the VFW grant request of \$1,554

Motion to approve VFW grant request for \$1,554.

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

- B. Approval for Mayor Torres to sign required documents regarding USDA Wastewater and USDA South Loop Water Projects

Motion made for Mayor Torres to sign documents regarding USDA Wastewater and USDA South Loop Water Projects.

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, Council Member Gandy

- C. Discussion and possible action regarding Maintenance and Management of Concho Springs Golf Course.

Priscilla gave an update to Council about the golf course. Charles messaged her stating all the greens have been put down and they have been Top dressed twice using thirty yards of sand. All greens have been rolled and started mowing the greens. Water is still an issue however they are working through it. Charles Kincade has stated he does not want to manage the golf course, he wants to only maintain it. The change turns the contract from Management to a Service Contract. Priscilla then got our City Attorney Joey Delgado on the phone. Priscilla asked Joey to provide Council with the information about the changes in the contract. Joey then explained to council Mr. Kinkade proposed to provide both management and maintenance to the golf course. Mr. Kinkade has since changed his mind to just maintaining the grounds. He advises that council can proceed with Mr. Kinkade with the agreement that he does only the ground maintenance or they can try and find another provider who will do both. The decision is up to council. Joey then explained that there is a potential for this service due to the amount being over \$50,000. There is an exception for bidding for individuals, however there is a lot of material in the agreement if Mr. Kinkade continues with maintenance only.

At this time Council will adjourn into executive session to continue to discuss Item C at 8:25 pm.

Council return from executive session at 8:40 pm

Mayor Torres stated if the contract was specifically for maintenance of the golf course, it would have to be bid out. At this time Council has only paid for the installation of the greens, and this is the only thing council has agreed on. The mayor stated a meeting will be scheduled with Charles with The Creek to negotiate the contract.

No Action was Taken.

- D. Presentation of EPS Group by Ryan McKinnis

Ryan McKinnis to give a presentation on his firm EPS. Mr. McKinnis states that he is out of San Angelo. Council has a copy of the EPS presentation. EPS is employee owned. This company has four divisions: surveying, land development, landscape architecture, and public works. He has experience in working with municipal governments, county and with the state. Mr. McKinnis has public works and engineering background. He is familiar with the operations of public works. He has expertise with development of land or public property. He understands he will be working with the city manager. Mr. McKinnis stated his company can help answer questions due to the experience he has with other cities as well as three other junior engineers. Mr. McKinnis then asked Council if they had a questions. No questions were asked, and the Mayor recognized Mr. McKinnis's help and professionalism.

- E. Discussion and action regarding allocation of votes for candidate of Concho Central Appraisal District Board of Directors for the 2023-2024 term

Motion to allocate all one hundred votes to Council Member Hall for Concho Central Appraisal District Board of Directors for the 2023-2024 term.

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

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

- F. Approval of Resolution designating the allocation of votes for candidate of the Concho Central Appraisal District Board of Directors for the 2024-2025 term

Motion to Approve the Resolution to designate the allocation votes for CCAD District Board of Directors for the 2024-2025 term.

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

- G. Approval for Mayor Torres to sign Resolution 2024-5 designating CCAD Board of Directors

Motion to approve Mayor Torres to sign Resolution 2024-5 designating CCAD Board of Directors

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

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

- H. Approval of October 2023 Bills

Motion to approve October 2023 bills.

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

**9. ADJOURN**

Meeting adjourned at 8:56 pm

ATTEST:

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Mayor Agapito Torres

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City Administrator Priscilla Aguirre