

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

**Special Called City Council Meeting
December 21, 2023, 6:00 p.m.
Minutes**

1. Meeting Called to Order at 6:08 pm by Mayor Linda Owens.

Council Members present: Graham McGruer-Mayor Pro-tem, Ricky Wiggins, Cecil Griffin, and Joyce McGlothlin.

Absent: Richard Prater

Staff present: Kent Manton-City Administrator, Pam Combs-City Secretary, Gene Sprouse-Public Works Director, Thomas Arnold-Code Enforcement, Johnny Tabor and Chris Hill - Sewer Engineer, Chief Dorsey, and Terri Chenoweth

2. Community Announcements

Bethany Fellowship is having a chili fundraiser on January 13, 2024 at the Senior Center-Taylor Hall.

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**

4. WMCEM - Planning Presentation: Total Solar Eclipse

Council to hear a presentation from Ryan Dirker, Emergency Management Coordinator for the Waco-McLennan Office of Emergency Management on the regional and local planning efforts for the April 8, 2024 Total Solar Eclipse.

Graham McGruer recommended getting a committee together for this and include the community, business owners, city council members and Chief Dorsey, etc. Ricky Wiggins recommended to put it out on our website asking for volunteers willing to serve on this committee and to put a cut-off date on it and then bring it back to the next council meeting for the council to appoint the committee members.

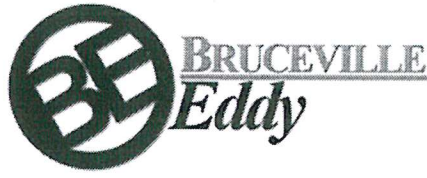
5. Recommendation of Award on Sewer Bids – Johnny Tabor

Council to receive a report from Tabor and Associates on award recommendations for the respective five sewer system projects.

Motion made by Graham McGruer, I move we reject the bids we have received and that we have Tabor & Associates go out and come back with a proposal that would reflect a construction project that will be within our budget, 2nd Cecil Griffin, yeas 4, nay 0, absent 1, motion passes.

6. Repairs to Groundwater Wells - Don Minnis

Council to receive a report from SKE Electrical Engineer, on the issues with Friendly Oaks wellsite along with any mitigating recommendations; Council to discuss, consider, and possibly take action to address electrical and



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mechanical issues at the Friendly Oaks Water Plant site and/or the Westridge Water Plant site that has resulted in their inoperability, including the approval of any needed repairs and related expenditures.

Motion made by Graham McGruer, I move that we approve the city administrator to authorize the updated quote from Jurgensen Pump in the amount of \$41,142.00; furthermore, to approve the city administrator to engage with Wallace Electrical to complete with recommendations and repairs in an amount not to exceed \$6,000.00, 2nd by Ricky Wiggins, yeas 4, nay 0, absent 1, motion passes.

7. Proposal for Engineering Services – Falls County Water Main Improvements (Phase 1)

Council to discuss, consider, and possibly take action to approve the City Administrator to enter into a proposal for professional engineering services for the upgrade of existing 1.5-inch water main to a minimum 8-inch diameter water main along FM 1239, the connection of water mains from CR 440 to CR 449, and a crossing improvement over Hoolia Creek along CR 440.

Motion made by Graham McGruer, I move we approve the City Administrator to enter into a proposal for professional engineering services for the upgrade of existing 1.5-inch water main to a minimum 8-inch diameter water main along FM 1239, the connection of water mains from CR 440 to CR 449, and a crossing improvement over Hoolia Creek along CR 440. 2nd by Cecil Griffin, yeas 4, nay 0, absent 1, motion passes.

8. Engineering Reports

Please see attachment “A “

9. Police Chief’s Report – Chief Michael Dorsey

November 2023

Calls for Service: Total 106; Arrest, Offense, Incident Reports: Total 6; Crash Reports: Total 7; Citations & Warnings: Total 136; Citations total: 52, Warnings Total: 84

Security checks: 132; School Zone Enforcement: 17, Neighborhood Patrol: 62, Directed Traffic Enforcement: 28

SRO: November 2023

Calls for Service: Total 5, Security Checks: 93, Citations & Warnings: 0, Arrests: 0, K-9 Check: 1

10. Oath of Office – Chief Michael Dorsey

Chief Michael Dorsey will formally administer the Oath of Office to our newest Reserve Officer, Carlos Ozuna.

11. Public Works Director’s Report – Gene Sprouse

12. Community Development Report – Thomas Arnold

Short Break from 8:03pm until 8:12 pm

13. City Administrator’s Report – Kent Manton

City Administrators Report: 12/21/2023

Rene Bates Auction Update



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The auction of surplus goods wrapped up on 12/7/2023 and was successful overall. We saw the sale of 5 out of 6 items we had on the block. We are in the process of coordinating pickup with the winners and expect our proceeds, to the tune of approximately \$6,200, to be deposited in our account in the next couple of weeks. Checkout the results here: https://renebates.com/a_main_2.php?id=59

McLennan County Survey Parks Survey

The McLennan County Commissioners Court is planning for future parks, recreational facilities and open space and they are requesting the public's input. You may assist by completing a short 3-minute survey. If you live in McLennan County, please go to the following computer link to reach the survey:

<https://www.surveymonkey.com/r/McLennanParks>

Oncor Vegetation Maintenance

Oncor is planning Vegetation Maintenance work beginning in January 2024 inside the city limits and portions of Falls County. Wright Tree Service will be performing the work and will use the typical door hangar notification process to notify the affected properties.

Texas Municipal League Region 9 Meeting

In November it was announced that the City of Bruceville-Eddy was chosen to host the 2/8/2024 regular meeting of TML Region 9. The meeting will take place at City Hall with TML's President, Tito Rodriguez as the speaking guest.

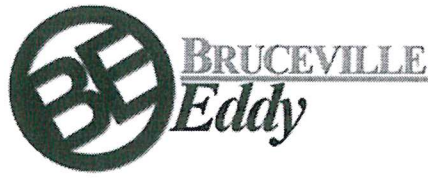
The Mayor, City Secretary, and I are in the process of coordinating with TML staff on the agenda and invitations. Councilmembers and other key local officials will be invited to attend. The dinner is paid for at the cost of attendees.

Animal/Livestock Ordinance Updates

At our 10/26/2023 meeting, Council discussed potential revisions to the animal control section of our ordinances. As a follow up to this agenda item, I reached out to TML legal to get some direction on our ability to enforce existing violations. Long story short, I was directed to our City Attorney on this issue primarily due to the recent constitutional amendment that went before the voters that further protects a property owner's right to farm. We will circle back around to this issue in the future after we have a better understanding of the authority vested in a General Law – A city to make rules applying to livestock.

2022-2023 FY Audit and Financial Statements

Adam Haberer, our lead auditor representing the offices of Brockway, Gersbach, Franklin, and Niemeier, P.C. has wrapped up the field portion of our annual financial audit as of 12/1/2023. Adam plans on presenting his statements to Council in January after finalizing his report and the financial statements in the next couple of weeks.



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Sewer System

Bidding will end on 12/19/2023 and tabulation is expected to be completed the following day. We are currently coordinating with USDA to ensure we are following all federally required steps in the bid awarding process.

I have spoken with our bond counsel on our current Certificates of Obligation and have been advised to await the completion of bidding before circling back around to USDA to discuss next steps in addressing our expected funding shortfall.

Union Pacific Crossings

At our last Council meeting, Mr. Tabor was invited to provide an update to Council on the sewer bidding process and to answer any outstanding questions on the project. The bulk of the questions revolved around the responsible party for the recently approved and paid for fees to Union Pacific (UP) for the crossing agreements. A motion was then made to place the topic on the next Council agenda. This agenda item has been moved to the 1/11/2024 meeting to account for a Councilmembers' scheduled absence in December. We have begun digging into the question at hand and will have more information to present in January.

Water System

Friendly Oaks

On 12/5/2023 SKE Electrical coordinated a site visit with parties involved with our past efforts to repair this water well. Representatives from Jurgensen Pump, HOT CO-OP and Wallace Electric and Controls were all in attendance at the on-site meeting to facilitate further research into the issues we are experiencing. While this meeting was primarily a data gathering meeting, it was agreed upon that we need to get rid of the 'wild leg' that has been a part of the power distribution for this site since inception. Making this change should result in much more balanced power to the site.

HOT CO-OP offered to swap the transformers out with some they had in their inventory and to convert the existing meter box to a CT (current transformer). After consulting further with SKE, I requested this upgrade from HOT CO-OP the very next day. The swap is being offered at no cost to us and was originally scheduled for installation on 12/12/2023. A reschedule of the work has been set for 12/18/2023. This change will result in a required rework of wiring on our end.



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Water Company of America

The contract with Water Company of America is still under review by our City Attorney. I have followed up with this and have requested a December deadline for the review. The delay associated with this review was caused by the transition of associate attorneys.

Bluebonnet Clarifier Repair

In January Bluebonnet WSC will be taking a clarifying unit offline for mandatory repairs/upgrades. With two of our groundwater wells being down, this maintenance will likely result in a supply shortage for our system, the extent to which will be based on customer demand and actual downtime for the unit. If the Friendly Oaks well is not back up and running at this time, we will proceed with issuing increased water restrictions with associated messaging to ensure we have enough customer conservation to continue serving all connections. We have contacted Jim Lily, General Manager, and he estimates the repair work will take a week starting on 1/8/2024

Committee Updates

Infrastructure Planning Committee

The IPC met the afternoon of 11/9/2023 to discuss the following items: improvement recommendations and designs for waterline upgrades in Falls County, electrical issues with Friendly Oaks water plant, and the 4/8/2024 total solar eclipse. A recommendation on improvements to waterlines in Falls County will be brought before Council in December along with a presentation from Waco-McLennan Office of Emergency Management on the eclipse. There was no discussion on the electrical issues with Friendly Oaks because I did not have any new information to present at the time.

Street Repair Committee

The initial street repair committee meeting took place on 11/13/2023. Members were provided with a preliminary report of priority listed streets for consideration. Committee members diligently investigated street conditions in the field and came well prepared for the meeting!

While research continues on a potential recommendation to Council, I have requested quotes from McLennan County to conduct the following work:

Reseal the streets that received a chip and seal in 2023:

1. Temple
2. Ausborn
3. Archie
4. N Mesquite



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5. Crescent Meadow

Streets we are considering for chip and seal in order of priority in 2024:

1. Pine
2. Gurley
3. Grider: between Bruce and Church
4. 4th Street: from Anna Hobbs to Temple
5. Ashley (selected because the sewer will not be located in middle of road)

It was the desire of the committee to see a good balance between street repairs in Bruceville and Eddy. The next meeting was scheduled for 12/5/2023 but was cancelled due to pricing information still being outstanding from the County.

On 12/1/2023 Gene Sprouse, the Mayor, and I met with Justin Cross on Pine Street to look at the potential upgrades to not only the street, but the drainage as well. We will pass along our findings to the committee at a future meeting.

Development

Commercial Activity

No additional updates to provide at this time regarding Mrs. Heaven's Childcare or the vacant Kissing Tree building.

The Mayor and I held a meeting with a local resident that is looking to establish a restaurant in the area. We facilitated contact information for potential locations and answered questions on utility availability to the best of our knowledge.

WBW (Fowler Land):

No additional updates to provide at this time.

KBAR - Eagle Ranch:

On 11/29/2023 Lee Lingenfelter with MRB Group provided final comments on the Eagle Ranch preliminary plat. The two remaining comments were deemed minor and only offered for consideration.

KBAR decided to resolve these two comments before finalizing the preliminary plat for Council consideration and discussion. Lee subsequently confirmed that the comments were resolved on 12/6/2023.

As agreed, to by the developer, probable deed restrictions and printed preliminary plats have been provided to Council in anticipation of the 1/11/2024 Council meeting to consider this plat.



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BE Travel Center (Ascent):

On 12/1/2023 a resubmission of plans was received and immediately forwarded to MRB Group for another round of reviews. We have spent the last month or so answering questions from the engineering firm and surveying team on issues with both their construction plans and final plat.

CEFCO:

No additional updates to provide at this time.

FM Land Holdings

At the recommendation of the Infrastructure Planning Committee, I hosted a video conference with this developer to discuss cost sharing for improvements to waterlines in Falls County that would benefit both our water system and the developer. Specially, we were looking to offset some of the associated costs from MRB Group's priority upgrade recommendations along Falls CR 459 (Phase 2 Improvements).

After our meeting, the representative of FM Land Holding let me know that the potential costs were too steep, and they were not interested in moving forward with a cost sharing agreement for waterline improvements at this time. I will remove this developer from my regular updates moving forward.

RV Park – Hodge Road

The commercial water meter for this property has been purchased and is awaiting installation.

RV Park – Bruce Street

No additional updates to provide at this time.

RV Park – Brown Drive

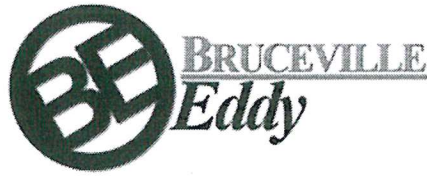
The property owner of three continuous tracks of land on Brown Street reached out over the past month to inquire about the necessary steps for the creation of an RV Park. The property is currently zoned for single-family dwellings and would need to be rezoned to general business before this type of business activity can take place. I provided the resident with the necessary documentation and instructions to submit a rezoning request.

Deer Creek MUD

No additional updates to provide at this time.

Manufactured Home Park – 4th Street

On 12/1/2023 I was contacted by an agent for a new property owner of a larger tract of land off 4th street inquiring about the steps necessary to rezone from agricultural district to a manufactured home district.



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The current plans are for a manufactured home park. A manufactured home park is not a subdivision of individual property owners, but rather a collection of manufactured homes on a single lot with sole ownership that are offered for rent to individual families on a long-term basis. I provided the agent with the necessary steps and paperwork to proceed with a request.

14. 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 November 15, 2023 Special Called City Council Meeting.

B. Finances – October 2023

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

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

C. Finances – November 2023

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

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

D. Appointment to Infrastructure Planning Committee

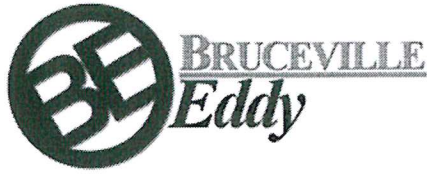
Council to discuss, consider, and possibly take action on appointing Mr. Matt Cast as a citizen member on the Infrastructure Planning Committee, replacing Mr. Marc Fowler.

Motion made by Ricky Wiggins to approve A, B (i) (ii), C (i) (ii), and D of the consent agenda, 2nd Joyce McGlothlin, yeas 4, nay 0, absent 1, motion passes.

15. Vehicle Purchase – Public Works Director Gene Sprouse

At the request of the Budget Committee, Council to discuss, consider, and possibly take action on the purchase of a truck for the Public Works Department in an amount not to exceed \$62,000.00 using budgeted funds from the General Fund (10-30-6914 Fixed Asset Purchase).

Motion made by Ricky Wiggins we purchase the truck Public Works Department in the amount not to exceed \$62,000.00, using budget fund from the general fund account 10-30-6914 fixed assent purchase, 2nd by Graham McGruer, yeas 4, nay 0, absent 1, motion passes.



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16. Animal Abandonment Ordinance – Chief Michael Dorsey

Council to discuss, consider, and possibly take action on ordinance 12-21-2023-1 amending the code of ordinances of the City of Bruceville-Eddy, by the creation of a new offense relating to the abandonment of animals within the corporate limits of the city.

Motion made by Graham McGruer we update and add certain definitions and language to City of Ordinance 12-21-2023-1 amendments to Chapter 2 of the animal control section laws, 2nd by Joyce McGlothlin, yeas 4, nay 0, absent 1, motion passes.

17. Discussion and Consideration: Increasing Local Homestead Exemptions

Council to discuss, consider, and possibly take action on a potential increase to the local homestead exemption; receive a presentation from the City Administrator on the financial ramifications of said changes and provide staff with further direction on the manner.

Motion made by Graham McGruer, I move that the City Administrator come back to the council with an ordinance reflecting the increase of property tax exemption for us to review and possibly take action on it at that time 2nd by Cecil Griffin, yeas 4, nay 0, absent 0, motion passes.

Council Meeting adjourned and the City Council will be going into Executive Session at 8:35 pm

18. Executive Session

A. The City Council Shall Meet in Executive Session to Discuss the Following:

Consultation with City Attorney regarding Unauthorized Water Connections

Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney to receive legal advice regarding unauthorized water connections to the Bruceville-Eddy Water System.

No action taken

B. Reconvene into Open Session

Executive session adjourned and Council meeting back in session at 9:17 pm

C. Possible Action on Issues Discussed in Executive Session

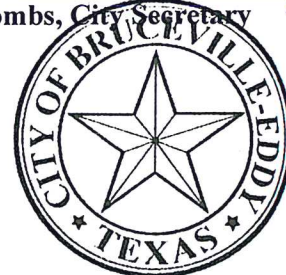
No action taken

19. Adjournment

Motion made by Joyce McGlothlin to adjourn the meeting at 9:18 pm, 2nd by Graham McGruer, yeas 4, nay 0, absent 1, motion passes


Linda Owens, Mayor 1/30/24
Date


Pam Combs, City Secretary 1/30/24
Date



December 14, 2023

City of Bruceville-Eddy
Mr. Kent Manton
144 Wilcox Drive
Eddy, Texas 76524

RE: CITY OF BRUCEVILLE-EDDY Monthly Engineering Status Report

Mr. Kent Manton,

MRB Group is pleased to provide to the City the following Items in regards to the Monthly Engineering Report. This report includes Engineering Tasks from November 9 through December 13, 2023.

DEVELOPMENT REVIEW

1. Rajan Plaza / Ascent Travel Center – MRB received a revised set of construction documents on December 04, 2023. The revised set addressed many of the past review comments, but also included revisions to the existing design plans not seen to date. The latest set is under review and we anticipate completed review and development of comments by December 18, 2023.

2. Eagle Ranch –MRB has received final resolution of comments and has recommended approval of the proposed development.

WATER METER FEASIBILITY

MRB provided meter feasibility studies for (1) commercial meter and (1) residential meter that requested expedited review. The meter analysis resulted in the approval of both meter applications.

GENERAL DISCUSSION ITEMS

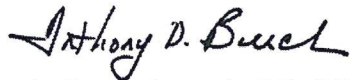
1. Water System Improvements for Falls County portion of CCN: MRB has prepared and submitted for council consideration an Engineering Proposal for the design of the Phase 1 FM 1239 Water Main Improvements. The survey and design timeline for this project is estimated at 12 weeks. If all easements / TxDOT permits are in hand we anticipate bidding of the main project in late March or April of 2024. The overall

construction schedule for this project is estimated to be 8 months or a substantial completion date of November 2024. This schedule is subject to the successful acquisition of all easements.

2. New Water Well: The Hydro-Geologist well study for the (3) proposed sites are complete. The Hydro-Geologist has reviewed each of the sites and has ranked them in accordance to best options in regards to potential water quality and availability. We are now reviewing the study and will analyze and rank the well sites in regards to engineering feasibility. We will develop an overall ranking based upon all options and scenarios. We will plan to present the report and discuss options in a January 2024 council meeting.

If you have any questions, please feel free to contact me.

Sincerely,



Anthony Beach, PE, CFM
Project Manager
abeach@mrbgroup.com



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Attendance Sheet
Special Called Council Sheet
December 21, 2023, 6:00 pm

Name

Address

Rick & Cindy Edmister
Armand Huff

851 W 3rd St
303 W Calhoun Ave, Temple

Blank lined area for entering names.

Blank lined area for entering addresses.