



# REGULAR CITY COUNCIL MEETING-

**Tuesday, November 12, 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. CALL TO ORDER AND ROLL CALL

Meeting called to order at 7:00pm.

#### PRESENT

##### Mayor and Council Members

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 David Hutchings

City Attorney Andrew Quittner

### 2. INVOCATION

- A. Hallelujah Trail Cowboy Church - Pastor Charley Winford

Invocation was given 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 – David Hutchings

- We collected readings and daily residuals at the sewer and water plant.
- We responded to several animal control calls.
- Meter readings and cut-offs have been conducted.
- We dealt with a sewer stoppage behind Family Dollar. The Main line had to be dug up and repaired.
- We have mowed and weed eaten all city properties.
- We have continuously mowed bar ditches around town.
- We completed several projects generated from work orders by the office staff.
- We have been pumping sludge to de watering containers.
- We have pulled pumps at the sewer plant due to trash and cleaned lift stations.

- We moved a meter on Jay Street.
- We have been pumping down chlorine contact chamber.
- We have been patching roads around town.
- We have finished installing the last scrubber valve at golf course.
- We have trimmed and removed trees and spread red rock on the pathways at the Butterfly Park.
- We removed stumps at the Green Park.
- Worked on irrigation system at Butterfly Park

B. City Administrator - Priscilla Aguirre

October

- 1 Bi-Weekly TXDOT Project Meeting
- 3 Water plant construction was completed; placed an ad in the echo for the block grant administrator
- 5 Hosted a paint party at Burnes Civic Center with great participation
- 15 Bi-Weekly TXDOT Project Meeting
- 18 Met with our Lead Service Line Replacement Team and determined at this time we would not move forward with the replacement funding
- 21 Participated in the Eden CISD School Safety Meeting
- 23 Had our Water and Sewer meter calibrations; Met with Arzenet Burnes at the little league and Pfluger Park to discuss placement of the donated equipment
- 24 Attended the Chamber Luncheon
- 30 Met with Ryan McKinnis to discuss permit/building projects
- 30 Melanie created a flyer advertisement for TMCN travel guide
  
- 10/08 Pfluger Park Sprinklers at front entrance were broken- fixed
- 10/09 Replaced tires on cart 7
- 10/10 Met with Ronnie and Charles regarding the scrubber valve placement at the course
- 10/16 Ponds were cleaned out at the Butterfly Garden
- 10/18 Filled in Roberts Road to dump; serviced cart 54
- 10/21 fixed leak on Hole 2 at the golf course; sent carts 8,22,54 to Hawkins
- 10/30 Bridge 1 was completed
- 10/31 Plugged in all metal Christmas Décor to inspect and prepare for decorating Eden

Open Projects

- USDA water Projects – Digg has begun the Transfer pump relocation; road patching, 2 kill outs remain
- USDA – Sewer- Screen is in place. Electricians need to perform the electrical work and complete the tie-ins and set 1 manhole, the new computers, software still need to be installed.
- 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 7:23pm to discuss Economic Development and to Consult with the City's attorney.

Council adjourned Executive Session at 7:43pm.

There was no action 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. Economic Development Corporation Monthly Report- Laura Bowden, Economic Development Coordinator

Laura Bowden was unable to attend the meeting but left the following monthly report.

October 2024

- Attended National Night Out and visited with each entity. This is such a great event that brings families out to meet our first responders.
- Wrapped up several projects before leaving on vacation- 7 Iron Pizza, TMCN Visitor's Guide Advertisement, and Project Burnt House Agreement (1stDraft).
- Completed Empty Building List and contacts – letting them know we are here to support them. Created an excel sheet with each empty business and the owner's information, reaching out to each of them with questions about their buildings. (Are they interested in Leasing or selling the property, their plans for property? etc.)
- Foster Building rental agreement – Emailed Mr. Bowen and he replied back on October 8th that he would pay the \$800.00 and decide which agreement he would accept. I sent a follow up email on October 29<sup>th</sup> (no response as of today).
- Updates: Doors at Ware house, Mark's Lawncare, Project Burnt house, roof on Foster Building and Façade Applications
- We are a certified Texas Film Friendly Community through the Governor's Office. Will be updating photos and any filming that can be uploaded into our profile on their website- areas around town and surrounding countryside to appeal to companies looking for sites to do commercials, movies, etc.
- We are officially an Affiliate with Keep Texas Beautiful and we received our sign. We will contact TX Dot to hang sign at one of the entrances to Eden. This is up to their degression. The City of Eden work crew has been hard at work and it shows. If you see any of these guys, please tell them how much we appreciate their efforts, and those efforts make Eden a nicer place to live and work. If you haven't made it to the Garden of Eden, I urge you to stop by, check it out.
- Also, working with the Beautification committee on planning 2024-2025 projects so we can apply for the grants offered through our affiliation with Keep Texas Beautiful.
- Participated in the Concho County Hospital, Clinic, and Pharmacy Trunk or Treat. The turnout was great and the vendors really out did themselves.
- The Halloween Business Contest was a great success and had lots of participation! Our little town looked awesome!! We set up Trunk or Treat at the Annual Scare on the Square hosted by the Eden Public Library.
- Met with the Concho County Saddle Club to discuss bringing back the Bull Ride Event and adding a classic Car Show with possible Poker Run.

- Filed Release of Lien with the State of Texas -UUC division and met Kiser Ironworks at the Paint Rock Courthouse to file the release of lien. They paid off their IRP Loan on October 18th.
- Future Project- A tour of the empty buildings- Project "Imagine the Possibilities" along with a conference or a workshop held in Eden with TMCN and Local Organizations and getting bids to renovate our warehouse buildings for future businesses.
- Met with a potential group interested in doing a small music venue at the Green Apple Art Center. More information to come in near future.
- The Camo at the Crossroads will be November 16, 2024. This is a Chamber of Commerce event that brings in lots of Hunters from our area ranches. I will be there to work and I hope each of you will help support their event.
- Making Christmas Plans- Decorating downtown and our Parks, Holiday Painting Party, Jingle Mingle for Downtown Business (details in the works).
- As you all can see October was a very busy month and I took off for 2 weeks!
- I will be attending the Basic Economic Development Course in San Antonio – November 11th-15th. I am looking forward to making important contacts and learning more about Texas Economics and how we fit into those dynamics.

## 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. Minutes from October 8, 2024
- B. Minutes from October 29, 2024
- C. Approval of Financial Statement Month Ending October 2024
- D. Approval of the City of Eden Investment Report Month Ending October 2024

Motion was made to approve consent items A-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, Quote, regarding Ultrasonic Meter System by Premier Waterworks

Ron Henslee with Premier Waterworks gave a presentation comparing the AMI and Drive By (AMR) systems. The City of Eden has been using a Drive By System for 12-15 years. AMI systems collect more data gathering a read every single hour of the day instead of just once a month that is currently being read. AMI systems help with conservation; because it can detect a leak in 24 hours. The City currently has a multi-jet meter, and the one he is presenting today is an ultrasonic meter. The difference between the 2 meters is that the ultrasonic meter does not have moving parts like other meters instead it uses sound to read the water movement. Another difference in the 2 meters is that with the AMI meters no one has to go out a read them, the data will be sent to the software. The new meters carry a 20 year warranty. The difference in price per meter is about \$20.00 more. Mr. Henslee is going to research whether the meter's material could withstand the 128 degree water that comes out at times.

No action taken at this time.

B. Jurgensen Pump, LLC quote to repair Well # 3 Motor

Mrs. Aguirre reminded the council that Well# 3 Motor had been fixed and stored away and was used when Well# 3 went down in August. Jurgensen is willing to repair and store the motor to be available if Well# 3 goes down again. Priscilla has spoken to the insurance adjuster and a majority of the \$24,444 claim will be covered.

Motion made to approve the quote by Jurgensen Pump, LLC to repair the motor for Well# 3.

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 Gandy, Council Member Garcia

C. VFW grant request of \$125 for utilities for FY 2024-2025

Mrs. Aguirre stated that the VFW is requesting an additional amount of \$125 for utilities for FY 2024-2025 to cover the rate increase.

Motion was made to approve the VFW's request for \$125 additional funds for utilities for FY 2024-2025.

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

D. EPS Group Professional Service Contract

EPS is the company that the City's consultant, Ryan McKinnis works for. The contract is up for renewal in December.

Motion made to approve the EPS Group Professional Service Contract.

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

E. Approval for the Mayor to sign Letter of Engagement with Caroline McLane for FY2023-2024 Auditing Services

Caroline McLane was here in August and presented last year's audit results. She sent an estimate for the upcoming audit.

Motion made to approve the Mayor signing the Letter of Engagement with Caroline McLane for FY2023-2024 Auditing Services.

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. Discuss, consider, and adopt a resolution authorizing the submission of a Texas Community Development Block Grant program application to the Texas Department of Agriculture for the 2025-2026 Community Development Fund.

The Block Grant is the grant that Council recently awarded Grant Works to administer. The grant did go up to \$750,000. The City's priorities for this grant are Streets, Sewer and Water.

Motion made to adopt a resolution authorizing the submission of a Texas Community Development Block Grant program application to the Texas Department of Agriculture for the 2025-2026 Community Development Fund.

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 Gandy, Council Member Garcia

- G. Approval for the Mayor to sign an Agreement for the Collection of Delinquent Water Bills with Linebarger Goggan Blair & Sampson, LLP. For December 2024-2026.

Mrs. Aguirre informed the Council that the contract automatically renews in December of 2024 and lasts through 2026. She stated that we are content with what they have been doing.

Motion made for approval of the Mayor to sign an Agreement for the Collection of Delinquent Water Bills with Linebarger Goggan Blair & Sampson, LLP. For December 2024-2026.

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

- H. Second reading of updates to the city's Fee Schedule Ordinance adopting fees, rentals, licenses, and permits; designating and effective date and repealing prior ordinances in conflict herewith

Council is happy with what Priscilla has done so far with the fee schedule, but she stated there is more information that needs to be added to it.

Motion made to defer the updates to the City's Fee Schedule Ordinance to the December Meeting.

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

Council Member Gandy was not available for voting on this agenda item.

- I. Ordinance 2025-10 AN ORDINANCE OF THE CITY COUNCIL OF EDEN, TEXAS AUTHORIZING THE ABANDONMENT OF THE CITY'S INTEREST IN STREET RIGHT OF WAY RUNNING FROM OLD STOCKPEN ROAD NORTH AND SOUTH BETWEEN PROPERTY FRONTING BARNETT STREET; AUTHORIZING THE ISSUANCE OF A QUIT CLAIM DEED TO THE CITY'S INTEREST IN SAID ALLEY THAT RETURNS PROPERTY FROM THE CENTERLINE OF THE RIGHT-OF WAY TO THE ADJOINING PROPERTIES; RESERVING A 15 FOOT UTILITY EASEMENT; AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ALL NECESSARY DOCUMENTS

A gentleman has purchased the lot and is wanting to put a business there; however, there is an alley way in the middle of the property. Priscilla and Ronnie have walked the property and there are no utilities there. He is asking if the city could abandon the alley way.

Motion made to approve Ordinance 2025-10 AUTHORIZING THE ABANDONMENT OF THE CITY'S INTEREST IN STREET RIGHT OF WAY RUNNING FROM OLD STOCKPEN ROAD NORTH AND SOUTH BETWEEN PROPERTY FRONTING BARNETT STREET; AUTHORIZING THE ISSUANCE OF A QUIT CLAIM DEED TO THE CITY'S INTEREST IN SAID ALLEY THAT RETURNS PROPERTY FROM THE CENTERLINE OF

THE RIGHT-OF WAY TO THE ADJOINING PROPERTIES; RESERVING A 15 FOOT UTILITY EASEMENT; AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ALL NECESSARY DOCUMENTS.

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

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

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

Johnathan Gaballo presented the monthly report for Concho Springs Golf Course. For this month, we applied weed and feed turf nutrition treatment to the greens. We also applied fall turf nutrition, doubled the verticutting, and sanded the greens. Additionally, we completed our regular watering and mowing of the greens, collars, and tee boxes. The next special project will be a turf nutrition program to prepare the greens for winter. Charles was able to get the right sand for the greens from Brady. Priscilla stated that the city is looking to put some signs up to designate where the pro shop is, that students play free, and where the cart pick up and drop off places are. She also stated that David & Paula Duwe donated a golf cart. Hawkins replaced the batteries and a tire and it is operational.

K. Approval of October 2024 Bills

Motion was made to approve the October 2024 bills.

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

9. **ADJOURN**

Meeting adjourned at 9:13pm.

Attest:

  
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Mayor Renae Rodgers

  
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City Administrator Priscilla Aguirre