



REGULAR CITY COUNCIL MEETING

Tuesday, March 11, 2025 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

Meeting called 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

ABSENT

Council Member Bradley Gandy

Council Member Tanya Garcia

Staff

City Administrator Priscilla Aguirre

Assistant to Administrator Melanie Lozano

Public Works David Hutchings

Consultant Ryan Mckinnis

City Attorney Andrew Quittner

2. INVOCATION

A. Invocation was given by Ryan Mckinnis

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."

Pledges to both the United States and Texas Flags 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 - Ronnie Winans

We have been conducting readings and daily residual checks at the sewer and water plant. We have responded to several animal control calls. Meter readings and cut-offs were done.

We have completed several projects based on work orders created by the office staff. We have been pumping sludge to de watering containers and have pulled pumps at the sewer plant due to trash and cleaned the lift stations.

We replaced several meters that had stopped functioning and have been pumping down the chlorine contact chamber. We have been patching roads and trimming trees around town.

Several holes around town have been filled with caliche. We did a water kill out on Blanchard and Highway 83, as well as at Oaks and Jay Street and Daniels and Jay Street. We installed a water tap on Daniels Street and repaired a water service line at 8 East Rochefort.

We fixed an 8" sewer line on Highway 83 which was due to the highway project. We have also addressed water leaks on Allen Street, at the sewer plant, on Petty Street, and Highway 83. We have had sewer stop ups on 717 Canning Street and 700 Stock Pen Road.

B. City Administrator - Priscilla Aguirre

February - Scheduled Items

4 We met with Eden State Bank to discuss investment options.

11 We had our regular scheduled monthly meeting.

12 We met with an Asset Management and Project Management Support group; their services include assisting with water and sewer improvement projects.

13 We participated in training with RCI for our digitized files for our databank.

20 We hosted CVCAA in council chambers to assist the community; Had a scheduled call for IT services.

24 Held Interviews for the open Utility Billing position

26 Participated in a Webex with gWorks to move payroll and accounts payable modules.

Open Projects

USDA water Projects – Digg has completed the Transfer pump relocation and installation; a vibration test; road patching, SCADA installation, and kill outs is all that is left on the project. About 90% complete

USDA – Sewer- SCADA needs to be completed and Huber needs to be scheduled for the startup of the bar screen. About 90% complete

TXDOT – The TXDOT project is in Phase II- in this phase they are working on the underground items, putting in storm water drains. They expect to be in this phase until about mid-April. They will then begin concrete paving which is about an 18-day process.

In February we painted and replaced the broken ceiling tile inside the council chambers' bathroom at city hall. We continued to contact surrounding golf course staff to assist with operational inquiries at Concho Springs Golf Course. We have had several building permit requests, animal control and code calls. We have entered the remaining utility software data into gWorks, our new software, we hope to be active with the new software by the end of March. We created a priority list for water and sewer to provide to EHT, for TWDB funding applications. We are coordinating clean up days with the Beautification Committee and a few additional organizations. We have been working with Ryan on a few traffic projects. We sent a couple of our trucks to the shop to be serviced. Responded to several open records request. Had our tanks inspected by US Underwater. Filed proper documents to cancel the general uniform election. We have hired Lisa Najera to fill the utility clerk open position and have

been fortunate that Victoria Ramirez has been able to assist us in training and filling in while the position was vacant.

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)

- a. Concho Springs Golf Course
- b. Updates, change order request, overages, for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

B. 551.072 (Deliberations about Real Property)

- a. Commercial Lease Agreements

Council went into Executive Session at 7:12pm to consult with Attorney and deliberate about Real Property.

Council adjourned Executive Session at 7:46pm.

There was no action was 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.

7. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

- Updates on any ongoing projects: Project Burnt house, roof on Foster Building, and Façade Applications
- Warehouses for USDA grant bid
- Worked on our application process for Burnt House Project with Dwain Pscensik.
- Meeting with Texas Downtown Assistance Program
- Wrote 2 USDA Grants – One for the Warehouse Renovations and one for Texas Downtown Assessment and strategic Plan Program.
- Meet with EEDC IRP Committee- To approve LoBoz, LLC IRP loan Application.
- Posted LoBoz, LLC Public Notice online, in bulletin outside Eden Council Chambers, and in the Eden Echo
- Waiting to hear if we will receive Spirit of Eden for Art Murals and 1/3 coordinators salary.
- Worked with USDA Representative Jason Luna on the IRP Loan for LoBoz, LLC
- Met with potential client– went over programs and their next steps in our process and show him some of our facilities available for businesses.
- Governor's Achievement Award Grant for Keep Eden Beautiful
- Attended and reported information at the Eden Chamber of Commerce Luncheon

- Met with Elizabeth Dankler at the SBDC in San Angelo – They will start co-hosting Small Business Classes in Eden and by webinar. They will also be Speakers at the March 27th Eden Chamber of Commerce Luncheon.
- Working on application for the Certification Program- Texas Friendly Tourism have completed 2 of the 4 steps.
- Met with a potential Client about a small business grant.
- Working on Farmers Market/ Craft Fair 2025- starts in March
- Attended a webinar on Rural Texas Arts and Culture.
- Had a phone interview with a possible client.
- Layla and I went to the TEDC Legislative Conference in Austin on Feb 25th-26th
- Worked on strategic Plan updates
- Ongoing Website Updates

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 Minutes from February 11, 2025 Meeting
- B.** Approval of Minutes from February 24, 2025 Meeting
- C.** Approval of Financial Statement Month Ending February 2025

Motion made to approve Consent Items A-C.

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

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

- D.** Approval of the City of Eden Investment Report Month Ending February 2025

Council Member Hall asked what the interest rates were for the CDs that were recently opened. Mrs. Aguirre responded that all have an interest rate of 4%.

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

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

9. BUSINESS

Consideration and Possible Action On:

- A.** Boards and Commission application(s) to fill vacant position on the Eden Economic Development Corporation Board.

One application was received from Heather McCulloch for the Eden Economic Development Corporation Board. This applicant will fill Mr. Kelly's position.

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

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

- B.** Phillip Kothman's request for the City of Eden to reconsider the annual fee designated in exhibit A of the July 2024 Tower Lease Agreement.

Charlie Campbell and Phillip Kothmann spoke to Council about reconsidering charging HAM operators for use of city-owned tower. HAMS provide free emergency communications and storm spotting to Eden and Concho County. Eden is the only city/county that charges HAMS for use of a tower. Loss of

this tower site will drop Eden, Brady, Menard and Mason off of the link system. The tower was put up in the 1990s and structurally in very good shape. They had been leasing the tower for \$10/month, but it was set to increase to \$250/annually. Council Member Hall voiced that he did not want the city to be responsible for maintenance of the tower.

Motion made by Council Member Hall to go back to the original lease agreement of \$10/month. This motion did not pass due to lack of a second.

Motion made to let the HAM operators use the tower at no charge as long as they keep up with the maintenance of the tower.

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

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

- C.** All American Pump Solutions proposal of \$8,446.81 for the repair of the Water Treatment Plant third pump.

Two of the pumps at the water plant are working, but the third is out. We are still able to have water coming up, but for everything to function properly, we will need to have the third pump repaired.

Motion was made to approve the proposal from All American Pump Solutions for \$8,446.81 to repair the Water Treatment Plant third pump.

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

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

- D.** All American Pump Solutions proposal of \$3,414.80 for the replacement of the Waste Water Treatment Plant pump motor.

At the golf course, the pump on one side had stopped working and yesterday, the motor on the other side went out. This quote will cover for one pump to be repaired to continue to have water to the golf course.

Motion was made to approve the proposal from All American Pump Solutions of \$3,414.80 for the replacement of the Waste Water Treatment Plant pump motor.

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

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

- E.** L & M Electrical Contractors' proposal of \$10,757.90 to update electrical at Pfluger Park.

There is a major need for repairs of the electrical system at Pfluger Park. To make safe (16) 20amp GFCI's must be installed. The electrician recommended all panels at the Park be locked out until made safe. The bid includes replacing all (16) bell boxes, GFCI's, and installing in sue covers. Replacing (8) lights with (8) LED flood lights with PE cells.

Motion was made to approve the proposal from L & M Electrical Contractors for \$10,757.90 to update electrical at Pfluger Park.

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

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

- F.** Tony Medders Building proposal to perform updates on the City of Eden Don Freeman Memorial Museum

The Museum has had issues with the gutters leaking water into the building. This quote is to repair and paint the walls and install commercial gutters and down spout. Items will need to be moved for the work to be done. The Champion building is available for storage if needed.

Motion made to approve the proposal from Tony Medders Building to perform updates on the City of Eden Don Freeman Memorial Museum.

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

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

G. Jesse's Heating and Air proposal for \$1,190.00 to fix the heater at the Eden Civic Center

The Mayor had received a complaint about the heater at the Civic Center making noises.

Motion was made to approve the proposal by Jesse's Heating and Air for \$1,190.00 to fix the heater at the Eden Civic Center.

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

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

H. The submission of FY26 Appropriations Community Project Funding Interest Form, an application for financial assistance.

Motion was made to approve the submission of FY26 Appropriations Community Project Funding Interest Form, an application for financial assistance.

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

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

I. First Reading, and approval to move to a second reading of Ordinance 2026-02 A REPLACEMENT OF PREVIOUS ORDINANCE 2023-6 OF THE CITY OF EDEN, TEXAS, PROVIDING FOR THE REGULATING AND CONTROLLING OF ANIMALS, LIVESTOCK, AND FOWL WITHIN THE CITY LIMITS OF EDEN; DECLARING A NUISANCE; PROVIDING FOR THE LICENSING, REGISTRATION, VACCINATION, AND IMPOUNDMENT OF DOGS AND CATS; PROVIDING FOR REQUIREMENTS TO CONTROL DANGEROUS DOG; PROVIDING FOR QUARANTINE REGULATIONS; PROVIDING FOR LICENSING OF LIVESTOCK, WILD OR DANGEROUS ANIMALS, AND ANIMAL LIVESTOCK, WILD OR DANGEROUS ANIMALS, AND ANIMAL ESTABLISHMENTS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made to accept the First Reading, and approve to move to a second reading of Ordinance 2026-02 A REPLACEMENT OF PREVIOUS ORDINANCE 2023-6 OF THE CITY OF EDEN, TEXAS, PROVIDING FOR THE REGULATING AND CONTROLLING OF ANIMALS, LIVESTOCK, AND FOWL WITHIN THE CITY LIMITS OF EDEN; DECLARING A NUISANCE; PROVIDING FOR THE LICENSING, REGISTRATION, VACCINATION, AND IMPOUNDMENT OF DOGS AND CATS; PROVIDING FOR REQUIREMENTS TO CONTROL DANGEROUS DOG; PROVIDING FOR QUARANTINE REGULATIONS; PROVIDING FOR LICENSING OF LIVESTOCK, WILD OR DANGEROUS ANIMALS, AND ANIMAL LIVESTOCK, WILD OR DANGEROUS ANIMALS, AND ANIMAL ESTABLISHMENTS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

- J.** 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 defer action on updates, change order request, and overages for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

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

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

- K.** Updates, Maintenance, Management of Concho Springs Golf Course to include filling staff positions.

Motion made to start the process in filling the staff management position at the golf course.

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

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

- L.** March 11, 2025, Budget Adjustments

Motion was made to approve the March 11, 2025, Budget Adjustments.

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

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

- M.** Approval of February 2025 Bills

Motion made to approve the February 2025 Bills.

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

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

10. ADJOURN

Meeting adjourned at 8:40pm.

Attest:

Mayor Renae Rodgers

City Administrator Priscilla Aguirre