



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
June 22, 2023, 6:00 p.m.
Minutes**

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

Council members present: Connally Bass- Mayor Pro-Tem, Ricky Wiggins, Cecil Griffin, Richard Prater.

Absent: Graham McGruer.

Staff present: Kent Manton-City Administrator, Pam Combs-City Secretary, Danielle McGruer-Court clerk, Thomas Arnold-code enforcement, Gene Sprouse- Public Works Director, and Chief Dorsey

2. Community Announcements

3. 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**

Regular Council Meeting adjourned at 6:05 pm

Public hearing in session at 6:05 pm

4. Public Hearing – Conditional Use Permit Application for 408 Eagle Drive

Council to hear public comments pertaining to a requested conditional use permit for a manufactured or modular home to be installed at 408 Eagle Drive Eddy, Texas 76524, Harris Extension, a property currently zoned for single family residential homesites.

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.

Florence Wagner, 406 Eagle Dr. we do not have any issues with a manufactured or modular home being installed at 408 Eagle Dr.

Ms. Wagner read a letter from Anna Johnson, 112 Sycamore and she stated she did not have any issues with a manufactured or modular home being installed at 408 Eagle Dr.

Gregory Wagner, 204 Evergreen said he did not have any issues with a manufactured or modular home being installed at 408 Eagle Dr.

5. Close Public Hearing – Conditional Use Permit Application for 408 Eagle Drive

Public hearing adjourned at 6:09 pm

Regular Council Meeting back into session at 6:09 pm



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

6. Conditional Use Permit (Manufactured or Modular Home) – 408 Eagle Drive

Council to discuss, consider, and possibly take action on a request by Jannie Rodriguez for a conditional use permit for a manufactured or modular home to be installed at 408 Eagle Drive, Harris Extension, a property currently zoned for single family residential homesites.

Motion made by Ricky Wiggins to approve a conditional use permit for manufactured or modular home to be installed at 408 Eagle Dr., 2nd by Connally Bass, yeas 4, nay 0, absent 1, motion passes

7. Police Chief's Report – Chief Michael Dorsey

**Calls for Service: Total 122; Arrest, Offense, Incident Report: total 11; Crash Report: 4; Citations & Warnings: total 231;
Citations Total: 154 and Warnings Total: 77**

Police Dept Activity Report for May 2023

Security Checks: 461, School Zone Enforcement: 21, Directed Traffic Enforcement: 34

SRO officer activity report for May 2023: Calls of Service 4; Security Checks 144; Arrests 0;

Citations & Warnings: 3 citations, 5 warnings.

8. Public Works Director's Report – Gene Sprouse

9. Engineering Reports

See attachment #A Tabor and Associates

See attachment #B MRB Group

10. Community Development Report – Thomas Arnold

Gave May 2023 monthly report on permits and code violations

11. City Administrator's Report – Kent Manton

City Administrators Report: 6/22/2023

Storm Recovery Efforts

On 6/10/2023 the City of Bruceville-Eddy was impacted by a brief, but certainly extreme, bout of severe weather that has resulted in a significant amount of damage. While this was certainly an unfortunate occurrence, I'm beyond happy to report that no casualties or injuries have been reported.

Public Works crews, as well as members of City Council, immediately took charge and began cleanup efforts by clearing roads and power lines of downed limbs. They also made efforts to ensure our well pumps were protected from the fluctuating power that came in the aftermath of the storm.

Texas Department of Emergency Management has been contacted and we are preparing to submit documentation that may result in funding to further our recovery efforts. Certain damage thresholds must be met in order to qualify for funding from the County and/or State.

Most of the damages will be compensated through private insurance companies, but citizens can assist the city by reporting their individual damage directly to the Texas Department of Emergency Management through their portal.



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

Sewer System

On 5/25/2023 staff met with both Tabor and Associates as well as USDA to discuss loan closing instructions and the latter's requests for additional documentation in order to proceed. The point of the meeting was to get clarification on the scope of documentation still needed to move to the bidding process as well as overall timeline to get the remaining work done.

Staff has finalized the updated sewer system connection count and is working to make an amendment to our list to assist Tabor and Associates with importation into their mapping software. They are awaiting this information to rework their engineering agreements and potentially sewer system plans.

Staff has met with Texas Rural Water Association representatives to finalize the requested rate structure and business operation plan. These documents are on track to be completed by the end of June.

Concurrently, BVRT is working on the agreements for the Council's consideration on a possible public private partnership to help offset costs for the sewer system. Both Tabor and Associates and USDA thought it prudent to move forward with these agreements now to give us plenty of options as bids come in.

Additionally, we are working to establish an 8/3/2023 tour date of a BVRT WWTP.

Overall, we are currently on track for a fall bid on sewer project pending no other major barriers arise.

Water System

On the water well issues with Friendly Oaks and Westridge sites: We have now received two quotes for electrical upgrades to the Friendly Oaks well site, both very different in scope, that have been included in our agenda packets. It should be noted that the quote from Gordian has already met the requirements of the Texas purchasing statutes and has been itemized so any work ordered can be customized to fit our needs. Both quotes have been sent to MRB Group for further review and recommendations.

In order to prepare the site for construction, Jurgensen Pump has reset the well with the exception of the electrical tie-in to prevent potential surging events. We are working on submitting an insurance claim for the loss now.

The motor for the Westridge well site is still under warranty evaluation with Franklin.

To ensure our water system needs are appropriately accounted for, The City of Bruceville-Eddy submitted input data to consultants for the Texas Water Development Board Regional Water Planning Group G as the work to develop statewide water plans for 2026.

We received a letter from the TCEQ this past week from the April comprehensive inspection citing no violations. Again, big kudos to the entire team for all the behind the scenes work that it took for this outcome!

Street Repairs

On June 14th McLennan County has informed us that they are now shooting for the month of July to begin tackling street repairs approved earlier in the year: Crescent Creek, N Mesquite, Archie, Ausborn, a portion of Hungry Hill, and the southern section of Temple.



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

Public Works crews tackled as much as the possibility could with the materials, we received from Rock Asphalt in May (see Public Works Director's report).

Grant and Funding Opportunities

The application for the Transportation Alternatives grant (sidewalks on Eagle) was submitted earlier this month.

Committee Updates

Budget

The Budget Committee has now hosted a handful of meetings, with the most recent focusing on the review of supplemental requests for funding from the various Department Heads.

With the preliminary and first draft budgets now being knocked out, key priorities have certainly risen to the top of consideration; among those being street repairs, pay raises for staff, funding for water system upgrades, signage and lighting for City Hall, tools for our Public Works Department, and funds earmarked to assist with city cleanup efforts (substandard structures).

Infrastructure Planning Committee

No recent meetings held. Awaiting finalization of hydraulic model and GIS mapping as well as the feasibility study for the proposed new water well in Falls County.

Development

WBW Development, INC. – Unnamed Residential Housing

WBW has submitted an offer for property located at 901 Eagle Drive. The offer is currently in the option period as they perform further due diligence for site selection. The development site plan being considered (see Appendix B) is for a single-family residential development of approximately 400 homes.

KBAR - Eagle Ranch:

Staff and our Engineering Firm held the initial predevelopment conference for the proposed Eagle Ranch subdivision on 6/6/2023. The development team discussed their current site plan and had some questions regarding our subdivision ordinance as they finalize their preliminary plat for submission.

Ascent Travel Center:

No additional information since plat approval. MRB Group is working through a review of construction plans.

CEFCO:

On 6/2/2023 the Mayor and staff met with representatives with CEFCO including their VP of Land Development to discuss their project's plans as well as the current status of Miracle Road. CEFCO is still very excited about their project for Bruceville-Eddy and have shortlisted it as one of their 'priority builds'. They have stated that the construction plans are 100% complete and will be modeled after the Airport Road location in Temple. They are still of the opinion that their business plan is dependent upon interconnection with Miracle Lane through their road dedication. They will continue to hold off on moving forward with their replat until a resolution with BEISD and the use Miracle Lane can be established.

The Council approved title search for Miracle Lane was completed at no cost to the city. Apparently, BEISD had this same scope of work performed in 2016. The results confirm that there is no public road dedication going back to 1960 when the land was conveyed to the school district. I have updated our legal team on these findings, and they have advised us that the next step to settle an implied dedication dispute would be through litigation. The Mayor and I



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

believe the best approach are to avoid a lawsuit and instead reach out to the Superintendent and setup a time to meet with the School Board to see if there is any room for compromise that could result in a win for all parties.

FM Land Holdings:

No further plans at this time. They are awaiting the completion of the water model by MRB Group and look forward to potential negotiations for water system capacity when we are able to explore our water system upgrade options in Falls County.

Deer Creek MUD:

As of 5/28/2023, Texas HB 5360 for the creation of the Deer Creek Municipal Utility District has been sent to the Governor's office for signing after picking up a sponsor in the Senate (Senator Creighton).

12. Consent Agenda

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

A. Approval of Minutes

Council to discuss, consider, and possibly take action to approve the minutes from the May 25, 2023 City Council Meeting.

B. Finances – May 2023

i) Council to discuss, consider, and possibly take action to approve the May 2023 financial reports for the general, water, and sewer fund accounts.

ii) Council to discuss, consider, and possibly take action on approving May 2023 accounts payable for the general, water, and sewer fund accounts.

C. Annual Water Tank Inspections

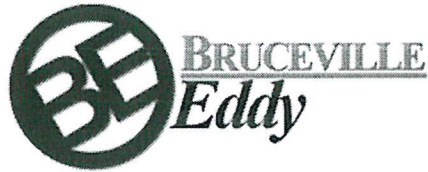
Council to discuss, consider, and possibly take action to authorize the City Administrator to engage with Ron Perrin Water Technologies, INC. to perform an annual inspection on water system storage tanks in an amount not to exceed \$3,737.00.

D. Cooperative Agreement - Waco-McLennan County Public Health District

Council to discuss, consider, and possibly take action to approve the Mayor to enter into a cooperative agreement with the Waco-McLennan County Public Health District for the purpose of proving an effective local public health program for the residents of Bruceville-Eddy.

E. Engagement for 2022-2023 Financial Audit and Annual Comprehensive Financial Report

Council to discuss, consider, and possibly take action to authorize the Mayor and City Administrator to engage with Brockway, Gersbach, Franklin & Niemeir. P.C. for the purpose of conducting a financial audit and the



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

preparation of an annual comprehensive financial report of all city funds and accounts for the fiscal year ending September 30th, 2023.

Motion made by Connally Bass to approve item E of the consent agenda, 2nd by Ricky Wiggins, yeas 4, nay 0, absent 1, motion passes

**Item # A, B (i)(ii), C, and D removed from consent agenda for more discussion
Council to discuss Item #A, B, C, and D**

Item #A Motion made by Ricky Wiggins to amend Item #13A on April 27, 2023 minutes to read a motion made by Richard Prater to approve the preliminary/final plat with conditions, add the utility easement and emergency easement as stated in the subdivision ordinances. 2nd by Richard Prater, yeas 4, nay 0, absent 1, motion passes.

Item # B (i)(ii) Motion made by Ricky Wiggins, going forward anytime an engineer meets with a developer. The engineer needs to make sure they put the developers name on the invoice, and for us to add a revenue line item for that. Other than that, I approve the May 2023 finances., 2nd by Connally Bass, yeas 4, nay 0, absent 1, motion passes.

Item #C Motion made by Ricky Wiggins for that Ron Perrin Water Technologies, INC. to perform an annual inspection on water system storage tanks in an amount not to exceed \$2600.00, 2nd by Connally Bass, yea 4, nay 0, absent 1, motion passes.

Item #D Motion made by Ricky Wiggins, that we approve the mayor to enter into a cooperative agreement with the Waco-McLennan County Public Health District for the purpose of proving an effective local public health program for the residents of Bruceville-Eddy, 2nd by Richard Prater, yeas 4, nay 0, absent 1, motion passes.

**Regular Council Meeting adjourned at 7:47pm
Public hearing in session at 7:47pm**

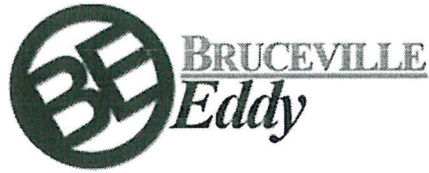
13. Public Hearing – Zoning Change Classifications from Agricultural to General Business

Council to hear public comments pertaining to City of Bruceville-Eddy initiated zoning changes on a total of 15 properties from their current designation of Agricultural District to General Business District.

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.

14. Close Public Hearing – Zoning Change Classifications from Agricultural to General Business

**Public hearing adjourned at 7:49 pm
Regular Council Meeting back into session at 7:49 pm**



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

15. Zoning Ordinance Change - Agricultural to General Business

Council to discuss, consider, and possibly take action to approve ordinance 6-22-2023-1; changing the zoning classification on 15 properties from Agricultural District to General Business District and amending the official Zoning Map of the City of Bruceville-Eddy, Falls and McLennan Counties, Texas to rightly reflect:

1. 205 Hwy 7 Eddy, Texas 76524, Property ID# 46286, Falls County A0317 Scranton F, 1.2060 Acres
2. Hwy 7 Eddy, Texas 76524, Property ID# 105555, McLennan County Scranton F Tract 3A, 0.84 Acres
3. 205A Hwy 7 Eddy, Texas 76524, Property ID# 49819, Falls County A0317 Scranton F, 0.214 Acres
4. I-35 Eddy, Texas 76524, Property ID# 46549, Falls County A0177 Farney Sam, 58.336 Acres
5. I-35 Eddy, Texas 76524, Property ID# 46602, Falls County A0396 Askew Henry, 6 Acres
6. CR 498/I-35 Eddy, Texas 76524, Property ID# 46603, Falls County A0396 Askew Henry, 21.981 Acres
7. I-35 Eddy, Texas 76524, Property ID# 46548, Falls County A0177 Farney Sam, 39.702 Acres
8. I-35 Eddy, Texas 76524, Property ID# 47256, Falls County A0396 Askew Henry, 0.098 Acres
9. I-35 Eddy, Texas 76524, Property ID# 26456, Falls County A0165 Davis Samuel W, 9.958 Acres
10. I-35 Eddy, Texas 76524, Property ID# 26455, Falls County A0165 Davis Samuel W, 5.7 Acres
11. I-35 Eddy, Texas 76524, Property ID# 35365, Falls County A0165 Davis Samuel W, 2.84 Acres
12. 206 S I-35 Eddy, Texas 76524, Property ID# 50271, Falls County A0165 Davis Samuel W, 20.53 Acres
13. CR 498/I-35 Eddy, Texas 76524, Property ID# 44454, Falls County A0396 Askew Henry, 1.159 Acres
14. I-35 Eddy, Texas 76524, Property ID# 40045, Falls County A0396 Askew Henry, 0.282 Acres
15. I-35 Eddy, Texas 76524, Property ID# 26454, Falls County A0165 Davis Samuel W, 48.522 Acres

Motion made by Connally Bass to approve Item#15 the zoning ordinance 6-22-2023-1 from Agricultural District to General Business District, 2nd by Richard Prater, yeas 4, nay 0, absent 1, motion passes.

16. Employee Handbook Changes: Overtime & Compensatory Time

Council to discuss, consider, and possibly take action on amendments to, or further clarification and direction of, existing policies relating to employee overtime and compensatory time.

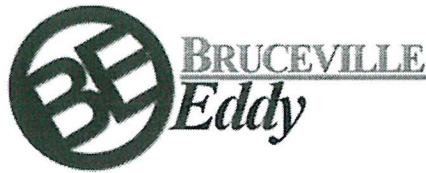
Motion made by Ricky Wiggins for the city administrator to check the law on comp time in the event the employee is terminated or no longer an employee, whatever be the case. Also, talk with the employee to see if they want comp time or overtime., 2nd by Richard Prater, yeas 3, nay 0, absent 1, abstain 1, motion passes.

17. Employee Health Insurance Plan Selection

Council to discuss, consider, and possibly take action on a renewal and/or change(s) to employee health insurance plan coverage through TX Health Benefits Pool.

Motion made by Ricky Wiggins to approve Option # 4 for the employee health insurance plan coverage through TX Health Benefits Pool. 2nd by Richard Prater, yeas 4, nay 0, absent 1, motion passes.

18. Discussion and Consideration of Ordinance Amendment – Noise Ordinance



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

Council to discuss, consider, and possibly take action to provide staff with further direction on the amendment of the code of ordinances and/or policy changes relating to our noise ordinance.

No action taken

19. Friendly Oaks Water Plant – Repairs to Groundwater Wells

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

Motion made by Ricky Wiggins to authorize the City Administrator to enter into an agreement with Wallace Controls and Electric, contingent upon approval by MRB Group, to purchase a VFD, sinewave filter, and additional engineer requested electrical protection in an amount not to exceed \$75,000.00 dollars for the Friendly Oaks well site; furthermore, authorize the restart of the well after all upgrades have been installed, with the exception of any parts that will take longer than 4 weeks to mobilize, 2nd by Cecil Griffin, yeas 4, nay 0, absent 1, motion passes.

20. Ordinances Amending the Master Fee Schedule – Solid Waste Rates

Council to discuss, consider, and possibly take action on ordinance 6-22-2023-2; increasing residential and commercial solid waste collection and disposal rates by 2.86% in response to a CPI adjustment request from Waste Connections Lone Star, INC.

Motion made by Connally Bass to approve ordinance 6-22-2023-2, increasing residential and commercial solid waste collection and disposal rates by 2.86% in response to a CPI adjustment request from 2nd by Richard Prater, yeas 4, nay 0, absent 1, motion passed

21. General Amendments to the Code of Ordinances – Political Signs, Firework Sales, Mailing Address

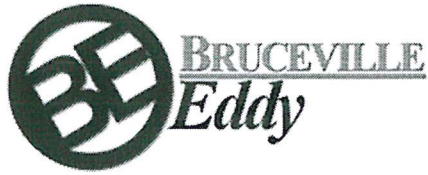
Council to discuss, consider, and possibly take action on ordinance 6-22-2023-3; which removes the size requirements of political signs exempt from permitting, allows for the sale of fireworks within the corporate limits of the city, and changes the official mailing address of the City of Bruceville-Eddy.

Motion made by Ricky Wiggins to approve ordinance 6-22-2023-3, 2nd by Connally Bass, yeas 2, nay 2, absent 1, Votes are tied, Mayor Owens has to break the tie. She voted yes, motion passes.

22. Adjournment

Motion made by Connally Bass to adjourn the meeting at 8:55pm 2nd by Cecil Griffin, yeas 4, nay 0, absent 1, motion passes.


Linda Owens, Mayor _____
Date



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

Pam Combs

7-28-23

Pam Combs, City Secretary

Date



