

REGULAR CITY COUNCIL MEETING

Tuesday, February 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

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Council Member Tanya Garcia

ABSENT

Mayor Pro Tem Jennifer Martinez

Staff

City Administrator Priscilla Aguirre

Assistant to City Administrator Melanie Lozano

Public Works David Hutchings

City Attorney Andrew Quittner

Consultant Ryan McKinnis

2. INVOCATION

Invocation was given by Jay Underwood.

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 - David Hutchings

We performed our readings and daily residual checks at the sewer and water plant. We conducted meter readings and cut-offs.

Several projects have been completed based on the work orders created by the office staff. We have been pumping sludge into dewatering containers and have pulled pumps at the sewer plant due to trash buildup, as well as cleaned lift stations.

We patched several holes around town and addressed water leaks on Petty Street, Highway 87, Alan Street, King Street, Blanchard Street, and Paint Rock Street. Additionally, we received numerous animal control calls.

We are currently working on a tap installation on Green and Moss Streets for Theresa Knight. We have fixed several leaks on the golf course and replaced a couple of valves.

We've opened the watering station for people to get water, and we have been conducting numerous line locates. At the water plant, we are changing several filters and cleaning strainers.

We are also cleaning city property on Duke and Baygent Streets. A sewer backed up on Main Street, and we located two manholes on Kelly Street, which are about 16 inches below the asphalt. Finally, we replaced several meters that were not functioning properly.

Council Member Gandy thanked them for all their hard work fixing the water leaks during the freeze. Council Member Garcia suggested that they need more lighting when they are working water leaks in the dark. All the boil water notices are clear now and have been posted on the website. Council Member Hall suggested posting positive rabies to website.

B. City Administrator - Priscilla Aguirre

January 2026 Scheduled Items

- Trained on the Texas Health Benefits Portal
- USDA Water/Wastewater Project Meeting
- Met with FEMA & TDEM
- Hosted Concho Valley Community Action Agency
- Attended the Texas Municipal Clerks Election Law Seminar
- Attended HUD City secretary program course
- Met with Sheriff Frazier regarding requirements for HB 33
- Attended ASU Small Business Starting a Business Course

Open Projects

USDA Water Project – We are awaiting All American to lay 2 pumps. March 3, we have scheduled the pumps to be installed and startup.

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

Concho Springs Golf Course – We have had several leaks and some closures due to the weather. We are in contact with Spencer to ensure we are prepared for spring.

Animal Control We have partnered with Dr. Houston in Ballinger. They will be providing Eden with a rabies clinic March 7, 2026. We will get a flyer out to the public with details.

Administration We submitted January reporting for TCEQ, State Comptroller, etc.

Code Enforcement We have had several permit requests for building fences, carports, roof replacement, accessory buildings, homes etc. We have sent out several courtesy letters to property owners regarding violations to city Health and Sanitation Ordinance, gaming ordinance.

Eden Swimming Pool- We have been preparing for opening, hiring ads, certification dates 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. 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).

Mayor Rodgers moved Executive Session to follow the Consent Items on the agenda.

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. New Business Ordinance

Council returned from Executive Session at 8:18pm.

No action was taken from 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.

There was no comment by the public.

7. 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 a report.
- Attended a Webinar hosted by Angelo Small Business Development "How to make short form videos for social media."
- Met with a small business in town to go over marketing a new business.
- Met with Beautification President to set goals for 2026.
- Met with Clients about our Vacant Property Program on criteria and USDA Loan Program Process. Working towards next phase of Vacant Property Program.
- Met with Concho County Saddle and City Administrator on Smoke Rings and Lasso Things event.
- Met with New Owner of La Hacienda Restaurant about our grant and facade programs.
- Had a team's meeting with USDA Jason Luna and Janet Sanderson from John Powells office. We went over the Rural Business grant that was awarded to us. Currently, waiting for final signature from John Powell. We then can start renovations to middle warehouse on main street.

- Still Working on Arts and Cultural Day on April 17, 2025. We currently have Pots N Pints attending for the ECISD Students and for the public. Other plans in the works, will update when we have more information.
- Completed and hand-delivered Spirit of Eden grant request.
- Applied for the Keep Texas Beautiful Monarch Grant - this grant is for adding plants that attract the monarchs as they migrate south every year in October.
- Attended the Eden Chamber of Commerce Luncheon.
- Volunteered to Judge for 4-H Mock Food competition. They place placed 3rd out of nine teams at contest.
- 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 will be distributed in February to assess community preferences for events.

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.

- Approval of December January 13, 2026, regular meeting minutes
- Approval of Financial Statement Month Ending January 2026
- Approval of the City of Eden Investment Report Month Ending January 2026

Motion was made to approve Consent Items A through C.

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

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

Council Adjourned to Executive Session at 7:23pm to Consult with their Attorney and discuss Economic Development.

9. BUSINESS

Consideration and Possible Action On:

- Approval and Affirmation of Order of General Election and Notice of Election for May 2, 2026, Uniform Election

Motion was made to approve and affirm the Order of General Election and defer action on the Notice of Election for the May 2, 2026, Uniform Election.

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

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

- Resolution 2026-17 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDEN, TEXAS APPOINTMENT OF THE CITY OF EDEN MUNICIPAL COURT JUDGE; PROVIDING FOR A TERM OF OFFICE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING A CUMULATIVE REPEALING CLAUSE;

Priscilla reminded Council that the Judge and Court Clerk need to be appointed every two years.

Motion was made to approve Resolution 2026-17 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDEN, TEXAS APPOINTMENT OF THE CITY OF EDEN MUNICIPAL COURT TO JUDGE ALLEN GILBERT; PROVIDING FOR A TERM OF OFFICE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING A CUMULATIVE REPEALING CLAUSE.

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

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

- C. Resolution 2026-18 NOMINATION RESOLUTION WHEREAS the Texas Property Tax Code allows tax jurisdictions to nominate up to five people to serve on the Board of the Concho County Appraisal District for a term of office of two years 2026-2027;

Motion was made to approve Resolution 2026-18 to nominate Grover Hall and Keith Dillard to serve on the Board of the Concho County Appraisal District for a term of office of two years 2026-2027.

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

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

Voting Abstaining: Council Member Hall

- D. Fee Schedule Ordinance 2026-15 AN ORDINANCE ADOPTING FEES, RENTALS, LICENSES, AND PERMITS FOR THE CITY OF EDEN, TEXAS; DESIGNATING AN EFFECTIVE DATE; REPEALING PRIOR ORDINANCES IN CONFLICT HEREWITH.

Motion was made to approve Fee Schedule Ordinance 2026-15 AN ORDINANCE ADOPTING FEES, RENTALS, LICENSES, AND PERMITS FOR THE CITY OF EDEN, TEXAS; DESIGNATING AN EFFECTIVE DATE; REPEALING PRIOR ORDINANCES IN CONFLICT HEREWITH.

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

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

- E. The submission of an application for financial assistance from the Texas Water Development Board for water system improvements through the Drinking Water State Revolving Fund

Motion was made to approve the submission of an application for financial assistance from the Texas Water Development Board for water system improvements through the Drinking Water State Revolving Fund.

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

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

- F. The submission of an application for financial assistance from the Texas Water Development Board for wastewater system improvements through the Clean Water State Revolving Fund.

Motion was made to approve the submission of an application for financial assistance from the Texas Water Development Board for wastewater system improvements through the Clean Water State Revolving Fund.

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

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

- G. Concho County's Conditional Gift proposal of a generator to the City of Eden for Burnes Civic Center with the intent of designating the property as a warming center during inclement weather.

Brent Frazier informed Priscilla that the county had received a grant for the purchase of some generators, and they are proposing to give one to the City of Eden to place at the Burnes Civic Center to designate it as a warming center in the case of inclement weather. The City would be responsible for the electrical work of installing the generator.

Motion was made to accept Concho County's Conditional Gift proposal of a generator to the City of Eden for Burnes Civic Center with the intent of designating the property as a warming center during inclement weather.

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

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

- H. 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 approve the bid submitted by Ray Torres for the fencing around the USDA RD Sanitary Sewer System Improvement Project.

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

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

Voting Abstaining: Council Member Garcia

- I. Updates, Maintenance, Management of Concho Springs Golf

Priscilla stated that new flags had been purchased for the golf course. She will be contacting Spenser to start the fertilization and maintenance schedule of the course for the Spring. She is looking to purchase new ball washers and trash cans.

- J. Approval of January 2026 Bills

Motion was made to approve the January 2026 Bills.

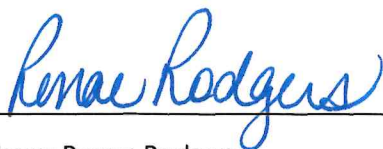
Motion made by Council Member Dunaway, Seconded by Council Member Gandy.

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

10. ADJOURN

The meeting adjourned at 8:39pm.

Attest:



Mayor Renae Rodgers



City Administrator Priscilla Aguirre