



# REGULAR CITY COUNCIL MEETING

Tuesday, December 09, 2025 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

Mayor and Council Members

Mayor Rodgers called the meeting 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

### 2. INVOCATION

A. Invocation was given by Melanie Lozano.

### 3. PLEDGES TO THE FLAGS

A. "I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."

B. "Honor the Texas flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible."

Both pledges were said by all in attendance.

### 4. 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 conducted meter readings and daily residual checks at the sewer and water plants. Our team is responsible for meter readings and service cut-offs. Additionally, we have completed several projects based on work orders created by the office staff.

We are pumping sludge into dewatering containers and have pulled pumps at the sewer plant due to trash and cleaned lift stations.

We have continued to install sprinklers on the fairways and tee boxes. Recently, we patched holes behind Joe T. Smith and addressed water leaks on Highway 87, Highway 83, and Moss Street. We dealt with a sewer backup at the City Office as well.

We received numerous animal control calls and used crushed rock to fill in washouts on Daniels Street and Jay Street. We also sent out water samples for lead and copper testing.

Additionally, we ran a new service line for the south side of the housing area and completed the kill-out at Dail and Highway 87. Our team put up Christmas lights around town and took care of mowing and weed-eating at city-owned properties, assisting with golf course mowing as well.

We have repaired several leaks on the golf course and replaced a couple of valves. We have to open watering station for people to get water.

B. City Administrator Priscilla Aguirre

**November 2025 Scheduled Items**

- 3 - Voting Poll in the Election; Interviewed two candidates for Concho Springs Clubhouse; Attended SCADA Webex with Trac-N-Trol
- 6 - Met with an electrician regarding Concho Springs Golf Course Electrical Issues
- 10 - Attended USDA project update meeting
- 12 - Attended a TMCN Annual Conference with Mayor Rodgers and Laura Bowden; Attended TMCA peer learning Course
- 13 - Attended Meeting with FEMA regarding damage from July 2025 Floods; Attended City Council Meeting
- 14 - Attended Meeting with Texas Water Development Board regarding 2024-2025 Consumption Report
- 17 - Had Staff Meeting to discuss personnel policies and benefit renewal
- 18 - Met with the city auditor and gathered necessary documentation
- 19 - TMCA Peer Learning
- 20 - Attended Meeting with FEMA regarding damage from July 2025 Flooding
- 26 - Interviewed 2 applicants for the Court Clerk Position

**Open Projects**

- **USDA Water Project** – All American has been onsite to complete the water project. Unfortunately, there have been issues with the pumps, we are in the process of troubleshooting. Ronnie and I have met with Trac-n-trol we are waiting for the transfer pump to be completed and then we will have them scheduled to install the SCADA.
- **USDA Sewer Project**- SCADA needs to be installed we are awaiting scheduling from TracNtrol. Jimmy with Enprotec Hibbs & Todd has created a punch list for this project we are currently waiting on response from DIGG.
- **TXDOT HWY 83/87 Project** – Harris Road Company has completed the bore on 83 & Bryan Street.
- **Concho Springs Golf Course** –We continue to follow the established mowing and watering schedule. We continue to fix sprinklers as needed. Frankie has completed painting the picnic tables and placing them throughout the course. Maria's Creations is still operating at Concho Springs and reports she is doing well. We have created gift certificates for Concho Springs, please spread the

word, they are available for purchase. Katie Moerbe and Alessandra Knapick are new hires for the clubhouse.

- **Streets** – Ronnie has coordinated with TXDOT to assist with the speed limit change to the 87/83 entrances to Eden. We are awaiting approval for the change.
- **Animal Control** – There have been several animal control calls this month. We are working on organizing another rabies clinic, we will keep the community informed, the veterinarian is deciding on a date and rate.
- **Administration** – We have gathered required data to close FY2024-2025. Our auditor has suggested we begin transitioning data to our new software and begin operating in gWorks. Victoria Sanchez (Ramirez) was hired for the Court Clerk position.
- **Code Enforcement** – We have had several permit requests for building fences, carports, roof replacement, accessory buildings etc. We have sent out several courtesy letters to property owners regarding grass overgrowth and other violations of the Health and Sanitation Ordinance.
- **Water Plant** – Public works continues replacing necessary meters with new Sonata ultrasonic Z-Flow Water meters. These meters have flow sensitivity starting as low as 0.001GPM. Well 3 is having electrical issues.
- **Wastewater Plant** – We are waiting for parts to arrive for the decant unit. They are scheduled to ship at the end of December.

## 5. 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. 551.071 Consultation with Attorney

Council went into Executive Session at 7:15pm to consult with their attorney.

Council returned from Executive Session at 7:40pm.

There was no action from Executive Session.

## 6. 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.

There was no comment from the public.

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

### A. Eden Economic Development Corporation's Monthly Report- Laura Bowden, Eden Economic Development Corporation Coordinator

#### November

Attended monthly EEDC/City Council Meeting and gave a report.

Attended a Webinar meeting with Rural Texas Arts and Cultural Network.

Attended TMCN Conference in Abilene.

Completed and Sent in KTB Annual Report

Met with a Clients about our Vacant Property Program on criteria and USDA Loan Program Process.

Talked with Stephanie Hamby with Galilee Community Development on the USDA RBDG Grant renovations for the middle warehouse (old Feed Store)

Our last SBDC Webinar Series for 2025 will be on November 13,2025. We partnered with SBDC to provide the webinar series, and they have been well attended. Looking forward to 2026 and offering another series.

Attended the Camo at the Crossroads and worked a game for event.

Completing Welcome Hunters campaign brochure with Live Design that focuses on a guide of our local businesses in town.

Working on Arts and Cultural Day on April 17,2025. We currently have Pots N Pints attending for the ECISD Students and for the public. Other plans in the works..will update when we have more information.

Worked with Caroline McLane - Auditor for our Short Audit and for 2024-2025 Yearly Audit.

Met with Concho Co Saddle Club and City Administrator to discuss a Spring event.

Attended the Eden Chamber of Commerce Luncheon.

Subtly Wild Marketer has sent the video, and we are working on editing the video for promoting the Warehouse Venue. Possible launch of video after renovations on middle warehouse.

Helped decorate for Christmas with the City of Eden and Beautification Committee.

Attended *Christmas In Ole Ballinger* - made contacts with vendors for our future events/ Farmers Market

## 8. 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 September 9, 2025, special meeting minutes
- B. Approval of November 13, 2025, regular meeting minutes
- C. Approval of Financial Statement Month Ending November 2025
- D. Approval of the City of Eden Investment Report Month Ending November 2025

Motion was made to approve Consent Items A-D.

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. BUSINESS

### Consideration and Possible Action On:

- A. City of Eden Board applicant to fill vacant position on the Eden Economic Development Corporation Board

The Eden Economic Development Corporation is recommending Tina Briley to fill the vacant position on the EEDC Board. Motion was made to accept Tina Briley's application to fill the vacant position on the Eden Economic Development Corporation Board.

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

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

B. Keep Texas Beautiful Governors Achievement Award Grant

Laura mentioned that she applied for the Keep Texas Beautiful Governors Achievement Award Grant last year and placed 2nd. They sent her critiques of items she needs to add next time. The grant award can be up to \$90,000 and we would work with TXDOT to design landscaping improvement projects in town.

Motion was made to allow Laura Bowden to write the Keep Texas Beautiful Governors Achievement Award Grant.

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

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

C. Spirit of Eden Grant Request for Eden Economic Development Corporation

The Eden Economic Development Corporation is requesting one third of the Eden Economic Development Corporation Coordinator's salary from the Spirit of Eden.

Motion was made to approve the submission of the Spirit of Eden grant for the request of one third of the Eden Economic Development Corporation Coordinator's salary.

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

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

D. Spirit of Eden Grant Request for City of Eden Beautification Organization

Priscilla met with the Beautification Organization and created a priority list for items needed. The playground equipment and seating/tables need replacing at the Pfluger Park, and the seating/tables need to be updated at Earl Rudder Park. These 2 parks are used quite often for community events, so replacement of these would be beneficial and would help prevent any liability issues from unsafe equipment. The request also includes a new nativity scene for Earl Rudder Park.

Motion made to approve the submission of the Spirit of Eden Grant Request for the City of Eden Beautification Organization to include: replacement of seating/tables at Earl Rudder Park and Pfluger Park, replacing inoperative Playground Equipment at Pfluger Park and updating of the Nativity Scene.

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

E. Spirit of Eden Grant Request for City of Eden Cemetery Committee

Priscilla reminded Council that a new pole and 2 solar powered LED lights were installed at the Cemetery in June of 2024, but unfortunately, the LED lights are not holding up as well as expected. A quote was received from Texas Live Wire to run electrical services to the north and south entrances, service upgrade on existing meter and panel increasing capacity from 100 to 200 amps and installing a

sub-panel with breakers. She stated that another vendor will be bidding as well, so the amounts could change once the quote is received.

Motion was made to approve the submission of the Spirit of Eden Grant Request for the City of Eden Cemetery Committee for the updating of electrical services and installation of panel at the Cemetery.

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

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

F. Spirit of Eden Grant Request for the City of Eden

The request for the City of Eden would include grant assistance to help with the costs of the Concho Springs Golf Course Club House Lease for the 3-year renewal. Historically, the Spirit of Eden has divided that into an annual payment for the 3 years. Also, the City will be requesting assistance with the purchase of a small SUV for the Code Enforcement.

Motion was made to approve the submission of the Spirit of Eden Grant Request for the City of Eden to include the assistance to help with the costs of the Concho Springs Golf Course Club House Lease for the 3-year renewal.

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

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

G. Annual Review of the City of Eden's Investment Policy

Council reviewed the City of Eden's Investment Policy with no questions.

H. Resolution 2026-12 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDEN, TEXAS APPOINTMENT OF THE CITY OF EDEN MUNICIPAL COURT CLERK; PROVIDING FOR A TERM OF OFFICE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING A CUMULATIVE REPEALING CLAUSE;

There is an error on Item H. The Resolution number 2026-12 is correct, but the wording should have been 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 COMPLETEED 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 2026-12 ADOPTING THE CITY OF EDEN INVESTMENT POLICY.

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

I. Criminal History Record Information Policy

Priscilla explained that since we are using Texas DPS for the new hire background checks, they require a policy to access, use and disseminate Criminal History Record Information.

Motion was made to approve the Criminal History Record Information Policy presented.

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

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

J. Ordinance 2016-04 Game Rooms and Amusement Redemption Machines Compliance Letter

This letter is to notify businesses that may be operating game rooms within the city limits that will need an appropriate license from the City of Eden to be in compliance with Ordinance 2016-04.

Motion was made to approve the Ordinance 2016-04 Game Rooms and Amusement Redemption Machines Compliance Letter.

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

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

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

Priscilla informed Council that we budgeted for a 10% increase and the current plan was quoted at a 28% increase, so the broker was asked to shop around. They provided 3 different plans: a Silver Plan with Blue Cross instead of the current Gold Plan, Scott & White and Texas Health Benefits. She is suggesting accepting the Texas Health Benefits Plan because it is within the budgeted amount and has similar coverage to the current Blue Cross Plan; however, for staff members who have insurance on their dependents, they will see a significant increase that is not very affordable. To assist these employees, Zesch and Pickett is providing quotes from the Market for their dependents.

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

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

L. Consideration of Golf Course Club House Lease Agreement three-year renewal and monthly rental rate increase from \$939.47 to \$1013.10 per month plus annual property taxes.

Motion was made to approve the Golf Course Club House Lease Agreement three-year renewal and monthly rental rate increase from \$939.47 to \$1013.10 per month plus annual property taxes and to give the City Administrator and Attorney approval to have further discussions regarding the renewal.

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

M. Jurgensen Pump's Proposal Quote #8825 to service Well #3

Quote# 8825 is to pull and evaluate the well pump equipment to see what is causing the issues with Well #3. Council Member Hall asked if the generators are being maintained and Priscilla replied that they are.

Motion was made to approve Jurgensen Pump's Proposal Quote #8825 to service Well #3 in the amount of \$50,940.

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

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

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

Motion was made to approve the invoice from All American Pump to repair the pump.

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

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

- O. Updates, Maintenance, Management of Concho Springs Golf Course

Frankie has been trimming the trees around the course and the lighting at the entrance has been repaired. All other items were already discussed in the Workshop earlier in the meeting.

- P. Approval of November 2025 Bills

Motion was made to approve the November 2025 Bills.

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

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

## **10. ADJOURN**

Meeting adjourned at 8:31pm.