



# REGULAR CITY COUNCIL MEETING

Tuesday, August 13, 2024 at 7:00 PM

CITY COUNCIL CHAMBERS - 120 Paint Rock Street, Eden, TX

Off: 325-869-2211 | Fax: 325-869-5075

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## MINUTES

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1. Meeting called to order at 7pm.

### PRESENT

Mayor Renae Rodgers  
Mayor Pro Tem Jennifer Martinez  
Council Member Grover Hall  
Council Member Randy Dunaway  
Council Member Bradley Gandy  
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. Hallelujah Trail Cowboy Church - Pastor Charley Winford

Invocation said by Pastor Charley Winford.

## 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. Public Works - Ronnie Winans

In the past month, we have performed the following tasks:

- Collected readings and daily residuals at the sewer and water plant
- Responded to several animal control calls
- Conducted meter readings and cut-offs
- Addressed sewer stoppages at the daycare and 2 on Burton St.
- Conducted mowing and weed eating on all city properties
- Continued mowing bar ditches around town
- Located water lines on 83 for kill outs
- Laid a 2" water line down the road behind City Limits
- Completed various projects from work orders created by the office staff
- Hauled sludge from the sewer plant to San Angelo
- Added chemicals to the pool daily and drained the swimming pool
- Pulled pumps at the sewer plant due to trash and cleaned lift stations
- Addressed water leaks at the sewer plant, Pfluger Park, Barnett St., and Daniels St.
- Cycled aeration at the sewer plant every two hours until repairs were made

- Patched roads around town
- Installed scrubber valves at the golf course

**B. City Administrator Priscilla Aguirre**

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- 15 We attended beautification committee meeting
- 17 we met with the Halfmann appraisals to begin the appraisal process of the incubator.
- 22 US under water performed tank repairs and removed sediment from 2 tanks
- 24 Xylem performed sanitaire sewer plant repairs we are just pending one part for the second basin to work
- 24 we discussed opportunities for a food vendor at concho springs golf course
- We met via phone to discuss the procurement process for the grant we are pursuing
- We met with our new software vendor gworks to discuss the progress on customer account entry into the new utility software.

Open Projects

- USDA water Projects – Bore on Blanchard is near completion, Two bores are being worked on, on Barnett, Shutt. We are lacking the relocation of the transfer pump at the Shop (old water plant)
- USDA – Sewer- DIGG will begin this project this week, inserting the screening structure and complete the tie ins on Barnett.
- TXDOT – We are continuing to try and resolve conflicting lines and are preparing for kill outs.

**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).

**A. 551.086 (Economic Development)**

**B. 551.071 (Consultation with Attorney)**

Council went into Executive session at 7:10pm

Council adjourned Executive session at 7:40pm

There was no action taken from Executive session.

**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 comments

**6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF**

A. A. Eden Economic Development Corporation Monthly Report – Laura Bowden, Project Manager

Laura Bowden stated that there will be a Cyber Security Training at the First Baptist Church on August 19, 2024 from 9am to 1pm. Everyone in town is invited to attend. The training is being provided by Eden CISD, Eden State Bank, City of Eden and ASU. The Farmers Market had a good turnout last week. The EEDC is collaborating with the City of Eden and the Beautification Committee to reinstate their keep Texas Beautiful Affiliate. The Eden Oasis had their grand opening. The City Wide garage sale is set for September 14, 2024. Anyone wanting to have a garage sale that day will need to sign a form. They will receive 2 signs and be placed on a map showing where all the garage sales will be. This map will be passed out downtown on September 14. She said that she has several new projects coming up.

B. 2022-2023 Audit Report - Caroline McLane, CPA

Caroline McLane presented the audit report for fiscal year ending 2023. She stated that overall it was a clean audit with no material weaknesses or findings. For the year, the fund balance increased \$510,060 and, there was a net increase in cash and cash equivalents of \$145,318.

**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 City of Eden Investment Report Month Ending July 2024

B. Approval of Financial Statement Month Ending July 2024

C. Approval of the July 9, 2024 Regular Session Minutes

Motion was made to approve item C with corrections.

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 Gandy, Council Member Garcia

D. Approval of the July 29, 2024 Special Session Minutes

Motion was made to approve Items A, B & D.

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, Council Member Garcia

**8. BUSINESS**

**Consideration and Possible Action On:**

A. Presentation to show appreciation of tenure to former Mayor, Mayor Torres

Mayor Torres wasn't feeling well, so this item will be postponed for a later date.

B. RESOLUTION OF THE CITY COUNCIL OF EDEN, TEXAS, ACCEPTING THE DONATION OF BLEACHERS, BATTING CAGES AND CONCRETE WORK TO BE INSTALLED FOR THE EDEN LITTLE LEAGUE FIELD AND DECLARING AN EFFECTIVE DATE

Motion to approve the Resolution accepting the donations for the Eden Little League Field from Arzenet Burnes in addition to providing a plaque honoring Mayor Agapito Torres for his tenure as Mayor from 2018-2024.

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

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

C. The advertisement of the City of Eden, EEDC Coordinator position

The lawyers of both the City of Eden and EEDC have approved the EEDC Coordinator position. A motion was made to agree to the advertising of the EEDC Coordinator position to begin the hiring process.

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 Gandy, Council Member Garcia

D. Eden Economic Development Corporation's recommendation of project funding (loan/grant up to \$10,000) partnership between Eden Economic Development Corporation, Eden State Bank (or other financial institution), 7 Iron Pizza, Clydia McLain, to assist with operations, business menu expansion, to include approval of posting public notice.

Motion to approve the \$10,000 grant application for Seven Iron Pizza, Clydia McLain.

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

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

E. RESOLUTION APPROVING THE CONVEYANCE OF A PARCEL OF REAL PROPERTY KNOWN AS THE GREEN APPLE TO THE EDEN ECONOMIC DEVELOPMENT CORPORATION

Motion made to approve the Resolution to convey the property known as the Green Apple to the Eden Economic Development Corporation.

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

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

F. The Warranty Deed for A 0.271 parcel of land out of Blk 00014, BL14, Original Town Eden Part Green Apple, as conveyed to the City of Eden by the Foster Charitable Foundation in a 2009 deed filed in Volume 241, Page 159 of the Real Property Records of Concho County to include approval for Mayor Rodgers to sign the deed.

Motion made to approve conveying the deed for the Eden Green Apple to the Eden Economic Development Corporation.

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

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

G. RESOLUTION OF THE CITY COUNCIL DESIGNATING AN OFFICIAL NEWSPAPER FOR THE CITY OF EDEN, TEXAS, FOR FISCAL YEAR 2024-2025

Priscilla Aguirre stated that every year the City has to designate an official newspaper. She informed the Council that the resolution has the proper dates on it, and she went ahead and moved the ending date to September 30, 2025 in case the council approves changing the fiscal year. This would allow the City to still be in compliance. Motion was made to approve the resolution designating The Eden Echo as the official newspaper for fiscal year 2024-2025.

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 Gandy, Council Member Garcia

H. Mayor Rodgers to sign the service agreement with the Eden Echo designating it as the official newspaper for the city of Eden for FY2024-2025.

The Council is awaiting for Mr. Dolle to provide his form. Motion made to defer action on Item H.

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, Council Member Garcia

I. Concho Valley Community Supervision and Corrections Department Community Re-Enrichment Work Program Contractual Agreement renewal, to include approving Mayor Rodgers to sign the agreement

Priscilla Aguirre stated that this agreement has been in place for years. It allows the City to coordinate with the Concho Valley Community Supervision and Corrections Department to allow individuals to gain their community service hours by completing work assignments for the City.

Motion made to approve the agreement with the Concho Valley Community Supervision and Corrections Department Community Re-Enrichment Work Program.

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

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

J. The CERTIFICATE OF APPOINTMENT OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EDEN to include approval for Mayor Rodgers to sign the certificate

Motion made to approve the Certificate of Appointment of the Commissioners of the Housing Authority of the City of Eden.

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

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

K. The request to move Concho County Lion's Club Monument honoring 100 years of Lions to Earl Rudder Park & Gazebo

The Concho County Lion's Club Monument was over by the light intersection near Short Stop. With the Highway 83 project coming, it was a conflict and TXDOT requested it be moved. The Lions Club requested it be moved to the City Park & Gazebo. After consulting with the attorney, Priscilla Aguirre

was told it was a policy issue and would need to be brought to Council, but not a best practice because you are setting a standard for one organization to do it and would have to allow others.

After a brief discussion, a motion was made to approve moving the Concho County Lion's Club monument honoring 100 years of Lions to the Earl Rudder Park & Gazebo.

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 Gandy, Council Member Garcia

L. The received Application for Eden Beautification Organization

Motion made to approve Lynda Rannefeld's application for the Eden Beautification Organization.

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 Gandy, Council Member Garcia

M. Setting a proposed 2024 tax rate for the City of Eden and setting times and dates for public hearings if necessary

Priscilla passed out a worksheet and explained the potential tax rates to Council. Last year's tax rate was \$0.5538940. The no new tax rate for 2024 is \$0.52976500. If the tax rate remains the same as last year's rate, it would generate \$17,096 in more revenue. The voter approval rate for 2024 is \$0.56907700.

Motion was made to leave the proposed 2024 tax rate the same as last year's rate of \$0.5538940.

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 Gandy, Council Member Garcia

N. The proposal to repair City of Eden water plant building for \$19,500

The city only received one quote from a local contractor for the bid to repair the water plant building.

Motion made to approve the proposal to repair the water plant building for \$19,500.

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, Council Member Garcia

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

Charles Kinkade stated that the Purple Hearts Wounded Veterans contacted him about reserving the golf course for Wednesday, November 6th, from noon until dark. He asked the Council if they would discount or waive the fees for them to play golf. Motion was made to allow the Purple Hearts Wounded Veterans to play golf at no cost on November 6th.

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 Gandy, Council Member Garcia

Mr. Kinkade also stated that a family would be using the golf course on a date to be determined and will be needing 15 carts. As of now, there are 13 carts available. Priscilla spoke with the golf cart vendor, and they could rent out additional golf carts as needed. Priscilla would just need to know the date the carts are needed to give the vendor enough time to have them available.

Motion was made to rent the 3 carts from Hawkins. 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 Gandy, Council Member Garcia

A discussion was had about the school using the course for cross country and golf meets, replacement of the sprinkler heads, bridges and the possibility of replacing the paper process of the course records with a computer software in the future.

A quote was passed out for the purchasing of sand for the greens from a new vendor.

Motion was made to approve the purchase of the load of sand for the golf course.

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, Council Member Garcia

P. Approval of July 2024 Bills

Motion to approve the July 2024 bills

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, Council Member Garcia

Q. Approval of final Budget Adjustments for Fiscal Year 2023-2024

Motion to approve the budget adjustments for 08/13/2024

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 Gandy, Council Member Garcia

**9. ADJOURN**

Meeting adjourned at 8:59pm.

Attest:

  
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Mayor Renae Rodgers

  
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City Administrator Priscilla Aguirre