

REGULAR CITY COUNCIL MEETING

Tuesday, March 10, 2026 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 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 Ronnie Winans

City Attorney Andrew Quittner

2. INVOCATION

Invocation was given by Reverend Thomas Obsersat of the Trinity Luthern Church.

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 – Ronnie Winans

Ronnie Winans was notified about lightning being close to Well #3 and had to leave the meeting. Mayor Rodgers read the public works report.

We take daily readings and residuals at the sewer and water plant and handle meter readings and cut-offs.

We have completed several projects from work orders, pumped sludge into dewatering containers, and hauled a load to San Angelo. We have pulled pumps at the sewer plant due to trash. and also cleaned lift stations at the industrial site and golf course. We patched holes around town, including washed-out caliche roads. We have been spreading material on road at cemetery.

We've addressed several water leaks, 2 on Highway 83 and on Autry Street, responded to numerous animal control calls, opened the watering station, and conducted line locates. At the water plant, we are changing filters and cleaning strainers. We are cleaning the city property on Duke and Baygent Streets.

We had a sewer blockage on Main Street, found two manholes on Kelly Street about 16 inches below asphalt, and replaced several faulty meters. Lastly, we cleaned trash piles at the cemetery and dump ground.

B. City Administrator - Priscilla Aguirre

February 2026 Scheduled Items

- Electric Actuators of Texas installed valves at the sewer plant both units are operating correctly
- TML Benefits Meeting, their representative came onsite and explained benefits thoroughly
- Met with a potential new business and discussed operations and ordinances
- Met regarding USDA Water and Wastewater Projects
- Regular Session Council Meeting
- Attended HUD City secretary program course
- US Underwater was onsite to inspect water tanks
- Concho Valley Community Action Agency was onsite to assist the community
- US Underwater Was onsite to clean the Ballard Tank
- Attended HUD City Secretary Program Course
- Attended Chamber of Commerce Luncheon, where the City was awarded Business of the Month

Open Projects

USDA Water Project – All pumps have been installed and start up completed.

USDA Sewer Project – All that is lacking is the repair of the fence.

Concho Springs Golf Course - We have continued with our watering and mowing schedule. Randy is now mowing greens and tee boxes at the course. Spencer should be out this week. We have scheduled several golf tournaments. We continue to receive compliments regarding the course and pro shop.

Streets – We continue to update stop signs

Animal Control – We continue to have animal calls and are monitoring animal sightings

Administration – We submitted required reporting for February for TCEQ, State Comptroller, and Court.

Code Enforcement – We have had several permit requests for building fences, accessory buildings, etc.

Water Plant - Public works continues replacing necessary meters with new Sonata ultrasonic Z-Flow Water meters. We have had some leaks caused by the inclement weather we received, fortunately public works was able to get the leaks fixed timely.

Wastewater Plant – East Actuators came out and installed valves, all is working well.

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.

Paul Pearson spoke about his concerns with the City Ordinance relating to the Food Trucks and Trailer permits, and how the ordinance will be impacted by the new Texas House Bill that will go into effect July 1, 2026. He asked if the Food Truck Ordinance could be placed on next month's agenda.

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

- Attended monthly EEDC/City Council Meeting and gave report.
- Attended a Webinar hosted by TMCN on Federal Grants.
- City Administrator and I met with a potential business via Zoom.
- Met with Beautification President to plan the Concrete Planter Class.
- Vacant Property Program - Received the Skid Steer and dumpster and EEDC President, Brent Frazier cleaned up the Vacant Property on 16 Oak Street.
- Attended a Keep Texas Beautiful webinar on the Great American Cleanup- Scheduled for March 28th.
- Met with Concho County Saddle and City Administrator on Smoke Rings and Lasso Things Event.
- Met with a local empty building owner about his property.
- Created and posted a Calendar of Events - Farmers Market, GAC, Community Movie Night, Beatification Classes, Eden's Arts and Cultural Day and Smoke Rings and Lasso Things.
- Met with New Owner of La Hacienda Restaurant about our grant and facade programs.
- USDA RBDG Grant approval we will start work on middle warehouse. This renovation will support a business incubator.
- Still Working on Arts and Cultural Day on April 17, 2025. We currently have Pots N Prints attending for the ECISD Students and for the public.
- Attended the Eden Chamber of Commerce Luncheon.
- Worked on Sponsorships for Smoke Rings and Lasso Things event.
- Researched several business inquiries.
- Developed a survey with EEDC Secretary, City Admin and Mayor that was distributed in February to assess community preferences for events.

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 February 10, 2026, public hearing minutes
- B.** Approval of February 10, 2026, regular meeting minutes
- C.** Approval of February 24, 2026, special meeting minutes
- D.** Approval of Financial Statement Month Ending February 2026
- E.** Approval of the City of Eden Investment Report Month Ending February 2026

Priscilla stated that the newest item on the investment report is the CD that was purchased for the Sewer/Water Fund. Council Member Martinez asked if the IGA funds are up to date. Priscilla responded that they are 2 months behind.

Motion was made to approve Consent Items A-E.

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

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

8. 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 adjourned to Executive Session at 7:20pm to Consult with their attorney and discuss Economic Development.

A. 551.071 Consultation with Attorney

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

B. 551.086 (Economic Development)

- a. Strategic Planning
- b. Project Wind
- c. Project Building

Council returned from Executive Session at 7:56pm.

Motion was made to approve the conditional permit for Project Building and to not move forward with Project Wind.

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. Ordinance 2026-19 AN ORDINANCE OF THE CITY OF EDEN TEXAS PROVIDING FOR THE REGULATION BUSINESS ESTABLISHMENTS ENGAGED IN E-CIGARETTE, VAPE AND VAPE RELATED RETAIL SALES WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF EDEN; PROVIDING DEFINITIONS; ESTABLISHING ENFORCEMENT AUTHORITY; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE**

Priscilla reminded Council that they have been reviewing Ordinance 2026-19 and this is with the corrections they had suggested.

Motion was made to approve Ordinance 2026-19 AN ORDINANCE OF THE CITY OF EDEN TEXAS PROVIDING FOR THE REGULATION BUSINESS ESTABLISHMENTS ENGAGED IN E-CIGARETTE, VAPE AND VAPE RELATED RETAIL SALES WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF EDEN; PROVIDING

DEFINITIONS; ESTABLISHING ENFORCEMENT AUTHORITY; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

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

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

- B.** Award to selected engineering/architectural/surveying service provider(s) for grant pre-application, application and project implementation for the City of Eden's 2025-2026 Texas Community Development Block Grant Fund Program for Program funded and administered by the Texas Department of Agriculture.

The selection review committee of Jennifer Martinez-Mayor Pro Tem, Tanya Garcia-Council Member, Randy Dunaway-Council Member, Grover Hall-Council Member and Renae Rodgers-Mayor reviewed the Statement of Qualifications for Engineering/Architectural/Surveying Services in connection with the City of Eden's 2025-2026 Texas Community Development Block Grant Fund Program project. The selection committee reviewed the Statement of Qualifications received from Moramax LLC, Jacob\Martin, Enprotec/Hibbs & Todd and Arceneaux Wilson & Cole LLC and rated each one.

Motion was made to award Moramax LLC as the selected engineering/architectural/surveying service provider for grant pre-application, application and project implementation for the City of Eden's 2025-2026 Texas Community Development Block Grant Fund Program for Program funded and administered by the Texas Department of Agriculture.

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

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

- C.** Resolution 2026-20 A RESOLUTION OF THE CITY OF EDEN, TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACTS FOR THE 2025-2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT FUND PROGRAM.

Motion was made to approve Resolution 2026-20 A RESOLUTION OF THE CITY OF EDEN, TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACTS FOR THE 2025-2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT FUND PROGRAM.

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

- D.** Resolution 2026-21 A RESOLUTION OF THE CITY COUNCIL OF EDEN TEXAS AUTHORIZING CITY REPRESENTATIVES IN MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

Motion was made to approve Resolution 2026-21 A RESOLUTION OF THE CITY COUNCIL OF EDEN TEXAS AUTHORIZING Mayor Renae Rodgers and City Administrator Priscilla Aguirre as CITY REPRESENTATIVES IN MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM as well as inserting Mayor Pro Tem Jennifer Martinez as the Council Member designated to sign.

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

E. Speed Bumps on Barnett Street

There have been a couple of complaints come into the City Office about the speed bumps on Barnett Street across from where the Head Start was. This has been discussed before after the Head Start closed and Council was in favor of leaving the speed bumps there.

Motion was made to leave the speed bumps on Barnett Street where they are at and maybe look into picking up a few more for a few other streets in town.

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. Proposals to repair Burnes Civic Center roof leaks

The July flooding caused the roof to leak at the Burnes Civic Center. Priscilla filed a claim with the insurance, but they did not accept the claim. It was then filed with the loss with FEMA, and they are reimbursing the City \$11,000 for it. Two bids were received.

Motion was made to defer action on the proposals to repair Burnes Civic Center roof leaks until more bids are received.

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

G. All American Pump Solutions, Inc's proposal to replace the motor in the transfer pump station at the City of Eden Wastewater Plant.

This transfer pump is the one at the Wastewater Plant that pushes reused water to the Golf Course to water the greens, tee boxes and fairways. The City has been awarded a grant to repair the motor, but has not received the funds yet.

Motion was made to accept All American Pump Solutions, Inc's proposal of \$3,335.50 to replace the motor in the transfer pump station at the City of Eden Wastewater Plant.

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

H. FastSigns proposal for a Modem and 5yr Data Plan for the City of Eden LED Sign.

There has been issues with the LED sign since it was struck by lightning last year and now will not connect with the server. Both FastSigns and the City's IT person have not been able to reconfigure the IP address to connect the sign with the server. Their solution is dedicating a modem specifically for the LED sign. The quote from FastSigns includes the Modem and 5 year data plan. Mayor Pro Tem Jennifer Martinez asked if this is a one time payment. Priscilla replied that after the 5 years there would be an annual payment of around \$170, but she didn't have the exact amount in front of her now.

Motion was made to approve the FastSigns proposal of \$3,920 for a Modem and 5yr Data Plan for the City of Eden LED Sign.

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

I. Verfurth Electric's Proposal to repair the light poles at Earl Rudder Park

Council Member Dunaway asked if this was the same contractor that did the work at the golf course. Priscilla replied that they were not, but were the contractor that has been assisting with the electrical work at the City's Wells.

Motion was made to approve Verfurth Electric's Proposal in the amount of \$3,865 to repair the light poles at Earl Rudder Park.

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

There was nothing new to report for Business Item J, so Council moved on to the next item on the agenda.

K. Updates, Maintenance, Management of Concho Springs Golf

Ronnie stated that they've found almost all the sprinklers and have gotten them replaced. They will continue watching for leaks and see if another sprinkler pops up. Priscilla said there are a couple employees on light duty right now, and they have been helping out on the golf course mowing greens and tee boxes. The course continues to receive compliments from out-of-town players, and some tournaments have been scheduled.

L. Budget Adjustments March 10, 2026

There were no budget adjustments for March 10, 2026. Council moved on to the next agenda item.

M. Approval of February 2026 Bills

Motion was made to approve the February 2026 Bills.

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

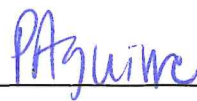
10. ADJOURN

The meeting adjourned at 9:03pm.

Attest:



Mayor Renae Rodgers



City Administrator Priscilla Aguirre