

REGULAR CITY COUNCIL MEETING

Tuesday, September 09, 2025 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 7:00pm.

Mayor and Council Members

PRESENT

Mayor Renae Rodgers
Mayor Pro Tem Jennifer Martinez
Council Member Grover Hall
Council Member Randy Dunaway
Council Member Tanya Garcia
ABSENT
Council Member Bradley Gandy

Staff

City Administrator Priscilla Aguirre
Assistant to City Administrator Melanie Lozano
Public Works David Hutchings

2. INVOCATION

Jay Underwood gave the invocation.

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 conducted our readings and daily residual checks at the sewer and water plants. We have received several animal control calls. We performed meter readings and cut-offs as needed.

Our team has completed several projects based on the work orders created by the office staff. We have been pumping sludge into dewatering containers, and we have pulled pumps at the sewer plant due to trash accumulation, also cleaning the lift stations.

We replaced several meters that had stopped functioning. Additionally, we have started installing sprinklers on the fairways. We filled in several holes around town with caliche and asphalt, and we addressed water leaks on Oaks and King streets.

There was a sewer blockage at 111 Drinkard that we resolved. We have also been picking up limbs at the golf course and trimming trees throughout the town. Our team mowed and weed-eated the bardiches and city properties, and we assisted with mowing at the golf course.

We ran a new water line for Sunoco and killed out the 2-inch line. We replaced two spindles on the Gravely mower deck along with two new belts. Additionally, we installed a 2-inch irrigation system at the Garden of Eden and have completed several line locates. Lastly, we applied concrete to the slopes of one bridge at the golf course.

Council Member Dunaway asked if the Gravely mower was one of the new ones. David replied that it is the red one that has been at golf course. Mayor Rodgers asked if the sewer stop up was the same address as in the past and if they knew what was causing the stoppage. David answered that it was toilet paper causing it.

B. City Administrator Priscilla Aguirre

August 2025 Scheduled Items

4 Budget Workshop

5 Met with TML representative to discuss property insurance

7 Concho Valley Community Action Agency setup in council chambers

12 Regular Session Meeting

13 Participated in the Texas Municipal Clerks Association Stop the Minutes Madness webinar

13 Met with gWorks regarding HR configuration

15 Participated in the Texas Municipal Clerks Association Leadership without a title webinar

16 Concho Springs Golf Course hosted Eden High School Cheerleaders golf tournament

19 Budget Public Hearing

21 & 22 Attended the Texas Municipal Clerks Association Legislative Update Meeting

26 Had a mock payroll with gWorks

28 Met with insurance adjuster regarding the wall at the multipurpose center; submitted damage into the grant portal with Texas Department of Emergency Management; Tax Rate public Hearing

Open Projects

USDA Water Project – Digg has completed the Transfer pump relocation and installation; a vibration test; road patching, SCADA installation, and kill outs is all that is left on the project. About 90% complete- The City of Eden is awaiting scheduling from TracNtrol- submittals have been approved by Enprotec Hibbs & Todd.

USDA Sewer Project- SCADA needs to be installed we are awaiting scheduling from TracNtrol. Jimmy with Enprotec Hibbs & Todd has created a punch list for this project we are currently waiting on response from DIGG.

TXDOT HWY 83/87 Project –We hosted our construction meeting with Harris Road Company September 4, 2025. This is our notice to proceed date. They estimate completing the bore by end of September.

Grants- Submitted the Asset Management Program for Small Systems Application.

Concho Springs Golf Course - David and Public Works continue to flush the irrigation lines and sprinklers. Public Work has changed out the sprinklers on the tee boxes. Public Works continues to assist in maintaining the course as needed. Hosted the Eden High School Cheerleaders tournament on August 16.

Streets We will be coordinating with TXDOT to assist with the speed limit change to the 87/83 entrances to Eden.

Animal Control There have been several animal control calls this month. We are working on organizing another rabies clinic, we will keep the community informed.

Administration We are on our last steps towards migrating to our new software.

Code Enforcement We have had several permit requests for building fences, carports, roof replacement, accessory buildings etc. We have sent out several courtesy letters to property owners regarding grass overgrowth and other violations of the Health and Sanitation Ordinance.

Water Plant – We had a Texas Commission on Environmental Quality inspection August 18, 2025, we received correspondence August 26, 2025, stating we had no violations.

Wastewater Plant- We are waiting for parts to arrive for the decant unit. Unfortunately, they are scheduled to ship at the end of November.

Ryan was able to look at the multipurpose center . Replacing the mortar alone will not correctly support the arch, he is recommending that at minimum the archway be removed, a support be installed to bridge the doorway and then the archway re-constructed. Alternatively, master mason could be consulted to get a second opinion

Priscilla introduced Spencer Hill, the consultant at the golf course. She asked if he could give his report now, so that he doesn't have to wait until later in the meeting.

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

Spencer introduced himself by saying that he grew up with a little golf course like the one here. He started mowing yards when he was 10 years old. He went to college in Snyder to learn how to manage golf courses and landscapes, and has been doing that for 24 years now. He's very excited to bring his skill set and knowledge to improve the golf course.

Today he topped dressed the greens, aerified them and rolled them with a vibratory street roller. He said that really took a lot of the humps and uneven spots out of the greens. Tomorrow he plans to top dress the greens again and drag it in to help the sand fill in any low spots, fertilize the greens and possibly the tee boxes and treat the fire ants on the surrounds and the greens. He's noticed a great improvement on the tee boxes since the last time he was here. He has never seen an irrigation that has build up inside as much as this one does, but Ronnie showed him some of the valves they could open to flush out into the drainage areas and it seems to be making a difference. David told him that he still gets clogged sprinklers, but it's not near as often as what it was. He plans to move forward and get the course ready for winter.

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).

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.

Priscilla stated that there is a Huber invoice in Council's binders. She can explain it in Executive Session or here now, whichever they prefer. Council Member Hall asked her to go on and explain now. Priscilla stated the Huber invoice in the amount of \$12,900 is for the start up at the water plant. It was excluded in the tender, but was a part in the original contract. It will be submitted to USDA for payment. We are wanting to get the invoice approved tonight, so that we can get Huber paid since they've already completed the work.

Motion was made to approve payment of the Huber invoice in the amount \$12,900.

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 Garcia

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 from the public.

7. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

Laura Bowden presented the EEDC Report for August 2025.

- Attended the Spur Conference in Sweetwater
- Attended monthly EEDC/City Council Meeting and gave a report.
- Worked with a local business on a Facade Application
- Waiting for USDA grant announcements - One for the Warehouse Renovations and one for Texas Downtown Assessment and the Strategic Plan.
- Created Shop Local Ad campaign
- Attended a meeting with Small Business Administration- Earlece and Chamber Director - Diane Schuder on Disaster Loans available through SBA
- Worked on last minute details with new business start-up, Maria's Creations
- Zoom meeting with a potential business client.
- Series #3 with SBDC Webinar for Small Business - The Basics of Marketing and Branding webinar will be September 16 at noon.
- Met with a potential Clients about our Vacant Property Program

- Quick business training with new Director at daycare center.
- Attended a KTB Webinar on a Fall Sweep litter Cleanup
- Started working on a Welcome Hunters campaign. Purchased Banners for Businesses and creating a brochure with Live Design that focuses on our guide on businesses in town.
- Attended Rural Network Workshop - Foundation Giving Panel webinar
- SBDC Marketing Social Media Bootcamp from August 25-29
- Working on a possible Arts and Cultural Day in the Spring
- Mural #2 is completed. Looking forward to Mural #3 completion.
- Attended the Eden Chamber of Commerce Luncheon.
- Met with Subtly Wild Marketer and we worked on the marketing video for promoting the Warehouse Venue.

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.

- A. Approval of August 4, 2025, budget meeting minutes
- B. Approval of August 12, 2025, regular meeting minutes
- C. Approval of August 19, 2025, public hearing meeting minutes
- D. Approval of August 28, 2025, public hearing meeting minutes
- E. Approval of August 28, 2025, special meeting minutes
- F. Approval of September 2, 2025, public hearing meeting minutes
- G. Approval of Financial Statement Month Ending August 2025
- H. Approval of the City of Eden Investment Report Month Ending August 2025

Motion was made to approve Consent Items A-H.

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 Garcia

9. BUSINESS

Consideration and Possible Action On:

- A. Adoption of the City of Eden Proposed Budget for FY2025-2026

Priscilla explained that the software is not calculating the extra months for the extended fiscal year, but she has made an excel spreadsheet to show the actual expenses for August.

Motion was made to approve the City of Eden's Proposed Budget for FY 2025-2026.

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 Garcia

- B. The Eden Volunteer Fire Department's \$15,000 Grant Request for Fiscal Year 2025-2026

Last year's expenses were presented to Council from the Eden Volunteer Fire Department.

Motion was made to approve the Eden Eden Volunteer Fire Department's \$15,000 Grant Request for Fiscal Year 2025-2026.

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 Garcia

C. The Eden Public Library's \$9,000 Grant Request for Fiscal Year 2025-2026

Motion made to approve the Eden Public Library's \$9,000 Grant Request for Fiscal Year 2025-2026.

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

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

Voting Abstaining: Council Member Garcia

D. The Eden Veterans of Foreign Wars' \$1,842.20 Grant Request for Fiscal Year 2025-2026

Priscilla stated that their request would include an additional \$250 to host the National Night Out for using the Burnes Center.

Motion was made to approve the Eden Veterans of Foreign Wars' \$2,092.20 Grant Request for Fiscal Year 2025-2026.

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 Garcia

E. Opening of two Certificate of Deposits in the amount of \$100,000 each and determining funding allocation and terms.

Priscilla reminded Council that this item has been discussed throughout the budgeting process. She has spoken with the bank and they are offering the 4% interest for 6 months. She also consulted with the city's attorney, and he stated that it would be fine to designate the CDs as general.

Motion was made to approve the opening of two Certificate of Deposits in the amount of \$100,000 each to be designated as general funding for a term of 6 months and to be transferred from the IGA account.

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 Garcia

F. RESOLUTION 2026-08 A RESOLUTION OF THE CITY COUNCIL DESIGNATING AN OFFICIAL NEWSPAPER FOR THE CITY OF EDEN, TEXAS, FOR FISCAL YEAR 2025-2026

Motion was made to approve RESOLUTION 2026-08 A RESOLUTION OF THE CITY COUNCIL DESIGNATING THE EDEN ECHO AS THE OFFICIAL NEWSPAPER FOR THE CITY OF EDEN, TEXAS, FOR FISCAL YEAR 2025-2026.

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 Garcia

G. Adopting the 2025 Property Tax Rate, Ordinance 2026-09 AN ORDINANCE OF THE CITY OF EDEN, TEXAS FOR THE 2025 TAX LEVY for FY 2025-2026, Approval for Mayor Rodgers to sign Ordinance 2026-09 Adopting the 2025 Property Tax Rate.

Motion was made to adopt the 2025 Property Tax Rate at 0.55389400 per \$100 valuation, Ordinance 2026-09 AN ORDINANCE OF THE CITY OF EDEN, TEXAS FOR THE 2025 TAX LEVY for FY 2025-2026, Approval for Mayor Rodgers to sign Ordinance 2026- 09 Adopting the 2025 Property Tax Rate.

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 Garcia

- H. Ordinance 2026-10 AN ORDINANCE OF THE CITY OF EDEN, TEXAS ESTABLISHING THE RATES AND FEES FOR WATER SERVICES; ESTABLISHING THE RATES FOR WASTEWATER SERVICE; REPEALING ORDINANCE NO 2025-04; AND PROVIDING AN EFFECTIVE DATE and approval for Mayor Rodgers to sign the ordinance.

Priscilla explained that the rate increases are shown on Exhibit "A" of the packet.

Motion was made to approve Ordinance 2026-10 AN ORDINANCE OF THE CITY OF EDEN, TEXAS ESTABLISHING THE RATES AND FEES FOR WATER SERVICES; ESTABLISHING THE RATES FOR WASTEWATER SERVICE; REPEALING ORDINANCE NO 2025-04; AND PROVIDING AN EFFECTIVE DATE of September 16, 2025 and approval for Mayor Rodgers to sign the ordinance.

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

- I. Interlocal Agreement between Concho Valley Transit District, a program of Concho Valley Council of Governments and the City of Eden to establish a framework for collaboration to enhance transportation services for citizens residing within the Concho Valley Transit District's service area and approval for Mayor Rodgers to sign the agreement

Priscilla explained that this agreement renews annually and the price is the same as last year, \$10,599.12 and the term will run from September 1, 2025 to August 31, 2026.

Motion was made to approve the Interlocal Agreement between Concho Valley Transit District, a program of Concho Valley Council of Governments and the City of Eden to establish a framework for collaboration to enhance transportation services for citizens residing within the Concho Valley Transit District's service area and approval for Mayor Rodgers to sign the agreement.

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

- J. The City of Eden property rental agreement for the Multipurpose Center

The rental agreement for the Multipurpose Center needed updating because it was stating the Chamber of Commerce was responsible for renting it out. The City of Eden has been doing it for the last 3 years, so that change was made. A clause was added about the cleaning and deposit, as well as, changes to the rates. The rates before were a deposit of \$100, for use fee Class B-\$50.00, Class C-\$75.00, Class D-\$60.00 and Class E-\$50.00. Priscilla discussed this item with the Mayor and they agreed to increase the rates to \$125 for the deposit, Class B-\$75.00, Class C-\$125.00, Class D-\$125.00 and Class E-\$75.00. Another item added to the agreement was the option for someone to rent the Multipurpose Center for the day before for \$50.00 extra. To coincide this agreement with the Burnes Civic Center agreement, a clause was added to require 14 days in advance to cancel the rental agreement.

Motion was made to approve the updated City of Eden property rental agreement for the Multipurpose Center.

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 Garcia

K. The City of Eden property rental agreement for the Burnes Civic Center

The fee schedule wasn't on the old agreement, so it was added. The rate to rent the facility was \$200, and that was increased to \$250.

Motion was made to approve the updated City of Eden property rental agreement for the Burnes Civic Center.

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

L. The City of Eden Park Usage Form for City of Eden Parks

The Saddle Club manages the arena and it was on the old form, so it has been removed. A clause was added to allow Law Enforcement to enforce the rules and close an event for violations.

Mayor Rodgers questioned the statement next to Lee Pfluger Park stating that this is not an exclusive reservation and the park cannot be closed except with City Council's approval. She stated that the statement should be for all the parks. Priscilla said she would get that updated.

Motion was made to approve the updated City of Eden Park Usage Form for City of Eden Parks with the change suggested by Mayor Rodgers.

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 Garcia

M. The City of Eden Personnel Policy

Motion was made to defer action on Business Item M.

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 Garcia

N. Texas Water Development Board's Asset Management Program for Small Systems (AMPSS) funding of up to \$100,000 for Water and Wastewater Systems, to include submitting the application for funding.

This item is to ratify the application submission. Priscilla reminded Council that the funding does not require a match, but the city will need to provide 100 hours of work time to build the program.

Motion was made to approve the submission of the application for Texas Water Development Board's Asset Management Program for Small Systems (AMPSS) funding of up to \$100,000 for Water and Wastewater Systems.

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

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

- O. Construction bids for Masonry work to the outside wall at the City of Eden Multipurpose Center 409 W Blanchard, Eden TX

The quote from Medders Construction remained the same, but the quote from Texas Precision Masonry changed to \$13,500 after they received the scope of work that Ryan McKinnis provided.

Motion was made to award the Construction bid from Texas Precision Masonry for Masonry work to the outside wall at the City of Eden Multipurpose Center 409 W Blanchard, Eden TX with Ryan McKinnis signing off on the project.

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 Garcia

- P. Updates, change order request, and overages for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects

Item P was discussed earlier in the meeting. With nothing further to discuss, Council moved on to the next item.

- R. September 9, 2025, Budget Adjustments

09/09/25 Budget Adjustments are as follows:

ACCOUNT	DESCRIPTION	AMOUNT
01-452-6202	Property Taxes-Delinquent	-1,000.00
01-452-6603	Franchise Tax –Electric(Monthly)	-4,000.00
01-453-7301	Transfer Site Fees	-1,200.00
01-453-7401	Animal Control Fees/Fines	-1,200.00
01-453-7402	Late Fees General Fund	-1,000.00
01-511-5501	Miscellaneous Expense	200.00
01-511-6103	Professional Fees - Engineer	5,000.00
01-515-5501	Multi-Purpose Center Expense	500.00
01-515-5509	Community Event Expenses	2,000.00
01-516-1901	Swimming Pool Salaries	2,200.00
01-516-2501	Social Security Benefits	1,400.00
02-451-1101	Water Sales-Metered	-80,000.00
02-452-1101	Sewer OP Exp Reimb CCA	500.00
02-452-2201	Sewer Service	-25,000.00

Priscilla stated that a big contributor to the increase in metered water is the hard work of Victoria Ramirez who has been reviewing all utility bills and ensuring that all the meters are correct.

Motion was made to approve the September 9, 2025, Budget Adjustments.

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

S. Approval of August 2025 Bills

Council Member Hall asked who the vendor, Atascosa Materials were. Priscilla answered that they are the new vendor that provides sand to the golf course. She stated that the sand was cheaper than the vendor before, and they delivered it the the next day after it was ordered.

Motion was made to approve the August 2025 Bills.

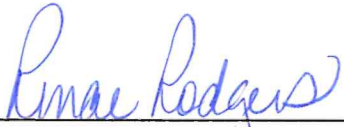
Motion made by Council Member Hall, Seconded by Council Member Dunaway.

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

10. ADJOURN

The meeting adjourned at 8:12pm.

Attest:



Mayor Renae Rodgers



City Administrator Priscilla Aguirre