

REGULAR CITY COUNCIL MEETING

Tuesday, July 14, 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 James Rannefeld

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

ABSENT

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

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."

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 – David Hutchings

We conduct readings and track daily residuals at the sewer and water plants, handling meter readings and cut-offs while addressing small water leaks.

Our team has completed various projects from office work orders, pumped sludge into dewatering containers, pulled pumps at sewer pump due to trash, cleaned lift stations, and filled potholes on Daniels Street and near the city shop. We also repaired sprinklers at the golf course and responded to numerous animal control calls.

At the pool, we start the robot and check pH and chlorine levels, keep chemicals full and add water as needed. We replaced antennas on all 2-inch and 3-inch Octave meters and have been mowing bardiches and city properties. In addition, we performed water and sewer taps for the Menu, trimmed trees in various areas, replaced a 3-inch meter at the prison, and dug up the solenoid valves-scrubber valve at Pfluger Park and Square.

Council Member Hall asked what were the Octave meters. David answered that they are the new water meters.

B. City Administrator – Priscilla Aguirre

June 2026 Scheduled Items

- June 6 Eden CISD Cheerleaders hosted a golf tournament at Concho Springs Golf Course
- June 9 Master Meter training for new Harmony meters; Regular Session Meeting
- June 10 attended a virtual meeting with Concho Valley Council of Government regarding SB3 Planning Services; Texas Municipal Clerks Program Course
- June 23 TeeWire Provided us with a demo of their tee time software
- June 25 discussed code enforcement services with Reeves Municipal Services
- June 26 met with VistaSG regarding digitizing documents.
- June 29 met with Eden Voluntary Fire Department President to discuss the proposed property lease agreement
- June 30 met with Judge Gilbert and Court Clerk Sylvia to discuss court processes

Open Projects

- **USDA Water Project** – Project is complete
- **USDA Sewer Project**- Project is complete
- **TXDOT HWY 83/87 Project** – Weather permitted 3LW Civil in estimating the project to be completed by July 31, 2026 They plan to move the barrier on July 22, and perform final stripping July 27, along with opening up all lanes.
- **Grants-**
 - We have been in contact with the Region 6 Environmental Protection Agency Project Officer regarding Community Project Funding for replacement of the City Wastewater Treatment Plant Pump Station. We will be working diligently to ensure the grant process is completed.
 - We have submitted our project for the Texas Community Development Block Grant for Oak, Moss, Smith streets.
 - An application has been submitted to Texas Water Development Board for the Drinking Water State Revolving Fund (DWSRF)
 - An application has been submitted to the Texas Water Development Board for Clean Water State Revolving Fund (CWSRF)
 - An application has been submitted for the Water Supply and Infrastructure Grant (WSIG) through Texas Water Development Board.

- **Concho Springs Golf Course** – We continue to water, mow and fix sprinklers. We hosted a tournament June 6. For the month of June the course earned \$4380 of green fees \$2085 of cart fees
- **Streets** – We continue to update stop signs, mow ditches, clear right of ways and alleyways.
- **Animal Control** – We continue to have animal calls and are monitoring animals at large.
- **Administration** – We submitted required June reporting for TCEQ, State Comptroller, and Court.
- **Code Enforcement** – We have had several permit requests for building fences, accessory buildings, etc. We have received complaints from citizens regarding properties.
- **Eden Swimming Pool**- The swimming pool has been busy. The month of June it earned \$951.90 in daily admissions, \$175.00 in season passes, \$450.00 in parties and \$1222.50 in concession sales. All revenue totaled \$2799.40 for the month of June.
- **Water Plant** – Public works continues replacing necessary meters with new Sonata ultrasonic Z-Flow Water meters.
- **Wastewater Plant**- The old side of the decant unit is nonoperational. New parts are required to bring the system back to operational, they should be arriving any day now.

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 from the public.

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

- Teams Meeting with TMCN - Elected Officials Workshop Committee
- Attended TMCN- Elected Officials Workshop
- City Admin and I working on Appropriations Grant
- Completed and reported the RBDG Grant Report to USDA
- Teams Meeting with Tx Dot Landscaping Engineers- Governors Achievement Award
- Working with City Admin-Reaching out to Eden Connection Fair Businesses
- Met with a client and Go Texan . Amy McDonald went over Go Texan Partnership to help client start working on a manufacturing concept.
- Met with Eden Community Child Care Center Board of Directors and Center Director on various topics.
- Attended a webinar on Buy-in from Community and Stakeholders.
- Budget workshops with EEDC Treasurer
- Attended Beautification Committee Meeting.
- Worked on several other future small projects throughout the month.
- RBDG Grant renovations have begun at the warehouse.
- Preparing for Venue Rental at Backyard Warehouse
- Supporting City Staff on preparations for Fireworks and Freedom
- Mayor Pro Tem Rannefeld asked if the TxDOT landscaping is what the \$90,000 covers. Laura answered yes, it will be covered through the Governors Achievement Award.

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 June 9, 2026, Regular Meeting Minutes
- B. Approval of Financial Statement Month Ending June 2026
- C. Approval of the City of Eden Investment Report Month Ending June 2026

Motion was made to approve Consent Items A-C.

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

Voting Yea: Mayor Pro Tem Rannefeld, 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. Updates, Maintenance, Management of Concho Springs Golf Course
- B. 551.072 Deliberations about Real Property
 - a. Highway 87 West 33.523 Acres, Blk 5, Abst 1178, Survey A MCGREGOR JR, AB 1178 SUR 5 A MCGREGOR JR

Council adjourned to Executive Session at 7:15pm to consult with their attorney and deliberate about Real Property.

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 7:35pm.

There was no action from Executive Session.

- B. Eden Economic Development Corporation's request to fund \$20,000 of the Eden Economic Development Corporation Coordinator's salary

Brent Frazier, Eden Economic Development President, explained that initially when they hired the Economic Development Coordinator, the City of Eden paid \$20,000, EEDC paid \$20,000 and Spirit of Eden \$20,000. She doesn't take benefits, so her salary doesn't amount to \$60,000 and the remainder stays in the budget for training throughout the year.

Motion was made to approve the Eden Economic Development Corporation's request to fund \$20,000 of the Eden Economic Development Corporation Coordinator's salary.

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

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

C. Eden Economic Development Corporation's FY2026-2027 Budget

Brent explained that the fund balance from the 25-26 Budget was \$359,927 and is \$236,006 for 26-27. The difference is from the USDA Grant income received in 25-26 and some adjustments to get the fiscal year changed over to October 1st.

Motion was made to approve the Eden Economic Development Corporation's FY2026-2027 Budget.

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

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

D. Eden Economic Development Corporation's FY2026-2027 Intermediary Relending Program Budget

For the IRP Budget, total proposed income is \$25,456 and expenses \$4,359.94. There is an interest payment of \$13,793.06 leaving a net income of \$7,303.00.

Motion was made to approve the Eden Economic Development Corporation's FY2026-2027 Intermediary Relending Program Budget.

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

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

E. The Eden Housing Authority 5-year PHA Plan for fiscal years 2026-2030, and approval for Mayor Rodgers to sign the plan document

Motion was made to approve The Eden Housing Authority 5-year PHA Plan for fiscal years 2026-2030, and approval for Mayor Rodgers to sign the plan document.

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

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

F. City of Eden Fall Festival Street Dance to be held on Paint Rock Street, and allow the city manager to discuss street closure options

The Chamber will not be hosting a dance this year after Fall Fest, so the City was planning on hosting a street dance, but will need Paint Rock street to be closed. Priscilla is looking at getting a DJ for a few hours and then a band to close out.

Motion was made to approve the City of Eden Fall Festival Street Dance to be held on Paint Rock Street, and allow the city manager to discuss street closure options.

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

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

G. Ordinance No. 2026 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDEN, TEXAS ADOPTING REGULATIONS FOR MOBILE VENDORS; PROVIDING DEFINITIONS; ESTABLISHING FRANCHISE

REQUIREMENTS; ESTABLISHING LOCATION RESTRICTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

Priscilla presented Ordinance No. 2026-25. She spoke with the Health Inspector, and she stated that the city could request fees as long as it is not for a health permit. After discussing with the city's attorney, he advised that if a fee is charged, to make it a franchise fee for using the city streets and operating in the city limits. Mayor Pro Tem Rannefeld stated he does not feel a fee should be charged, because of the changes made by the state. Council Member Hall voiced that he prefers that the food trucks still obtain a permit from the city, but waive the fee. A discussion was had on Section 4a of the ordinance that limits the amount of hours the food trucks can be parked at a location per day.

Motion was made to defer action on Ordinance No. 2026-25 until changes could be made to remove the franchise fee and to clarify Section 4a.

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

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

H. Grant Works Community Development Block Grant (TxCDBG) Grant Administration Services Agreement

Grant Works would be compensated only if the City is awarded the grant. A portion of the grant funds can be used for their compensation.

Motion was made to approve the Grant Works Community Development Block Grant (TxCDBG) Grant Administration Services Agreement.

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

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

I. Moramax, LLC's Texas Community Development Block Grant (TxCDBG) Project Engineering Services Agreement

Moramax LLC is the company that Council approved to provide the engineering services for the grant project. The grant funds can be used to cover their compensation.

Motion was made to approve Moramax, LLC's Texas Community Development Block Grant (TxCDBG) Project Engineering Services Agreement.

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

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

J. Bojorquez Law Firm, PC 3% rate increase for attorney and legal assistant services, to take effect September 27, 2026

Priscilla stated that she has been pleased with their services to date.

Motion was made to approve the Bojorquez Law Firm, PC 3% rate increase for attorney and legal assistant services, to take effect September 27, 2026.

Motion made by Council Member Gandy, Seconded by Mayor Pro Tem Rannefeld.

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

- K. Proposals to perform annual testing and annual preventative maintenance on city generators located at the Water Plant and Industrial BLVD property.

This item was discussed at the previous meeting, but Council decided to wait until more quotes were received.

Motion was made to approve GPC Services proposal to to perform annual testing and annual preventative maintenance on city generators located at the Water Plant and Industrial BLVD property, and to see if they can perform the testing and maintenance semiannually.

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

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

- L. Proposals to repair/replace the Air Conditioning Unit for Council Chambers

Last meeting, Council had questions on the heat pump warranty from Parsons and the unit brand from Jesse's. The heat pump warranty is 10 years and the until brand was Ruud.

Motion was made to approve Parsons mid-tier quote of \$9,556.02 to repair/replace the Air Conditioning Unit for Council Chambers.

Motion made by Mayor Pro Tem Rannefeld, Seconded by Council Member Dunaway.

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

- M. City of Eden Financial Investment Opportunities with Hilltop Securities

Some Council Members were able to view the presentation by Hilltop Securities earlier in the month. They offer financial investment opportunities for governmental entities. They can review the City's investment policy and see what opportunities are available. The investments provided by Hilltop Securities are relatively safe.

Motion was made to send the City's investment policy to Hilltop Securities and allow time for the other Council Members to view the presentation.

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

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

- N. 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 give Priscilla permission to send a formal request to Todd Powell with USDA requesting the money that the City has paid the vendors for this project to be reimbursed with the grant money.

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

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

- O. Updates, Maintenance, Management of Concho Springs Golf Course to include:

- a. Proposal for POS & Tee Time Software

The Tee Time Software can be added to the website and allow people to make their tee times online. The POS system would be for all the pro shop items and can be customized to any way we

want it set up. The cost is \$3,000 annually and there is no commitment and can be canceled any time.

Motion was made to approve the Proposal for POS & Tee Time Software.

Motion made by Mayor Pro Tem Rannefeld, Seconded by Council Member Gandy.

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

- b. Fireworks and Freedom Tournament hosted in July
- c. Fall Fest Tournament hosted in September
- d. Spring Kick Off Tournament hosted in March

There was a good turnout at the Fireworks and Freedom Tournament, and Priscilla is requesting to continue this tournament annually, as well as, adding a tournament for Fall Fest and a Spring Kick Off tournament.

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

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

- P. Transfer of \$100,000 funds from the City's IGA Account # 278547 to the City's Pool Cash Account #6041

Motion was made to approve the Transfer of \$100,000 funds from the City's IGA Account # 278547 to the City's Pool Cash Account #6041.

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

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

- Q. Budget Adjustments July 14, 2026

ACCOUNT	DESCRIPTION	AMOUNT
01-452-6201	PROPERTY TAXES - CURRENT	-11,000
01-452-6202	PROPERTY TAXES - DELINQUENT	-4,000
01-452-6203	PROPERTY TAX P & I	-1,000
01-452-6602	FRANCHISE TAX GAS YEARLY	-1,000
01-454-5604	BURNES CIVIC CENTER RENTAL	-1,000
01-454-5801	INTEREST EARNED	-9,000
01-454-8815	COMMUNITY EVENT DONATIONS	-1,500
01-455-9201	SWIMMING POOL INCOME	-1,000
01-455-9205	SWIMMING POOL CONCESSIONS	-1,500
01-511-6201	TAX EXPENSE COLLECTIONS	3,600
01-514-4201	COURT EXPENSE	1,950
01-515-5509	COMMUNITY EVENT EXPENSES	10,000
01-519-2209	HOST & WEBSITE FEES	5,475

01-519-2701	ECON DEV HEALTH INS	45
18-418-3301	ANNUAL MEMBER FEES	-1,600
18-518-2601	RETIREMENT EXPENSES	800
18-518-3103	SUPPLIES-FUEL & LUBRICANTS	2,000

Motion was made to approve the Budget Adjustments for July 14, 2026.

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

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

R. Approval of June 2026 Bills

Motion was made to Approval of June 2026 Bills.

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

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

10. BUDGET WORKSHOP

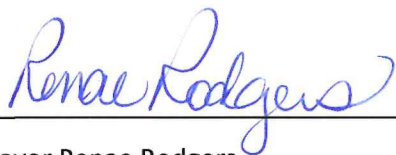
A. FY2026-2027 Proposed Budget

Council received the FY 2026-2027 proposed budget and proposed water rate increase along with rates from communities around the area.

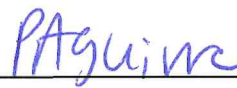
11. ADJOURN

The meeting adjourned at 9:10pm.

Attest:



Mayor Renae Rodgers



City Administrator Priscilla Aguirre