



*The City of Bruceville-Eddy Rising into the Future*

143 Wilcox Drive  
Eddy, Texas 76524

[www.bruceville-eddy.us](http://www.bruceville-eddy.us)

Phone: (254) 859-5964  
Fax: (254) 859-5779

**City Council Workshop**  
**May 13, 2021**  
**the workshop begins at 5:00 PM**

In accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act, a quorum of the City of Bruceville-Eddy Council will hold its regular city council meeting and workshops by telephonic conference call and open to the public (Verified by TML Council can have in-person meetings.)

Citizens are encouraged to follow COVID-19 safety measures provided by CDC guidelines.  
This meeting will be open to the public; however, those that would prefer to join remotely can do so by:

Please join my meeting from your computer, tablet, or smartphone.  
<https://global.gotomeeting.com/join/456992373>

You can also dial in using your phone.  
United States: +1 (408) 650-3123

**Access Code: 456-992-373**

Please mute your phones and computers to avoid any interference during the meeting  
**Workshop agenda:**  
Council to discuss agenda items, no action being taken.

**City Council Meeting Agenda**  
**May 13, 2021 6:30 PM (CST)**

**1. Call to Order- Mayor Bass**

- a) Greetings
- b) Invocation
- c) Pledge of Allegiance
- d) Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.
- e) Roll Call

**PUBLIC HEARING - REZONING**

The City of Bruceville-Eddy will conduct a public hearing on May 13, 2021, at 6:30 PM, during the City Council at Bruceville-Eddy City Hall, 143 Wilcox Drive, Eddy, Texas, giving all interested persons the right to appear and be heard regarding the following items: (with introduction by staff and/or applicant). ORDINANCE NO. 2021-05-13 From Public Hearing #1 - AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS 14.397 ACRES OF THE LEVI PREWITT SURVEY, ABSTRACT NO 723, AND BEING PART OF A 9 ACRE TRACE OF LAND DESCRIBED AS



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TRACT ONE IN DEED 2019016883 MORE PARTICULARLY DESCRIBED BY MCLENNAN COUNTY CENTRAL APPRAISAL DISTRICT AS PARCEL 04<sup>TH</sup> ST EDDY, TX 76524. ZONING AGRICULTURE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BRUCEVILLE-EDDY, TEXAS, TO SHOW THE ZONING CHANGE AS ADOPTED HEREIN.

2. Discuss, consider and possibly take action approving Ordinance # 2021-05-13, changing the zoning of approximately 14.397 acres on 04<sup>th</sup> Street from agriculture to general business as described.
3. **Police Report- Chief Dorsey**
  - a) Council to discuss, consider and possibly take action on lowering the speed limit on Soul Circle from 30 MPH to 20-25 MPH and perhaps putting in speed bumps. Mr. Gerry Davis requested to present this item to the Council.
4. **Water Department Report-Gene Sprouse**
  - a) Council to discuss and approve the \$5320.40 bid for a fire hydrant at Old Moody Rd and Soules Circle. The bid has already been paid in full by the property owner.
5. **Engineer Report-Johnny Tabor**
  - a) Update on the sewer project
  - b) Council to review, and consider approving the Preliminary and Final Plat submitted by JBS Residential LLC
  - c) Council to discuss, and review 3 different routing options to install James Killough's water meter.
6. Council to discuss, and consider refunding the \$2300.00 engineering fee to James and Suzee Stewart. They are requesting a complete refund of the \$2300.00 engineering fee paid, because Mr. Tabor did not complete plans for the agreed on 10-inch line extension on Old Bethany Road.
7. **Citizen Presentations-**

The City Council welcomes public comments at this point on items not specifically listed on the agenda. Speakers must sign up before the meeting begins. Speakers are limited to five (5) minutes each. The Council cannot respond to matters not listed on the agenda until a future meeting.

Citizens who wish to make public comments are asked to please [email pcombs@bruceville-eddy.us](mailto:pcombs@bruceville-eddy.us) by 4:00 PM on Thu, May 13, 2021 (CST). Mrs. Combs will read citizen comments during the meeting.
8. Council to discuss, consider and possibly take action allowing Dorothy Coker to use city property located on Anna Hobbs for her cattle to graze. Ms. Coker requested to present this item to the Council.



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9. Council to discuss, consider and possibly take action code enforcement at the home of Dorothy Coker, 8430 W. 3<sup>rd</sup> Street. Ms. Coker requested to present this item to the Council.
10. **Consent Agenda**
  - a) Council to discuss, consider, and possibly approve minutes from April 22, 2021, Regular Council Meeting

*The City Council reserves the right to adjourn into executive session at any time during this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections Tex Gov't Code 551.071 Consultation with Attorney and Texas Government Code Section Tex Gov't 551.074 Personnel Matters Closed Meeting, all acts, votes or decisions to be made in an open forum.*

*Agenda Posted originally posted:*

*Pam Combs*

Pam Combs  
City Secretary

*5-10-2021 10:14am*

Date & Time



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**10. Consent Agenda**

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*Agenda Posted originally posted:*

Pam Combs  
Pam Combs  
City Secretary

5/7/2021 9:00am  
Date & Time





CITY OF BRUCEVILLE-EDDY- ZONING CHANGE APPLICATION

Requirements for all zoning change application submittals:

All zoning change application materials must be submitted by 11:00 a.m. on the intake deadline.

- Completed zoning change application (original, signed)
  - Must be signed by the property owner, or in the case of a corporation or partnership, documentation must be provided authorizing a single party to sign on behalf of the corporation or partnership
- Application fee (cash or check, only; checks made payable to City of Bruceville-Eddy)
  - Zoning change application: \$300.00
  - Conditional Use Permit Application: \$500.00
- Description of property location (in one of the following forms)
  - Property address
  - Property survey
  - Legal description (subdivision name with lot and block)
  - Metes and bounds description
- Warranty deed (showing current ownership of the property)
- Letter of request signed by property owner or applicant, including the following information:
  - Reason for the request
  - Proposed use of the property
  - Whether or how the proposed change will impact the surrounding properties
  - Whether the request is consistent with the Future Land Use Map
  - Digital copies of all submittal documents
- Electronic copies in .pdf format of all submittal documents
  - Must be provided on a disc (CD or DVD) or USB flash drive
  - File names should include the name of the plat, and the name of each application document (i.e. "Jones Addition Field Notes")

For additional zoning change requirements, please reference Bruceville-Eddy Code of Ordinances, Chapter 14

Applicant: _____	Case #: _____
Intake Date: <u>3-31-2021</u>	Received by: _____
Amount Paid: \$ <u>300.00</u>	Cash/MO#/Check #: <u>8110</u> Receipt #: _____



CITY OF BRUCEVILLE-EDDY- ZONING CHANGE APPLICATION

General Zoning Change \$300.00  Conditional Use Permit \$500.00

Name(s) of Property Owner: ENNIS & TITA CHARLESTON

Current Address: 5049 Mackley Ranch Rd

City: Eddy State: TX Zip: 76524

Primary Phone: (254) 859-2045 Cell Phone: (804) 943-4247

Email: tita.charleston@yahoo.com

Name of Applicant: \_\_\_\_\_  
(If different than Property Owner)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: ( ) - Cell Phone: ( ) -

Email: \_\_\_\_\_

Address/Location of property to be rezoned: 613 4th St Eddy TX 76524

Legal Description: 14 acres of land inside city

Is the rezone request consistent with the Comprehensive Plan?  YES  NO  
*\* If no, a FLUM amendment application must be submitted.*

Is there a simultaneous plat application for this property?  YES  NO

Total Acreage: 14.397 Number of Lots: —

Type of Ownership:  Sole Ownership  Partnership  Corporation  Other

Present Zoning: Agriculture Present Use: Nothing

Proposed Zoning: Commercial Proposed Use: Activities Center

Conditional Use Permit for: \_\_\_\_\_

This property was conveyed to owner by deed dated March 20, 2020 and recorded in Volume 1480, Page 99, Instrument Number 2019016883 of the McLennan or Falls County Deed Records. (Attached)

Is this the first rezoning application on a unilaterally annexed tract?  
 Yes (fee not required)  No (submit required fee)

Ordinance No.  
2021-05-13  
Rezoning 613 4th St  
Property





APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ - \_\_\_\_\_

Home Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Business Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City: make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me. This authorization only applies to this specific zoning change request.

I understand that the City will deal only with a fully authorized agent. At any time, it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Bruceville-Eddy, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of Agent: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: TITH L. CHARLESTON [Signature] Title: Owner

Printed/Typed Name of Property Owner: TITH L. CHARLESTON Date: 3/31/2021

Signature of Property Owner: EMMIS CHARLESTON JR [Signature] Title: Owner

Printed/Typed Name of Property Owner: [Signature] Date: 3/31/2021

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association. FLUM= Future Land Use Map

Application Revised: February 25, 2020

Ennis & Tit'a Charleston  
E&T Event Rental and Center  
5049 Mackey Ranch Rd  
Eddy, Texas 76524  
March 29, 2021

City of Bruceville-Eddy  
City Council  
143 Wilcox Dr  
Bruceville-Eddy, Texas 76524

Dear City of Bruceville-Eddy  
City Council:

I am requesting rezoning of the 14-acre property at 613 4<sup>th</sup> Str, Eddy, Texas 76524 from Agriculture to commercial zoning. We purchased this property in March of 2020 and would like to put an activities center and park for the community. This activity center would bring revenue to the community as for having a gym/activity rooms and play park. This area does have a park or activity center for summer camps or sports activities outside of the school. The area of the property and the building would not cause any disturbance to surrounding neighbors because of the size of the building and land structure. We would ensure that no loud noises would be disturbing to the neighbors. The building would be soundproof, and the park would close at dusk.

This would be an activities center where the community could have sport activities, weddings, proms, summer camps and other activities. The building will have an indoor gym, office space and ball rooms for rent. The landscape of the property would have several areas for family activities to hold family gatherings and outdoor sport events.

Sincerely,



Ennis & Tit'a Charleston  
Owners of property



# Tibbit Surveying

1-254-718-8134  
P.O. BOX 1112  
TEMPLE, TX. 76503  
TIBBITSURVEYING.COM

## EASEMENT LETTER:

### PROPERTY:

Being **14.397 Acres**, more or less, of the Levi Prewitt Survey, Abstract No. 723, and being part of a 9 Acre tract of land described as TRACT ONE in a deed to James Wesley Bass and wife, Alisha R. Bass as recorded in Document No. 2019016883 of the Official Public Records of McLennan County, Texas, and part of a 17.015 Acre tract of land described as TRACT TWO in said Bass Deed.

### NOTES:

1. This property **is not** Subject to an Easement granted to Texas Power and Light Company recorded in Volume 1480, Page 99 of the Deed Records of McLennan County, Texas.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the accompanying Plat and Field Notes for the above referenced Property, were prepared from a survey made on the ground, February 15, 2020, the Records of McLennan County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found, on the ground. The Notes listed hereon were made after reviewing Schedule B of a Title Commitment with designated GF# 2020-0316.

WITNESS MY HAND AND SEAL THIS THE 12TH DAY OF MARCH, 2020.

Toby Tibbit  
Registered Professional Land Surveyor No. 5496

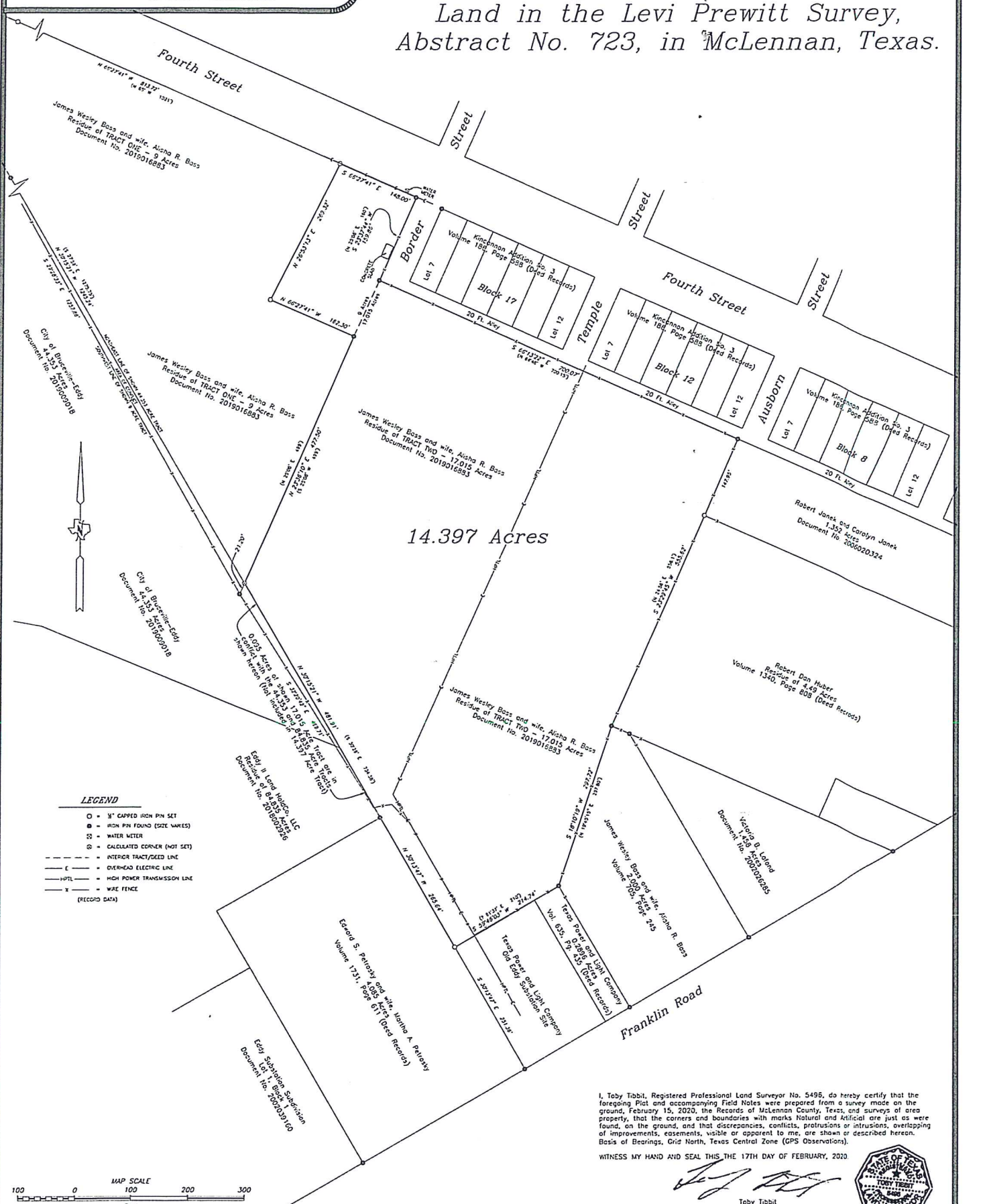




**Tibbit Surveying**

P. O. Box 1112 - Temple, Texas 76703  
254-718-8134 - TIBBITSURVEYING.COM

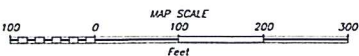
# Plat Showing a 14.397 Acre Tract of Land in the Levi Prewitt Survey, Abstract No. 723, in McLennan, Texas.



14.397 Acres

**LEGEND**

- = 3" CAPPED IRON PIN SET
- = IRON PIN FOUND (SIZE MARKS)
- ⊙ = WATER METER
- ⊗ = CALCULATED CORNER (NOT SET)
- = INTERIOR TRACT/SEED LINE
- - - - - = OVERHEAD ELECTRIC LINE
- — — = HIGH POWER TRANSMISSION LINE
- - - - - = WIRE FENCE
- (RECORD DATA)



I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Plat and accompanying Field Notes were prepared from a survey made on the ground, February 15, 2020, the Records of McLennan County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 17TH DAY OF FEBRUARY, 2020

Toby Tibbit  
Registered Professional Land Surveyor No. 5496





# Police Department

143 Wilcox Dr.  
Eddy, TX 76524

[www.bruceville-eddy.org](http://www.bruceville-eddy.org)

Phone: 254-859-5072  
Fax: 254-859-5258

## Police Department Activity Report: April 1, 2021 – April 30, 2021

### Calls for Service: Total 124

890 Dorsey	894 Martinez	895 Honstein	896 Roman
60	10	25	29

### Arrest, Offense, Incident

#### Reports: Total 15

890 Dorsey	894 Martinez	895 Honstein	896 Roman
4	4	1	2

### Crash Reports: Total 9

890 Dorsey	894 Martinez	895 Honstein	896 Roman
7	1	1	0

### Citations & Warnings: Total 217

890 Dorsey	894 Martinez	895 Honstein	896 Roman
7 citations 7 warning	5 citations 13 warnings	23 citations 36 warnings	32 citations 61 warnings

Citations Total: 67

Warnings Total: 117

# 3A



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Phone: (254) 859-5964  
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I, the undersigned authority, do hereby request to be placed on the agenda

of: May, 2021 to discuss the following:

Speed Limit on Soules Circle dropped to 20mph  
maybe speed bumps and/or more officers

Dated this 22<sup>nd</sup> day of April 2021

Signed: Govy Davis

Phone Number for contact: Home: \_\_\_\_\_ Cell: 254-918-883-2002

Address: 183 Soules Circle, Eddy, 76524

**MUST BE APPROVED BY MAYOR** Mayor Connally Bass \_\_\_\_\_

Moved to next agenda of regular council session for approval: \_\_\_\_\_



# 4A

# Bid Proposal for 4.27.21-BRUCEVILLE-EDDY-HYDRANT ASSEMBLY

CUSTOMER	<b>All Bidders</b>	<b>Job</b> 4.27.21-BRUCEVILLE-EDDY-HYDRANT ASSEMBLY BRUCEVILLE, TX McLennan County Bid Date: 04/27/2021 Bid #: 1791012
	<b>Sales Representative</b> David Skopik (M) 254-447-7805 (T) 254-772-7910 (F) 254-776-0004 David.Skopik@coreandmain.com	<b>Core &amp; Main</b> 5000 Franklin Ave Waco, TX 76710 (T) 254-772-7910
CONTACT		
NOTES		



# 4A

Bid Proposal for 4.27.21-BRUCEVILLE-EDDY-HYDRANT ASSEMBLY

All Bidders

Job Location: BRUCEVILLE, TX

Bid Date: 04/27/2021

Core & Main 1791012

Core & Main

5000 Franklin Ave

Waco, TX 76710

Phone: 254-772-7910

Fax: 254-776-0004

Seq#	Qty	Description	Units	Price	Ext Price
10	1	6 MJ TEE C153 IMP	EA	109.00	109.00
20	1	6 AFC 2506MM MJ RW GV OL L/ACC DI BODY	EA	508.90	508.90
30	1	562-S VALVE BOX W/2" SKIRTED LID IMP	EA	54.40	54.40
40	1	B84B 5-1/4VO HYD 4'0"B 6MJ 3W O/L NST LESS ACC AFC RED	EA	1,853.00	1,853.00
50	2	6 PVC 4006PT STARGRIP RESTRAIN W/ACC F/IPS PIPE - PVC PKT4006	EA	46.05	92.10
60	4	6 PVC 4006P "I" STARGRIP JOINT RESTRAINT W/ACC. (IMPORT)	EA	47.90	191.60
70	2	860-54-0163-16 6 HYMAX 2 FLIP CPLG 6.42-7.05 LR 7.01-7.68 HR OD	EA	255.70	511.40
				<b>Sub Total</b>	<b>3,320.40</b>
				<b>Tax</b>	<b>0.00</b>
				<b>Total</b>	<b>3,320.40</b>

Branch Terms:

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES UPON THIRTY (30) CALENDAR DAYS' NOTICE TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

Labor 2000.00

Total \$ 5320.40



**Pam Combs**

# 5A

**From:** Johnny Tabor <taborengr@aol.com>  
**Sent:** Tuesday, May 4, 2021 7:29 AM  
**To:** Sonya Bishop  
**Cc:** Pam Combs; Connally Bass  
**Subject:** Re: May 13

Yes - I will attend the Council Meeting. The plans and specifications will be submitted to TCEQ and USDA before the Council Meeting.

Thank you,  
Johnny M. Tabor, P.E., President  
Tabor & Associates, Inc.  
Firm #3229  
1005 South 18th Street  
P O Box 1788  
Waco, Texas 76703  
Telephone: 254-756-2118  
taborengineers.com



In a message dated 5/3/2021 4:25:53 PM Central Standard Time, sbishop@bruceville-eddy.us writes:

Will you be able to attend the meeting to update the council on the sewer project?

Also, have plans been sent to USDA or TCEQ?

#5B

**Pam Combs**

---

**From:** Johnny Tabor <taborengr@aol.com>  
**Sent:** Thursday, April 22, 2021 1:37 PM  
**To:** Pam Combs  
**Cc:** Sonya Bishop  
**Subject:** City of Bruceville-Eddy

I have reviewed the Preliminary Plat submitted by JBS Residential LLC - Lots 1 - 2, Block 1 - J. Henry Addition.

The above referenced preliminary plat complies with the City of Bruceville-Eddy Subdivision Ordinance.

Thank you,  
Johnny M. Tabor, P.E., President  
Tabor & Associates, Inc.  
Firm #3229  
1005 South 18th Street  
P O Box 1788  
Waco, Texas 76703  
Telephone: 254-756-2118  
[taborengineers.com](http://taborengineers.com)



5B

**Pam Combs**

---

**From:** Johnny Tabor <taborengr@aol.com>  
**Sent:** Friday, May 7, 2021 2:18 PM  
**To:** Pam Combs  
**Cc:** Sonya Bishop  
**Subject:** Re: Final plat for

Pam - Approval of the Final Plat is strictly up to the City Council to approve.

I will not have time to review the Final Plat before May 13th because my staff and I are finalizing the sewer plans and specs to submit TCEQ and USDA, but again the Council can approve without my review.

*Table  
give Tabor a chance to  
look at it.*

Thank you,  
Johnny M. Tabor, P.E., President  
Tabor & Associates, Inc.  
Firm #3229  
1005 South 18th Street  
P O Box 1788  
Waco, Texas 76703  
Telephone: 254-756-2118  
taborengineers.com



In a message dated 5/7/2021 8:28:42 AM Central Standard Time, pcombs@bruceville-eddy.us writes:

JBS Residential LLC that is re-plating one lot into two lots. Emailed me yesterday afternoon too see when the plats would be

Approved. I told her I only had the preliminary plat not a final. She thought I had both if she can get me the final plat before

May 13<sup>th</sup> could both be approved.

Thank you,

Pam Combs, City Secretary

City of Bruceville-Eddy

143 Wilcox Drive

Eddy, Texas 76524

**Pam Combs**

# 5C

**From:** Johnny Tabor <taborengr@aol.com>  
**Sent:** Tuesday, April 27, 2021 4:53 PM  
**To:** Pam Combs  
**Cc:** Sonya Bishop  
**Subject:** City of Bruceville-Eddy - James Killough  
**Attachments:** LINE ROUTE OPTIONS.pdf

Please review the attached map for a revised route to add Mr. Killough's requested meter on Robin Road. There are three different options that all connect to the fire hydrant on Westward Trail and connect to the existing 6" water line that goes cross country to the Ranchcrest Addition. There is an existing water line easement along Westward Trail and the cul-de-sac.

Option A will require a new 20' wide water line easement along the boundary of the Fowler property.

Option B will require a new 20' wide water line easement through the middle of the Fowler vacant lot.

Option C will not require any new easements because there is an existing utility easement adjacent to the Fowler house.

Thank you,  
Johnny M. Tabor, P.E., President  
Tabor & Associates, Inc.  
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1005 South 18th Street  
P O Box 1788  
Waco, Texas 76703  
Telephone: 254-756-2118  
[taborengineers.com](http://taborengineers.com)



In a message dated 4/19/2021 10:31:13 AM Central Standard Time, pcombs@bruceville-eddy.us writes:

Ms. Fowler on Westward Trail came in this morning and wanted her easement back that she had signed. She just reading the easement and she said she could not give us a 20 feet because some of her nieces or nephews are going to build on the two vacant lots. Once we come up with a new plan she would like for someone to come out physical and show her our plans.

#6

---

## SUZEE KILLOUGH STEWART

1103 Smith Lane | Bruceville, TX 76630 | 254-716-8743

**April 28, 2021**

Sonya Bishop  
City Manager  
City of Bruceville-Eddy  
143 Wilcox Drive  
Eddy, TX 76524

**Ms. Bishop:**

On February 26, 2021, I submitted a payment in the amount of two thousand three hundred dollars (\$2300) for the engineering fees of a \$20,000 water line upgrade that we agreed to pay for during the February 25, 2021 Bruceville-Eddy City Council meeting. The upgrade was required in order to receive a water meter applied for by my father, James Killough. The agreed upgrade was based on the results of the water meter study completed by Johnny Tabor, engineer for the city of Bruceville-Eddy. During this meeting Mr. Tabor stated, "We've got to extend the 10-inch line down Old Bethany Road to get more water pressure up there" (Tabor, 1:37 of recorded meeting; Bruceville-Eddy City Council meeting). The upgrade per Mr. Tabor would be for the 10 inch line to be extended which would make the line adjacent to the property able to service an additional meter while continuing to service the meters currently on the line. The 10-inch line extension upgrade would only add enough pressure to accommodate the one additional meter and would not benefit the city by allowing additional meters to be added. Councilman Tolbert requested clarification on exactly how long the 10-inch line would be extended to which Mr. Tabor responded he didn't remember.

I am requesting a complete refund of the \$2300 engineering fee paid because Mr. Tabor did not complete plans for the agreed on 10-inch line extension on Old Bethany Road. The plans developed and advertised for bids were for adding a 450 foot, 6-inch line to connect two existing 6 inch lines. These plans included a creek crossing as well as crossing additional properties with limited easements. This is not the upgrade discussed in the meeting. Per Mr.

---

Tabor, \$20,000 for the original upgrade proposed was a "worse case scenario." This upgrade costs significantly more and would obviously benefit the city as well as the entire subdivision of Ranchcrest. I realize the council members will need to approve the refund, however I expect confirmation of receipt of the request from you within 10 days. You can mail a check to the address above or contact me at the phone number above to pick up the refund.

Sincerely,



**Suzee Killough Stewart**

**CC: Connally Bass  
Linda Owens  
Cecil Griffin  
James Tolbert  
Ricky Wiggins  
Marc Fowler**

**Enclosures: Council Meeting Minutes-February 25, 2021  
City of Bruceville-Eddy Water Improvements-James Killough**



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Eddy, Texas 76524

www.bruceville-eddy.us

Phone: (254) 859-5964  
Fax: (254) 859-5779

### MINUTES FEBRUARY 25, 2021 CITY COUNCIL WORKSHOP AND MEETING

Cities must keep written minutes (or a "certified agenda" for executive sessions) or recordings of all meetings, except for closed consultations with an attorney.

The minutes must state the subject and indicate each vote, decision, or other action taken. Minutes do not have to be a verbatim transcript. Minutes of open meetings must be kept forever. Executive session certified agendas or tapes must be kept for at least two years, and longer if litigation is pending. A home-rule city with a population of 50,000 or more must make a video and audio recording of each regularly scheduled open meeting available on its Internet Web site.

Workshop called to order: 5:03 PM

**Workshop Minutes: Discussed the new city hall. Discussed the parking lot, landscaping, drive-thru, and drop off box for the new city hall.**

Workshop adjourned 6:15 PM

### MINUTES FEBRUARY 25, 2021 REGULAR CALLED MEETING

Council meeting called to order 6:30 PM

#### 1. Call to Order- Mayor Bass

- a) Greetings
- b) Invocation -Linda Owens
- c) Pledge of Allegiance
- d) Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.
- e) Roll Call- Mayor Bass, Mayor Pro-Tem Ricky Wiggins, Councilmen James Tolbert, Marc Folwer, Cecil Griffin, Councilwoman Linda Owens. City Administrator Sonya Bishop, City Secretary Pam Combs, City Police Chief Michael Dorsey, Water Supervisor via phone Gene Sprouse, City Engineer via phone Johnny Tabor. USDA representee Terri Chenwith via phone.

#### 2. Citizen Presentations- Brent McCain concerns code violations being put into mailboxes asking for verification. Chief Dorsey explained the process has been a learning process and the issue has been corrected.

#### 3. Consent Agenda

The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by the Mayor or a Councilmember, in which event those items will be pulled for separate consideration.

- a) Discuss and possibly approve minutes January 28, 2021, Council Meeting  
Motion made by Ricky Wiggins AND 2<sup>nd</sup> by Linda Owens all in favor 5 0 Against motion carries to approve minutes with corrections the following corrections:  
**Item 8.** Council to discuss, consider and possibly take action on updating the sound system used for city council meetings in the current city hall and new city hall. Ricky Wiggins



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The engineer stated there is not a way of knowing the effects of a meter until a meter study is done. Water upgrades are paid for the developer.

Pam Combs explained the citizens have done the meter studies and was given a price for the upgrade \$18,000-\$25,000 for each individual land owner. The landowner is not willing to the upgrades to get the water.

City administrator explained there are several areas within the city limits that are in desperate need of water upgrades and stated the city should prioritize the water system upgrades and suggested a committee. Mrs. Bishop explained the city is not in a position to give a time line of when the upgrades will happen.

Jay Stewart (citizen) stated he is willing to pay \$20,000.00 on a water upgrade on Robin Road across from Ranch Crest. Johnny Tabor explained the fees is to extend a 10-inch line will get this meter for the property.

Motion made by Marc Fowler to form a committee for water infrastructure and possibly have this on the agenda at the end of the month 2<sup>nd</sup> by Ricky Wiggins all in favor all in favor 5 0 Against motion carries Motion was made by Linda Owens to allow Jay Stewart to pay the \$20,000.00 for the upgrades to get the meter on the property. 2<sup>nd</sup> Ricky Wiggins motion revoked

City Administrator explained this is not an item on the agenda and that this item should be a separate agenda item. Mrs. Bishop further explained council does not need to make a motion or vote on Jay Stewart meter situation.

Mr. Wiggins asked Jay Stewart if the bid came out to be more than the \$20,000.00 are, they willing to pay for it. Jay Stewart responded "yes sir".

#### 9. City Administrator

- a. Update citizens and council on discussion with USDA area specialist of rural development, Terri Chenowith. Mrs. Bishop updated council on a phone conference she had with Terri Chenowith and Johnny Tabor. Mrs. Bishop clarified that rumors being spread around are just that rumors. 1. We have not SPENT the grant and 2. We have not LOST our grant neither of these statements are true.
- b. Council to discuss, consider and possibly take action on providing the BE ISD with \$8,820.00 for security camera upgrades and new equipment on campus. This request is approved by the city judge to be paid from the McLennan County Child Safety funds. Ordinance 2021-01 Budget adjustment  
Reduce line item 10-00-3001 Restricted Fund Balance Child Safety (\$8,820.00)  
Create and budget expense line to the amount of \$8,820.00  
Motion made by Ricky Wiggins to approve ordinance 2021-01 and pay for security cameras for BEISD using the McLennan County Child Safety Funds 2<sup>nd</sup> by James Tolbert all in favor 5 0 Against motion carries
- c. Council to discuss consider and possibly take action on line-item amendment to be made by the city administrator in accordance with ordinance 09-2010





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Discussed topic, the city administrator will do some research on collection agencies and finding a solution to the problem of delinquent accounts over years.

11. The council to discuss, consider and possibly take action to amend the city budget for 2020-2021 to include the disbursement to A/C solutions heating and cooling of \$ 11,237.50 for city hall paid on 12/15/2020 check # 006226 from governmental funds. This is necessary to place the city in compliance with state law. It must be accomplished by ordinance. James Tolbert

Motion made by Marc Fowler to table item. 2<sup>nd</sup> by Linda Owens  
all in favor 3 2 Against motion carries

12. Council to discuss, consider and possibly take action on the use-engagement of attorneys for consultations-use of- for the city. The possibility of using TML (TEXAS MUNICIPAL LEAGUE) when possible when a local attorney is not needed unless absolutely necessary. James Tolbert  
no action taken  
Mrs. Bishop stated she consistently uses TML and typically speaks with Christy Drake.  
Everyone was in agreement TML should be used as a first resource prior to contact the city attorney.  
No motion made

13. Council to discuss, consider and possibly take action on updating our city ordinances. Ricky Wiggins

Motion made by Ricky Wiggins to have the city administrator have the ordinances sent to Franklin Legal by April 22, 2021. 2<sup>nd</sup> James Tolbert all in favor 5 0 Against motion carries.

14. Council to discuss, consider and possibly take action on updating our city map for purposes of the city limits and how it is currently zoned and any other items on the map that the council may deem necessary.  
Ricky Wiggins  
No action taken-council ask to get new zoning maps of the city

*Motion made to adjourn by Linda Owens at 9:15 PM 2<sup>nd</sup> by James Tolbert All in favor 5 against 0 motion passes*

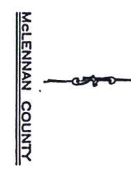
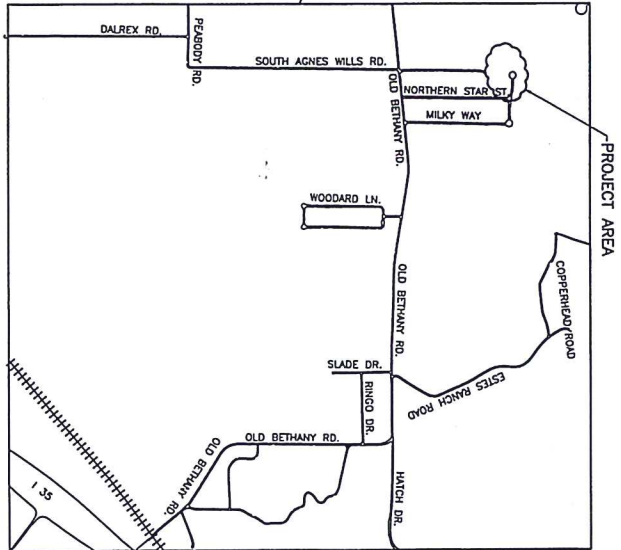
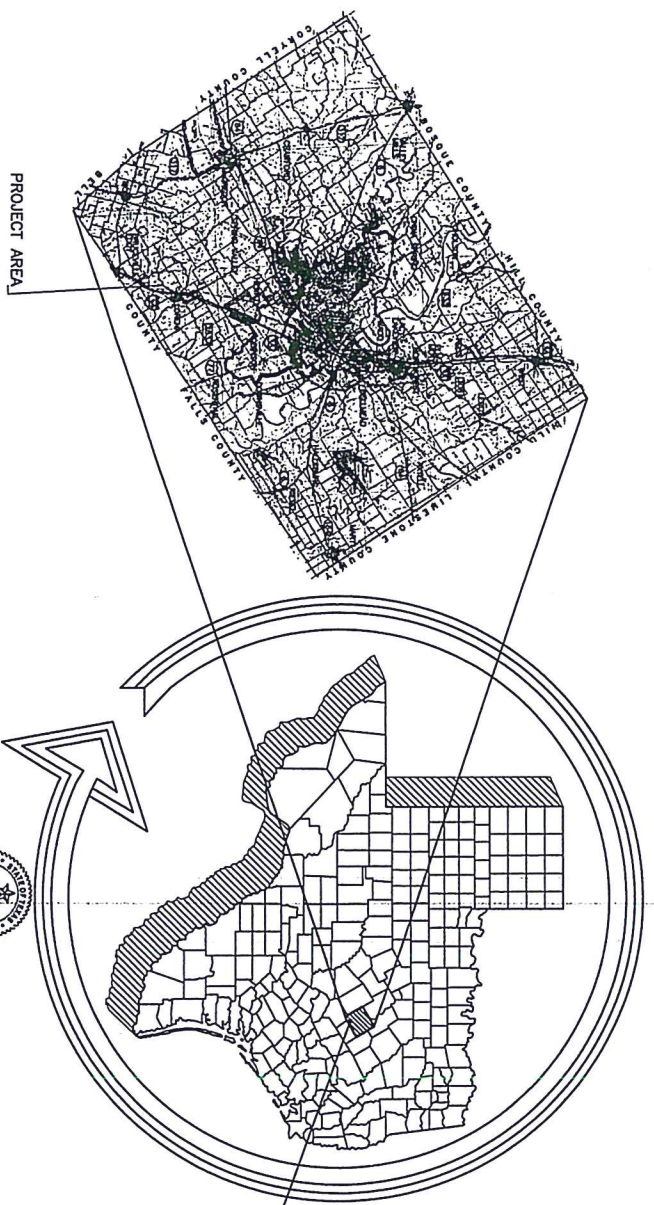
  
Mayor Connally Bass

  
City Administrator Sonya Bishop

# CITY OF BRUCEVILLE-EDDY

## WATER IMPROVEMENTS

### JAMES KILLOUGH



Seal of the City of Bruceville-Eddy, Texas, featuring a star and the words 'CITY OF BRUCEVILLE-EDDY TEXAS'. A signature and the date '5/17/21' are present below the seal.

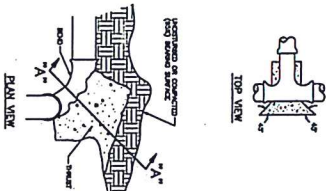
TABOR & ASSOCIATES, INC.  
1000 W. BRUCEVILLE RD. #100  
BRUCEVILLE, TEXAS 77825  
PH: 254-786-4338  
FAX: 254-786-4338



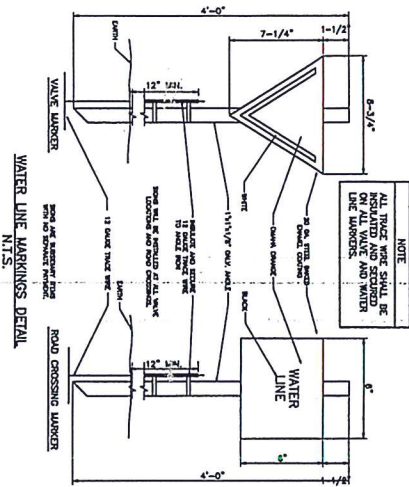
VERTICAL SURFACE AREA (FT. 2)

PIPE Ø	90 DEG. BEND	45 DEG. BEND	22.5 DEG. BEND
6"	23	13	6.8
8"	42	23	12
10"	64	34	18
12"	84	44	24
14"	114	64	33
16"	144	84	43
18"	174	104	53

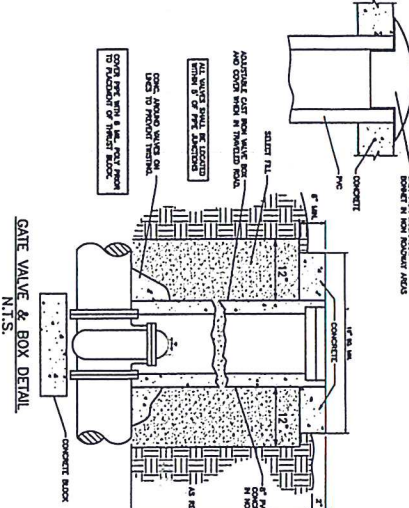
NOTE: 1. IF EXISTING 1/2" GALV. STEEL PIPE IS USED ALL CONCRETE SHALL BE 2000 P.S.I. AND ASSUME 5% AIR ENTRAINMENT OF 200 P.P.M.



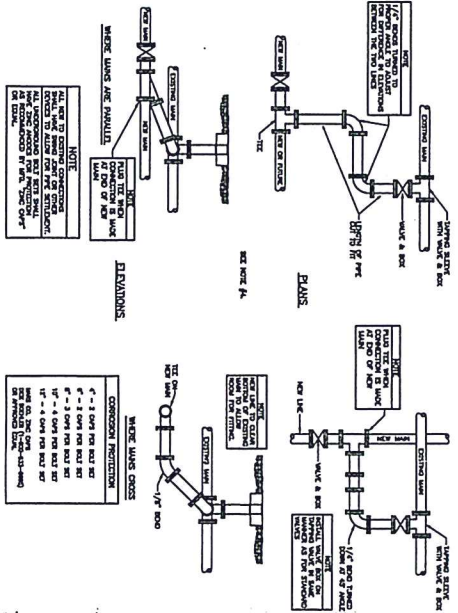
CONCRETE BLOCKING DETAIL  
N.T.S.



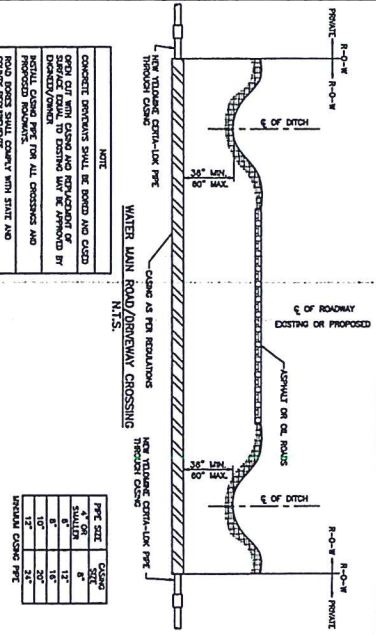
WATER LINE MARKINGS DETAIL  
N.T.S.



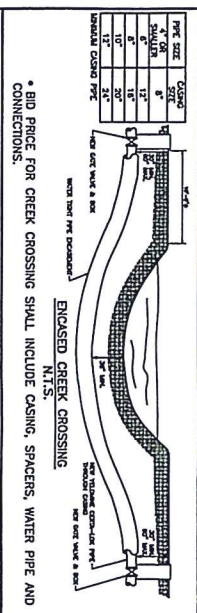
GATE VALVE & BOX DETAIL  
N.T.S.



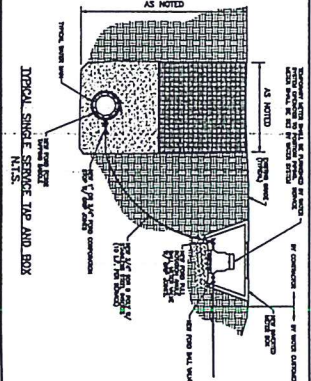
DETAILS OF CONNECTIONS BETWEEN NEW AND EXISTING MAINS  
N.T.S.



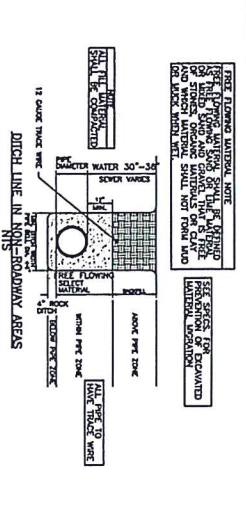
WATER MAIN ROAD/BIWAYWAY CROSSING  
N.T.S.



ENGAGED CREEK CROSSING  
N.T.S.



TYPICAL SERVICE TIE AND BOX  
N.T.S.



NOTES

1. COVER PIPE AND FITTINGS WITH 6 MIL. POLY PRIOR TO PLACEMENT OF THRUST BLOCK.
2. IN LIEU OF CONCRETE BLOCKING, STAINLESS STEEL 1/2" ALL-THREAD WITH STAINLESS STEEL NUTS MAY BE USED, AS APPROVED BY ENGINEER.
3. SPECIAL SOIL CONDITIONS MAY REQUIRE SPECIAL BLOCKING SUCH AS, SCREWED OR DRILLED-IN GROUND ANCHORS.
4. ALL FITTINGS 3" AND OVER TO BE M. J. TYPE FITTINGS W/ REMAINDER GLAND (FORD UNI-FLANG OR APPROVED EQUIV.).
5. FITTINGS & SPOOLS ARE INCIDENTAL FOR STANDARD WATER LINE INSTALLATION AND SHALL BE INCLUDED IN STANDARD PRICING.
6. ALL WATER MAINS TO HAVE TRACE WIRE.
7. ALL CONSTRUCTION AND TESTING TO COMPLY WITH LATEST AND APPLICABLE TEGO REGULATIONS.
8. ALL TAPPING OF EXISTING LINES TO BE AT NORMAL OPERATING PRESSURE, UNLESS OTHERWISE NOTED.
9. MIN. SEPARATION DISTANCE BETWEEN NEW WATER LINES AND EXISTING SEWER SYSTEM IS 10 FEET UNLESS OTHERWISE NOTED.
10. ALL EXPOSED PIPING SHALL BE INSULATED AS PER SPECIFICATIONS.
11. TAPPING SLEEVE SHALL, LUGS, BOLTS, NUTS, AND WASHER SHALL BE STAINLESS STEEL.

CITY OF BRUCEVILLE - EDDY WATER IMPROVEMENTS JAMES KILLOUGH

TABOR & ASSOCIATES, INC. CONSULTING ENGINEERS 1702 W. 20th Street, P.O. Box 1780, Midland, Texas 79701

SCALE: AS SHOWN

DATE: 1/13/2011

PROJECT: 11

SHEET: 2

# 84#9



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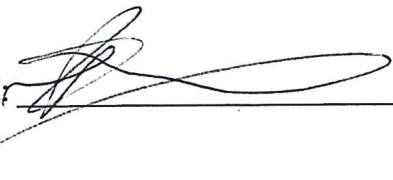
Phone: (254) 859-5964  
Fax: (254) 859-5779

I, the undersigned authority, do hereby request to be placed on the agenda

of: \_\_\_\_\_, 2021 to discuss the following:

- ① My Cattle to graze the Land Behind
- ② the 10 Ac. Also the Code Enforcement going on at my House

Dated this 22 day of April 2021

Signed: 

Phone Number for contact: Home: \_\_\_\_\_ Cell: 254-640-7791

Address: 843 W 3rd street  
Eddy Tx 76524

**MUST BE APPROVED BY MAYOR** Mayor Connally Bass \_\_\_\_\_

Moved to next agenda of regular council session for approval: \_\_\_\_\_

#9

**Pam Combs**

---

**From:** Neal Pirkle <Pirkle@namanhowell.com>  
**Sent:** Wednesday, May 12, 2021 12:06 PM  
**To:** Pam Combs  
**Cc:** Justus Lindsey  
**Subject:** City Council Meeting for Thursday, May 13

Pam,

I have been notified that Dorothy Coker is in the agenda tomorrow night to discuss the following agenda item:

“Council to discuss, consider, and possibly take action on code enforcement at the home of Dorothy Coker, 843 W. 3<sup>rd</sup> Street. Ms. Coker requested to present this item to the Council.”

Dorothy Coker has a pending Code Enforcement Charge against her. Justus Lindsey and I do not know (at this time) with what Ms. Dorothy Coker has been charged. Two things. First, given the charges against her, it would be improper for the City Council to comment, discuss, or evaluate the specific charge(s) against Ms. Dorothy Coker. Second, anything that Mr. Dorothy Coker states in the City Council Meeting can be used against her.

Thus, I would have the Mayor read the following out loud in the City Council Meeting prior to the Agenda Item above being called out in the Meeting.

Ms. Coker has requested the following item to be on tonight’s agenda: “Council to discuss, consider, and possibly take action on code enforcement at the home of Dorothy Coker, 843 W. 3<sup>rd</sup> Street. Ms. Coker requested to present this item to the Council.” Given that Ms. Coker has a pending code violation ticket pending, it is improper for the City Council to comment, discuss, evaluate or take any position with respect to the specific charge(s) against Ms. Dorothy Coker. Further, anything that Ms. Coker states at this meeting can be used against her with respect to the charges against her. Ms. Dorothy Coker may speak, but she has been warned of her rights.

I would then advise the Council to listener to her and make no comment.

If you have any questions, please call me at (254)755-4211.



**NAMANHOWELL  
SMITH & LEE**  
ATTORNEYS AT LAW

EST. 1917  
AUSTIN | FORT WORTH | SAN ANTONIO | WACO

**Neal Pirkle**

Member

**Office:** 254-755-4211  
**Cell:** 254-722-1436  
**Fax:** 254-754-6331  
[pirkle@namanhowell.com](mailto:pirkle@namanhowell.com)  
400 Austin Ave., Suite 800  
Waco, TX 76701  
[www.namanhowell.com](http://www.namanhowell.com)

## Pam Combs

#9

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**NAMANHOWELL  
SMITH & LEE**  
ATTORNEYS AT LAW

EST. 1917  
AUSTIN | FORT WORTH | SAN ANTONIO | WACO

### Neal Pirkle

Member

Office: 254-755-4211  
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[pirkle@namanhowell.com](mailto:pirkle@namanhowell.com)  
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**MINUTES FOR APRIL 22, 2021 CITY COUNCIL MEETING AND WORKSHOP**

**Workshop minutes:**

**Meeting called to order at 5:00 PM by Mayor Bass**

Council discussed establishing a calendar and procedures for the 2021-2022 Budget Planning and related items, including:

- YTD actual numbers (as of what month) to be used as a basis of calculation
- The 2020-2021 Year-End Projection
- 2021-2022 Capital Expense requests
- Department Head participation in budget planning
- Cost of living increases/merit raises/annual reviews
- Target Date for Initial version for Council review
- Target Date for Final Budget Approval and adoption

**MINUTES FOR APRIL 22, 2021 CITY COUNCIL MEETING**

**Call to Order- Mayor Bass called the meeting to order at 6:30 PM**

1. **Roll Call:** Mayor Bass, Mayor ProTem Ricky Wiggins, Councilmen James Tolbert, Marc Fowler, Cecil Griffin, Councilwoman Linda Owens (came in a few minutes late), City Secretary Pam Combs, Police Chief Michael Dorsey, City Administrator Sonya Bishop
2. **Citizen Presentations-** Gerri Davis discussed concerns about the speed limit on Soules Circle. She requested to be on the next agenda for the council to consider reducing the speed limit from 30 MPH to 20 MPH or 25 MPH.

Dorothy Coker said that someone cut and bailed hay on city property and threatened to shoot her animals. Ms. Coker asked to be put on the next agenda to discuss the possibility of letting her animals graze on city property.

Mr. Marc Fowler asked the following to be read during citizen time.

“As a citizen of Bruceville-Eddy, I would like to recognize and congratulate the administration, students and faculty of Bruceville-Eddy ISD for their recent accomplishment of winning the UIL Academic Championship for 2A District 17. This achievement ends a 12-year streak of this title being won by Crawford ISD.

Other notable and ongoing achievements for the current school year include:

- \*The Nursery/Landscape team and the Cotton Team of the FFA program have both qualified for State competition.
- \*Boys Track has qualified for Regional Competition in three events
- \*Girls track has qualified for Regional Competition in three events.

Congratulations to the administration, staff and students for representing your school and the Bruceville-Eddy community in such a positive and successful manner.”

**3. Consent Agenda**

- a) Council to discuss and possibly approve minutes from the April 8, 2021, Regular Council Meeting.





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*Motion made by Ricky Wiggins to accept the minutes for the regular council meeting on April 8, 2021 2<sup>nd</sup> by Linda Owens. All in favor 5. Against 0. Motion Passes*

**4. Financial Reports**

- a) **Council to discuss, consider and possibly take action on approving financial reports for March 2021.**

*Motion made by Ricky Wiggins to approve financial reports for March 2021. 2<sup>nd</sup> by Linda Owens. All in favor 5. Against 0. Motion Passes*

- b) **Council to discuss and possibly approve accounts payables for March 2021 for water and general fund.**

*Motion made by Ricky Wiggins to approve accounts payables for March 2021 for the general and water funds. 2<sup>nd</sup> by Linda Owens. All in favor 5. Against 0. Motion Passes*

- c) **Council to discuss, consider and possibly take action on approving ordinance number 2021-0422 general fund budget amendment ordinance.**

*Motion made by Ricky Wiggins to take the remainder of the TDEM grant, \$39,018.64, put it toward the CIP City Hall 10-10-6818. 2<sup>nd</sup> by Linda Owens. All in favor 5. Against 0. Motion Passes*

*Motion made by Ricky Wiggins to approve Ordinance 2021-0422. 2<sup>nd</sup> by Linda Owens. All in favor 5. Against 0. Motion Passes.*

**5. Councilmember or Mayor Request:**

- a) **Council to discuss, consider and possibly take action on Resolution 2021-0422 changing dates of regular council meetings from every 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month to the last Thursday of each month.**

*Motion made by Linda Owens. No 2<sup>nd</sup> motions. No action was taken.*

**6. City Administrator**

- a) **Council to discuss, consider and possibly take action on setting budget workshop dates for June during regular business hours.**

*Motion made by Ricky Wiggins to have a special called budget workshop June 22, 2021, starting at 10:00 AM 2<sup>nd</sup> by James Tolbert. All in favor 5. Against 0. Motion Passes.*

- b) **Council to discuss, consider and possibly take action on purchasing an iMac system required to work with the new live streaming software and sound system. Expected cost \$ \$2,843.52**

*Motion made by Ricky Wiggins to purchase iMac system required to work with the new sound system expected to cost at \$2,843.52. 2<sup>nd</sup> by Linda Owens. All in favor 5. Against 0. Motion Passes*

- c) **Council to discuss, consider and possibly take action on purchasing asphalt millings for the drive-thru and public parking.**

*Motion made by Marc Fowler to have Sonya Bishop solicit quotes for the drive-thru road work using road base. 2<sup>nd</sup> by Linda Owens. All in favor 5. Against 0. Motion Passes.*

**7. City Administrator-Report No Action taken on the following items.**

- a) **The City Administrator informed the council the drive-thru window is complete.**



*The City of Bruceville-Eddy Rising into the Future*

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- b) **The City Administrator informed the council she was awarded a 2021 TCMA Annual Conference Scholarship. Each scholarship includes complimentary registration and reimbursement of up to \$1000 for travel and lodging.**
- c) **The city administrator informed the council she offered the water department clerk/administrative assistant position to Natalie Moore, that Mrs. Moore is a citizen of Bruceville-Eddy.**

*Motion made by Linda Owens to adjourn 2<sup>nd</sup> by Ricky Wiggins meeting adjourned 7:55 PM Motion Passes*

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*Mayor Connally Bass*

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*City Administrator Sonya Bishop*