

City of Eden
Regular Session

The City Council of the City of Eden met in regular session Tuesday, April 13, 2021 in the council chambers of City Hall.

Mayor & City Council Members

Mayor Agapito Torres

Councilperson Don "Butch" Williams

Councilperson Luz Saavedra

Councilperson Jennifer Martinez-**Absent**

Councilperson Angela Quiroz-Regalado

Mayor Pro Tem Eddy Markham

City Staff/Appointed Officials

City Secretary/Admin Laura Beeson

Public Works Field Supervisor Todd Welch

Code Enforcement Richard Doane

WORKSHOP

Todd Welch provided a monthly report. Public Works employees performed daily monitoring and maintenance of the water plant maintaining filters, a healthy residual, good flow rates, and maximum water storage levels. The sewer plant was also maintained on a daily basis including preventative maintenance on pumps at the SBR, lift stations, and sludge bins. Fortunately, March did not bring very many water leaks, with the only leaks occurring on E. Bryan Street, Maddox Street, the Business Incubator, and the Museum. This gave City crew the opportunity to haul 268 loads of brush and debris from the winter storms, locate a water pump for the county's wood chipper, and install the pump. There was a major sewer back-up at the Housing Authority that took several hours to clear. Staff also responded to 13 animal control calls. Staff will begin road repair and replacing nonfunctioning service lines next month.

City Secretary/Administrator Laura Beeson provided a monthly update. USDA documents were submitted for TCEQ approval on March 26th, and due to the delay, we will be required to send out new notifications in the paper and on our website. Bids are expected to be up for consideration around mid-July, with a closing date around the first week in August. The final costs of the deep well repairs was \$52,725.27. We had 2 sludge spillage incidents that were reported to TCEQ last month. These were a result of power outages, and pump failures, which both resulted in SCADA system failures, as the system failed to notify us of the levels in time to avoid the spillages. The pump is being evaluated, and expected costs of repairs is estimated around \$6,000. We had a water leak in the Museum which resulted in water damage to the carpet. The carpet may need to be replaced as a result. Drainage water is also seeping through the walls in several areas of City Hall. New gutters will be needed to fix the problem, and the estimated costs of these will be about \$2400. We are working to hire Swimming Pool personnel, train the personnel, and paint the pool in order to open it for the season. At the May meeting, we will need to set dates for planning sessions and budgeting sessions.

EXECUTIVE SESSION

Council entered into Executive Session at 7:15 pm under section 551.071 (Consultation with Attorney) and section 551.072 (Deliberations about Real Property).

Council returned to regular session at 8:06 pm. Council took no action from discussions.

INVOCATION

Councilperson Markham provided the invocation.

REPORTS OF OTHER AGENCIES, COMMISSIONS & STAFF

Economic Development Director Craig Pfluger provided a monthly report. All rent and IRP payments are current and up to date. Zen Body Care is sole renter at the Incubator, and their rental abatement ends this month. Marlinda Davis with Zen Body Care has begun repainting the interior rooms with paint and supplies provided by EEDC. The monument for the digital sign was delivered to the City yesterday. Footings will be poured, and the LED light board will be installed next week. Mr. Pfluger attended another Governor's Small Business Office meeting, and later met with Chandra Eggemeyer, the West Texas representative for Texas Economic Development. The purpose of these meetings was to support the expansion of rural broadband connectivity. There is funding available at both the state and national levels for this project. EEDC approved a grant request from Eden Community Child Care Center working in conjunction with the Spirit of Eden Board to provide assistance. Mr. Pfluger met with Found Media in Austin and was able to narrow the focus of the rebranding tagline and graphic images for the logo. A new startup business is interested in calling Eden home, specifically in the area of the Industrial Park, and will present to both EEDC and Eden City Council tonight. Mr. Pfluger met with leaders from the City of Llano who had noticed positive things happening in Eden. They expressed an interest in matters concerning most rural communities, and ideas were shared.

PRESENTATION BY CITIZENS

None.

CONSENT ITEMS

Councilperson Markham made a motion to postpone Consent Items A, B, and C, and to approve Consent Items D and E, seconded by Councilperson Regalado. Motion carried 4-0.

- A. Approval of March 9, 2021 Regular Meeting Minutes
- B. Approval of March 31, 2021 Special Meeting Minutes
- C. Approval of April 5, 2021 Special Meeting Minutes
- D. Approval of Financial Statement Month Ending March 2021
- E. Approval of City of Eden Investment Report Month Ending March 2021

BUSINESS ITEMS

Business owner Travis Whitney, from Redeemer Feed, LLC, provided a slideshow presentation of his new startup business, noting that he is looking to locate his business in the Eden Industrial Park. He has gathered that last of his needed investments, and is ready to get started right away. He is from academia and is making the transition to commercial business. His products will be used for livestock feed, and the materials will come from the Hill Country, which means they will be traveling through Eden for delivery. He will be redeeming natural resources and providing a feed ingredient available year-round. His product will be juniper trees, and he has received FDA approval to get started. The cost of his product will be less than other roughages found in feed, and can be sold at a stable price. The idea for his business was revealed to him while on a trip to Israel at the place where the Sermon on the Mount was given. His business in Eden will be a distribution center, and he will be making wood chips and mulch. The zoning restrictions for Light Industrial were discussed. He anticipates up to 10 to 15 jobs being created with additional regional benefits of reducing juniper and reducing feed costs. The negatives include dust from the hammer mills which could trigger some with allergies. He expects about 20 trucks per week, and he anticipates all operations to be inside of an enclosed area. In regards to fire hazards, he does not anticipate problems, as he doesn't plan to maintain a great deal of material on site. Redeemer Feed plans to be active in the community, and he is excited about the move to Eden. He has investors and is ready to start.

Craig Pfluger discussed a long-term lease of the property vs. owning the property which might mean a temporary set-up vs. a permanent one. Redeemer Feed is looking for land both inside the City and in Concho County where they can start this business. They would prefer to own the property. Due to the possible delays in this process, Redeemer Feed inquired about the possibility of a 12 month lease, so that they could get started right away. City Council asked that the Mayor and City Administrator be allowed to meet with the City Attorney, as well as, with the Eden Economic Development Corporation to come to an agreement regarding the sale of the property or a lease agreement depending on what the City is allowed to do with the tracts at the Eden Industrial Park.

Council discussed participation with other cities regarding an AEP Resolution to amend rates. Councilmember Williams made a motion to approve Business Item B, a Resolution finding that AEP Texas Inc.'s application to amend its distribution cost recovery factor to increase distribution rates within the City of Eden should be denied; authorizing participation with the cities served by AEP Texas; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this Resolution passed is open to the public as required by law; requiring notice of this Resolution to the Company and Legal Counsel. Motion was seconded by Councilmember Markham and approved 4-0.

Code Enforcement Officer Richard Doane discussed the City's Health and Safety Ordinance, and he provided an outline of the steps necessary to follow the ordinance. Doane asked for guidance as to what costs the City wanted to approve to clean up the properties with a great deal of junk and junk vehicles, as each could be a costly endeavor. The City can adopt fees to recoup some of these costs; however, should these fees not be paid by the property owners, the only thing the City could do would be to either issue citations or place liens on the properties. Council asked Doane to gather the total costs for some test cases and bring these back to Council.

Councilmember Regalado made a motion to approve Business Item D, Proposed April 13, 2021 Budget Adjustments, seconded by Councilmember Markham. Motion carried 4-0.

Motion to approve Business Item E, March 2021 bills, was made by Councilperson Williams, and seconded by Councilperson Markham. Motion carried 4-0.

With no further business, the meeting was adjourned.

Agapito Torres, Mayor

Laura Beeson, City Administrator