

REGULAR CITY COUNCIL MEETING

Thursday, November 13, 2025 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
Mayor Pro Tem Jennifer Martinez
Council Member Grover Hall
Council Member Randy Dunaway
Council Member Tanya Garcia

ABSENT

Council Member Bradley Gandy

Staff

City Administrator Priscilla Aguirre
Assistant to City Administrator Melanie Lozano
Public Works Ronnie Winans
City Attorney Andrew Quittner

2. INVOCATION

A. Hallelujah Trail Cowboy Church - Pastor Charley Winford

Invocation was given by Pastor Charley Winford of the Hallelujah Trail Cowboy Church.

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."

Both pledges 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 – Ronnie Winans

We obtain our readings and daily residuals at the sewer and water plant. We conduct meter readings and manage cut-offs. Several projects have been completed based on the work orders created by the office staff.

We are pumping sludge into dewatering containers and have pulled pumps at the sewer plant due to trash accumulation, while also cleaning the lift stations. We are in the process of installing sprinklers on the fairways and tee boxes.

Additionally, we have begun patching potholes around town with asphalt and filling in washouts with road base. We have encountered several water leaks: two on Highway 83 near Dairy Queen, one on Highway 87, another on East Bryan Street, and one on Garden Street.

There have also been sewer stoppages, with issues at the City Office, as well as on Smith Street and Johnson Street. We received numerous animal control calls during this period.

Our team has mowed and weed-eated the bardiches and various city properties, and we assisted with mowing at the golf course. We conducted several locates for different companies and fixed multiple leaks on the golf course, including the replacement of a couple of valves.

Moreover, we performed a kill-out by the butterfly garden and removed the fire hydrant and valve. We are working on a new tap for three houses due to the road bore across Highway 83. Finally, we have been hauling black dirt to the cemetery.

Council Member Dunaway asked how the work on the bore was going. Ronnie answered that the work should be completed tomorrow. Council Member Garcia asked if they were going to start filling in the holes in the street behind Joe T Smith since they are gone. Ronnie replied yes.

B. City Administrator Priscilla Aguirre

October 2025 Scheduled Items

1 Hosted Eden CISD Cross Country Meet at Concho Springs

3 Utility Billing Configuration Meeting with gWorks

8 Hosted Eden CISD Cross Country UIL Meet; Attended Texas Comptroller Meeting

9 Attended FEMA Meeting regarding damage from July 2025 Floods

14 Meeting with the City Auditor and gWorks regarding fiscal year closing; Regular session meeting

15 Attended Peer Learning with HUD Pilot program

16 Meeting with FEMA regarding damage from July 2025 Floods

22 HUD Pilot Program Office Hours

30 Site visit with FEMA regarding damage from July 2025 Floods; Trunk or Treat

Open Projects

USDA Water Project – All American has been onsite to complete the water project. Unfortunately, there have been issues with the pumps, we are in the process of troubleshooting. Ronnie and I have met with Trac-n-trol we are waiting for the transfer pump to be completed and then we will have them scheduled to install the SCADA.

USDA Sewer Project- SCADA needs to be installed we are awaiting scheduling from TracNtrol. Jimmy with Enprotec Hibbs & Todd has created a punch list for this project we are currently waiting on response from DIGG.

TXDOT HWY 83/87 Project – October 14, 2025, we received permit approval for the HWY 83 bore. Harris Road Company is estimating three weeks to complete the bore. The bore is near completion

Concho Springs Golf Course –We have created a mowing schedule, Frankie is mowing the greens daily, fringes MWF and Tee Boxes T, TH. David Benton is mowing the fairways MWF and weed eating T, TH. We have also created a watering schedule that seems to be working for the course. Frankie has washed and painted the picnic tables at the course and is now working on placing them throughout the course near the pro shop. Maria’s Creations is still operating at Concho Springs and reports she is doing well.

Streets Ronnie has coordinated with TXDOT to assist with the speed limit change to the 87/83 entrances to Eden. We are awaiting approval for the change.

Animal Control There have been several animal control calls this month. We are working on organizing another rabies clinic, we will keep the community informed, the veterinary is deciding on a date and rate.

Administration We are on our last steps towards migrating to our new software. Melanie will be doing a mock payroll this pay period. We are currently operating out of both software systems.

Code Enforcement We have had several permit requests for building fences, carports, roof replacement, accessory buildings etc. We have sent out several courtesy letters to property owners regarding grass overgrowth and other violations of the Health and Sanitation Ordinance.

Water Plant – Public works is replacing necessary meters with new Sonata ultrasonic Z-Flow Water meters. These meters have flow sensitivity starting as low as 0.001GPM.

Wastewater Plant- We are waiting for parts to arrive for the decant unit. Unfortunately, they are scheduled to ship at the end of November.

Ryan discussed the city’s request with Texas Masonry Precision, and they were able to complete the scope of work as requested. Ryan was able to inspect the building after the scope of work was completed and sign off on the work.

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

Council went into Executive Session at 7:20pm to consult with their attorney.

Council returned from Executive Session at 7:42pm.

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.

Council Member Garcia asked if the water is being treated because she has noticed an awful smell coming from her water. The water is being treated with chlorine, but the smell she may be experiencing is the sulfur coming from the deep wells. Mayor Pro Tem Martinez inquired about putting a speed bump on Smith Street due to the amount of people speeding down the street.

7. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

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

October 2025

Met with USDA Representative Jason Luna and completed our annual audit review and started the process to complete all requirements for the USDA RBDG Grant we were awarded.

Attended monthly EEDC/City Council Meeting and gave a report.

Received our official Certificate for Texas Tourism certification.

Received Notarized agreement from Mission Mercantile Lease agreement

Attended a Webinar meeting with Texas Comptroller - Public Account - Economic Development

Supported new business start-up. Maria's Creations with setting up her tax use account through Texas Comptroller and helped her set up her financial spreadsheets.

Attended Last Farmers Market of 2025. March of 2026 will kick off new year.

Helped decorate for Fall with the City of Eden and Beautification Committee

Met with Clients about our Vacant Property Program on criteria and USDA Loan Program Process.

Attended the First Responders National Night Out hosted by VFW.

Contacted Robbie Brewer with Galilee Community Development on the USDA RBDG Grant renovations for the middle warehouse (old Feed Store)

Met with Chamber office manager on Halloween Business Contest hosted by the City of Eden, EEDC, And Chamber of Commerce.

Our last SBDC Webinar Series for 2025 will be on November 13,2025. We partnered with SBDC to provide the webinar series, and they have been well attended. Looking forward to 2026 and offering another series.

Started working on a Welcome Hunters campaign creating a brochure with Live Design that focuses on a guide of our local businesses in town.

Working on Arts and Cultural Day on April 17, 2025. We currently have Pots N Pints attending for the ECISD Students and for the public. Other plans in the works .. will update when we have more information.

Worked with EEDC secretary to prepare for our Short Audit and for 2024-2025 Yearly Audit.

Attended the Eden Chamber of Commerce Luncheon.

Subtly Wild Marketer has sent the video, and we are working on editing the video for promoting the Warehouse Venue.

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 October 14, 2025, regular meeting minutes
- B. Approval of Financial Statement Month Ending October 2025
- C. Approval of the City of Eden Investment Report Month Ending October 2025

Motion was made to approve Consent Items A-C. Council Member Hall wanted verification that the new CDs that were purchased didn't need to be designated. Priscilla had spoken with attorney and he had stated that wherever you designate them to the interest and expenses need to go to the same fund. Priscilla stated that all CDs are under the general fund.

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 Garcia

9. BUSINESS

Consideration and Possible Action On:

- A. City of Eden Beautification Organization Board Slate

The City of Eden Beautification Organization Board Slate includes: Phyllis Ellison-President, Eugenia Watkins-Vice President, Liza Gonzales-Secretary and Drue Hoelscher-Treasurer.

Motion was made to approve the City of Eden Beautification Organization Board Slate.

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 Garcia

- B. Allocation of Votes for Concho Central Appraisal District Board of Directors 2026-2027 Term
- C. Resolution 2026-12 designating the allocation of votes for candidates of the Concho County Appraisal District Board of Directors for 2026-2027 term and approval for Mayor Rodgers to sign the resolution

Priscilla reminded Council that they appointed Grover Hall and Keith Dillard at the last meeting. There was some miscommunication where we understood that the nominees were needing approval by the 15th, but the resolution was supposed to be completed and turned in by then. There was only one entity that turned in their resolution by the 15th, so they are giving the option to either cast votes with the names listed now or wait until January and add the other nominees.

Motion was made to bypass the resolution until January and defer action on Business Items B & C.

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 Garcia

D. Ordinance 2026-13 Establishing Animal Shelter Fees

Priscilla explained that she had been receiving open record requests stating that the city shouldn't be charging animal shelter fees. She researched and found minutes from July of 1996 where a motion was made to create the fees because when the animal shelter was built, they had forgotten to account for how they would pay for the maintenance of the shelter. She had added this Item in case there was no ordinance available. Since she found the minutes where the fees were approved by Council, she is going to add it to the utility billing ordinance.

Motion was made to defer action on Ordinance 2026-13 Establishing Animal Shelter Fees.

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 Garcia

E. Removing Lisa Routh from signature cards and adding Lisa Najera to signature cards for all City of Eden bank accounts

Priscilla informed Council that Lisa Routh had resigned and was on the bank signature cards along with Melanie, Priscilla and Mayor Rodgers. It is best practice for someone not to sign a check that they have issued, so we will need another person on the signature card in case the Mayor or Priscilla is not available.

Motion was made to remove Lisa Routh from signature cards and add Lisa Najera to signature cards for all City of Eden bank accounts.

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 Garcia

F. ACH Origination Annual Certification for Certification Year 2025

An annual certification is required for all customers who originate items through Automated Clearing House (ACH). The company limit is set at \$20,000.

Motion made to approve the ACH Origination Annual Certification for Certification Year 2025.

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 Garcia

G. Texas Department of Public Safety Letter of Intent to utilize their services for hiring background checks.

Motion made to approve the Texas Department of Public Safety Letter of Intent to utilize their services for hiring background checks.

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 Garcia

H. Service Agreement with Melody's Southwest Consortium for Drug Testing Program

The Service Agreement with Melody's Southwest Consortium consists of a \$45 annual membership and \$45 dollar charge per instant urine test and \$55 for lab confirmation test.

Council Member Garcia asked if the testing was just for new hires or would there be random testing as well. All new hires will now be tested and random testing will be done if an instance comes up based on the employee policy book.

Motion was made to approve the Service Agreement with Melody's Southwest Consortium for Drug Testing Program.

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 Garcia

I. City of Eden Zoning/Building Permit Form

Residents have been completing the zoning applications, but nothing had been given to the applicant to post once they were approved.

Motion was made to approve the City of Eden Zoning/Building Permit Form.

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 Garcia

J. City of Eden Community Event April 2026

Priscilla has been looking to bring more revenue to Eden. She was thinking of bringing a cook-off, ranch rodeo and a music entertainer to Eden in April 2026. Council Member Garcia voiced if there would be enough time to get the event together. Priscilla stated that she is just asking permission to start on the process, and if there is more time needed, it can be moved to the following year.

Motion was made to approve the process for the City of Eden Community Event to be held on April 25, 2026.

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

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

K. Appointment of Sylvia Guadarrama as City of Eden Municipal Court Clerk, to include \$150 monthly fee.

Motion was made to approve Resolution 2026-13 appointing Sylvia Guadarrama as City of Eden Municipal Court Clerk, to include \$150 monthly fee.

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 Garcia

L. City of Eden Hotel Occupancy Tax request letter and City of Eden Hotel Occupancy Tax reporting form

Under the current City Ordinance there is a Hotel Occupancy Tax Form, but there was not a demand letter for anyone who set up an Airbnb or short rental property. This letter can be sent to those who set up the short rental property and don't come in and pay their taxes. There were some updates made to the Hotel Occupancy Tax reporting form.

Motion was made to approve the City of Eden Hotel Occupancy Tax request letter and City of Eden Hotel Occupancy Tax reporting form.

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 Garcia

- M. Texas Live Wire LLC Estimate to service Concho Springs Golf Course Entrance electrical

Updates are needed to all the electrical components of the entrance of the golf course including the light fixtures and outlets.

- N. Texas Live Wire LLC Estimate to service Pflugler Park Entrance electrical

Updates are needed to all the electrical components of the entrance of the Pflugler Park Entrance including replacing the conduit, light fixtures and outlets.

Motion was made to approve Business Items M and N for Texas Live Wire LLC to upgrade the electrical service at the Concho Springs Golf Course and Pflugler Park Entrances.

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

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

- O. Frontier Communications' billing statement of \$5744.29 regarding line damage on Daniel and Jay Street, Eden TX 76837

Motion was made to send the Frontier Communications' billing statement of \$5744.29 regarding line damage on Daniel and Jay Street, Eden TX 76837 to TML Insurance for consideration of a claim.

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 Garcia

- P. 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 ratify estimate #1997 from All American Pump Solutions in the amount of \$3,730 and approve estimate #2036 from All American Pump Solutions in the amount of \$720 and approve estimate #2026 from All American Pump Solutions in the amount of \$3,415 or a lower estimate if received by Ronnie from the other 2 vendors tomorrow.

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 Garcia

- Q. Updates, Maintenance, Management of Concho Springs Golf Course to include Eden Consolidated Independent School District High School Golf Tournaments.

Coach Willis contacted the City to see if they could have their Invitational Golf Tournaments on March 2, 2026 and March 3, 2026 and the District Golf Tournaments on March 23, 2026 and March 30, 2026. He also wanted to know if the same rate applied as last year, which was just charging the school for cart rentals for coaches and parents.

Motion was made to approve the dates for the Eden CISD Invitation Golf Tournaments on March, 2, 2026 and March 3, 2026, as well as, the District Golf Tournaments on March 23, 2026 and March 30, 2026, and only collecting fees for golf cart rentals on those days.

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

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

R. Approval of October 2025 Bills

Council Member Hall questioned the vendor PVS DX. Priscilla answered that they are the vendor the city purchases the chlorine from. He also asked about Dockaltech. They provide the contract IT services.

Motion was made to approve the October 2025 Bills.

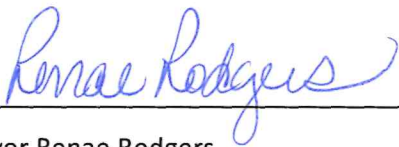
Motion made by Council Member Hall, Seconded by Council Member Dunaway.

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

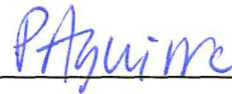
10. ADJOURN

Meeting adjourned at 8:54pm.

Attest:



Mayor Renae Rodgers



City Administrator Priscilla Aguirre