



SPECIAL CITY COUNCIL MEETING

Friday, March 27, 2026 at 5:00 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 Rodgers called the meeting to order at 5:28pm.

Mayor and Council Members

PRESENT

Mayor Renae Rodgers

Mayor Pro Tem Jennifer Martinez

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

ABSENT

Council Member Tanya Garcia

Staff

City Administrator Priscilla Aguirre

Assistant to City Administrator Melanie Lozano

2. 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.

3. 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 by the public.

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).

There was no need for Executive Session. Council moved on to the Business Items.

5. BUSINESS

Consideration and Possible Action On:

A. Presentation of FY 2024-2025 Audit Report by Caroline McLane, CPA

Caroline explained that there are two audit reports this year, the long year ending July 2025 and the short year ending September 2025. She read the auditor's opinion from page 1, "In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Eden, Texas as of July 31, 2025. She also stated from her letter that, "Given limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses, and the results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards." In the general fund the City had \$1.2 million in total revenues, total expenditures of \$697,000, and transfers into the general fund of \$250,000. This led to a net profit of \$792,000, and a fund balance at the end of the year of \$3.2 million. In the proprietary fund the City had \$1.5 million in operating revenue, \$1.9 million in operating expenses for a net loss of \$439,000. On the balance sheet the City has \$12,777,606 net position invested in assets and a negative fund balance of \$907,000. The reason for this is all of the money is in the general fund. If the City moves over some CDs, they will help correct the negative fund balance. The fund balance is better than it was last year, so improvements have been made each year.

Motion was made to approve the 2024-2025 financial audit as presented by Caroline McLane, CPA and file with the City Secretary.

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

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

B. Discuss, consider, and adopt a resolution authorizing the submission of a Texas Community Development Block Grant program application to the Texas Department of Agriculture for the 2025-2026 Community Development Fund.

The City applied for the Texas Block Grant with Grant Works and paid an administrative fee of \$50,000. Priscilla and Laura believe that they can apply for this next grant on their own and would like Council's permission to submit the application. Depending on what needs are requested and what requirements are met will determine the match for the \$1 million grant. The minimum match is 2% based on our scoring. The grant is a Downtown Revitalization Grant.

C. RESOLUTION 2026-22 A RESOLUTION OF THE CITY OF EDEN CITY COUNCIL OF EDEN, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

Motion was made to approve the submission of the Texas Community Development Block Grant program application to the Texas Department of Agriculture for the 2025-2026 Community Development Fund; as well as, approve RESOLUTION 2026-22 A RESOLUTION OF THE CITY OF EDEN CITY COUNCIL OF EDEN, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

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

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

- D. Spirit of Eden Grant Agreement Project No. 2026-04 Code Enforcement Vehicle \$20,000, Project No. 2026-03 City of Eden Cemetery Electrical Upgrades \$7,500, Project No. 2026-02 Updates of Rudder and Pfluger Parks \$22,500, Project No. 2026-01 Concho Springs Golf Course Club House Lease \$7,313 per year 2026, 2027, 2028 and approval for Mayor Rodgers to sign the grant agreements.

The Spirit of Eden Board of Directors reviewed the Letters of Intent from the City and have tentatively approved half of the amount requested for the Code Enforcement Vehicle, the full amount for the Cemetery Electrical Upgrades, the full amount for the Updates of Rudder and Pfluger Parks and half the amount for the Concho Springs Golf Course Club House Lease.

Motion was made to approve all of the Spirit of Eden Grant Agreements and for mayor Rodgers to sign the agreements.

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

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

6. ADJOURN

Meeting adjourned at 6:08pm.

Attest:

Mayor Renae Rodgers

City Administrator Priscilla Aguirre