



REGULAR CITY COUNCIL MEETING

Tuesday, March 12, 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 Agapito Torres

Mayor Pro Tem Jennifer Martinez

Council Member Renae Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Staff

City Administrator Priscilla Aguirre

Assistant to City Administrator Victoria Ramirez

Public Works David Hutchings

City Attorney Andrew Quittner

Meeting was called to order at 7:00 pm

2. INVOCATION

Invocation by Council Member Renae Rodgers

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 David Hutchings

We obtain daily well and residual readings for our Water and Wastewater Plants.

We installed a water tap at 104 E. Bryan St.

We repaired several water leaks: King St., 2 on Santa Fe, Pfluger Park restrooms, swimming pool, and little league field.

We have responded to several animal control calls including setting traps for skunks and cats.

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

We completed our monthly meter readings and cut-off readings.

We cleaned up all piles of trash at the water plant and covered all exposed pipes.

We had sewer stop-ups at 202 Burleson, Moss St. and the Day Care

We removed all the piping and hoses on Barnett left from the previous project contractor.

We have patched several potholes around town.

We have been helping Digg with water sampling.

We have loaded tires in the designated metal bins at the transfer site.

We cut down metal pipe by the Head Start

We had to pump down lift station at industrial park due to pump failure.

B. City Administrator/Secretary Priscilla Aguirre

Scheduled Items

February 1

- We met with Judge Gilbert to discuss the City's need for a Municipal Judge.

February 5

- CVCAA was scheduled at City Hall to provide the community an opportunity to request assistance for the year 2024.

February 6

- We met with a vendor to assess City properties for fire extinguisher compliance.

February 8

- We met with Judge Gilbert and law enforcement to discuss possible code enforcement options.

February 12

- I attended the EEDC monthly meeting.

February 20

- I attended the Beautification Committee Meeting

February 21

- I was able to assess Concho Springs Golf Course
- I met with beautification committee members to assess the Garden.

February 22

- We attended a meeting regarding HWY 83/87 improvement project.
- We attended the Eden Chamber Luncheon

February 23

- L& M Electrical began the flagpole project.

February 24

- There was a cleanup scheduled with the Eden CISD National Honor Society at the Garden

February 26

- We met with DIGG and EHT to discuss a plan for them moving forward with the USDA project.

February 29

- We attended a meeting regarding the TXDOT HWY 83/87 improvement project.

Open Projects

- The Siren project has been completed; the siren is now on the right side of the multipurpose center.
- The new motor has been installed in well #3.
- We received our actuator valve at the wastewater plant, we are now able to use both basins.
- WRT came to service train 2 at the Water plant, our readings look great.
- Hawkins picked up our carts and has serviced them and they should be arriving this week.
- We are working on the city website, and have added a few tabs, please look.
- A couple of positive things happening around town:
 - We spread mulch out at the Pfluger Park playground, it looks amazing please go out and look if you have not seen it.
 - We are preparing to paint the Little League field.
 - We have begun to clear the Garden; you will specifically notice the fence lines.

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 went into executive session at 7:12 pm

- A. Discussion regarding the Hispanic Cemetery Petition for Appointment of Successor Co-Trustees; Order Appointing Successor Co-Trustees
- B. Discussion action regarding the City of Eden property at 319 Blanchard, known as the Eden Business Incubator.
- C. Discussion regarding Maintenance and Management of Concho Springs Golf Course
- D. Discussion regarding USDA project invoices #12212199, #2301128, #2302132

Adjourned from Executive session at 8:01 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.

Public comment by Linda Markham

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

- A. Eden Economic Development Corporation Monthly Report - Brent Frazier, President
Absent from this meeting.

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 February 2024

Council Member Hall questioned the balance of the IGA and Pool Cash accounts, specifically wanting confirmation that the balance of the IGA account reflected the account transfer, City Administrator confirmed the balance of both accounts were accurate.

Motion to approve the Investment Report

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

- B. Approval of Financial Statement Month Ending February 2024
- C. Approval of February 13, 2024, Regular Session Minutes

Motion to approve the Financial Statement and February 13, 2024, Regular Session Minutes.

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

8. BUSINESS

Consideration and Possible Action On:

- A. Discussion regarding the Hispanic Cemetery Petition for Appointment of Successor Co-Trustees; Order Appointing Successor Co-Trustees

The mayor informed the audience of the petition submitted appointing new trustees to the Hispanic Cemetery as previous trustees are deceased. The petition now has new trustees.

- B. Discussion and possible action regarding the City of Eden property at 319 Blanchard, known as the Eden Business Incubator.

The Eden Business Incubator is currently leased. Selling or leasing the building is up for discussion. Council Member Hall suggests putting the building up for bid. Bids will be handled by the City Administrator.

Motion to sell the property at 319 Blanchard, known as the Eden Business Incubator with consulting City Attorney.

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

- C. Discussion and Possible Action regarding Maintenance and Management of Concho Springs Golf Course

City Administrator and staff assessed Concho Springs Golf Course. The assessment list was discussed with council. The target for opening to the public is Father's Day weekend. Council Member Hall suggests the list be prioritized with safety being the main concern. Bridges need to be prepared and limbs need to be removed. Citizen JD Watkins asked what the membership fees would be. This information is not available at this time.

No Action Taken

- D. Discussion and Possible Action regarding USDA project invoices #12212199, #2301128, #2302132

Motion to have City Administrator pursue discussions with our City Attorney for more information.

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

- E. Approval for Mayor Torres to sign the Proposed Election Contract with Concho County for the May 4, 2023, General Election

This is a contract with the county for our May 4 election. The voting location is The Church of Christ in Eden, TX with a fee of \$1500 for the county clerk.

Motion to approve Mayor Torres to sign the Proposed Election Contract for the May 4, 2024, General Election

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

- F. Consideration and approval of 03/12/2024 Budget Adjustments

Council member Hall inquired if Budget Adjustments were directly from the invoices provided at the last meeting. Priscilla confirmed.

Motion made by Council Member Hall, Seconded by Council Member Rodgers.
Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

G. Approval of February 2024 Bills

Motion to approve item G.

Motion made by Council Member Hall, Seconded by Council Member Rodgers.
Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

H. Approval of RESOLUTION OF THE CITY OF EDEN, TEXAS SUSPENDING THE APRIL 4 2024 EFFECTIVE DATE OF AEP TEXAS INC.'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS AND AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S REQUESTED RATE CHANGE PROCEEDINGS BEFORE THE COMMISSION; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

Mr. Blake Buchard is present to answer any questions asked by council.

Motion to approve Item H

Motion made by Council Member Dunaway, Seconded by Council Member Hall.
Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

I. Consideration and Approval of the Civic Plus renewal contract, and for Mayor Torres to sign the Civic Plus renewal contract.

Motion to approve Civic Plus renewal contract for \$1,532.90 and for Mayor Torres to sign contract.

Motion made by Council Member Hall, Seconded by Council Member Rodgers.
Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

J. Consideration and approval of a proposal for fire extinguisher installation at city-owned properties and city equipment.

Council Member Dunaway asked if we currently have fire extinguishers. City Administrator Priscilla Aguirre stated we did not have any and this proposal is for all properties including work vehicles and golf carts. Premier Fire and Safety quote is for equipment and installation while West Texas Fire is only for equipment without installation.

Motion to approve Premier Fire and Safety for \$4,964.95 for fire extinguisher installation at city-owned properties and equipment.

Motion made by Council Member Rodgers, Seconded by Council Member Hall.
Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

K. Consideration and approval of document imaging proposal from Records Consultants, Inc. (RCI) in the amount of \$8158.00 for processing and scanning of the City of Eden's permanent record archives.

- L. Discussion and possible action regarding hiring an individual to clean City Hall.

This item was discussed at the last council meeting. A motion was not made; therefore, a motion needs to be made.

Motion to approve hiring an individual to clean City Hall

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

- M. Discussion and possible action regarding the estimate for roof repairs for City Hall and the Don Freeman Memorial Museum

City Administrator stated that we did not receive any bids for the roof. She reached out to Ramirez Roofing for a bid, which was presented to the council. The notice was in the paper and on the website, however, the city did not receive any bids. Council Member Dunaway stated he would like to receive some more bids on this project. Council Member Hall asked if this would be an insurance claim. Priscilla stated it has been a long time since it was repaired but will look into it. Priscilla will reach out to other companies for more bids on this project.

Motion to defer action.

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

- N. Discussion regarding the following topics by Citizen.

Street Repair

Code Enforcement

Pump that sends water to golf course

Citizen Linda Markham was present for this agenda item. Mrs. Markham started by discussing the street around the square. She stated this street has been damaged for three years and would like to know what action is being taken. Mayor Torres opened the discussion to the council. Council Member Hall stated that the USDA project needs to be completed before it can be addressed. Hall stated he did not want the street repaired if the USDA project will destroy the repairs. It would be a waste of money. Mrs. Aguirre stated Jackson Street will be affected by the USDA project as well as the highway project, therefore it is logical to wait for the projects to be complete.

Mrs. Markham next topic is the USDA Water/Sewer projects. She discussed the project completion timeline, Mrs. Aguirre confirmed the timeline for the project's completion. Mrs. Markham asked if the streets would be scraped, and materials laid down correctly. Mrs. Aguirre informed Mrs. Markham we were not at that stage of the project, as DIGG is in the stages of testing the lines, therefore she was not able to answer her question.

Code Enforcement was Mrs. Markham's next topic. She spoke of several different properties that are concerning to her. She would like to know why it is taking so long to hire a Code Enforcement officer. Mrs. Aguirre stated that our new judge will be reviewing ordinances so the City is not enforcing ordinances that are incorrect. Mrs. Aguirre said that this is a lengthy process, and they are getting a plan put together. Mayor Torres addressed Mrs. Markham informing her whatever amount of time is needed for the city to spare so that the city is spared liability is fine with him. Mayor Torres explained

to Mrs. Markham the appropriate process that is needed will be followed to keep the City out of liability.

The final item Mrs. Markham requested for discussion is the pump at the golf course. She expresses concern regarding the possibility of the pump station becoming inoperable and would like the council to earmark funds if this should happen.

- O. Discussion and action regarding Spirit of Eden Grant request (Golf Carts, 1-ton truck, Clubhouse rent) responses and approval of Mayor Torres to sign the grant agreements.

Motion to approve Mayor Torres to sign the Spirit of Eden Grant agreements for \$7,800 for clubhouse rent a year for two years, \$19,600 for four used gas golf carts, and \$50,000 for 3/4 and 1-ton trucks.

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

- P. Discussion and Possible action regarding the following Seminars

TMCA Seminar: OMA/PIA

TML Small Town Conference

TEDC Sales Tax Workshop

City Administrator Aguirre stated that her admin budget is set at \$1,000. The following upcoming seminars are the TMCA in Kerrville for an estimated \$465.00. TML Small Town Conference is estimated at \$385, and The TEDC workshop in Abilene for an estimated \$200. Mrs. Aguirre would like to adjust her budget so that she may attend these workshops.

Motion to add \$500 to the admin budget.

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

Voting Yea: Council Member Rodgers, Council Member Hall, Council Member Dunaway

9. ADJOURN

Meeting adjourned at 9:32 pm

Mayor Agapito Torres

City Administrator Priscilla Aguirre