

REGULAR CITY COUNCIL MEETING

Tuesday, April 14, 2026 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 7pm.

Mayor and Council Members

PRESENT

Mayor Renae Rodgers
Council Member Grover Hall
Council Member Randy Dunaway
Council Member Bradley Gandy
Council Member Tanya Garcia

ABSENT

Mayor Pro Tem Jennifer Martinez

Staff

City Administrator Priscilla Aguirre
Assistant to City Administrator Melanie Lozano
Public Works David Hutchings
City Attorney Andrew Quittner
Consultant Ryan McKinnis

2. INVOCATION

Invocation was given by Melanie Lozano.

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 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 monitor daily readings and residuals at the sewer and water plant, handle meter readings and cut-offs, and carry out projects from office work orders.

We have been pumping sludge into dewatering containers and pulled pumps at the sewer plant due to trash and cleaned lift stations. We have patched several holes around town and fixed a water leak on Bagent and East Broadway. We have responded to numerous animal control calls. We completed two water taps and three sewer taps, rebuilt the swimming pool deck, and conducted line locates.

We removed large stumps near the rodeo arena and assisted the prison in moving rocks from inside the prison. Several malfunctioning meters were replaced, and we began mowing bardiches and city properties. We pumped down the swimming pool, painted it and both restrooms, and installed a 6-inch valve at the prison. We pumped down chlorine chamber and removed large trees from the fence line at the sewer plant.

Council Member Gandy asked if the prison had replaced the screens that they were supposed to. Priscilla responded that they were awaiting the completion of the USDA project and will meet with them to discuss further.

Council Member Garcia asked why the prison needed help moving rocks. David stated that the rocks were very large and the city had the equipment to assist them. They had also donated a generator to the city. Council Member Garcia then questioned if the removal of the trees from the fence line at the sewer plant was in the bid. David responded that it was not.

B. City Administrator – Priscilla Aguirre

March 2026 Scheduled Items

Mar 3 & 4 - Concho Springs Golf Course hosted Eden CISD Bulldog Tournament

Mar 3 - I attended the Texas Municipal Clerks Certification Program Focus Group session

Mar 5 - I attended the Texas Municipal League Abatement & Code Enforcement virtual course

Mar 6 - I attended the Texas Municipal Clerks City Secretary 101 Virtual Updated Course

Mar 10 - Regular Session Council Meeting

March 16 met with GrantWorks and Moramax to discuss the Texas Block Grant

March 18 attended Texas Municipal Clerks Certification Program Peer Learning Course

March 19 I attended the Texas Municipal League State and Federal Policy Outlook virtual course

March 23 Concho Springs Golf Course hosted Eden CISD District Golf Tournament

March 25 I attended the Texas Municipal Clerks Certification Program Office Hours

March 26 attended Chamber of Commerce Luncheon

March 27 Special called Meeting

March 30 Concho Springs Golf Course hosted Eden CISD's District Tournament

March 30 Met with GrantWorks and Moramax to discuss the Texas Block Grant

March 30 I attended the Texas Municipal Clerks Association TABC virtual course

March 31 Spencer was at Concho Springs Golf Course for a work day

Open Projects

USDA Water Project – Project is complete

USDA Sewer Project- Project is complete

TXDOT HWY 83/87 Project – On schedule to complete the project by end of June 2026

Grants-

- We are in the beginning stages of the Community Project Funding for replacement of the City Wastewater Treatment Plant Pump Station.
- We are in the beginning stages of the Texas Community Development Block Grant
- An application has been submitted for the Downtown Revitalization Grant through the Texas Department of Agriculture
- An application has been submitted to Texas Water Development Board for the Drinking Water State Revolving Fund

- An application has been submitted to the Texas Water Development Board for Clean Water State Revolving Fund
- We were awarded Funds from the Spirit of Eden for:
 - Project No. 2026-04 Code Enforcement Vehicle \$20,000
 - Project No. 2026-03 City of Eden Cemetery Electrical Upgrades \$7,500
 - Project No. 2026-02 Updates of Rudder and Pfluger Parks \$22,500
 - Project No. 2026-01 Concho Springs Golf Course Club House Lease \$7,313 per year 2026, 2027

Concho Springs Golf Course – We have continued with our watering and mowing schedule. Randal continues mowing greens and tee boxes at the course. Spencer came out this month and suggested we send our greens mower to be serviced. We have had some rain which has helped the course. We continue to receive compliments regarding the course and ProShop. We are planning a tournament this July as part of our Fireworks and Freedom Event.

Streets We continue to update stop signs, mow ditches and clear right of ways.

Animal Control We continue to have animal calls and are monitoring animals at large.

Administration We submitted required March reporting for TCEQ, State Comptroller, and Court.

Code Enforcement We have had several permit requests for building fences, accessory buildings, etc.

Eden Swimming Pool- We have been preparing for opening, hiring ads, certification dates, painting the pool.

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.

There was no comment by the public.

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

- Attended monthly EEDC/City Council Meeting and gave a report.
- Attended a Webinar hosted by TMCN on Networking
- Submitted the Governor's Achievement Grant
- Hosted the Concrete Planter class with Beautification Committee - we had 28 participants
- Vacant Property Program - Cleaned up Vacant Property on 16 Oak Street.
- Farmers Market was great we had 10 vendors and had out of towners traveling through stop.
- Met with Concho County Saddle and City Administrator on Smoke Rings and Lasso Things Event.
- Currently working on Smoke Rings and Lasso Things event - Vendors, and Sponsors
- Met with 3 different potential new small business owners.
- Met with local Owner grant and facade programs
- USDA RBDG Grant approval we will start work on middle warehouse. This renovation will support a business incubator, contractor Brewer Built Homes to go over the contract.
- Arts and Cultural Day on April 17, 2025. We currently have Pots N Prints attending for the ECISD Students and for the public.
- Attended the Eden Chamber of Commerce Luncheon.
- Rescheduled the Great American Cleanup (cold /rainy weather)- Scheduled for April 18th.
- Community Movie Night went well.
- Attended a Keep Texas Beautiful Workshop in Abilene.

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 March 10, 2026, Regular Meeting Minutes
- B.** Approval of March 27, 2026, Special Called Meeting Minutes
- C.** Approval of Financial Statement Month Ending March 2026
- D.** Approval of the City of Eden Investment Report Month Ending March 2026

Motion was made to approve Consent Items A-D.

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

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

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).

- 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.
 - b. Ordinance No. 2018-03 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDEN, TEXAS ADOPTING REGULATIONS FOR FOOD TRUCKS; PROVIDING DEFINITIONS; ESTABLISHING LICENSE REQUIREMENTS; ESTABLISHING LOCATION RESTRICTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE
 - c. Purchase of Real Property
- B.** 551.086 (Economic Development)
 - a. Strategic Planning

Council adjourned to Executive Session at 7:19pm to consult with their attorney and discuss economic development.

9. BUSINESS

Consideration and Possible Action On:

- A.** Reconvene in Open Session to consider and take action, if any, on items discussed in Executive Session
Council reconvened into Open Session at 8:13pm. There was no action was Executive Session.
- B.** Ordinance No. 2018-03 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDEN, TEXAS ADOPTING REGULATIONS FOR FOOD TRUCKS; PROVIDING DEFINITIONS; ESTABLISHING LICENSE REQUIREMENTS; ESTABLISHING LOCATION RESTRICTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Rodgers began by speaking of a few details she felt were relevant to this discussion.

- 1) Our city administrator learned of the changes coming in HB-2844 during her Texas Municipal Clerks Association Legislative Update conference on Aug 21-22, 2025. Upon her return from the conference, she contacted our city attorney for guidance of the upcoming changes and began contacting surrounding cities to begin determining whether our ordinance, which has been in effect since October, 10, 2018, would need to be amended or abolished all together.
- 2) Final interpretation of HB2844 are due to be put out next month, therefore, at the present time council has determined to leave our ordinance as is until these regulations are received.
- 3) The deadline to make these decisions and have our ordinance in compliance is June 30th, therefore our current ordinance is in place until then.
- 4) As a side note, myself nor city staff can change these ordinances that is the job of Council.
- 5) Our city staff arranged for the current food trucks that come due to the lack of evening meal choices.
- 6) City staff does not respond to posts on social media but can be reached by phone or in person to address your concerns. Also the sheriff's office has the contact information to the on-call city staff person for emergency situations after office hours. We suggest if you are unsure whether there is an ordinance in place concerning any change made to your property, you look online or contact the city office.

Paul and Shelbie Pearson passed out a flyer with their recommendations for the ordinance concerning the traveling food trucks. Some of the food trucks that have come have asked if there is a daily permit fee. Their suggestion for fees is: \$25 per day, \$75 per month and \$200 per year. They also are suggesting a \$75 5-day pass, \$125 10-day pass and a first-time 1-day trial permit of \$15.

Motion was made to defer action on Ordinance No. 2018-03 until all the final regulations from the State are known.

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

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- C. US Underwater, LLC proposal to provide tank cleaning for the two water tanks located at 805 Drinkard and Smith Street, Eden, TX

The tank inspections were performed and the report showed that there was sediment in the two tanks.

Motion was made to approve the US Underwater, LLC proposal to provide tank cleaning for the two water tanks located at 805 Drinkard and Smith Street, Eden, TX in the amount of \$12,900.

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

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

- D. Proposals to repair Burnes Civic Center roof leaks

More proposals were received this month for the repair and replacement of the Burnes Civic Center roof. Proposals were received from Premiere ReBuilders Inc. of San Angelo, CRC Roofers LLC, Uno Roofing, Hartman Roofing, Kent Elliott Roofing and Candela Roofing Corp.

Motion was made to defer action on the proposals to repair the Burnes Civic Center roof leaks until research can be conducted on Uno Roofing and Premiere ReBuilders Inc. of San Angelo, and to receive references for both companies.

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

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

E. Hill & CO Outdoor Pro's proposal for vertical mowing reels for John Deer Greens Mower

Priscilla reminded Council that Spencer had suggested purchasing a vertical greens mower for the golf course a few months ago. Council decided to wait on the purchase of that machine. He now has found some vertical mowing reels that would fit the City's current greens mower and purchased them. He is willing to sell them to the city for what he paid for them.

Motion was made to approve the Hill & CO Outdoor Pro's proposal for vertical mowing reels for John Deer Greens Mower in the amount of \$2,500.

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

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

F. Stacy Lopez's proposal to update the sign at Concho Springs Golf Course

The sign currently has the old hours of operation. There is an amount budgeted in the golf advertisement account that would cover the update.

Motion was made to approve Stacy Lopez's proposal to update the sign at Concho Springs Golf Course in the amount of \$1,755.

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

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

G. Proposals to purchase a vehicle for the City of Eden

Council received proposals from Mitchell Buick - GMC and Jim Bass Ford for trucks. The City has received a Spirit of Eden grant to assist with the purchase of the vehicle.

Motion was made to approve the \$40,602 F150 proposal from Jim Bass Ford for the purchase of a vehicle for the City of Eden.

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

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

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

The projects are complete and currently working with the city's attorney to get the financials straightened out. No action required.

I. Updates, Maintenance, Management of Concho Springs Golf

Some new flags have come in and they will be placed out when the new trash cans and ball washers come. Spencer has been here and has consulted on items that need to be done. The fertilization is

schedule is on track. A golf tournament is being planned to go along with the Fireworks & Freedom event.

J. Budget Adjustments April 14, 2026

ACCOUNT	DESCRIPTION	AMOUNT
01-453-7603	PERMIT FEES	-600.00
01-454-5801	INTEREST EARNED	-10,000.00
01-454-8812	TX DIVISION OF EMERGENCY MANAGEMENT	-30,000.00
01-454-8815	COMMUNITY EVENT DONATIONS	-3,000.00
01-456-6001	CEMETERY INCOME	-1,500.00
01-511-6102	PROFESSIONAL FEES - AUDITING	1,990.00
01-513-3101	STREET EXPENSE	57,850.00
01-519-2701	ECON DEV HEALTH INS	66.00
02-451-1102	WATER SALES - UNMETERED	-1,000.00
02-451-4401	WATER TAPPING FEES	-1,000.00
02-454-5501	MISCELLANEOUS RECEIPTS	-500.00

Motion was made to approve the April 14, 2026 budget adjustments.

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

Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

K. Approval of March 2026 Bills

Priscilla mentioned that the bills ran higher this month because of the repair of the actuator valves and the bills paid to complete the USDA project. Priscilla also informed Council that she has reached out to Hilltop Securities, who we are contracted with for our grants, and they will give a financial analysis of the city. Priscilla wants to wait until she has the discussion with Hilltop Securities before she moves any of the CDs from the general fund.

Motion was made to approve the March 2026 Bills.

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

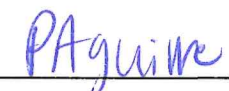
Voting Yea: Council Member Hall, Council Member Dunaway, Council Member Gandy, Council Member Garcia

10. ADJOURN

The meeting adjourned at 8:55pm.

Attest:


Mayor Renae Rodgers


City Administrator Priscilla Aguirre