



The City of Bruceville-Eddy Rising into the Future

144 Wilcox Drive
Eddy, Texas 76524

www.bruceville-eddy.us

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

**Regular City Council Meeting
January 26, 2023, 6:00 p.m.
Minutes**

1. Meeting called to order by Mayor Linda Owens at 6:00 pm.

Councilmembers present: Connally Bass-Mayor Pro-Tem, Richard Prater, and Cecil Griffin.

Absent: Graham McGruer and Ricky Wiggins

Employees present: Kent Manton- City Administrator, Pam Combs-City Secretary, Chief Dorsey, Gene Sprouse-Public Works Director, Danielle McGruer-Court Clerk, Thomas Arnold-Code Enforcement and Officer Martinez.

2. 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. **None**

3. Citizen Request for Consideration – Grady Ary

Council to discuss, consider, and possibly take action on a request by Mr. William ‘Grady’ Ary to relocate water meters that service his residence and others along State Highway 7 in Falls County.

Table no action

6:15 pm pause council meeting to get the volume fixed on the live feed.

6:23 pm council meeting back in session.

4. Citizen Request for Consideration – Dorothy Coker

Council to discuss, consider, and possibly take action on a request by Mrs. Dorothy Coker to lease vacant grasslands owned by the City of Bruceville-Eddy for the purpose of cattle grazing.

Motion made by Richard Prater to figure out the details getting a lease drawn up and also the city will have access to the property to inspect the fences at any time. 2nd by Connally Bass, yeas 3, nay 0, absent 2, motion passes.

Regular council meeting adjourned at 6:31 pm for Public Hearing.

Public Hearing is open at 6:31 pm.

5. Public Hearing – Conditional Use Permit Application for 208 Hungry Hill Road

Council to hear and consider public comments pertaining to a requested conditional use permit for a manufactured home to be installed at 208 Hungry Hill Road Eddy, Texas 76524, Extension Lot B, Block 26, a property currently zoned for single family residential homesites.



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The public hearing is open to any interested persons with opinions, objections, and/or comments related to this matter. Comments related to this matter may only be expressed via mail, e-mail or, by appearing in person. Another person or attorney may also represent you.

Mr. Wilcox spoke in favor of approving the Conditional Use Permit.

**6. Close Public Hearing – Conditional Use Permit Application for 208 Hungry Hill Road
Public Hearing closed at 6:32 pm and Regular Council Meeting back in sessions at 6:32**

7. Conditional Use Permit (Manufactured Home) – 208 Hungry Hill Road

Council to discuss, consider, and possibly take action on a request by Miette and Doug Wells for a conditional use permit for a manufactured home to be installed at 208 Hungry Hill Road Eddy, Texas 76524, Extension Lot B, Block 26, a property currently zoned for single family residential homesites.

Motion made by Connally Bass; I move we approve Item# 7 on the agenda for the conditional use permit for a manufactured home to be installed at 208 Hungry Hill Road. 2nd by Richard Prater, yeas 3, nay 0, absent 2, motion passes.

8. Approval of Minutes

Council to discuss, consider, and possibly take action to approve the minutes from the January 5, 2023 Special Called City Council Meeting.

Motion made by Connally Bass to approve the minutes from the January 5, 2023 Special Called City Council meeting, 2nd by Richard Prater, yeas 3, nay 0, absent 2, motion passes.

9. Police Chief's Report – Chief Michael Dorsey

Month of December 2022

Calls for Service: Total 121; Arrest, Offense, Incident Reports: Total 19, Crash Reports: Total 4; Citations & Warnings: Total 85, ----Citations Total:39, Warnings Total:46

Police Department Activity Report: December 1, 2022 -December 31, 2022

Security Checks: 302, School Zone Enforcement: 10, Directed Traffic Enforcement:9

School Resource Officer Activity Report: December 1, 2022 – December 31, 2022

Calls for Service: 2, Security Checks: 134, Citations & Warnings: 0 Citations/1 Warning, Arrests:0

10. Public Works Director's Report – Gene Sprouse

The electrician is done with his part of Friendly Oaks we are waiting on pipe to come in, it should be delivered tomorrow to the well. The well should be back on next week. If it is not on next week we need to get in touch with Johnny Grady, because I will be out of the office next week. Westridge Well I have a report coming up on it and other than that I am trying to get some asphalt ordered so we can do some road patching.



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11. Engineering Reports – Johnny Tabor

Engineer’s Report on New Wastewater System

Prepared on 1-18-2023

1. USDA Rural Development – New Wastewater System:

Tabor & Associates, Inc. is waiting on USDA Rural Development to issue closing instructions and authorize the project to be bid.

12. Code Enforcement Officer’s Report – Thomas Arnold

December 2022 Report

112 cases worked; 2 permits; 5 burn permits; 5 inspections

13. City Administrator’s Report – Kent Manton

City Administrators Report: 1/26/2023

Sewer System

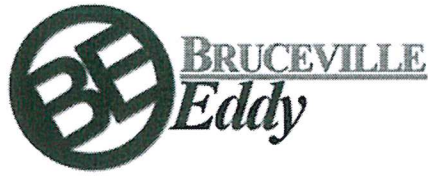
I have been in contact with USDA this past week and she had confirmed that she has received submitted documents from Dan Plietz, our Bond Counsel. Currently we have the following actions being worked in progress towards the sanitary sewer:

1. USDA’s legal review of our documentation (mandatory before requesting closing).
2. Redoing the agreement for legal services agreement for the sewer with Messer, Fort, and MacDonald (tonight’s meeting).
3. Waiting out 45 day legally required period before we can attempt to pass another bond ordinance to fund this project.

Solid Waste

I met with the District Manager of Waste Connections Regional Office, Jimmy Esparza, Friday 1/13/2023 as a follow-up on our waste collection monitoring efforts. We touched base with one another regarding general communication for complaints and problems. We are both of the opinion that things are going well for the time being. Jimmy expressed his gratitude to get to continue serving the community and mentioned that our public hearing helped them identify areas for improving their business towards other municipal customers as well. We are continuing to track all issues and have added the Council requested criteria to our log sheets.

On the Bulky and Brush front, we were able to hash out a plan to restart these services on a weekly basis beginning 2/1/2023! This will be a ‘by-request’ service only. Residents will be able to call the City and schedule a pick-up for the following Wednesday. Each week, staff here at City Hall will send over a list of all the addresses needing service. The City of McGregor has a plan identical in nature.



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Engineering Services

Tabor and Associates has informed the City of Bruceville-Eddy that they are no longer able to provide their services for our water system/city planning. This will not impact their contract to work on the sanitary sewer project.

In response to this development, I have entered into a short-term agreement with 5M Associates to provide limited and interim engineering services. While Mr. Scott Murrah was most certainly happy and capable to provide these services in the interim. I have informed him that we will be researching and soliciting other firms for qualifications and proposals to select the best partner for our community going forward.

I have already reached out to several different firms and have gotten some good traction. I expect to be able to bring forth at least two finalists for Council to consider by the 2/23/2023

City Council meeting along with more information regarding a path forward with Tabor and Associates.

Lastly, it should be noted that this hiccup is delaying our plans to upgrade water lines in Falls County. We had an infrastructure planning committee meeting setup for Wednesday January 11th, 2023 that had to be cancelled due to a lack of information that was requested to move the project forward.

Street Committee Report

The Street Repair Committee hosted what is expected to be their last meeting for the fiscal year. After plenty of consideration and research, members have selected to make a recommendation to City Council for the repair of four streets using our budgeted funds:

1. Archie Lane (excluding the unimproved section) and N Mesquite Street
2. Temple Street (South of 3rd Street) and Ausborn Street

We solicited a few bids for this work and a partnership with the County is really the only feasible option at this time due to cost. I have already reached out to representatives with McLennan County and they will be getting us a finalized quote in February or March after their material costs are determined. We will then bring an interlocal agreement with the County before Council for further consideration. Next, it will go to the County Commissioners Court for approval. After all of this is finalized and approved, we will be able to get the work scheduled in Spring or early Summer, weather dependent.



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Development

KBAR: A submitted a list of their requests to move the subdivision off Mackey Ranch and 107 forward. Our City Attorney and I have heard their justification for these requests and are currently reviewing them for feasibility. As one of these requests pertains to our subdivision ordinance, we will continue looking into this further down the road once we have an engineering services provider on board. Any and all proposals relating to this project will ultimately be at Council's discretion.

Subdivision on 107: Pam and I met with representatives this week looking to subdivide land off highway 107 past Hudson Lane on property they own. This development team has already submitted and received a water study for a large number of meters and now desires to rework their water meter study to include infrastructure to support another large set of meters on the opposite side of the highway.

CEFCO: Staff has been in contact with Guy Slimp of Sensato Development (CEFCO's Development contractor) regarding their property here in B-E. They are currently working on the designs for their property's establishment and have inquired about sign regulations. Staff members are making it a point to quickly provide requested information and caddy any and all developers on to the next required step in the process, whatever that may be.

B-E RV Park: is planning an expansion for their facilities and hopes to have additional spaces for lease in the next couple months! Our building inspection team member has been actively engaged with the

project and has provided them with the information they need to move forward in compliance with our code of ordinances.

B-E Safe Storage: Dirt work is underway BE Safe Storage and construction material deliveries continue to be offloaded for their expansion project.

Travel Center: We heard from RSK Engineering on the travel center this past week and they are working on a plat for the property (one of the next steps). They have submitted detailed preliminary plans of the building's exterior for initial review.

Repair Progress on Friendly Oaks Well

Friendly Oaks pump has failed its capacity test meaning that is underperforming on pumping capacity and is not worth putting back into service. We will be purchasing a new pump for reinstallation in accordance with the provided quote and the allowance that Council has approved.

On Friday 1/20/2023, Alliance Electrical Group began upgrading the transformer as quoted. Jurgensen is still awaiting a shipment of pipe needed before the pump and motor can be reset within the well's casing. We do not have an exact timeline for getting this well back online at this time, but we will continue to keep the Council informed as to our progress.



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14. Finances – October, November, and December 2022

a) Council to discuss, consider, and possibly take action to approve the October, November, and December 2022 financial reports for the general, water, and sewer fund accounts.

b) Council to discuss, consider, and possibly take action on approving October, November, and December 2022 accounts payable for the general, water, and sewer fund accounts.

Motion made by Connally Bass, I move we approve item # 14 A & B, which is the October, November, and December 2022 financial reports for the general fund, water fund, and sewer fund accounts and also October, November, and December 2022 accounts payable for the general fund, water fund, and sewer fund accounts, 2nd by Richard Prater, yeas 3, nay 0, absent 2, motion passes.

15. Annual Financial Statements with Independent Auditor's Report – Adam Haberer

Council to discuss, consider, and possibly take action on approving the City's fiscal year 2021-2022 financial statements with independent auditor's report thereon and required supplementary information.

Motion made by Connally Bass, I move we approve Item #15 the City's fiscal year 2021-2022 financial statements with independent auditor's report thereon and required supplementary information. 2nd by Cecil Griffin, yeas 3, nay 0, absent 2, motion passes

16. Hunting Lands Agreement – William Burkhead

Council to discuss, consider, and possibly take action on a hunting lands license agreement with the Texas Parks and Wildlife Department on land owned by the City of Bruceville-Eddy for the FY2024 hunting seasons.

Motion made by Connally Bass to table this so we can get some more information, 2nd Cecil Griffin, yeas 3, nay 0, absent 2, motion passes.

17. Bluebonnet Director Nominations

Council to discuss, consider, and possibly take action on resolution 1-26-2023-1; nominating Public Works Director Gene Sprouse as a primary candidate and Johnny Grady as an alternate candidate for election to the board of directors at the annual meeting of Bluebonnet Water Supply Corporation.

Motion made by Connally Bass I move we approve appointing Gene Sprouse as a primary candidate and Johnny Grady as an alternate candidate for election to the board of directors at the annual meeting of Bluebonnet Water Supply Corporation. 2nd by Richard Prater, yeas 3, nay 0, absent 2, motion passes.

18. Westridge Water Plant – Repair to Groundwater Well

Council to discuss, consider, and possibly take action to address mechanical issues at the Westridge Water Plant site that has resulted in its inoperability, including the approval of any needed repairs and related expenditures.

Motion made by Connally Bass, I move we approve addressing the mechanical issues at the Westridge Water Plant in the amount up to and not exceed \$45,000.00 2nd by Cecil Griffin, yeas 3, nay 0, absent 2, motion passes



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19. Police Vehicle – Repair Authorization

Council to discuss, consider, and possibly take action to address mechanical issues with Police Unit # 4, a 2017 Chevrolet Tahoe; authorization of Chief Dorsey to manage the repairs and the spending thereto in an amount not to exceed \$6,500.00.

Motion made by Connally Bass, I move we approve up to \$6500.00 to repair the Police Unit#4 which is a 2017 Chevrolet Tahoe, 2nd by Cecil Griffin, yeas 3, nay 0, absent 2, motion passes.

20. Agreement for Legal Services – Sewer System

Council to discuss, consider, and possibly take action on resolution 1-26-2023-2; authorizing the City Administrator to enter into an agreement with our appointed City Attorney, Mr. Brad Bullock and the law office of Messer, Fort, and McDonald for the purposes of providing legal services for our forthcoming sanitary sewer system.

Motion made by Connally Bass, I move we allow the city administrator, Mr. Manton to appoint Mr. Brad Bullock and the law office of Messer, Fort, and McDonald for the purposes of providing legal services for our forthcoming sanitary sewer system. 2nd by Richard Prater, yeas 3, nay 0, absent 2, motion passes

21. Agreement for Professional Services – Wendy Milliman

Council to discuss, consider, and possibly take action to approve the City Administrator to enter into a one-year agreement with Mrs. Wendy Milliman; for the purposes of providing cleaning services to City Hall.

Motion made by Cecil Griffin approving the City Administrator to enter into a one-year agreement with Mrs. Wendy Milliman; for the purposes of providing cleaning services to City Hall. 2nd by Connally Bass, yeas 3 nay 0 absent 2 motion passes

22. Community Announcements: Fire Department Annual Chili Dinner Fund raiser February 11, 2023 from 11:00am -? \$12.00 a plate.

23. Adjournment

Motion made by Connally Bass to adjourned the meeting at 7:51 pm, 2nd by Cecil Griffin, yeas 3, nay 0, absent 2, motion passes


Linda Owens, Mayor 2/24/23
Date


Pam Combs, City Secretary 2/24/23
Date

