



SPECIAL CITY COUNCIL MEETING

Tuesday, September 05, 2023, at 6:00 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

Mayor and Council Members

Mayor Agapito Torres

Mayor Pro Tem Jennifer Martinez

Council Member Renae Rodgers

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Staff

Priscilla Aguirre, City Secretary/Administrator

Lisa Torrez, Court Clerk

Meeting called to order at 6 p.m.

2. 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 went into executive session under Texas Government Code Section 551.074 with Mike Valdez for Business item B at 6:01pm

Council returned from executive session into regular session at 6:31 p.m.

3. 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.

4. BUSINESS

Consideration and Possible Action On:

- A. Discussion, updates, possible action regarding Maintenance & Management of Concho Springs Golf Course

Harold Barker gave the council an update on the golf course. A line broke on green three and several thousands of gallons of water was lost. He further explained how he believes this happened. He

believes the leak went undetected for about 2 hours. Harold was able to fix the leak himself to resolve the issue, however further repair is needed.

Charles Kinkade gave an update on his progress. He stated they have about seventy yards of compost in. Friday, he plans on "chewing up greens" and he has sixty yards of topsoil ready to go on. The timeline for the greens is 2 weeks with the new sod.

The mayor asked if Charles had any other proposals or if he had a chance to look at the club house. Charles did state he had not looked at the club house and said he let council member Gandy know that he would take the club house for the same amount that he originally gave before that did not include the club house. He then stated there is only one golf cart in working condition. Charles has contacted EZGo about carts and he doesn't know which way Council wishes to proceed.

Mayor then opened the floor to council for discussion. Citizen Anita Aguilar asked how much money has been allocated for the golf course. Priscilla stated that the council approved \$20,000 for the long-term care, \$55,000 for additional and \$39,794 for the greens replacement. Priscilla removed Dan's wages however she did leave the funds for replacing the sprinklers on the budget. The golf association stated they would pay for eleven of the sprinkler heads that need to be replaced. Mayor Torres said that the total comes to \$69,077.

If Charles is selected for the long-term care/management, the cost will be rolled back into his proposal of \$133,600. Anita then asked if there is a max amount established for the golf course. The mayor said it is the beginning of the process so there is not a set max amount. Mayor Torres said there is no amount put down for potential revenue and we do not know what that will look like in the future. There are many things to take into consideration when it comes to expenditure. Council member Rodgers stated the City received \$20,000 from the Spirit of Eden to help take care of the greens being reseeded.

City Administrator Priscilla advised the council of some items she would like to make them aware of. The chlorine feed system that we need to purchase is an estimated cost of \$20,000. Well 2 also went down and luckily it came back up on its own. She spoke with Jurgensen, they stated to let Well 2 run its course. When it does go down, we will have to pay for it to get serviced and get it back up to par. When Well 3 went down it cost the City \$132,000 to get back up and going.

Hall asked Charles for his proposal. Charles stated he will provide gas, diesel, fertilizer, and heavy equipment until the City equipment is up and running. The Mayor asked Charles what his plan is for the pro shop with the understanding that it has not been discussed. Charles stated he did not plan on doing anything with the pro shop. He stated that a decision needed to be made about golf carts. He stated the revenue from the pro shop needs to be discussed. He said he will do it to make the proposal work. Gandy then asked Charles if all revenue would come to him from the pro shop. Charles stated everything except carts and membership fees.

The Mayor then made it clear that the \$20,000 and the \$55,000 cost will roll back into Charles proposal of \$133,600. Randy asked Charles if he brought the mechanic to look at the carts. There are approximately nine carts running per Charles. Charles stated he did not want the pro shop, but if he did get it, he wanted new carts. Council member Hall stated he wanted to first get the greens going and worry about the rest at a later time. Council member Rodgers stated many people bring their own carts. The mayor said \$65,294 green replacement and one year of care for the greens from Charles is one of the proposals. It does not include the day-to-day mowing of the course. Charles wants the 5-year contract as a minimum commitment to the golf course. Charles also said there is a 1.25% increase per year on his contract with 10% of the contract up front.

Motion to approve the contract for \$133,600 from The Creek from Blanket, Texas, with the upfront payment of 10% of the total contract with twelve equal installments pending contractual agreement after review from the city attorney.

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

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

Voting Nay: Council Member Gandy

B. Presentation, discussion, from Mike Valdez regarding Concho Springs Golf Course

The council went into executive session under Texas Government Code Section 551.074 at 6:01 p.m.

5. ADJOURN

Meeting adjourned at 7:33 p.m.

Attest:

Mayor Agapito Torres

City Administrator Priscilla Aguirre