

# REGULAR CITY COUNCIL MEETING

Tuesday, April 08, 2025 at 7:00 PM

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

Off: 325-869-2211 | Fax: 325-869-5075

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## MINUTES

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### 1. CALL TO ORDER AND ROLL CALL

Meeting called to order at 7pm.

#### Mayor and Council Members

PRESENT

Mayor Renae Rodgers

Mayor Pro Tem Jennifer Martinez

Council Member Grover Hall

Council Member Randy Dunaway

Council Member Bradley Gandy

Council Member Tanya Garcia

#### Staff

City Administrator Priscilla Aguirre

Assistant to Administrator Melanie Lozano

Public Works David Hutchings

City Attorney Andrew Quittner

### 2. INVOCATION

A. Invocation was given by Jay Underwood.

### 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."

Pledges to both the United States and Texas Flags 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 obtained our readings from wells, water plant, and sewer plant.

We have had several sewer stop-ups on Johnson St, Kelly St, Hwy 87 and Shutt St.

We started cleaning the swimming pool and are getting it ready to paint.

We started trimming trees and watering at the Garden of Eden.

We had several water leaks on Oaks St, US Hwy 83S, US Hwy 87W, Barnett St, and at the Garden of Eden.

We pumped down the SBR at sewer plant so we could install rails for pump.

We are cleaning out the lift stations regularly.

We had to repair lift station at Industrial Park.

We replaced flags at both locations.

We installed 10 valves on Tee Boxes at Golf Course. We have also started watering the course as well.

We have been picking up broken limbs around Golf Course.

We have been replacing sprinklers on Square and at Pfluger Park.

We have hauled 2 or 3 loads of metal to scrap yard.

We have been mulching brush at dump for the Garden of Eden beds.

We scraped around the base line at Little League Field.

We started watering at both fields.

We started mowing bar ditches.

We have had several animal control calls.

We have done meter readings and cut-offs.

Mayor Rodgers noted that she had an animal call at her house and the skunk ended up being rabid. She wanted to thank them for coming and taking care of that call for her.

B. City Administrator - Priscilla Aguirre

March Scheduled Items

3 USDA Project Update Discussion

4 Training with Records Consultant Inc on the records databank.

5 Met with a representative to discuss possible rural grants through Humanities Texas

7 Had an employee appreciation Lunch for staff

11 Regular Session Council Meeting

19 Participated in Interactive Web Map training

20 Participated in a training call with CCA/Corecivic for the implementation of a new invoice process  
US Immigration and Customs Enforcement will be using, Invoice Processing Platform IPP

25 Participated in a Webex with gWorks to transfer the budget from current software to gWorks;

Open Projects

USDA water Projects – 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

USDA – Sewer- SCADA needs to be completed and Huber needs to be scheduled for the startup of the bar screen. About 90% complete

TXDOT – The TXDOT project is in Phase II- in this phase they are working on the underground items, putting in storm water drains. They expect to be in this phase until about mid-April. They will then begin concrete paving which is about an 18-day process.

In March we were fortunate to have gained Shan Click as a volunteer at Concho Springs, he and Harold Barker have been an asset out at the course. We successfully hosted 2 tournaments for Eden CISD at Concho Springs. We have done minor repairs on several golf carts, and several 2 inch valves have been installed. We purchased 2 new signs for the course and are eager to install them. Public works had a few unexpected projects, as a sewer and water line were hit during the TXDOT project. We had a pump and a motor go out on the transfer pump at the sewer plant, fortunately David and Ronnie were able to troubleshoot and get the pump operational. Animal control had a successful survey of the shelter from the state. We have continued to be in the hunt for a contractor to assist us with a bore on Bryan street for the TXDOT project. We had an issue with our sewer plant, our sludge pump fell apart, works has repaired it, we are now waiting for an electrician to reset the aeration valve to have it fully functional. We purchased several traffic control signs and will be installing them soon. We have had several building permit requests, animal control and code calls.

## **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) Concho Springs Golf Course
  - b) Updates, change order request, overages, for the USDA RD Sanitary Sewer System Improvement and the USDA RD South Water System Improvement Projects.

Council went into Executive Session at 7:15pm to consult with their Attorney.

Council adjourned Executive Session at 8:38pm.

There was no action from Executive Session.

## **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 public comment.

## **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 shortened Eden Economic Development Corporation's monthly report. She stated that this weekend is the Farmer's Market and City Wide Garage Sale. Maps will be available for the garage sales and Michael Saiz will be performing during the Farmer's Market. The Eden Volunteer Fire Department will be selling breakfast burritos. The Keep Texas Beautiful Trash-Off will be on April 26th. There will be a competition amongst businesses with prizes for best team spirit, most unique item found and most trash picked up.

## 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 Minutes from March 11, 2025 Meeting
- B. Approval of Financial Statement Month Ending March 2025
- C. Approval of the City of Eden Investment Report Month Ending March 2025

Motion made to approve Consent Items A-C with corrections the Mayor presented.

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 Gandy, Council Member Garcia

## 9. BUSINESS

### Consideration and Possible Action On:

- A. Applications received to fill vacant positions on the City of Eden Zoning and Planning Commission

There were 3 applications received for the 3 vacant positions on the City of Eden Zoning and Planning Commission. Motion was made to approve the 3 applications received from Eric Galindo, Marie Burney and Misty Gandy for the City of Eden Zoning and Planning Commission.

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

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

- B. Applications received to fill vacant positions on the City of Eden Board of Adjustments

Council Member Hall asked what the duties of the Board of Adjustments were. Mrs. Aguirre replied that this Board listens to appeals after the City gives a decision based on the ordinances. There were 4 applications received from Traci Odom, Janie Saucedo, Ray Torres and Teresa Rodgers. The City of Eden Board of Adjustments has 3 vacancies available. Motion was made to approve all 4 applicants and designate Ray Torres as the alternate to the City of Eden Board of Adjustments.

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

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

- C. Spirit of Eden Grant Agreement Project No. 2025-04 Street Sweeper \$50,000, Project No. 2025-03 City of Eden Swimming Pool Updates \$13,000, Project No. 2025-02 Asphalt Drum Roller \$35,000 and approval for Mayor Rodgers to sign the grant agreements.

Four applications were submitted to the Spirit of Eden Grant, and three were approved. The three that were approved were \$13,000 for the swimming pool, \$50,000 for the street sweeper and \$35,000 for the asphalt drum roller. Motion was made for Mayor Rodgers to sign the grant agreements for the items approved by the Spirit of Eden.

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

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

- D. Duncan Mechanical Services proposal of \$9116.70 to service the City of Eden Cooling Tower.

David explained to Council that the bottom bearing went out on the fan of the cooling tower, and he contacted Duncan Mechanical to look at it. They suggested replacing both bearings at the same time. Motion was made to approve the proposal from Duncan Mechanical Services of \$9,116.70 to service the City of Eden Cooling Tower.

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 Gandy, Council Member Garcia

- E. Ordinance 2026-03 AN ORDINANCE OF THE EDEN CITY COUNCIL ESTABLISHING KELLY STREET AS A ONE-WAY STREET; PROVIDING PENALTIES FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE

Priscilla informed Council that they had already approved making Kelly Street a one-way, but an ordinance was needed to make it official. This is the street that runs beside the school. Motion was made to approve Ordinance 2026-03 establishing Kelly Street as a one-way street from Bryan to Tillman.

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 Gandy, Council Member Garcia

- F. Second reading, and approval of Ordinance 2026-02 A REPLACEMENT OF PREVIOUS ORDINANCE 2023-6 OF THE CITY OF EDEN, TEXAS, PROVIDING FOR THE REGULATING AND CONTROLLING OF ANIMALS, LIVESTOCK, AND FOWL WITHIN THE CITY LIMITS OF EDEN; DECLARING A NUISANCE; PROVIDING FOR THE LICENSING, REGISTRATION, VACCINATION, AND IMPOUNDMENT OF DOGS AND CATS; PROVIDING FOR REQUIREMENTS TO CONTROL DANGEROUS DOG; PROVIDING FOR QUARANTINE REGULATIONS; PROVIDING FOR LICENSING OF LIVESTOCK, WILD OR DANGEROUS ANIMALS, AND ANIMAL LIVESTOCK, WILD OR DANGEROUS ANIMALS, AND ANIMAL ESTABLISHMENTS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Priscilla stated that this is an updated ordinance from what they received last time. She went over some corrections that were made. Page 4 definitions - owner was defined twice and the duplicate was removed. Page 4 definitions - nuisance #9 was missing language that was updated. On 3.01.019 law enforcement was inserted versus City PD. 3.01.024 Sheriff's Department was inserted. 3.05.001 law enforcement was inserted instead of City PD. 3.06.004 the date that was listed was removed and the date of the ordinance will be inserted. 3.07.003 county was removed and left court since the city has a municipal judge. 3.08.003 law enforcement replaced City PD. On the back, Exhibit A, a fee was created for a duplicate registration tag, for impound fees: 1st offense is \$25 - 2nd \$50 - 3rd \$100, and adoption fee is \$25 plus microchip & spray/neuter.

Motion was made to approve Ordinance 2026-02 A REPLACEMENT OF PREVIOUS ORDINANCE 2023-6 OF THE CITY OF EDEN, TEXAS.

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

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

- G. Ordinance 2026-05 AN ORDINANCE REGULATING TRAFFIC AND PROVIDING FOR TRAFFIC SIGNALS AT THE INTERSECTION OF BLANCHARD STREET AND MERINO ROW AND BLANCHARD STREET AND CONCHO STREET

Council Member Garcia expressed concern of an overgrown bush on the corner of Concho Street obstructing the view of oncoming traffic at that intersection.

- H. Ordinance 2026-04 AN ORDINANCE REGULATING TRAFFIC AND PROVIDING FOR TRAFFIC SPEED SIGNS ON BLANCHARD STREET FROM CONCHO STREET TO SCRUGGS STREET

Motion was made to approve Business Item G, Ordinance 2026-05 AN ORDINANCE REGULATING TRAFFIC AND PROVIDING FOR TRAFFIC SIGNALS AT THE INTERSECTION OF BLANCHARD STREET AND MERINO ROW AND BLANCHARD STREET AND CONCHO STREET and Business Item H, Ordinance 2026-04 AN ORDINANCE REGULATING TRAFFIC AND PROVIDING FOR TRAFFIC SPEED SIGNS ON BLANCHARD STREET FROM CONCHO STREET TO SCRUGGS STREET.

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

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

- I. Tower Lease Agreement between the City of Eden and Dr. Phillip Kothman, D.D.S for use of the tower located at City of Eden Industrial Park, Business Unit Number 800133 -- TX 019 Eden- 1107 Smith Street, Eden, TX 76837 Latitude: 31-13-41.7 N Longitude: 099-50-30. 7 W

Council was presented with an updated Tower Lease Agreement which includes the indemnification clause and changing the cost to \$0.

Motion was made to approve the updated Tower Lease Agreement between the City of Eden and Dr. Phillip Kothman, D.D.S.

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 Gandy, Council Member Garcia

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

Motion was made to approve the sewer overage Huber invoice as well as explore our options with Trac Control directly regarding the SCADA.

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 Gandy, Council Member Garcia

- K. Updates, Maintenance, Management of Concho Springs Golf Course to include filling staff positions.

Motion was made to approve the job descriptions discussed in Executive Session for the full-time Greenskeeper and part-time Pro Shop Attendant at the golf course, and set the pay scale for the Greenskeeper at \$16-20/ hour and \$12/hour for the Pro Shop Attendant.

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

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

L. April 08, 2025, Budget Adjustments

Motion was made to approve the April 08, 2025, Budget Adjustments.

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 Gandy, Council Member Garcia

M. Approval of March 2025 Bills

Motion was made to approve the March 2025 Bills.

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

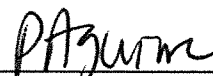
Voting Yea: Mayor Pro Tem Martinez, Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

**10. ADJOURN**

Meeting adjourned at 9:16pm.

Attest:

  
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Mayor Renae Rodgers

  
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City Administrator Priscilla Aguirre