

REGULAR CITY COUNCIL MEETING

Tuesday, September 10, 2024 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

Meeting called to order at 7:00pm.

Mayor and Council Members

PRESENT

Mayor Renae Rodgers

Mayor Pro Tem Jennifer Martinez

Council Member Randy Dunaway

Council Member Bradley Gandy

Council Member Tanya Garcia

ABSENT

Council Member Grover Hall

Staff

City Administrator Priscilla Aguirre

Assistant to City Administrator Melanie Lozano

Public Works David Hutchings

City Attorney Andrew Quittner

2. INVOCATION

A. First Baptist Church - Pastor John Curry

Invocation said by Pastor John Curry.

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.

A. Public Works - David Hutchings

Monthly Report

This month, we have completed the following tasks:

- Conducted readings and daily residual checks at the sewer and water plant
- Responded to several animal control calls
- Conducted meter readings and cut-offs
- Addressed a sewer stoppage at 2 Burton St. by digging up the main sewer line in the alley and replacing 20 ft of 6-inch sewer line
- Mowed and weed-eated all city properties
- Continuously mowed bar ditches around town
- Located water lines on 83 for kill outs, with one exposed line waiting on parts

- Completed various projects from work orders generated by the office
- Pulled pumps at the sewer plant due to trash and cleaned lift stations
- Addressed 2 water leaks on Barnett St.
- Pumped down chlorine contact chamber twice
- Patched roads around town
- Installed scrubber valves at the golf course
- Installed lights and a new hitch on a trailer for Parks
- Pumped sludge to dewatering units at the golf course
- Loaded metal at the dump to be sold
- Fixed several lights at the fig leaf, and leveled the AC so it would drain

B. City Administrator Priscilla Aguirre

August

5 We hosted CVCAA from 2-4pm and had EEDC meeting at 6pm

9 met with gWorks representatives to discuss loading AP and Payroll modules

13 Met with the City Auditor to discuss journal entries and audit adjustments

19 participated in Cyber Security Training hosted by ASU City of EDEN and FBC

21 hosted our Construction status meeting with DIGG, USDA and EHT

22 participated in the Chamber of Commerce Luncheon

28 Participated in TCEQ Lead service line training

29 met with Ryan EPS to discuss property requests at 10am and attended Beautification Committee meeting at 2pm

Open Projects

USDA water Projects – Transfer pump relocation and road patching, 2 kill outs remain

USDA – Sewer- 1 bore completed, still lacking placement of the screen, patching, tie ins at sewer plant.

TXDOT – We are continuing to try and resolve conflicting lines and are preparing for kill outs.

4. 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. 551.086 (Economic Development)

B. 551.071 (Consultation with Attorney)

551.071 (Consultation with Attorney)

Council went into Executive session at 7:09pm

Council adjourned Executive session at 7:36pm

There was no action taken from Executive session.

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.

No public comments.

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

A. Eden Economic Development Corporation Monthly Report - Laura Bowden, Project Manager

Laura Bowden and Kit Hall went to the courthouse and bid on the burnt-out house and won. The EEDC will be working on getting the property cleaned up and ready for a family to build a home there. This is just in the beginning stages. Laura stated she participated in several webinars during the month. She had several meetings with the company, Pacer AI, that can help with the feasibility study for the USDA grant. The Crossroads of Success meeting went well. The community wide garage sale has 23 garage sales signed up to date and will coincide with the Farmer's Market which will be held at the Square. She attended the cyber security training and stated that they plan on more presentations to help people protect themselves from cyberattacks. Laura continues to reach out to businesses to let them know that the EEDC is here to support them, including talking to 4 owners about the Facade Programs. There will be a Sunflower Painting Party on October 5th. Collaborating with Keep Texas Beautiful and the Eden Beautification Committee and keeping an affiliation together opens the process of applying for grants. They did their windshield surveys where they drive through town looking at items needing assistance and found no litter in town. Laura informed the Council that she will be on vacation from October 12th to the 26th.

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 City of Eden Investment Report Month Ending August 2024
- B. Approval of Financial Statement Month Ending August 2024
- C. Approval of the August 13, 2024 Regular Session Minutes

Motion was made to approve consent items listed above in addition to the corrections that were suggested by Mayor Rodgers.

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

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

8. BUSINESS

Consideration and Possible Action On:

- A. Presentation to show appreciation of tenure to former Mayor, Mayor Torres

Mayor Rodgers recognized the previous mayor, Agapito Torres, for his 6 years of service for the community of Eden and showed appreciation for all the good work by presenting him a sign. Mr. Torres thanked everyone and commented on how everything is looking great around town.

- B. The received Application for Eden Beautification Organization

Motion to approve the application of Deborah Ashby to the Eden Beautification Organization.

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

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

- C. Proposed 2024-2025 Property Tax Rate, and approve Mayor Rodgers to sign Ordinance 2025-05 Adopting the 2024-2025 Property Tax Rate

A public hearing was held before this meeting with 3 Council members present and no members of the public attending. Council was advised by their attorney that a quorum was not needed for the public hearing. The tax rate proposed is keeping it the same as last year's rate.

Motion made to approve the tax rate at \$0.55389400 per \$100 valuation for 2024 and for Mayor Rodgers to sign Ordinance 2025-05.

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

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

- D. 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 Districts services area and approval for Mayor Rodgers to sign the agreement.

Mrs. Aguirre explained that the previous interlocal agreement was a collaboration between the City and County. The City would pay the County and then the County would pay the Concho Valley Council of Governments. To be more compliant each entity will now have their own agreements with the Concho Valley Council of Governments directly and pay their halves in return they provide the service of transportation for community members in the service area.

Motion was made to approve interlocal agreement between Concho Valley Transit District and the City of Eden and for Mayor Rodgers to sign the agreement.

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

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

- E. Approval of Ordinance 2025-04 Increasing the Water and Sewer Rates effective September 16, 2024, to assist with the water and sewer funds to be self-supporting, and approval for Mayor Rodgers to sign it

Mrs. Aguirre reminded Council that the audit showed a loss of around \$254,000 last year and the increase will help the City get closer to breaking even in the water fund. The financials play a big part in whether the City is accepted for grants.

Motion was made to approve Ordinance 2025-04 increasing the Water and Sewer Rates effective September 16, 2024 and for Mayor Rodgers to sign.

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

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

- F. Ratify the FY2024-2025 budget as approved on 07/29/2024 special meeting to include the budget cover page as required by S.B. 2 and the Local Government Code Section 102.007(d)

Motion was made to ratify the FY2024-2025 budget as approved on 07/29/2024 special meeting to include the budget cover page as required by S.B. 2 and the Local Government Code Section 102.007(d).

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

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

- G. AN ORDINANCE OF THE CITY COUNCIL OF EDEN, TEXAS, ESTABLISHING A NEW FISCAL YEAR FOR THE CITY OF EDEN TEXAS THAT WILL RUN FROM OCTOBER 1 THROUGH SEPTEMBER 30 FOR EACH YEAR; AND DECLARING AN EFFECTIVE DATE AND APPROVAL FOR MAYOR RODGERS TO SIGN ORDINANCE 2025-06.

Mrs. Aguirre stated that there is difficulty getting the budget and tax rate completed due to the City not being in alignment with most other entities because of the fiscal year beginning August 1st and ending July 31st. The city attorney composed an ordinance to change the fiscal year to begin October 1st and end September 30th.

Motion was made to approve Mayor Rodgers to sign Ordinance 2025-06 to change the City's fiscal year to begin on October 1st and end September 30th for each year.

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

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

- H. A RESOLUTION OF THE CITY COUNCIL OF EDEN, TEXAS DESIGNATING THE CITY ADMINISTRATOR, PRISCILLA AGUIRRE, AS THE CITY CODE OFFICIAL WITH AUTHORITY TO INVESTIGATE AND REMEDIATE CODE VIOLATIONS; AND DECLARING AN EFFECTIVE DATE AND APPROVAL FOR MAYOR RODGERS TO SIGN RESOLUTION 2025-07.

Priscilla stated that she took the code enforcement course in June and Chad Barnet with Mason has stated that he would supervise her for a year. The paperwork has been completed for her to be approved, and the next step will be for her to take the test.

Motion was made to approve the resolution of the city council of Eden, Texas designating the city administrator, Priscilla Aguirre, as the city code official with authority to investigate and remediate code violations; and declaring an effective date and approval for Mayor Rodgers to sign Resolution 2025-07.

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

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

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

Lohn school is wanting to host their cross country meet at Concho Springs Golf Course on October 8, 2024. Charles has stated that he charges \$400 to host at his golf course in Blanket.

Motion was made to waive the \$400 fee for Lohn to host the cross county meet.

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

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

An agreement has been signed with Seven Iron Pizza on September 1, 2024. It has been too muddy for the bridges to be completed, but the same contractor is still interested in completing the project. Charles has been contacted to be onsite on Thursday to assist the city employees on how he wants the last scrubber valve and sprinklers installed. 2 doors have been installed for Seven Iron Pizza, so she can lock her food and stay in compliance for the state inspection. Equipment has been brought up to standard and Charles will maintain going forward. Charles will reimburse for gearbox and has been provided an invoice. Charles's contract automatically renewed and went up 1.25% per month.

J. Approval of August 2024 Bills

Motion made to approve the August 2024 bills.

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

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


9. ADJOURN

The meeting adjourned at 8:31pm.

Attest:



Mayor Renae Rodgers



City Administrator Priscilla Aguirre