



REGULAR CITY COUNCIL MEETING

Tuesday, December 13, 2022 at 7:00 PM

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

Off: 325-869-2111 | Fax: 325-869-5075

AGENDA

1. CALL TO ORDER AND ROLL CALL

Mayor & City Council Members

Mayor Agapito Torres

Mayor Pro Tem Jennifer Martinez

Council Member Priscilla Saiz Aguirre

Council Member Grover Hall

Council Member Bradley Gandy

Council Member Randy Dunaway

Staff

Laura Beeson, City Administrator

Ronnie Winans, Public Works Supervisor

Jeff Betty, City Attorney

2. INVOCATION

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.

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).

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.

6. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

A. Eden Economic Development Corporation Monthly Report - Brent Frazier, Vice President

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 November 10, 2022 Regular Session Minutes

B. Approval of November 10, 2022 Executive Session Minutes

- C. Approval of November 21, 2022 Special Session Minutes
- D. Approval of November 29, 2022 Regular Session Minutes
- E. Approval of December 6, 2022 Special Session Minutes
- F. Approval of Financial Statement Month Ending November 2022
- G. Approval of City of Eden Investment Report Month Ending November 2022

8. BUSINESS

Consideration and Possible Action On:

- A. Approval of EEDC 2023 Spirit of Eden Request of \$22,000 for EEDC Coordinator position
- B. Consideration of City Board Applicants to fill Cemetery Board, Zoning Board, and Eden Economic Development Corporation (EEDC) Vacancies
 - 1. Cemetery Committee - Omar Saldibar
 - 2. Zoning Board - Tanya Garcia
 - 3. Eden Economic Development Corporation - Edna Carnine
- C. Discuss and consider Resolution Adopting 2023 Investment Policy
- D. Zoning Ordinance discussion and possible action
- E. Updates and possible action regarding current status of the USDA Water and Wastewater Improvement Project
- F. Texas Water Development Board Project and Application update and possible action
- G. Update and possible action regarding Agreement with Core Civic
- H. Update and possible action regarding lawsuit from Jeremy Burney
- I. Updates and possible action regarding Management, Maintenance, and Funding of Golf Course

9. ADJOURN

Notice is posted in accordance with Chapter 551 Government Code, Vernon's Texas Codes, Annotated. I certify that the above notice of meeting was posted on the bulletin board located at City of Eden City Hall on or before December 8, 2022 by 9:00 pm.

Laura Beeson, City Administrator

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted.

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (325) 869-2211.



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OUR VISION

We aim to develop and operate a portfolio of clean renewable assets across the North American energy grid with a focus on utility scale energy storage. Our focus is on developing emission free assets in areas of high financial price volatility and strong renewable targets, propelling our portfolio while ensuring clean, reliable, low cost power for customers.

OUR TEAM EXPERIENCE

We are an organization defined by an innovative group of individuals with over 90 years of collective experience in acquiring, developing, and operating renewable assets across the United States. We have an established track record executing over 50 CWs of renewable energy and energy storage facilities across the North American energy markets.

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Focused on opportunities in markets where long- term value creation comes from a variety of market mechanisms.



CLEAN ENERGY

Innovative integrated & multi-technology clean energy platform with a unique focus on utility scale energy storage.



COMMUNITY OUTREACH

Promoting social advancement, community growth, and educating benefits of renewables and battery storage.



WHAT IS ENERGY STORAGE?

Energy Storage acts to collect, store and release energy to the electrical grid, balancing grid power supply and demand making networks more resilient, efficient and cleaner. Plus, it helps keep power online during emergencies.

IS ENERGY STORAGE ONLY FOR RENEWABLES?

No, it can work with all fuel types including oil, gas, coal, nuclear, wind, solar, geothermal, or other sources.

IS ENERGY STORAGE SAFE?

Yes, it has actually been a part of the U.S. electrical system since the 1930s. Energy storage projects must undergo rigorous testing and approval by the local authorities before construction and operation.

IS ENERGY STORAGE CLEAN?

Yes. With no direct emissions, storage helps to take to load from traditional and renewable generation to allow for more efficient operations. Plus, it requires only a small footprint, often 20 acres or less.



REGULAR CITY COUNCIL MEETING

Thursday, November 10, 2022 at 7:00 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

PRESENT:

Mayor Agapito Torres	Grover Hall
Jennifer Martinez	Randy Dunaway
Priscilla Aguirre	Bradley Gandy

2. INVOCATION

City Administrator Laura Beeson provided the invocation.

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.

Public Works Supervisor Ronnie Winans provided a monthly update. Public Works employees performed daily monitoring and maintenance such as obtaining the readings and checking the residual at the Water and Wastewater Treatment Plants. They repaired three water leaks on Highway 87, one on Canning Street, and one on Highway 83. They began cleaning drainage ditches so water could flow, and worked on two sewer stoppages on McCall Street and Highway 87. They had several animal control calls. They mowed and weed-eated around the Water Plant, the wells, bar ditches, and around the Sewer Plant. They filled in a washed out area at the Eden Cemetery north entrance. They cleaned out the Lift Stations daily and pulled pumps at the Sewer Plant Lift Stations and the SBR to clean out the trash. They monitored the USDA contractors multiple times each day, hauled off rocks and trash from one dump location to another, and completed a water and a sewer tap on Ballard Road. They searched for sewer and water lines in Pfluger Park for the new hospital/nursing home project. The also worked to clean out the back fence area of the Cemetery. They cleaned all piping at the Sewer Plant in order to fix the second SBR Basin. They also searched for the location of water valves along Smith Street and around the Water Plant in order to kill out lines for the USDA North Water Project.

City Secretary/Administrator Laura Beeson provided a monthly update. With the timeline extensions, the USDA project should be wrapping up around January 2023. Because the project is out of funding for an inspector, Ronnie will be needed to complete the remaining on-the-ground inspections. Patching and repairing the roads will be at the end of the project. Once the USDA Project reaches substantial completion, we plan to add the Industrial Park Lift Station upgrades and refurbishment to this project in order to use all of the funds available. The unmetered 6" water main at the Detention Center now has a water meter installed. We only have two full days of data which indicate about 42,000 gallons of water used in two days. Using this, a rough monthly estimate at this point would be about 630,000 gallons used per month off of this 6" line. Work has been started on the repairs to the Sewer Plant. Purcell has

installed the new diffusers and made the necessary repairs to the busted pipes in one basin. We are currently waiting for Purcell to return, so we can remove the sludge from the other basin, change out the pipes, and install the new diffusers in that basin as well. At the Water Plant, WRT has received the necessary parts to repair the current leak in one of the trains. WRT expects to make the required repairs this Saturday evening, so this train can be brought back on line with no leaks. The Mayor and City Administrator met with a member of Core Civic's Real Estate Team to discuss possible locations for some pre-fab modular groups of housing. Further discussions will be held this month or next. The City received final approval to apply for the new TWDB Grant, and a Pre-Application Meeting is scheduled next week. A survey has been scheduled by eHT for the Hospital Water and Wastewater evaluation for Tuesday next week (the 15th), and Ronnie will assist with locating existing water and wastewater lines. The Industrial Park Road Project went out for bids today. The City's new website is now live. We invite everyone to check out www.edentexas.com to see the new site. If visiting the site on your phone, you will also notice a mobile version that is very user-friendly. We also just listed our first auction online. We created a link to the current city auction on our homepage. You will notice the new look of the agenda and minutes with links for all of the agenda documentation. There is also a section to sign up for various email lists to receive notifications and information. In regards to the Incubator building, Barbi cleaned up all of the office equipment items that will be put up for auction and took pictures. We will be listing these as the first online auction items so that these can be cleared from the building. Additionally, I have a meeting with Texas Communications tomorrow, so we can get an estimate of the costs to remove the interior controls and exterior emergency sirens from this location over to City Hall. We will have to bring in a crane to remove the existing tower at this location section by section.

4. REPORTS OF OTHER AGENCIES, COMMISSIONS, & STAFF

A. Eden Economic Development Corporation

None provided.

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.

Antonio Aguilar noted that the intersection of Drinkard and Welch is in need of repair due to a large hole. Aguilar also noted that the intersection of Smith and Tillman needs an additional Stop Sign, to as to make it a full 4-way stop, as this is a dangerous intersection. Aguilar further requested a list of board applicants.

Judy Medders questions if there were any plans to repair Carson Street.

6. 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 11, 2022 Regular Session Minutes
- B. Approval of October 11, 2022 Executive Session Minutes
- C. Approval of October 14, 2022 Special Session Minutes
- D. Approval of October 14, 2022 Executive Session Minutes
- E. Approval of October 25, 2022 Special Session Minutes
- F. Approval of October 25, 2022 Executive Session Minutes

- G. Approval of Financial Statement Month Ending October 2022
- H. Approval of City of Eden Investment Report Month Ending October 2022
Motion to approve Consent Items "A-E", with the changes to the October 25, 2022 Executive Session Minutes that were discussed in Executive Session, was made by Council Member Hall, and seconded by Council Member Martinez. Motion carried 5-0.

Motion made by Hall, Seconded by Martinez.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

7. BUSINESS

Consideration and Possible Action On:

A. Frontier Fiber Optic Project Presentation

David Russell, Frontier VP of External Affairs, provided a Power Point presentation for Business Item "A, a fiber optic project for the City of Eden which is set to begin in December or January and last for about 3 months. Most of the project will be overhead lines, but there will need to be some underground boring. Each customer will have their own line, and the download and upload speeds will be the same, from 500 Mbps to 2 Gbps. Service will be provided to about 2,000 homes, and Frontier will distribute door hangars and signs each neighborhood to alert citizens of the work being performed. Mr. Russell explained the advantages of fiber optic which offers faster speeds and better reliability. The boring will not have any open trenches. The terminals which service about 4 or 5 homes will all be buried. In response to a question regarding cost, Russell provided an estimate of about \$50 per month for the 500 Mbps service. These systems cost millions of dollars to install, and the speed can be increased when needed. In response to a question regarding location of services, Sr. Manager Andy Crenshaw noted that this service can be available to residents located close to the city limits or just out of the city limits.

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).

Council entered into Executive Session at 7:41 PM under Section 551.071 (Consultation with Attorney).

Council returned to regular session at 7:47 PM.

9. BUSINESS

Consideration and Possible Action On:

A. Forensic Audit Update and consideration of resulting actions

Mayor Torres provided an update on Business Item "B", the Forensic Audit Results, noting that the results along with a formal letter from the City Attorney were provided to the Concho County Sheriff's Office and the Texas Rangers for investigation, as both agencies had previously suggested the forensic audit. No further updates will be provided until the investigation is completed.

- B. Consideration of and approval for Mayor to sign a Release of Reverter Clause for property located in the Eden Industrial Park previously sold to Eden Economic Development Corporation

City Administrator Laura Beeson explained that Business Item "C", a Release of a Reverter Clause included in the property deed as a result of the sale of the Eden Industrial Park property from the City of Eden to the Eden Economic Development Corporation, is required by state law, and it states that the property must be used for a public purpose, or the land reverts back to the City of Eden. Now that the Eden Economic Development Corporation has sold 8 acres in the Eden Industrial Park to Redeemer Feed and they no longer own these 8 acres of property, they are asking to release the Reverter Clause on these 8 acres.

Motion to approve the Mayor to sign the Release of the Reverter Clause on 8 acres in the Eden Industrial Park, now owned by Redeemer Feed was made by Council Member Martinez, and seconded by Council Member Hall. Motion carried 5-0.

Motion made by Martinez, Seconded by Hall.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

- C. Consideration of City Board Applicants to fill Cemetery Board and Zoning Board Vacancies

City Council reviewed the following applicants for Business Item "D", City Board vacancies:

Cemetery Board: Brenda Ramirez

Zoning Board: Priscilla Kelley and Angie Torres

Motion to approve Brenda Ramirez for the Cemetery Board and Pricilla Kelley and Angie Torres for the Zoning Board to fill the vacancies was made by Council Member Hall, and seconded by Council Member Gandy. Motion carried 5-0.

Motion made by Hall, Seconded by Gandy.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

- D. Consideration of Pro Auto & Tire estimate of \$3,485.48 for new transmission for the following City truck:

1. 2017 Chevrolet Silverado 1500

Council reviewed an estimate from Pro Auto & Tire in the amount of \$3485.48 for Business Item "E", transmission replacement for a 2017 Chevrolet Silverado 1500. Motion to approve the estimate from Pro Auto & Tire in the amount of \$3,485.48 for a transmission replacement for a 2017 Chevrolet Silverado 1500 was made By Council Member Hall, and seconded by Council Member Gandy. Motion carried 5-0.

Motion made by Hall, Seconded by Gandy.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

- E. Updates regarding Management, Maintenance, and Funding of Golf Course

Council Member Dunaway provided an update for Business Item "F", updates regarding the management, maintenance, and funding of the Golf Course. The check valve was sent to Vinson Process Controls in Odessa, TX, for repairs. We have not received an estimate of cost yet. Fairways #1 and #2 have been sprayed for mesquites. There were no further updates.

- F. Consideration of transfer of \$73,000 funds from the City's IGA Account #278547 to the City's Pool Cash Account #6041

City Administrator Laura Beeson discussed Business Item "F", a request to transfer \$73,000 from IGA account #278547 to Pool Cash #6041. The City received our property and liability insurance bill from TML, in the amount of \$73,000, and we have not received sufficient revenue to date to cover this cost. The Fire Department vehicles were removed, and some additional changes were made, and the amended amount is \$65,000. Council Member Hall made a motion to a transfer of \$65,000 from the City's IGA Account #278547 to the City's Pool Cash Account #6041, and seconded by Council Member Gandy. Motion carried 5-0.

Motion made by Hall, Seconded by Gandy.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

- G. Consideration of 11/10/2022 FY2023 Budget Adjustments

Motion to approve Business Item "G", 2022-2023 Budget Adjustments for November 11, 2022, was made by Council Member Hall, and seconded by Council Member Dunaway. Motion carried 5-0.

Adjustments included the following:

FUND	ACCOUNT	DESCRIPTION	ORIGINAL BUDGET	ADJ 11/10/22	NEW BUDGET
1	452-6202	PROPERTY TAXES-DELINQUENT	-12,000.00	-4,000.00	-16,000.00
1	452-6203	PROPERTY TAXES-P & I	-8,000.00	-5,000.00	-13,000.00
1	452-6802	MOTEL OCCUPANCY TAX	-8,400.00	-2,000.00	-10,400.00
1	454-5202	COPIES/FAXES	-50.00	-100.00	-150.00
1	454-5604	BURNES CIVIC CENTER RENTAL	-3,500.00	-1,000.00	-4,500.00
1	511-5101	WORKERS COMPENSATION	9,500.00	-760.00	8,740.00
1	511-5501	MISCELLANEOUS EXPENSE	4,500.00	-4,000.00	500.00
1	511-5502	BANK FEES / FILING FEES	0.00	800.00	800.00
1	511-6101	PROFESSIONAL FEES - LEGAL	10,000.00	10,000.00	20,000.00
1	511-6102	PROFESSIONAL FEES - AUDITING	16,500.00	17,000.00	33,500.00
1	513-3101	STREET EXPENSE	20,000.00	10,000.00	30,000.00
1	514-7202	FIRE STATION UTILITIES	10,000.00	5,000.00	15,000.00
1	515-5501	MULTI-PURPOSE CENTER EXPENSE	4,800.00	6,000.00	10,800.00
1	515-5506	BUSINESS INCUBATOR EXPENSES	0.00	3,000.00	3,000.00
1	515-5507	VFW GRANT	0.00	1,200.00	1,200.00
2	451-1101	WATER SALES-METERED	-600,000.00	-18,520.00	-618,520.00
2	451-1102	WATER SALES-UNMETERED	-7,000.00	-15,000.00	-22,000.00
2	451-4401	WATER TAPPING FEES	-700.00	-1,000.00	-1,700.00
2	451-4507	AP ARPA GENERTOR GRANT	-160,317.52	-320.00	-160,637.52
2	452-1101	SEWER OP EXP REIMB CCA	-125,000.00	-20,000.00	-145,000.00
2	452-2201	SEWER SERVICE	-155,000.00	-5,000.00	-160,000.00
2	502-4001	BACKHOE /AIR COMP/SKID STEER	10,000.00	-2,000.00	8,000.00
2	503-3211	SLUDGE HAULING FUEL/EXPENSE	3,000.00	3,000.00	6,000.00
2	505-5101	WORKERS COMPENSATION EXP	4,500.00	-500.00	4,000.00
2	589-9503	USDA BOND PAYMENT	90,000.00	-15,000.00	75,000.00
2	599-9904	PERMANENT TRANSFER TO GOLF		19,100.00	19,100.00
18	518-4101	REPAIRS & MAINT - GENERAL	0.00	2,000.00	2,000.00
18	518-4103	REPAIRS- IRRIGATION/PUMP	0.00	14,600.00	14,600.00
18	518-5101	UTILITIES-ELEC,GAS,TELE	0.00	2,500.00	2,500.00

Motion made by Hall, Seconded by Dunaway.
Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

- H. Approval of October 2022 Bills
Motion to approve Business Item "H", October Bills, was made by Council Member Hall, and seconded by Council Member Dunaway. Motion carried 5-0.

Motion made by Hall, Seconded by Dunaway.
Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

10. **ADJOURN**
Meeting was adjourned at 8:38 PM.

Agapito Torres, Mayor

Laura Beeson, City Secretary/Administrator



SPECIAL CITY COUNCIL MEETING

Monday, November 21, 2022 at 7:00 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

PRESENT

Agapito Torres
Priscilla Aguirre
Grover Hall
Randy Dunaway
Bradley Gandy

ABSENT

Jennifer Martinez

2. BUSINESS

Consideration and Possible Action On:

- A. Consideration and approval of the following Contract Procurements for a Water System Improvement Project for Texas Water Development Board:
1. Bond Counsel Services
 2. Financial Advisory Services
 3. Professional Engineering Services

Council reviewed the Statements of Qualifications for all submissions. McCall, Parkhurst & Horton, LLP was the only Bond Counsel Service submission. Hilltop Securities was the only Financial Advisory Service submission. Enprotec / Hibbs & Todd, Inc. (eHT) and SKG Engineering, LLC were the two Professional Engineering Services submissions. Council discussed the qualifications of each. Previous projects with each firm were discussed, as well as, the final results of each project. Accountability is needed from our engineers during the process of each project. Council's diversity and backgrounds help with a variety of knowledge in different fields. Council needs a say during the process of each project. Council requested to visit with eHT engineer Sage Diller to inquire about current projects in order to make a final determination. By consensus, Business Item "A" was tabled until the next meeting.

- B. Approval for the Mayor to sign an Agreement for the Collection of Delinquent Water Bills with Linebarger Goggan Blair & Sampson, LLP

City Administrator Laura Beeson presented information on Business Item "B", an Agreement for the Collection of Delinquent Water Bills with Linebarger Goggan Blair & Sampson, LLP. Linebarger, Goggan, Blair & Sampson have an agreement with Concho County for Tax Collection Services. They have agreed to assist the City of Eden with Delinquent Water Bill Collection Services as part of the Tax Collection Services Agreement. City Attorney Jeff Betty wanted the Tax Collection Service Contract as

an attachment to the Delinquent Water Bill Collection agreement, so all of the terms were spelled out clearly, as well as a limit to the number of automatic renewals. Council Member Hall made a motion to approve the Mayor to sign the Delinquent Water Bill Collection Service Agreement with Linebarger Goggan Blair & Sampson, LLP, once the City Attorney's amendments were made, seconded by Council Member Aguirre. Motion carried 4-0.

Motion made by Hall, Seconded by Aguirre.
Voting Yea: Aguirre, Hall, Dunaway, Gandy

3. **ADJOURN**
The meeting was adjourned at 8:32 PM.

Agapito Torres, Mayor

Laura Beeson, City Secretary/Administrator



SPECIAL CITY COUNCIL MEETING

Tuesday, November 29, 2022 at 5:30 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

PRESENT

Agapito Torres
Grover Hall
Randy Dunaway
Bradley Gandy

ABSENT

Jennifer Martinez
Priscilla Aguirre

The City Council did not have a quorum for this meeting, so only a discussion was held.

2. BUSINESS

Consideration and Possible Action On:

- A. Consideration and approval of the following Contract Procurements for a Water System Improvement Project for Texas Water Development Board:
 - 1. Bond Counsel Services
 - 2. Financial Advisory Services
 - 3. Professional Engineering Services

Sage Diller with Enprotec / Hibbs & Todd, Inc. (eHT) was present for this meeting. Diller provided an update as to the progress of current project. Council Member Gandy questioned the progress on the current USDA Water and Wastewater Improvement project in relation to some of the costs added due to taps that were not included in the engineering specs at the beginning of the project. Diller explained that some of the meter connections were not visible at the onset. The North Water Project is almost complete, and the contractor did a good job. The South Water and Sewer projects are behind schedule. The surety bond has been triggered on Roberts Construction due to suppliers who have not been paid. Roberts is currently trying to secure funding to continue to pay his crew, and we are waiting to see if he is able to find the necessary funds. The City has been very lenient with this contract and has allowed extra time to complete these projects. Diller provided overview of the prospective TWDB project. This project will be a 3.4 million dollar project with 2.4 million of that being grant funds. The scope will contain a new elevated storage tank, a refurbishment of each of the city's three deep water wells, the development and installation of an acid treatment system at the Water Plant, and possibly some water line replacements if there are enough funds.

Council Member Dunaway expressed concerns with the engineer on the USDA Contract, as the City Council has not always felt he had the City's best interest at heart. If the City chooses eHT Engineering

for the TWDB project, can another engineer be the lead? Diller expressed confidence in Mr. Taylor, and answered affirmatively that another engineer can be used for the TWDB project should Council decide that is necessary. eHT has provided engineering services to the City since about 2013 which included a new Deep Well #3, CDBG Water Line Replacement project on the Northeast and Northwest sides of town, this USDA Water and Wastewater Improvement Project, previous rehab of the city's water wells due to lightning issues, etc. The pros and cons of check valves in the deep water wells were discussed, and Diller suggested that the City may need to check the status of the water levels in each of the wells. Well #2 was discussed in relation to the scale that has been forming at the Water Plant. In response to a question as to whether the City needs a new well, it is possible, but the cost would be well over one million dollars. Any additional funding from the TWDB project could be used for water line replacement or to address water storage concerns. A discussion was held regarding the WRT contract and radium reduction solutions for the City.

3. ADJOURN

The meeting was adjourned at 8:28 PM.

Agapito Torres, Mayor

Laura Beeson, City Secretary/Administrator



SPECIAL CITY COUNCIL MEETING

Tuesday, December 06, 2022 at 7:00 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

PRESENT

Agapito Torres
Jennifer Martinez
Priscilla Aguirre
Grover Hall
Randy Dunaway
Bradley Gandy

2. BUSINESS

Consideration and Possible Action On:

- A. Consideration and approval of the following Contract Procurements for a Water System Improvement Project for Texas Water Development Board:

1. Bond Counsel Services

Council Member Gandy made a motion to approve McCall, Parkhurst & Horton, LLP for Bond Counsel Services on the Texas Water Development Board project, seconded by Council Member Dunaway. Motion carried 5-0.

Motion made by Gandy, Seconded by Dunaway.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

2. Financial Advisory Services

Council Member Martinez made a motion to approve Hilltop Securities, Inc., for Financial Advisor Services on the Texas Water Development Board project, seconded by Council Member Dunaway. Motion carried 5-0.

Motion made by Martinez, Seconded by Dunaway.

Voting Yea: Martinez, Aguirre, Hall, Dunaway, Gandy

3. Professional Engineering Services

Council discussed the two professional engineering firms who submitted statements of qualifications, Enprotec / Hibbs & Todd, Inc. (eHT) and SKG Engineering, LLC. A review of the meeting with eHT engineer Sage Diller was discussed. Council Member Hall noted that, while some mistakes had been made on the USDA project, with a little more supervision, things would be better. According to Mr. Diller, Clint has more time to devote to the projects in Eden, than some of the other engineers at eHT. Mayor Torres noted that City Council should have a say in which engineer is used for the City's

project in light of the money that is paid for these projects. The City has always worked well with Sage Diller, and we assumed more supervision would have been given to Mr. Taylor. We trust in the relationship with our engineers. While we can give some leeway, and we have learned some lessons on this USDA contract. Issues still require proper follow up.

Council Member Hall made a motion to select eHT for Engineering Services on the Texas Water Development Board Project. Council Members Martinez, Aguirre, and Dunaway expressed concerns and a desire to choose SKG Engineering. A discussion followed. The motion died on the floor for lack of a second.

Council Member Dunaway made a motion to select SKG Engineering for Engineering Services on the Texas Water Development Board Project, seconded by Council Member Martinez. Motion carried 4-1 with Council Member Hall dissenting.

Motion made by Dunaway, Seconded by Martinez.
Voting Yea: Martinez, Aguirre, Dunaway, Gandy
Voting Nay: Hall

3. ADJOURN

The meeting was adjourned at 8:05 PM.

Agapito Torres, Mayor

Laura Beeson, City Secretary/Administrator

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, ItemF.

01 -GENERAL FUND

REVENUES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET	
452-6201 PROPERTY TAXES-CURRENT	350,000.00	17,366.39	27,692.91	7.91	322,307.09	116,666.68	
452-6202 PROPERTY TAXES-DELINQUENT	16,000.00	3,427.37	8,595.99	53.72	7,404.01	5,333.36	(
452-6203 PROPERTY TAXES-P & I	13,000.00	760.17	3,838.95	29.53	9,161.05	4,333.36	
452-6401 CITY SALES TAX	140,000.00	5,882.36	50,233.97	35.88	89,766.03	46,666.68	(
452-6601 FRANCHISE TAX-CABLE (quarte	0.00	0.00	0.00	0.00	0.00	0.00	
452-6602 FRANCHISE TAX-GAS (annual)	4,400.00	0.00	0.00	0.00	4,400.00	1,466.68	
452-6603 FRANCHISE TAX-ELECTRIC (mont	19,000.00	1,621.51	7,997.79	42.09	11,002.21	6,333.32	(
452-6604 FRANCHISE TAX-TELEPHONE (qtr	12,500.00	1,930.21	3,926.23	31.41	8,573.77	4,166.68	
452-6605 PILOT WATER/SEWER	0.00	0.00	0.00	0.00	0.00	0.00	
452-6802 MOTEL OCCUPANCY TAX	10,400.00	848.27	4,099.58	39.42	6,300.42	3,466.64	(
453-7201 MUNICIPAL COURT FINES	2,000.00	0.00	356.11	17.81	1,643.89	666.68	
453-7301 TRANSFER SITE FEES	0.00	173.13	173.13	0.00	(173.13)	0.00	(
453-7401 ANIMAL CONTROL FEES & FINES	18,000.00	1,742.55	6,644.68	36.91	11,355.32	6,000.00	(
453-7402 LATE FEES - GENERAL FUND	4,000.00	272.21	1,168.88	29.22	2,831.12	1,333.32	
453-7601 PET LICENSE	600.00	42.00	42.00	7.00	558.00	200.00	
453-7602 BEER LICENSE	250.00	0.00	0.00	0.00	250.00	83.32	
453-7603 PERMIT FEES	100.00	0.00	0.00	0.00	100.00	33.32	
453-7705 STREET RENTAL FEE	0.00	0.00	0.00	0.00	0.00	0.00	
453-7706 SHARED OVERHEAD WATER/SEWER	0.00	0.00	0.00	0.00	0.00	0.00	
453-7900 IGA EDEN DETENTION CENTER	265,000.00	12,304.00	24,863.00	9.38	240,137.00	88,333.32	
454-5017 SLUDGE HAULING	0.00	0.00	0.00	0.00	0.00	0.00	
454-5202 COPIES/FAXES	150.00	9.50	75.75	50.50	74.25	50.00	(
454-5501 MISCELLANEOUS RECEIPTS	0.00	60.00	782.00	0.00	(782.00)	0.00	(
454-5601 INDUSTRIAL PARK RENT	6,000.00	0.00	120.00	2.00	5,880.00	2,000.00	
454-5602 FIRE STATION RENTALS	0.00	0.00	0.00	0.00	0.00	0.00	
454-5603 MULTI-PURPOSE CENTER RENTAL	1,500.00	75.00	575.00	38.33	925.00	500.00	(
454-5604 ROY BURNES CIVIC CENTER RENT	4,500.00	0.00	1,400.00	31.11	3,100.00	1,500.00	
454-5605 BUSINESS INCUBATOR RENT	1,200.00	0.00	0.00	0.00	1,200.00	400.00	

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, Item F.

01 -GENERAL FUND

REVENUES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET	
FUND TOTAL REVENUES	881,970.00	46,563.86	153,111.06	17.36	728,858.94	293,990.00	1

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, ItemF.

01 -GENERAL FUND
EXPENSES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET
511-1401 MAYOR SALARY	9,600.00	1,600.00	4,000.00	41.67	5,600.00	3,200.00 (
511-1501 CITY ADMINISTRATION SAL	64,890.00	7,269.12	21,807.36	33.61	43,082.64	21,630.00 (
511-2501 SOCIAL SECURITY BENEFITS	5,700.00	722.24	2,091.81	36.70	3,608.19	1,900.00 (
511-2601 RETIREMENT BENEFITS	3,800.00	503.70	1,503.30	39.56	2,296.70	1,266.68 (
511-2701 HEALTH INSURANCE BENEFITS	0.00	0.70	2.80	0.00 (	2.80)	0.00 (
511-2901 COMPENSATED VACATION BALANCE	0.00	0.00	0.00	0.00	0.00	0.00
511-4001 ELECTION EXPENSE	3,500.00	0.00	0.00	0.00	3,500.00	1,166.68
511-4010 CITY COUNCIL EXPENSE	1,000.00	0.00	0.00	0.00	1,000.00	333.32
511-4011 CITY ADMINISTRATOR EXPENSE	1,000.00	0.00	100.00	10.00	900.00	333.32
511-4201 CITY HALL EXPENSE	25,000.00	2,216.65	15,714.34	62.86	9,285.66	8,333.32 (
511-4501 OFFICE EXPENSE	40,000.00	3,057.45	16,415.47	41.04	23,584.53	13,333.32 (
511-5101 WORKERS COMPENSATION	8,740.00	8,741.12	8,741.12	100.01 (	1.12)	2,913.36 (
511-5102 PROPERTY & LIABILITY	7,000.00	7,000.00	7,000.00	100.00	0.00	2,333.32 (
511-5501 MISCELLANEOUS EXPENSE	500.00	0.00	225.00	45.00	275.00	166.64 (
511-5502 BANK FEES/FILING FEES EXPENS	800.00	57.50	163.80	20.48	636.20	266.64
511-6101 PROFESSIONAL FEES - LEGAL	20,000.00	275.00	275.00	1.38	19,725.00	6,666.64
511-6102 PROFESSIONAL FEES - AUDITING	33,500.00	0.00	18,193.74	54.31	15,306.26	11,166.64 (
511-6103 PROFESSIONAL FEES - ENGINEER	12,000.00	900.00	900.00	7.50	11,100.00	4,000.00
511-6104 PROFESSIONAL FEES-DC REP	0.00	0.00	0.00	0.00	0.00	0.00
511-6201 TAX EXPENSE COLLECTIONS	10,000.00	2,204.41	2,204.41	22.04	7,795.59	3,333.32
511-8101 MAYOR EXPENSE	2,000.00	0.00	226.35	11.32	1,773.65	666.68
511-9102 HOME PROGRAM EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
511-9301 CAPITAL OUTLAY - ADMIN	0.00	0.00	0.00	0.00	0.00	0.00
513-3101 STREET EXPENSE	30,000.00	377.17	22,271.22	74.24	7,728.78	10,000.00 (
513-3201 DUMPTRUCK EXPENSE	2,500.00	407.82	1,885.49	75.42	614.51	833.32 (
514-2001 CODE ENFORCEMENT SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
514-2101 COURT SALARIES	14,400.00	1,900.00	5,200.00	36.11	9,200.00	4,800.00 (
514-2201 ANIMAL CONTROL SALARY	9,000.00	1,038.42	3,115.26	34.61	5,884.74	3,000.00 (
514-2501 SOCIAL SECURITY BENEFITS	2,000.00	219.10	619.10	30.96	1,380.90	666.68
514-2601 RETIREMENT BENEFITS	1,000.00	1				

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, ItemF.

01 -GENERAL FUND

EXPENSES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET
515-5501 MULTI-PURPOSE CENTER EXPENSE	10,800.00	188.41	9,314.64	86.25	1,485.36	3,600.00 (
515-5504 ROY BURNES CIVIC CENTER EXPE	2,700.00	102.64	1,092.75	40.47	1,607.25	900.00 (
515-5506 BUSINESS INCUBATOR EXPENSES	3,000.00	586.30	2,543.46	84.78	456.54	1,000.00 (
515-5507 VFW UTILITIES	1,200.00	0.00	1,200.00	100.00	0.00	400.00 (
515-9102 HOME PROGRAM	0.00	0.00	0.00	0.00	0.00	0.00
515-9301 CAPITAL OUTLAY- SOCIAL SERVI	0.00	0.00	0.00	0.00	0.00	0.00
516-1801 PARK SALARIES	30,000.00	3,465.56	10,419.61	34.73	19,580.39	10,000.00 (
516-1901 SWIMMING POOL SALARIES	15,360.00	0.00	2,627.00	17.10	12,733.00	5,120.00
516-2501 SOCIAL SECURITY BENEFITS	3,150.00	254.47	966.16	30.67	2,183.84	1,050.00
516-2601 RETIREMENT BENEFITS	1,200.00	226.32	677.49	56.46	522.51	400.00 (
516-2701 HEALTH INSURANCE BENEFITS	9,080.00	756.66	3,026.64	33.33	6,053.36	3,026.68
516-4401 CEMETERY EXPENSE & IMPROVEME	2,500.00	0.00	135.00	5.40	2,365.00	833.32
516-5001 PARK ELECTRICITY	4,000.00	232.78	943.72	23.59	3,056.28	1,333.32
516-5005 PARK REPAIRS AND MAINTENANCE	5,000.00	216.55	1,568.79	31.38	3,431.21	1,666.68
516-5010 PARK FUEL EXPENSE	2,500.00	154.41	948.31	37.93	1,551.69	833.36 (
516-5301 STREET LIGHT ELECTRICITY	10,000.00	820.35	3,178.48	31.78	6,821.52	3,333.32
516-6201 FLAG EXPENSE	2,000.00	1,404.42	1,717.67	85.88	282.33	666.68 (
516-6401 CEMETERY MOWING CONTRACT	26,400.00	2,000.00	8,200.00	31.06	18,200.00	8,800.00
516-7101 SWIMMING POOL EXPENSE	15,000.00	489.38	5,004.01	33.36	9,995.99	5,000.00 (
516-8301 BEAUTIFICATION PROGRAM	38,000.00	1,072.30	2,525.97	6.65	35,474.03	12,666.68
516-9301 CAPITAL OUTLAY - PARKS	0.00	0.00	0.00	0.00	0.00	0.00
517-1101 MUSEUM EXPENSES	3,000.00	133.26	644.06	21.47	2,355.94	1,000.00
517-1103 EVENT ADVERTISING	2,500.00	0.00	990.00	39.60	1,510.00	833.32 (
517-1104 GRANT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
517-1105 CULTURAL ARTS CENTER	1,500.00	0.00	0.00	0.00	1,500.00	500.00
519-1200 ECON DEV REIM-SOE & EEDC	0.00	0.00	0.00	0.00	0.00	0.00
519-1501 ECON DEV SALARY	0.00	0.00	0.00	0.00	0.00	0.00
519-2199 ECON DEV PLAN EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
519-2201 EDI TRAVEL, SCHOOL & EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
519-2202 DUES, SUBS & EDUCATION						

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, Item F.

01 -GENERAL FUND
EXPENSES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET
599-9903 TRANSFERS IN	0.00	0.00	0.00	0.00	0.00	0.00
599-9907 TRANSFERS TO GOLF COURSE	0.00	0.00	0.00	0.00	0.00	0.00
599-9909 TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
CATEGORY TOTALS	576,860.00	52,010.38	224,808.17	38.97	352,051.83	192,286.56 (
DEPARTMENT TOTALS	576,860.00	52,010.38	224,808.17	38.97	352,051.83	192,286.56 (
FUND TOTAL EXPENSES	576,860.00	52,010.38	224,808.17	38.97	352,051.83	192,286.56 (
FUND TOTAL PROFIT (LOSS)	305,110.00 (	5,446.52) (	71,697.11)	23.50-	376,807.11	101,703.44 1

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, ItemF.

02 -WATERWORKS & SEWER FUND
REVENUES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET
451-1101 WATER SALES-METERED	618,520.00	50,130.29	219,005.41	35.41	399,514.59	206,173.36 (
451-1102 WATER SALES-UNMETERED	22,000.00	968.35	10,276.46	46.71	11,723.54	7,333.36 (
451-1120 INFRASTRUCTURE MAINTENANCE F	0.00	0.00	0.00	0.00	0.00	0.00
451-4401 WATER TAPPING FEES	1,700.00	0.00	450.00	26.47	1,250.00	566.64
451-4403 WATER CONNECTION FEES	9,000.00	940.00	2,765.00	30.72	6,235.00	3,000.00
451-4501 TWDB GRANT 110006	0.00	0.00	0.00	0.00	0.00	0.00
451-4502 TWDB GRANT 110030	0.00	0.00	0.00	0.00	0.00	0.00
451-4503 TWDB GRANT 110031	0.00	0.00	0.00	0.00	0.00	0.00
451-4505 CDBG GRANT	0.00	0.00	0.00	0.00	0.00	0.00
451-4506 CCA INFRASTRCTURE MNT FEE	0.00	0.00	0.00	0.00	0.00	0.00
451-4507 AP ARPA GENERATOR GRANT	160,637.52	0.00	160,634.35	100.00	3.17	53,545.84 (1
452-1101 SEWER OPERATING EXP REIMB CC	145,000.00	0.00	40,945.91	28.24	104,054.09	48,333.36
452-2201 SEWER SERVICE	160,000.00	19,194.52	61,786.53	38.62	98,213.47	53,333.36 (
452-4402 SEWER TAPPING FEES	2,000.00	0.00	600.00	30.00	1,400.00	666.68
453-3301 GARBAGE SERVICE	260,000.00	22,741.96	89,308.45	34.35	170,691.55	86,666.68 (
453-7402 LATE FEES - WATER/SEWER	10,000.00	1,156.67	3,468.73	34.69	6,531.27	3,333.32 (
454-4404 ENVIRONMENTAL FEES	0.00	0.00	0.00	0.00	0.00	0.00
454-5501 MISCELLANEOUS RECEIPTS	0.00	60.00	315.88	0.00 (	315.88)	0.00 (
454-5510 GAIN/LOSS DISP OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
454-5801 INTEREST EARNED	1,100.00	70.57	435.27	39.57	664.73	366.68 (
454-8806 SOE GRANT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
499-2004 TRANSFERS IN	0.00	0.00	0.00	0.00	0.00	0.00
CATEGORY TOTAL REVENUES	1,389,957.52	95,262.36	589,991.99	42.45	799,965.53	463,319.28 (1
FUND TOTAL REVENUES	1,389,957.52	95,262.36	589,991.99	42.45	799,965.53	463,319.28 (1

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, ItemF.

02 -WATERWORKS & SEWER FUND
EXPENSES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET
501-1101 CLERICAL	90,600.00	10,402.03	29,257.34	32.29	61,342.66	30,200.00
501-1201 WATER PERSONNEL	184,000.00	22,282.03	67,221.12	36.53	116,778.88	61,333.32 (
501-2501 SOCIAL SECURITY BENEFITS	21,000.00	2,437.43	7,188.45	34.23	13,811.55	7,000.00 (
501-2601 RETIREMENT BENEFITS	9,800.00	1,975.51	5,820.13	59.39	3,979.87	3,266.68 (
501-2701 HEALTH INSURANCE BENEFITS	72,700.00	5,296.62	21,186.48	29.14	51,513.52	24,233.32
501-2801 UNEMPLOYMENT TAX	1,700.00	0.00	12.87	0.76	1,687.13	566.68
502-3101 WATER OPERATIONS EXPENSE	200,000.00	14,041.31	155,664.02	77.83	44,335.98	66,666.68 (
502-3102 ELECTRIC PUMPS EXPENSE	70,000.00	6,684.81	28,637.26	40.91	41,362.74	23,333.32 (
502-3103 ELLIS WELL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
502-3104 WRT CONTRACT	98,000.00	18,150.72	36,301.44	37.04	61,698.56	32,666.68 (
502-3501 POSTAGE/OFFICE EXPENSE	5,000.00	1,213.98	3,191.66	63.83	1,808.34	1,666.68 (
502-3502 TELEPHONE EXPENSE	8,500.00	832.64	3,008.66	35.40	5,491.34	2,833.32 (
502-3503 UNIFORM EXPENSE	9,000.00	766.56	3,341.28	37.13	5,658.72	3,000.00 (
502-4001 BACKHOE /AIR COMP/SKID STEER	8,000.00	573.17	1,817.87	22.72	6,182.13	2,666.64
502-4201 PICKUP OPERATING EXPENSE	8,000.00	264.38	1,923.98	24.05	6,076.02	2,666.68
502-4202 PICKUP FUEL EXPENSE	12,000.00	1,292.10	5,986.59	49.89	6,013.41	4,000.00 (
502-4205 EQUIPMENT RESERVE	0.00	0.00	0.00	0.00	0.00	0.00
502-6103 PROFESSIONAL FEES-ENGINEER	5,000.00	6,175.00	6,175.00	123.50 (	1,175.00)	1,666.68 (
502-6104 CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00
503-1201 SEWER PERSONNEL	45,400.00	5,088.11	15,451.90	34.04	29,948.10	15,133.32 (
503-2501 SOCIAL SECURITY BENEFITS	3,500.00	385.37	1,170.81	33.45	2,329.19	1,166.68 (
503-2601 RETIREMENT BENEFITS	1,700.00	332.33	1,003.85	59.05	696.15	566.68 (
503-2701 HEALTH INSURANCE BENEFITS- SE	9,080.00	756.66	3,026.64	33.33	6,053.36	3,026.68
503-2801 UNEMPLOYMENT TAX- SEWER	0.00	0.00	0.00	0.00	0.00	0.00
503-3201 SEWER EXPENSE	100,000.00	31,815.67	78,804.16	78.80	21,195.84	33,333.32 (
503-3203 SEWER- ELECTRIC PUMPS EXPENS	28,000.00	1,309.14	6,803.29	24.30	21,196.71	9,333.32
503-3204 SEWER- POSTAGE/OFFICE EXPENS	0.00	0.00	0.00	0.00	0.00	0.00
503-3205 SEWER- TELEPHONE EXPENSE	1,800.00	124.69	443.86	24.66	1,356.14	600.00
503-3206 SEWER- UNIFORM EXPENSE	2					

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, Item F.

02 -WATERWORKS & SEWER FUND
EXPENSES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET
579-8201 DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00
589-9301 CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
589-9501 TWDB BOND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
589-9502 MAINTENANCE RESERVE USDA	0.00	0.00	0.00	0.00	0.00	0.00
589-9503 USDA BOND PMT	75,000.00	0.00	22,725.00	30.30	52,275.00	25,000.00
589-9504 ARPA GENERATOR GRANT	285,723.00	0.00	0.00	0.00	285,723.00	95,241.00
589-9599 TWDB BOND PMT	50,000.00	0.00	0.00	0.00	50,000.00	16,666.68
599-9901 PERMANENT TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
599-9902 TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00	0.00
599-9903 TRANSFER TO CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00
599-9904 PERMANENT TRANSFER TO GOLF	19,100.00	0.00	0.00	0.00	19,100.00	6,366.64
CATEGORY TOTALS	1,728,903.00	206,246.46	653,242.59	37.78	1,075,660.41	576,301.00 (
DEPARTMENT TOTALS	1,728,903.00	206,246.46	653,242.59	37.78	1,075,660.41	576,301.00 (
FUND TOTAL EXPENSES	1,728,903.00	206,246.46	653,242.59	37.78	1,075,660.41	576,301.00 (
FUND TOTAL PROFIT (LOSS) (	338,945.48) (	110,984.10) (	63,250.60) 18.66 (	275,694.88) (	112,981.72) (	

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, ItemF.

18 -EDEN MUNICIPAL GOLF COURS

REVENUES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET
418-2201 DAILY GOLF FEES	0.00	0.00	0.00	0.00	0.00	0.00
418-2204 TOURNAMENT FEE	0.00	0.00	0.00	0.00	0.00	0.00
418-3301 ANNUAL MEMBER FEES	0.00	0.00	0.00	0.00	0.00	0.00
418-3302 MONTHLY MEMBER FEES	0.00	0.00	0.00	0.00	0.00	0.00
418-3303 ANNUAL RANGE FEES	0.00	0.00	0.00	0.00	0.00	0.00
418-4401 CART FEES	0.00	0.00	0.00	0.00	0.00	0.00
418-4402 PROMOTIONS INCOME	0.00	0.00	0.00	0.00	0.00	0.00
418-8802 RETURN CHECK CHARGE	0.00	0.00	0.00	0.00	0.00	0.00
418-8805 CREDIT CARD RECEIPTS	0.00	0.00	0.00	0.00	0.00	0.00
418-9901 ICE & OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00
453-7402 LATE FEES - GOLF FUND	0.00	0.00	0.00	0.00	0.00	0.00
454-5801 INTEREST EARNED	0.00	0.00	5.01	0.00 (	5.01)	0.00 (
454-8806 SOE GRANT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
454-8807 EEDC GRANT	0.00	0.00	0.00	0.00	0.00	0.00
458-9906 GAIN (LOSS) - EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
499-1101 TRANSFERS FROM WATER FUND	0.00	0.00	0.00	0.00	0.00	0.00
499-9999 PERMANENT TRANSFERS IN	0.00	0.00	0.00	0.00	0.00	0.00
CATEGORY TOTAL REVENUES	0.00	0.00	5.01	0.00 (	5.01)	0.00 (
FUND TOTAL REVENUES	0.00	0.00	5.01	0.00 (	5.01)	0.00 (

FINANCIAL STATEMENT

FOR THE MONTH ENDING: NOVEMBER 30TH, 2022

Section 7, ItemF.

18 -EDEN MUNICIPAL GOLF COURSE
EXPENSES

ACCOUNT	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE	Y-T-D BUDGET
518-2001 CLUB HOUSE RENT	11,000.00	811.28	3,245.12	29.50	7,754.88	3,666.68
518-2002 CLUB HOUSE TAXES	3,000.00	0.00	0.00	0.00	3,000.00	1,000.00
518-2003 SALARIES-MANAGER	0.00	0.00	0.00	0.00	0.00	0.00
518-2005 GOLF COURSE SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
518-2006 GOLF COURSE MGMT FEE	0.00	0.00	0.00	0.00	0.00	0.00
518-2501 SOCIAL SECURITY BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
518-2601 RETIREMENT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
518-2701 HEALTH INSURANCE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
518-2901 COMPENSATED VACATION	0.00	0.00	0.00	0.00	0.00	0.00
518-3101 SUPPLIES-CHEMICALS & FERTILI	0.00	0.00	0.00	0.00	0.00	0.00
518-3103 SUPPLIES-FUEL & LUBRICANTS	0.00	0.00	0.00	0.00	0.00	0.00
518-3104 SUPPLIES-COURSE	0.00	0.00	0.00	0.00	0.00	0.00
518-4101 REPAIRS & MAINT - GENERAL	2,000.00	16.77	322.97	16.15	1,677.03	666.64
518-4103 REPAIRS-IRRIGATION & PUMP HO	14,600.00	0.00	0.00	0.00	14,600.00	4,866.64
518-4106 CLUB HOUSE MAINT, REPRS, MIS	0.00	0.00	0.00	0.00	0.00	0.00
518-4108 RESERVE CART PAYOFF	0.00	0.00	0.00	0.00	0.00	0.00
518-4109 CREDIT CARD FEES	0.00	0.00	0.00	0.00	0.00	0.00
518-5101 UTILITIES-ELEC, GAS, TELE	2,500.00	273.34 (	558.31)	22.33-	3,058.31	833.36
518-6101 OPERATIONS-EQUIPMENT LEASE	0.00	0.00	0.00	0.00	0.00	0.00
518-6103 OPERATIONS-ADVERTISING	0.00	0.00	0.00	0.00	0.00	0.00
518-6104 OPERATIONS-CART REPAIR	0.00	0.00	0.00	0.00	0.00	0.00
518-6105 EQUIPMENT LEASE	0.00	0.00	0.00	0.00	0.00	0.00
518-8201 DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00
518-9000 GOLF COURSE SOE GRANT	0.00	0.00	0.00	0.00	0.00	0.00
518-9301 CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
589-8101 INTEREST PAID	0.00	0.00	0.00	0.00	0.00	0.00
599-9902 TRANSFERS FROM WATER	0.00	0.00	0.00	0.00	0.00	0.00
599-9903 TRANSFERS FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
CATEGORY TOTALS	33,100.00	1,101.39	3,009.78	9.09	30,090.22	11,033.32
DEPARTMENT TOTALS	33,100.00	1,101.39	3,009.78	9.09	30,090.22	11,033.32
FUND TOTAL EXPENSES	33,100.00	1,101.39	3,009.78	9.09	30,090.22	11,033.32
FUND TOTAL PROFIT (LOSS) (	33,100.00) (	1,101.39) (	3,004.77)	9.08 (	30,095.23) (	11,033.32) (

Account Balances			Pledges							
Acct Type	Acct #	Amount	Type	Cusip #	Maturity	Par Value	Pledged			
DA - NOW	6041	333,567.81	FR #SB8013	3132D53W0	09/01/2034	23,628	21,123			
DDA - NOW	30912	51,244.70	TEXAS ST TRANS	882830AS1	10/01/2023	500,000	482,270			
DDA - MM	155555	50,240.62	FNMA (10/22 ANNU	3136G46S7	10/28/2025	700,000	622,909			
DDA - MM	155870	19,262.48	FHLB (5/21 QTLY C	3130ALC93	02/25/2028	550,000	464,888			
DDA - MM	156291	400,318.47	FHLB (8/21 QTLY C	3130AL5X8	02/24/2026	1,560,000	1,375,171			
DDA - MM	156312	90,129.85	FHLB (7/21 QTLY C	3130ALRR7	01/15/2026	100,000	89,473			
DDA - MM	156320	36,195.08	FHLB (10/21 QTLY	3130ALSV7	01/15/2025	200,000	182,918			
SAVINGS	10023038	87,088.92								
C/D	3694	97,028.05								
C/D	36293	0.00								
C/D	36642	130,135.57								
C/D	36649	49,881.80								
C/D	36789	252,619.87								
Time Accounts		\$1,597,713.22	Total Pledged							
DDA - BUS CKG	6262	0.60								
DDA - BUS CKG	277712	4,199.00								
DDA - BUS CKG	278491	0.00								
DDA - BUS CKG	278547	318,366.52								
DDA - BUS CKG	3030483	507.55								
DDA - BUS CKG	3002373	1,531.88								
Non-Time Accounts		\$324,605.55								
			Collective Balances in all Time Accounts							
			Collective Balances in all Demand Accounts							
			FDIC Insurance							
			Total Accounts that need Pledges							
			Total Accounts That Need Pledges plus 10%							
			Over (Under) Market Value							

Account Name/Obligation	Account #	Account Name/Obligation	Account #
Pool Cash Account	6041	USDA RD Project	278491
USDA Reserve Funds	30912	IGA	



City of Eden

P O Box 915, 120 Paint Rock Street, Eden, Texas 76837
Off: 325-869-2211 | Fax: 325-869-5075

December 13, 2022

Spirit of Eden Fund
Tommy Kelso, President
P.O. Box 125
Eden, TX 76837

Dear Tommy,

Eden Economic Development wishes to submit a letter of intent to the Spirit of Eden Board for your consideration in continuing the funding of the **Eden Development Coordinator Position** for the year August 1, 2022 – July 31, 2023 (EEDC fiscal year).

Project Description:

This position was originally established in 2003 with partnerships of the City of Eden, Spirit of Eden Fund, and Eden Economic Development Corporation. This far-reaching position has proven to be instrumental in the beneficial progress of our City. This project consists of the EEDC Coordinator salary as well as office expenses for the position which may include travel and training, advertising, supplies, business incubator expenses, dues and subscriptions, postage, incentive items and website hosting fees. This position will be moving back under the umbrella of the City of Eden who will contract with EEDC to provide Economic Development Coordinator services.

Problems and Needs addressed by the project:

We would like to meet with the Spirit of Eden Board to discuss the successes of the past year. There are some very important and exciting things happening in Eden and it is important to maintain the position so that we may ensure continued success. Some of current projects of the Economic Development Corporation are:

- Strategic Planning
- Acquisition of, and subsequent sale of property in the Eden Industrial Park
- City of Eden façade program
- Funding resources for local small businesses
- Kent Foster Center
- Liaison between the City, Chamber of Commerce, and other non-profit entities

Total Amount of Funding required for the project:

\$66,000	Eden Economic Development: up to \$44,000
	Spirit of Eden Grant Request \$22,000

Amount of Funding Requested from Spirit of Eden Foundation:

\$22,000



City of Eden

P O Box 915, 120 Paint Rock Street, Eden, Texas 76837
Off: 325-869-2211 | Fax: 325-869-5075

Proof of Eligibility:

Eden Economic Development Corporation is a 501c3 entity

Tax identification number:

75-2653806

Thank you for helping Eden remain the progressive, forward-thinking community we have always been. We appreciate your time and dedication to the community and making Eden a great place to work, play and live.

Sincerely,

Brent Frazier
Eden Economic Development Board Vice-President



APPLICATION FOR BOARDS and COMMISSIONS

Name: Omar Saldibar
 Address: 518 Hill St
 City: Eden State: TX Zip: 76837
 Phone (Home): 325 869-0524 Office: NA
 Resident of Eden since: 1948 2018
 Are you a registered voter of Eden? Yes: ☒ No: ☐
 Occupation/Business Affiliation: Retired (LTC) US Army 2010
 Occupation/Business Address: NA
 Title/Position: _____
 Email: omarsalbarian@yahoo.com

Applying for:

- ☐ Board of Adjustments
☒ Cemetery Committee
☐ Eden Beautification Organization
☐ Eden Economic Development Committee
☐ Zoning Board

Specific membership criteria requirements apply
 – see back page for more information.

Recommended by: _____

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

Applicant's Signature _____

Date _____

NOTE: The application is a public record. * Public Service opportunities are offered by the City of Eden without regard to race, color, national origin, religion, sex, or disability.

Return to: cityadmin@edentexas.com or City of Eden, 120 Paint Rock Street, PO Box 915, Eden, Texas 76837

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? ☒ Yes ☐ No

If no, which criteria (see back page for board criteria): _____

Education and/or Professional Licenses:

Self research and mapping and marking of unmarked graves

Current Municipal and Civic Organization Memberships (position and dates):

VFW Post 8549 Junior Commander, Eden Chamber of Commerce: Gold Business

Previous Municipal Experience (position, location, and dates):

Have done research in preserving and restoring cemeteries, have mapped Section I of Mexican Cemetery.

What personal qualifications can you bring to this board? Photos of restoration attached.

Have communicated with the Texas Historical Commission about unmarked graves.

What is your personal vision for the City?

Vision attached

Why do you want to serve on this board?

To preserve, restore and beautify our cemetery

Additional relevant information:

President of Hispanic Eden Recognition Organization. Purpose attached

*The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all Members shall comply with the laws of the nation, the State of Texas, and the City of Eden in the performance of their public duties. If you have been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Administrator.



APPLICATION FOR BOARDS and COMMISSIONS

Section 8, Item B.

Name: Tanya Marie Garcia
Address: P.O. Box 584 319 McKay St.
City: Eden State: TX Zip: 76837
Phone (Home): 325-456-4311 Office: 325-869-7761
Resident of Eden since: 1987
Are you a registered voter of Eden? Yes: ☒ No: ☐
Occupation/Business Affiliation: Librarian - The Eden Public
Occupation/Business Address: 117 Market St Box 826 Library
Title/Position: Library Director
Email: tg76837@gmail.com

Applying for:

- ☐ Board of Adjustments
☐ Cemetery Committee
☐ Eden Beautification Organization
☐ Eden Economic Development Committee
☒ Zoning Board

Specific membership criteria requirements apply
– see back page for more information.

Recommended by: _____

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

Tanya Garcia
Applicant's Signature

11-28-2022
Date

NOTE: The application is a public record. * Public Service opportunities are offered by the City of Eden without regard to race, color, national origin, religion, sex, or disability.

Return to: cityadmin@edentexas.com or City of Eden, 120 Paint Rock Street, PO Box 915, Eden, Texas 76837

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? ☒ Yes ☐ No

If no, which criteria (see back page for board criteria): _____

Education and/or Professional Licenses:

High School Graduate

Current Municipal and Civic Organization Memberships (position and dates):

Democratic Election Judge for past 5 years

Previous Municipal Experience (position, location, and dates):

What personal qualifications can you bring to this board?

13 yrs as Librarian

What is your personal vision for the City?

Make a better place for our children to live.

Why do you want to serve on this board?

Be a voice in decision making

Additional relevant information:

*The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all Members shall comply with the laws of the nation, the State of Texas, and the City of Eden in the performance of their public duties. If you have been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Administrator.



APPLICATION FOR BOARDS and COMMISSIONS

Section 8, ItemB.

Name: Edna Carnine
Address: PO Box 521
City: Eden State: Tx Zip: 76837
Phone (Home): 281-468-7447 Office: _____
Resident of Eden since: 2012
Are you a registered voter of Eden? Yes: X No: _____
Occupation/Business Affiliation: N/A retired
Occupation/Business Address: N/A
Title/Position: N/A
Email: N/A

Applying for:

- ☐ Board of Adjustments
☐ Cemetery Committee
☐ Eden Beautification Organization
☒ Eden Economic Development Committee
☐ Zoning Board

Specific membership criteria requirements apply
– see back page for more information.

Recommended by: _____

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

Edna Carnine
Applicant's Signature

12/1/22
Date

NOTE: The application is a public record. * Public Service opportunities are offered by the City of Eden without regard to race, color, national origin, religion, sex, or disability.

Return to: cityadmin@edentexas.com or City of Eden, 120 Paint Rock Street, PO Box 915, Eden, Texas 76837

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? X Yes ☐ No

If no, which criteria (see back page for board criteria): _____

Education and/or Professional Licenses:

graduate of high school

Current Municipal and Civic Organization Memberships (position and dates):

N/A

Previous Municipal Experience (position, location, and dates):

N/A

What personal qualifications can you bring to this board?

I'm an individual with an open mind. I have business experience. I know the

What is your personal vision for the City? Importance of respecting all community individuals.

I would like to see our community grow with a school, hospital, jobs and recreational events.

Why do you want to serve on this board?

I feel with my experience of being a rental owner, I know the importance of ensuring any

Additional relevant information: building of homes constructed in our city are in accordance with established zoning regulations.

*The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all Members shall comply with the laws of the nation, the State of Texas, and the City of Eden in the performance of their public duties. If you have been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Administrator.

RESOLUTION NO. 2023-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDEN TEXAS, ADOPTING THE CITY OF EDEN INVESTMENT POLICY ATTACHED HERETO AS EXHIBIT "A"; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT "A" RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the Public Funds Investment Act, Chapter 2256, TEX. GOV'T CODE, the City Council of the City of Eden, Texas, by resolution adopted an investment policy; and

WHEREAS, Section 2256.005, Tex. Gov't Code, requires the City Council to review the investment policies and investment strategies and to adopt a resolution or order stating the review has been completed and recording any changes made to either the investment policies or investment strategies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDEN, TEXAS:

SECTION 1. That the City of Eden Investment Policy, attached hereto as Exhibit "A," be and the same is hereby adopted and shall govern the investment policies and investment strategies for the City, and shall define the authority of the investment official of the City from and after the effective date of this Resolution.

SECTION 2. That the City Council of the City of Eden has completed its review of the investment policies and investment strategies and any changes made to either the investment policies or investment strategies are recorded in Exhibit "A" hereto.

SECTION 3. That all provisions of the resolutions of the City of Eden, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

SECTION 5. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Eden, Texas, on this the 13th day of December 2022.

Mayor, Agapito Torres

City Secretary/Administrator, Laura Beeson

CITY OF EDEN

INVESTMENT

POLICY

2023

PREFACE

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Eden in order to achieve the goals of safety, liquidity, yield, and public trust for all investment activity. The City Council of the City of Eden shall review its investment strategies and policy not less than annually. This policy serves to satisfy the statutory requirement (specifically the Public Funds Investment Act, Article 342a-2 V.T.C.S. (the "Act")) to define, adopt and review a formal investment strategy and policy.

It is the policy of the City of Eden, Texas that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal regulations, applicable Bond Resolution requirements, adopted Investment Policy and adopted Investment Strategy.

Effective investment strategy development coordinates the primary objective of the City of Eden's Investment Policy and cash management procedures with investment security risk/return analysis to enhance interest earnings and reduce investment risk and aggressive cash management to increase the available "investment period." Maturity selections shall be based on cash flow and market conditions to take advantage of interest earnings as a viable and material revenue to all City of Eden funds. The City of Eden's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with the Investment Policy.

Each major fund type has varying cash flow requirements and liquidity needs. Therefore, specific strategies shall be implemented considering the fund's unique requirements.

CITY OF EDEN
INVESTMENT POLICY

I. POLICY

It is the policy of the City of Eden (City) that after allowing for the anticipated cash flow requirements of the City and giving due consideration to the safety and risk of investment, all available funds shall be invested in conformance with these legal and administrative guidelines and to the maximum extent possible, at the highest rates obtainable at the time of investment.

Effective cash management is recognized as essential to good fiscal management. Investment interest is a viable and material source of revenue to City funds. The City’s investment portfolio shall be designed and managed in a manner designed to maximize this revenue source, to be responsive to public trust, and to be in compliance with legal requirements and limitations.

Investments shall be made with the primary objectives of:

- **Safety** and preservation of principal
- Maintenance of sufficient **liquidity** to meet operating needs
- Maximization of **yield** on the portfolio
- **Public trust** from prudent investment activities

II. PURPOSE

The purpose of this investment policy is to comply with Chapter 2256 of Title 10 of the Local Government Code (“Public Funds Investment Act”) which requires each city to adopt a written investment policy regarding the investment of its funds and funds under its control. The Investment Policy addresses the methods, procedures and practices that must be exercised to ensure effective and judicious fiscal management of the City of Eden funds.

III. SCOPE

This Investment Policy shall govern the investment of all financial assets of the City of Eden. These funds are accounted for in the City’s Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Special Revenue Funds
- Capital Projects Funds

- Enterprise Funds
- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately
- Debt Service Funds, including reserves and sinking funds, to the extent not required by law or existing contract to be kept segregated and managed separately
- Any new fund created by the City, unless specifically exempted from this Policy by the City Council or by law.

The City of Eden will consolidate cash balances from all funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

The investment policy shall apply to all transactions involving the financial assets related activity for all the foregoing funds. However, this policy does not apply to the assets administered for the benefits of the City by outside agencies under deferred compensation programs.

IV. INVESTMENT OBJECTIVES

The City of Eden shall manage and invest its cash with four primary objectives, listed in order of priority: **safety, liquidity, yield, and public trust**. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, vendor payments in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to insure maximum cash availability and maximum yield on short-term investment of pooled idle cash.

Safety

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

- Credit Risk – The City will minimize credit risk, the risk of loss due to the failure of the security issuer or backer, by:
 - Limiting investments to the safest types of securities
 - Pre-qualifying the financial institutions and broker/dealers with which the City will do business
 - Diversifying the investment portfolio so that potential losses on individual securities will be minimized.

- Interest Rate Risk – the City will minimize the risk that the market value of securities in the portfolio will fall due to changes in general interest rates, by:
 - Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity
 - Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools

Liquidity

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands. Because all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets. A portion of the portfolio will also be placed in money market mutual funds or local government investment pools which offer same day liquidity for short-term funds.

Yield

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints with liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objective described above. The cores of investments are limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed.

Public Trust

All participants in the City’s investment process shall seek to act responsibly as custodians of the public trust. Investment officials shall avoid any transaction that might impair public confidence in the City’s ability to govern effectively.

V. RESPONSIBILITY AND CONTROL

Delegation of Authority

Through the adoption of this policy, the positions of Mayor and City Secretary shall be designated as investment officers who are responsible for the investment of the City’s funds. No person may engage in an investment transaction or the management of funds except as provided under the terms of this Investment Policy as approved by the City Council. The investment authority granted to the investing officers is effective until rescinded by the governing body.

Training Requirement

The Mayor and City Secretary shall attend an investment training session no less often than once every two fiscal years and shall not receive less than 10 hours of instruction relating to investment responsibilities. The investment training shall be provided by an independent source approved by the City Council. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institute of higher learning or any other sponsor other than a business organization with whom the City of Eden may engage in an investment transaction.

Internal Controls

The Mayor and City Secretary are responsible for establishing and maintaining an internal control structure designed to ensure that the assets that the entity are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgements by management.

Accordingly, the City Secretary shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points.

- Control of collusion.
- Separation of transactions authority from accounting and record keeping.
- Custodial safekeeping.
- Avoidance of physical delivery securities.
- Clear delegation of authority to subordinate staff members.
- Written confirmation for telephone (voice) transactions for investments and wire transfers.
- Development of a wire transfer agreement with the depository bank or third party custodian.

Prudence

The standard of prudence to be applied by the investment officers shall be the "prudent investor" rule which states: "Investments shall be made with judgement and care, under circumstances then prevailing, which person of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probably safety of their capital as well as the probable income to be derived." In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- The investment of all funds, or funds under the City's control over which the officer had responsibility rather than a consideration as to the prudence of a single investment.
- Whether the investment decision was consistent with the written investment policy of the City.

Indemnification

The investment officers, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific security's credit risk or market price changes, provided that these deviations are reported immediately and the appropriate action is taken to control adverse developments.

Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officer shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

An investment officer of the City who has a personal business relationship with an organization seeking to sell an investment for the City shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the entity.

VI. SUITABLE AND AUTHORIZED INVESTMENTS

Investments

Assets of the City of Eden may be invested in the following instruments; provided, however, that at no time shall assets of the City be invested in any instrument or security not authorized for investment under the Act, as the Act may from time to time be amended.

I. **Authorized**

1. Obligations of the United States of America, its agencies and instrumentalities.
2. Certificate of Deposit of state and national banks domiciled in Texas, a saving and loan association domiciled in this state, or a state or federal credit union domiciled in this state that is guaranteed or insured by the Federal Deposit Insurance or its successor or secured by obligations in a manner and amount provided by law for deposits of the investing entity.
3. Fully collateralized direct repurchase agreements with a defined termination date secured by obligations of the United States or its agencies and instrumentalities pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a bank domiciled in Texas. A Master Repurchase Agreement must be signed by the bank/dealer prior to investment in a repurchase agreement. All repurchase agreement transactions will be on a delivery vs. payment basis. Securities received for repurchase agreements must have a market value greater than or equal to 102 percent at the time funds are disbursed.
4. Money market Mutual funds that are 1) registered and regulated by the SEC, 2) have a dollar weighted average stated maturity of 90 days or less, and 3) maintain a net asset value of \$1 for each share.
5. Government investment pools which 1) meet the requirements of Chapter 225.016 of the Public Funds Investment Act, 2) are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service and 3) are authorized by resolution or ordinance by City Council.

II. **Not Authorized**

Under no circumstances shall investments be made in interest-only or principal-only strips of obligations with underlying mortgage-backed security collateral, or in collateralized mortgage obligations with an inverse floating interest rate or a maturity date of over 10 years. Neither shall investments be made in obligations that are secured by these prohibited investments.

VII. INVESTMENT PARAMETERS

Maximum Maturities

The longer the maturity of investments, the greater their price volatility. Therefore, it is the City’s policy to concentrate its investment portfolio in shorter-term securities in order to limit principal risk caused by changes in interest rates.

The City attempts to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturity more than three (3) years from the date of the purchase, however, the above described obligations, certificates, or agreements may be collateralized using longer dated investments.

Because no secondary market exists for repurchase agreements, the maximum maturity shall be 120 days.

The composite portfolio will have a weighted average maturity of one (1) year or less. This dollar weighted average maturity will be calculated using the stated final maturity dates of each security.

Diversification

The City of Eden recognizes that investment risk can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification which shall be achieved by the following general guidelines:

- Limiting investments to avoid overconcentration in securities from a specific issuer or business sector (excluding U.S. Treasury securities),
- Limiting investment in securities that have higher credit risks,
- Investing in securities with varying maturities, and
- Continuously investing a portion of the portfolio in readily available funds such as local government investment pools (LGIPs), money market funds or overnight repurchase agreement to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

The following maximum limits, by instrument, are established by the City's total portfolio:

1.	U.S Treasury Securities.....	100%
2.	Agencies and Instrumentalities.....	75%
3.	Certificates of Deposit.....	100%
4.	Repurchase Agreements.....	50%
5.	Money Market Mutual Funds.....	50%
6.	Authorized Pools.....	100%

VIII. SELECTION OF BANKS AND DEALERS

Depository

At least every five years a Depository shall be selected through the City's banking services procurement process, which shall include a formal request for proposal (RFP). The selection of a depository will be determined by competitive bid and evaluation of bids will be based on the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state and local laws.
- The ability to provide requested information or financial statements for the periods specified.
- The ability to meet all requirements in the banking RFP.
- Complete response to all required items on the bid form.
- Lowest net banking service cost, consistent with the ability to provide an appropriate level of service.
- The credit worthiness and financial stability of the bank.

Delivery vs. Payment

Securities shall be purchased using the **delivery vs. payment** method with the exception of investment pools and mutual funds. Funds shall not be wired or paid until verification has been made that the correct security was received by the Trustee. The security shall be held in the name of the City or held on behalf of the City. The Trustee's records shall assure the notation of the City's ownership of or explicit claims on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

IX. SAFEKEEPING OF SECURITIES

Safekeeping Agreement

The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure demand or time deposits.

Safekeeping

All securities owned by the City shall be held by its safekeeping agent, except the collateral for certificates of deposits in banks. The collateral for certificates of deposit in banks will be registered in the City's name in the bank's trust department or, alternatively, in a Federal Reserve Bank account in the City's name, or a third-party bank in the City's name, at the City's discretion. Original safekeeping receipts shall be obtained.

Collateralization

Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all City investments and funds on deposit with a depository bank, other than investments which are obligations of the U.S. government and its agencies and instrumentalities. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 100% of market value of principal and accrued interests on the deposits or investments less an amount insured by the FDIC or FSLIC. At its discretion, the City may require a higher level of collateralization for certain investment services. Securities pledged as collateral shall be held by an independent third party. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. Collateral shall be reviewed at least monthly to assure that the market value of the pledged securities is adequate.

Collateral Defined

The City of Eden shall accept only the following securities as collateral:

- FDIC and FSLIC insurance coverage.
- A bond, certificate of indebtedness, or Treasury Note of the United States, or other evidence of indebtedness of the United States that is guaranteed as to principal and interest by the United States.
- Obligations, the principal and interest on which, are unconditionally guaranteed or insured by the State of Texas.
- A bond of the State of Texas or of a county, city or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency with a remaining maturity of ten (10) years or less.

Subject to Audit

All collateral shall be subject to inspection and audit by the City Secretary or the City's independent auditors.

X. PERFORMANCE

Performance Standards

The City's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio shall be designed with the objective of obtaining a rate of return through budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow requirements of the City.

Performance Benchmark

It is the policy of the City to purchase investments with maturity dates coinciding with cash flow needs. Through this strategy, the City attempts to purchase the highest yielding allowable investments available on the market at that time. Market value will be calculated on a quarterly basis on all securities owned and compared to current book value of those securities to determine portfolio performance during that period time. The City's portfolio shall be designed with the objective of regularly meeting or exceeding the average rate of return on U.S. Treasury Bills at a maturity level comparable to the City's weighted average maturing in days.

XI. REPORTING

Methods

The City Secretary shall prepare an investment report on a quarterly basis that summarizes investment strategies employed in the most recent quarter and describes the portfolio in terms of investment securities, maturities, and shall explain the total investment return for the quarter.

The quarterly investment report shall include a summary statement activity prepared in compliance with generally accepted accounting principals. This summary will be prepared in a manner which will allow the City to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will be provided to the City Council. The report will include the following:

- A listing of individual securities held at the end of the reporting period.
- Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value or securities for the period.
- Additions and changes to the market value during the period.
- Average weighted yield to maturity of portfolio as compared to applicable benchmark.
- Listing of investments by maturity date.

- Fully accrued interest for the reporting period.
- The percentage of the total portfolio which each type of investment represents.
- Statement of compliance of the City's investment portfolio with state law and the investment strategy and policy approved by the City Council.

A formal annual review of the quarterly reports will be performed by an independent auditor with the results reported to the governing body.

Market to Market

Market value of all securities in the portfolio will be determined on a quarterly basis. These values will be obtained from a reputable and independent source and disclosed to the governing body quarterly in a written report.

XII. INVESTMENT POLICY ADOPTION

The City of Eden investment policy shall be adopted by resolution of the City Council. It is the City's intent to comply with state laws and regulations. The City's investment policies shall be subject to revisions to stay current with changing laws, regulations, and needs of the City. The policy shall be reviewed annually by the City Council and any changes or modifications must be approved by the City Council.