



# REGULAR CITY COUNCIL MEETING

Tuesday, June 13, 2023 at 7:00 PM

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

Off: 325-869-2111 | Fax: 325-869-5075

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## MINUTES

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### 1. CALL TO ORDER AND ROLL CALL

#### PRESENT

Mayor Pro Tem Jennifer Martinez

Council Member Renae Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

#### ABSENT

Mayor Agapito Torres

Council Member Bradley Gandy

### 2. INVOCATION

Council Member Grover Hall gave the invocation.

### 3. 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 presentations by citizens.

### 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.

Public Works is still checking the size and type of pipe attached to City's and customer's side and the meter size. They get readings and daily residual at sewer and water plant. Four water leaks; CoreCivic, W. Blanchard, Hwy 87, and Allen St. Started filling holes on Daniels St. Picked up trash along the road by the dump. Four sewer stop-ups: King St, Maddox St, Hwy 87, and Johnson St. Animal Control has had several calls. City office, shop, sewer plant, fire station, well locations, and bar ditches have all been mowed and weedeated. Sewer plant pumps were pulled to clean out trash. West Texas Gas requested several line locations. Monthly meter readings were completed for billing, as well as monthly cutoffs. Several 5/8" meters and 2" meters installed. Public Works installed a 2" water tap and sewer tap for CoreCivic. This is for the new housing that was approved. The toilets and showers were replaced at the swimming pool and restrooms painted. Filled the pool with water and mixed in chemicals to get ready to open.

Council Member Grover Hall asked if there was an update on the USDA project. Barbi explained that she has the paperwork for Mayor Torres to sign the next morning and then will email Sage. Sage will then take

care of the rest. That is all that is left to do. Council Member Hall then asked if we knew who the new contractors were going to be. Barbi stated that information was not given to her.

## 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).

No Executive Session.

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

A. Eden Economic Development Corporation Monthly Report -- Brent Frazier, President

No report.

## 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 May 24, 2023, Special Session Minutes

B. Approval of Financial Statement Month Ending May 2023

C. Approval of City of Eden Investment Report Month Ending May 2023

Council Member Hall motioned to approve all three items. Council Member Renae Rodgers pointed out a typo in the May 24, 2023, Special Session Minutes third line from the bottom that reads, "He stated that the hiring committee can give an offer but no further decision or hiring can be made until resignation and fill empty seat/swear in, in completed". Change "in completed" to "is completed." Council Member Rodgers seconded the motion. Motion carried 4-0.

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

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

## 8. BUSINESS

### Consideration and Possible Action On:

A. Consideration and approval of Hiring Committee's recommendation to hire Priscila Aguirre as City Secretary/Administrator at a salary of \$70,000 annually (previously approved)

Priscilla Aguirre emailed her information to City Administrator and Mayor. Barbi passed out the email information to Council. Council Member Randy Dunaway motioned. Council Member Hall seconded. Motion carried 4-0.

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

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

B. Discussion and Consideration of request from Carolyn Moody to construct an Annex to the Museum

C. Consideration of request from Carolyn Moody to add an historic designation to the former home of Fred Ede (where chimney still stands) as the "Founder of Eden"

D. Consideration of request from Carolyn Moody to donate the "Garden of Eden" property, located on Highway 83 South, to Texas Parks and Wildlife as a mini park for a possible transition of maintenance and upkeep

Barbi explained Carolyn Moody handed in a list for the museum. Council agreed to defer action on items B, C, and D until Mrs. Moody is able to attend the next council meeting to elaborate on these three items.

E. Consider and approve increasing Swimming Pool Manager wage from \$12.00 an hour to \$15.00 an hour

Council Member Hall motioned to approve wage increase. Council Member Rodgers seconded. Motion carried 4-0.

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

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

F. Consider and approve increasing Swimming Pool Lifeguard wage from \$10.00 an hour to \$12.00 an hour

Council Member Hall motioned to approve wage increase. Council Member Rodgers seconded. Motion carried 4-0.

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

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

G. Consider and approve Swimming Pool Safety Procedures and Employee Requirements

H. Consider and approve Swimming Pool Emergency Action Plan (EAP)

Priscilla Aguirre suggested that our attorney, Jeff Betty, look at items G and H to make sure everything is legal and written in a way that fits Eden City Swimming Pool. Council Member Hall motioned to defer action. Council Member Rodgers seconded. Motion carried 4-0.

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

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

I. Consideration of Zoning Board recommendation to approve Zone Change request from property owner, Eden Economic Development Corporation, to go from zone "A" Single Family Residential to zone "B" Multi-Family Residential District at the following location:

4 E. Bryan Street, .733 acres in Lot 3, Block 4, Drinkard Addition, Eden, Concho County, TX

A discussion regarding agenda item "I" was had. Council Member Renae Rodgers asked if the process of getting letters signed by neighbors was completed. Assistant to City Administrator stated that it was taken to the Planning and Zoning Committee and was passed 4-1. It is now back to council for final approval. Council Member Rodgers then asked if there were any neighbors that were opposed to the

project? Barbi stated there was nothing in the paperwork provided about any opposing neighbors. Public attendee, and Planning and Zoning Committee Member Angie Torres was present at the meeting and stated there was one opposing neighbor. That neighbor stated they didn't want the apartments to be low-income or trashy. Angie then stated, Ben has stated it will not be low income, it will be standard rent. A drawing was provided. One bedroom, one bath. Public attendee Priscilla Aguirre asked if it was going to be a total of 9 or 12 units. Council Member Randy Dunaway said he thought it was going to be 4 units. Council Member Rodgers made motion to approve Zone Change request for 4 E. Bryan Street, .733 acres in Lot 3, Block 4, Drinkard Addition, Eden, Concho County, TX to go from zone "A" Single Family Residential to zone "B" Multi-Family Residential District. Council Member Grover Hall seconded the motion. Motion carried 4-0.

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

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

- J. Consider and approve Cemetery Committee's 2022-2023 budget funds of \$2,500 be carried-over into the 2023-2024 budget

Barbi explains they were not able to use the funds just yet so the Cemetery Committee would like to carry-over, so they do not lose that money. Paula Duwe explained that the projects they are working on are costly, in the thousands. Roads are their top concern at the moment. They would like to use the \$2,500 for signs and plaques. They also want to get a small pavilion built with a map of the cemetery and a directory. Council Member Rodgers made the motion to approve the carry-over. Council Member Dunaway seconded the motion. Motion carried 4-0.

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

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

- K. Consider and approve Cemetery Committee's grant request from Spirit of Eden for \$10,000.00 for funding the upgrade of cemetery roads and consideration of matching funds from City Council

Council Member Hall stated the City couldn't say whether or not they can match the \$10,000.00 before the budget meetings but motioned to approve the grant request from Spirit of Eden. Council Member Rodgers seconded. Motion carried 4-0.

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

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

- L. Consideration of amount and start date of individual office space rental increase to cover utility costs at the Business Incubator building

Council Member Dunaway asked if we had a contract sign between Concho Services and the City of Eden. Barbi stated that we do not have a contract signed. Mrs. Aguirre reported she remembers at a previous meeting that we were going to get Jeff Betty to draw up a service agreement. The rental now is \$100. Barbi stated it started with EDC. Council Member Dunaway asked about selling the Business Incubator or auctioning it off. Council Member Hall thinks we need to raise the rent to at least cover the cost of utilities which runs about \$800 every month. Council Member Dunaway has asked to request RC Ramirez to come to the next meeting this item is on the agenda. Mayor Pro Tem Jennifer Martinez asked Barbi to see if EDC has a contract between them and Concho Services. Barbi stated she

would ask. Council Member Rodgers stated if there is not a contract the City needs to find out from the attorney what the next steps are with drawing up a contract or evicting the renter. Council Member Dunaway motions to defer item “L” until we get information from EDC and speak to Mr. Ramirez. Council Member Rodgers seconded the motion. Motion carried 4-0.

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

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

- M. Consideration of Proposal from Texas Communication to move emergency sirens from the Business Incubator building to the Multipurpose Center

Council Member Dunaway motions to defer item “M” until item “L” is resolved. Council Member Rodgers seconded the motion. Motion carried 4-0.

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

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

- N. Updates and possible action regarding Management, Maintenance, and Funding of Golf Course, to include consideration of electrical estimates for the check valve

Council Member Dunaway asked Dan Olin, public attendee, if there was any information or updates, he would like to provide. Mr. Olin stated that the golf course is desolated and is going to take quite a bit of money to get it up and going. There are between 150 to 200 sprinkler heads, and no one knows how many works if any. Needs to go through sprinkler heads and equipment to see which are salvageable and which are not to save money. Dan and his wife discussed taking the golf course on under contract labor. No benefits. Mr. Olin would prefer to have a three- or four-year contract. City of Eden takes all revenue when golf course gets up and running. Council Member Hall stated he would prefer Mayor Torres and Council Member Bradley Gandy to be involved in the discussion. Mayor Pro Tem Martinez stated that no motion had to be made since the discussion was only updates.

No action was taken.

- O. Approval May 2023 bills

Council Member Hall asked what the Fullerton payment was. Mayor Pro Tem Martinez told him it was the auditor. Council Member Hall motioned to approve May 2023 bills. Council Member Rodgers seconded. Motion carried 4-0.

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

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

## 9. ADJOURN

Meeting adjourned at 8:09 PM.