



REGULAR CITY COUNCIL MEETING

Tuesday, December 12, 2023, 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

Council Member Renea Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Absent

Mayor Pro Tem Jennifer Martinez

Staff

City Administrator Priscilla Aguirre

Assistant to City Administrator Victoria Ramirez

City Attorney Joey Delgado

Meeting called to order at 7:00 pm

2. INVOCATION

Invocation by Mayor 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.

A. City Administrator Report

TML Paid \$58,791 for Well #2 services from the lightning strike. City of Eden paid 82,000 to Jurgenson \$23,209 was not covered.

Charlie Campbell with TX communications has continued to work on the siren project, with AEP, currently he is waiting for AEP to install the pole. All electrical is ready to install as soon as the pole is set. He was required to purchase new conduit and a new box per guidelines.

On November 1, I submitted an application to the TWDB, for their Asset Management Program for Small Systems funding.

November 10, Mayor Torres, Mrs. Bowden and Duwe, met with the Deborah Watson a representative of San Angelo Health foundation regarding the grant Mrs. Bowden submitted for the cemetery roads. Per my last conversation with Mrs. Watson, we should be receiving a response regarding the grant this week.

I was able to provide Hiltop Securities with requested financial information for the 2023 DWSRF WATER SYSTEM IMPROVEMENTS PROJECT. We will continue to wait for next steps with this project. The eligible project cost for this grant is 3,541,000.

November 13, we received the results from our IT Assessment performed by Integris. We received an abundance of essential information.

On November 15, I participated in a training for Water and Wasterwater 101. Dean Sharp with Texas Rural Water Association presented compliance training. I was able to gain knowledge on both wastewater and water reporting requirements.

I was able to submit the application of intent for the TWDB funding of 230,000. The project is for lead service line replacement. I have been working with EHT and Hiltop securities and we are currently in the procurement process.

We were able to fill the open position at the Collection/Trasnfer Site. David L Smith has been hired.

Update on current projects

Arpa- Generator project All equipment has arrived. Chris with Trac-n-trol is working on a schedule to complete the project. His goal is to have it completed by Mid- February.

Sewer and South Water projects – contracts have been signed and we are hoping to start those projects soon.

November 30 Victoria and I met with Natasha with Texas Workforce Solutions. She provided us with an abundance of information and our plan is to schedule a date for her and her team to meet with our community and inform them on their resources.

I was able to assess the City Hall and the Water plant.

B. Public Works Supervisor Report

We get our readings and daily residual at the sewer and water plant.

We have had a water leak on HWY 83, water leak by the Garden of Eden, and in the Alley way behind Watkins.

We have done 2 sewer taps, 1 on Smith St. and 1 in Industrial Park.

We have had several animal control calls

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

We do meter readings and cut offs

We have installed several 5/8 meters.

We did a water tap at Industial Park

We mowed and weeded around the shop, water plant and well locations.

We helped Roger at the cemetery haul off limbs and debris to the old dump.

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

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

We filled up a container with tires.

We have been going to the unmetered water station several times a day.

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 7:18 p.m.

Council returned to Regular session at 8:50 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 matters regarding wages and hiring, Eden Economic Development Corporation administrative matters, and Certain building projects within the City of Eden, 551.073 (Deliberations about Gifts and Donations) regarding employee appreciation.
- 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.
- D. Discussion regarding Assessment of the City of Eden, City Hall, and Water plant.
- E. Discussion regarding IT Support Service Agreements
- F. Discussion regarding the Maintenance, Management of Concho Springs Golf Course
- G. Discussion regarding the Eden Economic Development Coordinator position
- H. Discussion regarding Food truck vendors.
- I. Discussion regarding personnel, wages, appreciation.

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.

No public comment

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

- A. Eden Economic Development Corporation: Brent Frazier, President
No EEDC presentation due to Brent Frazier being absent.

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 November 2023
- B. Approval of Financial Statement month ending November 2023
- C. Approval of August 31, 2023, Public Hearing Minutes
- D. Approval of August 31, 2023, Special Session Meeting
- E. Approval of September 5, 2023, Special Session Minutes
- F. Approval of September 12, 2023, Regular Session Minutes - Corrected
- G. Approval of September 25, 2023, Executive Session Minutes
- H. Approval of September 25, 2023, Special Session Minutes

Motion to approve Items A, B, D, E, G

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

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

Motion to approve Items C, F, H with corrections as stated.

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

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

Member Gandy

8. BUSINESS

Consideration and Possible Action On:

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

The City is required to review the Investment Policy annually.

Motion to approve Item A

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

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

B. Mayor Torres signing the Investment Policy Resolution

Motion to approve Mayor Torres to sign the Investment Policy Resolution

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

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

C. Code Professional Services

Presentation by Michael Olsen with Bureau Veritas (BV). BV is a third-party inspection company. They offer new and old construction, remodels, add-ons all the way to water heater inspections. BV covers surrounding cities including Brady. They offer a system that will allow the City to track inspections. They have a 24-hour turnaround for inspection requests. They only do the building side of code enforcement, they do not offer services for high weeds, junk vehicles, etc. BV will offer guidance for this type of code enforcement. There is no retainer or fee for their services, The city will only pay for what BV will do for us. The Codes need to be updated and BV can assist with this as well. BV will also help with the state inspection for the ISO - insurance rating. Our codes need to be within 6 years of the most current published code, or we will start receiving negative marks for the insurance rating. BV will get the City current with state guidelines. Michael stated a Code Enforcement person can be under the police/sheriff's department for weeds, animals, junk, etc.

Motion to Defer action on Item C upon review of service contract.

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

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

D. Maintenance and Management of Concho Springs Golf Course.

Council has the updated draft of The Creek contract regarding the Maintenance and Management of Concho Springs Golf Course. The Mayor asked if anyone had any questions or comments. Council member Hall would like to add a performance clause to the contract (item 11). Charles Kinkade with The Creek stated he has concerns with the water cutoff issues (Item 7). Charles states they are working on this issue now. He asked if it is referring to valve units. Charles asks what it consisted of, and the Mayor responded with the water valves. Charles then responded that his should be the City's

responsibility. Council members also agreed with this suggestion. Priscilla did ask council to make the changes specific on items. It was agreed by council all water lines to the golf course, including sprinkler heads, will be the city responsibility apart from minor leaks. All tracked hours for the City employees will be expensed to the Golf Course. Insurance and Bonding requirements (Item 8) were another issue Charles brought forward. He does not believe he needs to be bonded. Another issue is Golf Tournaments. Charles states the golf association, and the City would work out the tournaments. Charles also said the greenskeeper/superintendent does not run tournaments. He also states he will not be responsible for any tournaments; the golf association will do it. The Mayor said if someone contacts Charles about a tournament, he will then redirect them to the city. Charles disagreed with this statement. Charles does not want to run the tournament; he wants to schedule the tournament. He continues to stress the Golf Association needs to run the tournament. Priscilla asked if the City and Golf Association runs the tournament, who gets the revenue. The Mayor said that will be discussed further at a future date. The Mayor told Charles if there are any more changes to contact Priscilla so she could then send to the city attorney. Charles said the contract was great except for the two items he brought forward. Priscilla will ask the city attorney about the bonding and then the Mayor will decide after that. Charles also said the 5% increase also needed to be added to the contract. For years 2-5, an increase of 1.25% will be added to the contract. Motion does not need to be made due to motion previously made for the Mayor and Priscilla to negotiate contract.

E. 305-311 S Main Street, known as Green Apple Art Center Property

Motion to defer action on Item E

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

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

F. City of Eden Water plant and City Hall properties

An assessment was given to council, The Mayor asked council if they had any suggestions. Council member Hall stated a cost needs to be added to the assessment. Ronnie talked about the rot on the walls at the water plant. The system that is in this building is WRT's. The Mayor asked to get an estimate quickly on both properties.

Motion to have the water plant inspected and the City Hall and Museum assets.

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

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

G. IT Support service agreements

Motion to approve IT Services with Mark Dockal dba DockaTech in the amount of \$6,600.

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

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

H. Eden Economic Development Coordinator position

Motion to Authorize the Mayor and City Administrator to continue contract negotiations with EEDC attorney and City Attorney and EEDC representatives.

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

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

I. Food Truck Vendors scheduled at City of Eden Square

Motion to defer action until fee schedule is reviewed.

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

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

J. Approval of November 2023 Bills

Motion to approve November 2023 bills.

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

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

9. ADJOURN

Meeting adjourned at 9:52 pm

ATTEST:

Mayor Agapito Torres

City Administrator Priscilla Aguirre