

REGULAR CITY COUNCIL MEETING

Tuesday, May 12, 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 7:01pm.

Mayor and Council Members

PRESENT

Mayor Renae Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

ABSENT

Mayor Pro Tem Jennifer Martinez

Council Member Tanya Garcia

Staff

City Administrator Priscilla Aguirre

Assistant to City Administrator Melanie Lozano

Public Works Ronnie Winans

City Attorney Andrew Quittner

2. INVOCATION

A. First Baptist Church - Pastor John Curry

Invocation was given by Pastor John Curry.

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 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 completed our readings and daily residual checks at the sewer and water plant. We handle meter readings and cut-offs as needed. Several projects have been completed based on the work orders created by the office staff.

Recently, we have been pumping sludge into dewatering containers and have pulled pumps at the sewer plant due to trash and cleaned lift stations. We have patched several potholes around town.

We repaired a water leak on Highway 83 and Daniels Road, and we have responded to numerous animal control calls. We recently finished painting and filling the pool and have added the necessary chemicals.

We have conducted several line locates and assembled tables for Pluger Park. We replaced several non-functional water meters and have started mowing bardiches and city properties. We also pumped down chlorine chamber at the sewer plant.

In the garden, we planted several new plants and refilled the ponds. Lastly, we picked up limbs around town following the recent windstorm.

B. City Administrator - Priscilla Aguirre

April 2026 Scheduled Items

April 6 attended Compliance with ADA for Municipal Websites Course & Texas Municipal Clerks Association User Friendly Graphic Design Software Course

April 9-10 attended the Texas Municipal Clerks Association Open Meetings/Public Information Act Virtual Conference

April 13 attended a Texas Municipal Clerks Association Budget and Tax Rate Course

April 14 Regular Session Council Meeting

April 15 Attended Texas Municipal Clerks Certification Program Peer Learning Course

April 24-25 Smoke Rings and Lasso Things

April 27 Public Works and Utility Billing attended Master Meter Software training

April 28 I met with Concho Valley Council of Government rep Lisa Rine to discuss the NWP 14 form required for our golf course FEMA reimbursement request.

April 29 Melanie and I met with the city Civic Plus representative to discuss the city website and agenda and minutes platform.

Open Projects

- **USDA Water Project** – Project is complete
- **USDA Sewer Project**- Project is complete
- **TXDOT HWY 83/87 Project** – On schedule to complete the project by end of June 2026
- **Grants-**
 - We are in the beginning stages of the Community Project Funding for replacement of the City Wastewater Treatment Plant Pump Station I am being told we should be contacted in June regarding the award.
 - We have submitted our project for the Texas Community Development Block Grant for Oak, Moss, Smith streets

- An application has been submitted for the Downtown Revitalization Grant through the Texas Department of Agriculture, unfortunately we were ranked 13 and needed to be top 10 to move on to the second round. The city's low-moderate-income (LMI) level was not as great as the top 10 cities. We will research options to assist with the LMI.
- An application has been submitted to Texas Water Development Board for the Drinking Water State Revolving Fund
- An application has been submitted to the Texas Water Development Board for Clean Water State Revolving Fund
- We were awarded Funds from the Spirit of Eden for:
 - 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
- **Concho Springs Golf Course** – We have continued with our watering and mowing schedule. Randal continues mowing greens and tee boxes at the course. Spencer came out this month and adjusted the blades on our greens mower since it was returned from being serviced. We have had some rain which has helped the course. We continue to receive compliments regarding the course and ProShop. We have put a flyer out for our July 3, 2026 Fireworks and Freedom Golf Tournament. .
- **Streets** We continue to update stop signs, mow ditches and clear right of ways.
- **Animal Control** We continue to have animal calls and are monitoring animals at large.
- **Administration** We submitted required April reporting for TCEQ, State Comptroller, and Court.
- **Code Enforcement** We have had several permit requests for building fences, accessory buildings, etc.
- **Eden Swimming Pool**- Our managers and lifeguards have been trained they will be taking their certification test May 13. We will be opening May 23.
- **Water Plant** – Public works continues replacing necessary meters with new Sonata ultrasonic Z-Flow Water meters. We have had some issues with our SCADA not contacting staff during emergent issues- all is resolved now.
- **Wastewater Plant**- We had a TCEQ inspection for our Wastewater plant. We were advised of some requirements we were unaware of regarding sample parameters, the survey went 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.

There was no comment by the public.

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

- Attended the Town Hall Meetings with August Pfluger and Independent Shawn Benson. Congratulations to the City of Eden for receiving the Appropriations Grant for the City's Wastewater Pump.
- Attended monthly EEDC/City Council Meeting and gave a report.
- Collaborated with City Administration on the letter of intent for TDA Grant's initial application.

- Met with Concho County Saddle and City Administrator on Smoke Rings and Lasso Things Event to finalize the plans for our event.
- Our first year with Smoke Rings and Lasso Things went well and we are excited about next year.
- Met with one of our small business owners about working on Go Texan.
- Met with a local citizen about USDA Vacant House Program
- Brewer Built Homes will start on the Warehouse incubator this month.
- Attended the beautification meeting and announced our Silver Start Status with Keep Texas Beautiful.
- Arts and Cultural Day on April 17, 2026 was a grand success! The students from ECISD were bused to the City Hall to learn and enjoy making clay pottery on their pottery wheels and they were able to help in the process of making their own screen-printed t-shirt.
- Attended the Eden Chamber of Commerce Luncheon and reported to their members the EEDC's activities.
- Rescheduled the Great American Cleanup (cold /rainy weather) 3rd times the charm
- Met with a local business about their empty building.
- Completed the USDA quarterly reports for IRP Loan and the new RBDG Grant.
- Met with a potential new business and walked them through the warehouses.
- Smoke Rings and Lasso Things event went great!

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.

- Approval of April 14, 2026, Regular Meeting Minutes
- Approval of Financial Statement Month Ending April 2026
- Approval of the City of Eden Investment Report Month Ending April 2026

Council Member Hall asked how far behind the payments are in the IGA account. Priscilla answered that we are still awaiting payments from ICE for February, March and April and Marshalls North and West are current to March. Council Member Hall then asked if the street funds will be able to be used once the street improvements start being made. Priscilla replied yes. She also informed Council that herself and Melanie have met with Hilltop Securities, the City's financial advisor for grant funds. They have done an assessment for the City's financials, but the data wasn't available for this meeting.

Motion was made to approve Consent Item C.

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

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

- Acceptance of the Certified Estimated 2026 pre-certification values as provided by Concho County Appraisal District

Motion was made to approve Consent Items A, B and D.

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

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

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).

A. 551.071 (Consultation with Attorney)

- a. Updates and issues related to claims by the Contractor for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects
- b. Purchase of Real Property

B. 551.086 (Economic Development)

- a. Strategic Planning

Council adjourned to Executive Session at 7:30pm to Consult with their Attorney and discuss Economic Development.

9. BUSINESS

Consideration and Possible Action On:

A. Reconvene in Open Session to consider and take action, if any, on items discussed in Executive Session

Council reconvened into Open Session at 8:05pm.

Motion was made to place a bid of \$75,000 on the real property.

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

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

B. 2026-22 RESOLUTION OF THE CITY OF EDEN AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S APPLICATION TO AMEND ITS RIDER MOBILE TEMPORARY EMERGENCY ELECTRIC ENERGY FACILITIES BEFORE THE COMMISSION; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS; 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

Motion was made to approve the afore mentioned 2026-22 RESOLUTION.

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

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

C. Timeclock Plus Software renewal proposal.

Priscilla stated that the annual renewal for Time Clocks Plus is approaching. The discounted plan is set to expire and there will be an increase of 7% to the annual bill. They are offering 3 promotional contractual plans: 3 year, 5 year and 7 year plans with a discounted uplift percentage.

Motion was made to approve the 3 year promotional contracted plan with Timeclock Plus Software which will lock in a rate of \$2,516.67 annually.

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

D. Uno Roofing References, Proposal to repair Burnes Civic Center roof

Last meeting Uno Roofing had submitted a bid to repair the Burnes Civic Center roof by coating the entire roofing system with silicone and a 10 year warranty for \$23,040. Council asked for references from this company since they weren't familiar with their work, and those references were provided to them.

Motion was made to accept the proposal from Uno Roofing to repair the Burnes Civic Center roof.

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

E. Civic Plus Website platform update and Municode Meeting Board Management Minutes renewal plus ADA website compliance add on.

The City's current website is about to sunset, and Civic Plus is looking to migrate it to a new website at the same price. The US Department of Justice is requiring municipalities with websites to comply with Americans with Disabilities Act, so there are upgrades that are going to be needed on our current website and anything in the future. Initially, the date to be compliant for municipalities with a population under 50,000 was set to April 2027, but now it has changed to 2028.

Motion was made to approve the Civic Plus Website platform update and Municode Meeting Board Mangement Minutes renewal up to \$12,000.

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

F. Updates and issues related to claims by the Contractor for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

Motion was made to defer action on the Updates and issues related to claims by the Contractor 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: Council Member Hall, Council Member Dunaway, Council Member Gandy

G. Updates, Maintenance, Management of Concho Springs Golf Course

Council Member Gandy asked if Hawkins would be available to rent out carts for the upcoming tournament if needed. Priscilla answered that they need about a week in advance notice for carts to be brought here. He then asked about the new ball washers. Priscilla stated new ball washers and trash cans have been ordered, and what is holding up the order is the ball washers are being customized with the city logo.

H. Budget Adjustments May 12, 2026

ACCOUNT	DESCRIPTION	AMOUNT
01-452-6201	PROPERTY TAXES - CURRENT	-500.00
01-452-6202	PROPERTY TAXES - DELINQUENT	-500.00
01-453-7603	PERMIT FEES	-100.00

01-454-8815	COMMUNITY EVENT DONATIONS	-250.00
01-456-5801	CEMETERY INTEREST INCOME	-1,400.00
01-516-5005	PARK REPAIRS AND MAINTENANCE	18,000.00
02-451-1102	WATER SALES - UNMETERED	-2,000.00
02-501-2801	UNEMPLOYMENT TAX	2,000.00
18-418-3301	ANNUAL MEMBER FEES	-1,800.00
18-454-5501	MISCELLANEOUS RECEIPTS	-450.00
18-454-8806	SOE GRANT FUNDS	-7,313.00

Motion was made to approve the May 12, 2026 budget adjustments as presented.

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

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

I. Approval of April 2026 Bills

Motion made to approve the April 2026 Bills.

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

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

J. Discuss setting dates for Budget Workshops

Council preferred for Priscilla to set the dates for the Budget Workshops and email them.

10. ELECTION

A. Canvass of May 2, 2026, Election

The results for the May 2, 2026 General Election were as follows: City of Eden Mayor - Renae Rodgers-164 total votes, City of Alderman-At Large - Tanya Garcia-43 total votes, James Rannefeld-135 total votes, and Bradley Gandy-87 total votes.

Motion was made to accept the Canvassing of the May 2, 2026 Election and for the Mayor to sign the document.

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

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

B. Issue Certificate of Election

Mayor Rodgers and Council Member Bradley Gandy were issued their Certificate of Election.

C. Complete Statement of Officer

Bradley Gandy and Renae Rodgers completed their Statement of Officer.

D. Administer Oath of Office: Bradley Gandy, James Rannefeld

Bradley Gandy and Renae Rodgers were administered their Oath of Office.

E. Newly Elected Officials shall assume duties of their office

Mayor Rodgers and Council Member Bradley Gandy were welcomed back. James Rannefeld was ill and will complete his Statement of Officer and Oath during next month's meeting.

F. Appointment of Mayor Pro Tem

Motion was made to appoint Jennifer Martinez as the Mayor Pro Tem.

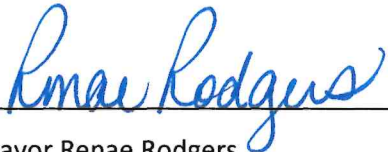
Motion made by Council Member Hall, Seconded by Council Member Dunaway.

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

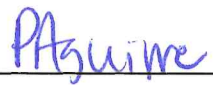
11. ADJOURN

Meeting adjourned at 8:45pm.

Attest:



Mayor Renae Rodgers



City Administrator Priscilla Aguirre