



REGULAR CITY COUNCIL MEETING

Tuesday, April 11, 2023 at 7:00 PM

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

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

MINUTES

1. CALL TO ORDER AND ROLL CALL

PRESENT

Mayor Agapito Torres
Jennifer Martinez
Priscilla Aguirre
Grover Hall
Randy Dunaway
Bradley Gandy

2. INVOCATION

City Administrator Laura Beeson provided the invocation.

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.

Public Works Supervisor Ronnie Winans provided a monthly update for Public Works. Public Works employees performed daily monitoring and maintenance such as obtaining the readings and checking the residual at the Water and Wastewater Treatment Plants. They continued to work on the project to determine pipe material on both the City side and the customer side for every meter in the distribution system. They repaired four water leaks: on King Street, Daniels Street, Moss Street, and Oakes Street. They hauled material off of Eaker Street to the dog pound, began filling in holes on Daniels Street, and picked up trash on the road by the dump. They had four sewer stoppages: two on Johnson Street, on Hwy 87, and on Oaks Street. They had several animal control calls, and they mowed and weed-eated around the City Office, the shop, the sewer plant, the fire station, the Green Apple, and they hauled off brush. They pulled the pumps at the Sewer Plant due to trash, and they put in two 2" meters, one of which was at the hospital. They had a walk-thru with another contractor looking at the USDA project, and they spent several days looking for water issues at the loading rack. They had several line locate requests from Frontier Communications and West Texas Gas. They started working on the restrooms at the Swimming Pool, completed meter readings and cut offs, and installed several 5/8" meters. They also received some material from TXDOT on the bridge project and started filling holes.

City Administrator Laura Beeson provided a monthly update. We have a problem with the water in the Industrial Park area. Due to the USDA North Water Project, a new 10" line was run down Smith Street, and the old 8" line was killed out around the entrance to the Water Plant. The problem is that this killed out most of the water feeding into Industrial Park, and the Unmetered Water Station. Ronnie is working on a solution, but it is complicated based on how the water lines loop together in the area. We began some maintenance and repairs to the bathrooms at the Swimming Pool replacing the fixtures and running new water lines. We still need to paint the restroom areas as well as repaint the pool. A new pump was needed. It has been ordered, but we have not received it yet. Additionally, the chemical mixing machine went out last year. A new one will cost around \$3,500. This is needed to make sure the chemicals are within standards at all times. Contractors are currently still waiting for the Water Plant and Well #3 Emergency Generators to arrive, and we expect this project to be completed in May. A Pre-Construction meeting will be held next week on the Industrial Park Road Project. Work is expected to begin by the end of April. We are still working to obtain bids for fencing off Lots 2-6 in Industrial Park to allow Industrial Blvd. to an open public street. We have filled the our open positions for a Public Works Worker, a Utility Billing Clerk, and a position at the Dump. Bryan Herzog was hired for Public Works, Julie McCollum for Utility Billing, and Marilyn McCraw for the dump. We now have positions to fill for Swimming Pool Manager and Lifeguards. Mr. Kelley will present tonight for EEDC. We will need to have another meeting to request a zone change for the old Methodist Church, so we can start the process as soon as possible, as they have a buyer for this property. The FY2022 Audit will be presented at the next City Council Meeting. I am still waiting for a quote to move the sirens over to a location next to or behind the Multipurpose Center. I should have that in the next few weeks. The Beautification Committee is working on a project to replace the small light poles around the Square. These should be coming in by next month for us to get started on the wiring. The Beautification Committee needs more volunteers, as they have had low attendance and participation. They need more volunteers to help with the Butterfly Garden and other projects, and they will have a Community Meeting in May to ask for assistance.

4. 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 were no public comments.

5. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

EEDC Vice President, Cecil "Jim" Kelley presented for the Eden Economic Development Corporation. Mr. Kelley explained that EEDC had received a request to purchase the old Methodist Church, and he described a multifamily project proposed by Ben Borego inside of this Church. Mr. Borego would like to construct 4 individual family units inside of the old Methodist Church. As a result of this pending purchase, EEDC will seek rezoning from "A" Single-Family Residential District to "B" Multi-Family Residential District to create apartment-style residences inside of the old Methodist Church Building. Mr. Borego is ready to get started, so EEDC would like to expedite this request.

6. 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 March 14, 2023, Regular Session Minutes
- B. Approval of March 14, 2023, Executive Session Minutes
- C. Approval of March 21, 2023, Special Session Minutes
- D. Approval of Financial Statement Month Ending March 2023
- E. Approval of City of Eden Investment Report Month Ending March 2023

City Council Member Hall made a motion to approve consent items A-D, seconded by Council Member Gandy. Motion carried 5-0.

Motion made by Hall, Seconded by Gandy.
Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

7. BUSINESS

Consideration and Possible Action On:

- A. **Approval of a Resolution finding that AEP Texas Inc.'s application to amend its distribution cost recovery factors to increase distribution rates within the City should be denied; authorizing participation with the cities served by AEP Texas, Inc.; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel**

Motion to approve Business Item "A", a Resolution finding that AEP Texas Inc.'s application to amend its distribution cost recovery factors to increase distribution rates within the City should be denied; authorizing participation with the cities served by AEP Texas, Inc.; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel, was made by Council Member Gandy, and seconded by Council Member Martinez. Motion carried 5-0.

Motion made by Gandy, Seconded by Martinez.
Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

- B. **Consideration of existing contracts and negotiations related thereto**

By consensus, this item was tabled until the next meeting.

- C. **Discussion regarding any updates for the USDA Water and Wastewater Improvements Projects**

City Administrator Laura Beeson discussed Business Item "C", updates on the USDA South Water and Sanitary Sewer Projects. These projects have not had any developments. We are still waiting on the Surety Bond Company to approve a bid award to the contractor(s) of their choice.

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

City Council Member Bradley Gandy discussed Business Item, "D", updates on the Golf Course. He explained that Matt Drake from Riverside Golf Course is still recovering from a spinal procedure and he hopes to have something firm regarding the electrical work by the next Council Meeting. Mr. Drake wants to bring Council another estimate. We need to connect the sprinklers to the greens, and the sooner the better.

Mayor Torres noted that he was impressed with Mr. Drake's presentation to City Council. He was solid on this thought process, and this was very encouraging. It stood out that he was looking at long-term plans of being free from City funds within 3 years, and this is what we are trying to achieve. The public has a voice in that, and the Mayor hopes that Mr. Drake is able to come back and follow through.

Council Member Gandy noted that he and his wife had recently played at Riverside, and Mr. Drake, his wife, and his staff were all excited about working in Eden.

E. Approval of March 2023 Bills

Motion to approve Business Item "E", March 2023 bills was made by Council Member Gandy, and seconded by Council Member Hall. Motion carried 5-0.

Motion made by Gandy, Seconded by Hall.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, 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).

Council entered into Executive Session at 7:33 PM under Section 551.071 (Consultation with Attorney).

Council returned to regular session at 7:57 PM.

9. ADJOURN

Upon Council's return to regular session at 7:57 PM, the meeting was adjourned at 7:57 PM.

Agapito Torres, Mayor

Laura Beeson, City Secretary/Administrator