



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
May 23, 2024, 6:00 p.m.
Minutes**

1. Meeting called to order by Mayor Owens at 6:01 pm

Council members present: Graham McGruer-Mayor Pro-Tem, Ricky Wiggins, Joyce McGlothlin, Richard Prater, and Cecil Griffin.

Staff Present: Kent Manton-City Administrator, Pam Combs-City Secretary, Chief Dorsey, Jannie Rodriguez-Water Clerk, Walter Nelson-Code Enforcement, Johnny Tabor and Chris Hill-Sewer Engineers

2. Community Announcements

**Special Called Council Meeting on June 6th at 6:00 pm
2nd Bruceville-Eddy EDC meeting on June 13th at 5:30 pm
Regular Council Meeting June 27th at 6:00 pm
Bingo at B-EUMC June 7th**

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. Preliminary Plat – 1011 Park Lake Drive

Council to discuss, consider, and possibly take action on a preliminary plat submission for property owned by Ioan and Tabitha Hara being three tracts of land, 0.23 acres, 11.39 acres, and 0.15 acres respectfully out of the J.O. Green Survey, and including lots 23, 27, and 28 of the Shady Shores Estates Addition; generally located at 1011 Park Lake Drive Eddy, Texas 76524

Furthermore, Council to discuss, consider, and possibly take action on a request by owners for a variance to Subdivision Ordinance Section 8.03 (j) requiring the submission of a complete topographic map.

Motion made by Ricky Wiggins, I make a motion to approve with the conditions that sections 8.03K and 8.03L are satisfied, as the engineer has stated. I'm ok with the variance on the topographic map, because I understand that is a big cost to you but not with K and L, 2nd by Richard Prater, yeas 5, nay 0, motion passes.

5. Franchise Agreement – Atmos Energy, INC.

Council to discuss, consider, and possibly take action on ordinance 5-23-2024-2, granting a franchise to Atmos Energy Corporation, Mid-Tex Division, to construct, maintain, and operate pipelines and equipment in the City of Bruceville-Eddy, Texas.

Motion made by Ricky Wiggins to have our attorney to look at this ordinance and correct any errors that's in it, 2nd by Richard Prater, yeas 5, nay 0, motion passes.



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At this time the council is going to move and discuss Items #13 and 14 before Item #6

**During the discussion of Items #13 and #14 we lost electricity and internet services went out due to bad weather, but shortly later the power came back on, but not the internet
Took a small break from 7:32pm until 7:43 pm**

6. Final Plat and Construction Plans – CEFCO #0047

Council to discuss, consider, and possibly take action on the final plat and construction plan submission for CEFCO #0047, property owned by Fikes Wholesale, LLC; Raymond W. Smith, President; being three tracts of land, 1.656 acres, 10.124 acres, and 7.681 acres respectfully out of the Levi Prewitt Survey, Abstract No. 723; generally located at 20102 S IH 35 Eddy, Texas 76524 in between Eagle Drive and I-35.

Motion made by Ricky Wiggins to approve final plat and construction plan for CEFCO #0047, 2nd by Richard Prater, yeas 5, nay 0, motion passes.

7. Police Chief's Report – Chief Michael Dorsey

See attachment "A"

8. Public Works Director's Report – Gene Sprouse

9. Engineering Reports-MRB

See Attachment "B"

10. City Administrator's Report – Kent Manton

City Administrators Report: 5/23/2024

4th Street Speed Control Survey

Approximately 40 surveys requested by Council at the 3/28/2024 meeting were mailed out to homeowners along 4th street. To date we have received eight responses. I plan on bringing the results of this survey before you at June's regular meeting.

Flooding and Drainage

Unfortunately, at least one property in our city still sits below a couple feet of water as a result of the large amounts of rain and runoff we have experienced over the past month or so. The property is located within our Shady Shores subdivision and was built in an active flood plain many years ago. We have coordinated with the National Resource Conservation Service, a branch of the USDA, and have physically verified that the dam is in proper operation.

Gene and I have shored up a work plan to begin addressing some of our observed drainage issues over the next couple months as Bruceville-Eddy begins to dry out. Crews have already begun excavating drainage ditches and we will be purchasing a handful of culverts to replace several that have simply failed. Additionally,



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we already have a list of culverts in need of maintenance to address. We encourage members of our community to reach out to report a problem with drainage in their area.

Sewer System

Last week's bid openings were more than successful! We received a valid bid on each of our five projects, which is a true celebratory moment for our city! Tabor and Associates has reviewed the submissions to ensure each bid is valid and that everything has been properly tabulated. The apparent low bidders reached a total of \$16,385,130.46. While this number is higher than the revised engineer's OPC, in today's age of projects coming in on the high side, I would call this a WIN!

We are entering a pivotal time for the new sewer system project over the next couple months. At the 5/23/2024 council meeting we will likely be awarded contracts for the sewer system and formally requested additional funding from USDA for the remaining financial need. With these actions, our loan officer and USDA were able to begin working on their end to prepare the project's second funding package.

Once I have a definitive answer from USDA on additional grant funding for this project, which is expected in early June, I will be able to provide you with our proposed rate structure for the base bid connection list.

Sewer Project's Upcoming Timeline

5/15/2024: Presentation of bids and award recommendations

5/23/2024: Council to award contracts and request additional funding from USDA

6/1 – 6/15/2024: USDA will inform us of our ability to secure any additional grant funding for this project

6/6/2024: Council to approve reworked certificate of obligation for sewer funding from our bond attorney

6/19/2024: BABAA Wavier expires, additional funding must be obligated prior to this date to prevent an inevitable rise in costs due to additional purchasing and sourcing requirements

Water System

Water System Lighting Strike

Alliance has the repairs to the Ford plant on their schedule and are awaiting all parts to come in before starting work. Work was anticipated to commence the week of 5/13/2024.

Westridge Well

Westridge grounding work was quickly executed by T. Morales. Both T. Morales and Jurgensen Pump traveled to the site on 5/15/2024 to energize so that our crews could begin flushing operations prior to getting the well



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back online. These actions will provide some relief on our system's purchases from Bluebonnet WSC while also setting us up to sample for PFAS.

Friendly Oaks Well

We finally received word from Franklin motor on our October 2023 warranty claim. Jergensen has issued full credit to our account as a result.

T. Morales has been coordinating with SKE on the electrical issues at this site and has prepared a proposal for \$2,800 to finish the engineer's recommendations at this site wo which I have approved.

The motor and pump were pulled 5/11/2024 and it appears that the cable is in good working order. There were no signs of a lightning strike or major surge. The pump will be evaluated to see if it is fit to be returned to the hole with the new motor which is currently on order.

Falls County Improvements

Plans for the F.M. 1239 project are at 100% complete and we are awaiting a R.O.W. permit approval from TXDOT. The State did request additional documentation earlier this month to which our engineering team has responded. We have worked with our engineers to establish a bid advertisement date starting on the 23rd of May with an opening date of June 13th.

New Falls County Water Well

Our engineers have confirmed the exact location of the proposed new water well upon the selected site. I have not yet gotten around to creating the proposed terms sheet for the property owners but expect to have this to them for review and consideration by the end of June as I have currently shifted priorities back to sewer system tasks during this crunch time.

Committee/Board Updates

Infrastructure Planning Committee

IPC gathered on 4/29/2024 for what turned out to be a very fruitful meeting. Members received updates on past agenda items and the City's current infrastructure projects.

One of the prominent agenda items was the discussion of our financial advisors' recommendation to order a rate analysis for our water system to ensure that our present structure can adequately service current operations and future debt servicing goals. Representatives from MRB Group, while capable of performing this service, recommended looking into joining Texas Rural Water Association as they offer a basic rate analysis as a technical service to their members. Going this route would save the water system a significant amount of



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money. Membership had already been on my radar for discussion with next year's budget proposals as they also offer assistance with leak detection and emergency operations. This action item has been added to tonight's agenda for consideration.

The committee also discussed the need to establish Impact Fees for future developers to help offset the costs associated with building and maintaining infrastructure. The committee agreed that now is the time to begin this process before we are inundated with development requests. MRB Group is preparing a proposal for a Capital Improvements Plan, which is a legal requirement needed for the establishment of impact fees in Texas.

Members also discussed the need for sourcing a rolling generator for our water system to provide emergency operations in the case of a major power outage. Members have requested that we engage with SKE Electrical Engineering to have them come up with a proposal for a system design and a recommendation for purchase. We are working to get this done by the end of the fiscal year as we have this purchase budgeted for 2023-2024.

Lastly, members discussed the need to begin looking into alternatives to our current solid waste removal vendor.

Solar Eclipse Committee

We will be scheduling a debrief meeting in the coming weeks.

Street Repair Committee

Absolved until FY 2024-2025. ILA with McLennan County was approved and work is currently underway on Pine Street.

Economic Development Corporation

By-laws have been signed by President Weaver and the revised certificate of formation has been submitted to the Texas Secretary of State for review and processing.

Directors joined Lorena EDC for an audit/tour of their 5/14/2024 meeting. Vice-Chair Wetzel and other members were more than welcoming and took extra time out of their evening to engage with and encourage our newly appointed board members.

Budget Committee

Department head funding requests have been sent out. We are working to kick off our first meeting on 5/30/2024.



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Development

Commercial Activity

Kissing Tree building will now be used as a wedding venue. Their plan is to utilize the BnBs on Market Street to house wedding party members during events.

Check out their website for more information: <https://thelonestarmanor.com/our-story/>

Little Eagles Daycare is finalizing documentation with the Department of State Health Services and will be scheduling an inspection shortly. My understanding is this is one of the final hurdles needed before the business can get up and running!

WBW (Fowler Land):

No additional information at this time.

KBAR - Eagle Ranch:

The developer is currently working on their construction documents and final plat.

BE Travel Center (Ascent):

Owners are currently working with TXDOT to iron out land donation requirements and finalize any remaining requirements associated with their permit. No other updates at this time.

CEFCO:

Final plat and construction plans before you tonight.

RV Parks – Brown Drive, Bruce Street, Hodge Road

No additional information at this time.

Deer Creek MUD

No additional information at this time.

Youth Sports Complex/Facilities

No additional information at this time.

11. 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.



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A. Approval of Minutes

Council to discuss, consider, and possibly take action to approve the minutes from the April 25, 2024 Regular Meeting.

B. Finances – April 2024

i) Council to discuss, consider, and possibly take action on the April 2024 financial reports for the general, water, and sewer fund accounts.

ii) Council to discuss, consider, and possibly take action on the April 2024 accounts payable for the general, water, and sewer fund accounts.

C. Donation Acceptance

Council to discuss, consider, and possibly take action to approve the acceptance of a \$25.00 donation to the City of Bruceville-Eddy general fund by Bethany Fellowship Church.

Motion made by Ricky Wiggins to approve all items listed on the consent agenda (A, B(i) (ii), and C), 2nd by Joyce McGlothlin, yeas 5, nay 0, motion passes.

12. Sanitary Sewer System – Awarding Contracts

Council to discuss, consider, and possibly take action on resolution 5-23-2024-2; awarding contracts for the respective five sewer system projects contingent upon this project receiving additional funding from USDA.

Motion made by Ricky Wiggins that we approve resolution 5-23-2024-2; awarding contracts for all five projects as presented in “Option 1”, to the lowest bidder as tabulated by our engineer; further authorizing the Mayor to enter into any agreements with each respective contractor, contingent upon the City of Bruceville-Eddy being able to obtain an affordable second funding package from USDA. 2nd by Richard Prater, yeas 5, nay 0, motion passes.

13. Sanitary Sewer System – Additional Funding Requests

Council to discuss, consider, and possibly take action on resolution 5-23-2024-3; formally requesting additional funding from USDA; authorizing the mayor to sign necessary documentation associated with said request.

Motion made by Richard Prater to approve resolution 5-23-2024-3; formally requesting an additional funding package from USDA in an amount of \$8, 164,716.98, furthermore, offering the costs paid to date out of the City’s funds as an ‘awardee’s contribution’ to the project, 2nd by Joyce McGlothlin, yeas 5, nay 0, motion passes.

Council meeting adjourned and public hearing in sessions at 8:07 pm

14. Public Hearing – Renewal of Water Meter Moratorium

Council to hear public comments pertaining to the renewal of a water meter moratorium in the portion of Falls County that is east of Interstate Highway 35 and outside the corporate limits of the City, and properties abutting Bruceville Lane in McLennan County.



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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.

Public hearing adjourned and Council meeting back into session at 8:08 pm

15. Renewal of Water Meter Moratorium

Council to discuss, consider, and possibly take action on ordinance 5-23-2024-1, renewing a development moratorium in the portion of Falls County that is east of Interstate Highway 35 and outside the corporate limits of the City, and properties abutting Bruceville Lane in McLennan County.

Motion made by Joyce McGlothlin to approve ordinance 5-23-2024-1, renewing a development moratorium in the portion of Falls County that is east of Interstate Highway 35 and outside the corporate limits of the City, and properties abutting Bruceville Lane in McLennan County. 2nd by Richard Prater, yeas 5, nay 0, motion passes.

16. Property Line Challenge

Council to discuss, consider, and possibly take action to take necessary steps to resolve a property line challenge with the landowner of 130 Crescent Creek Lane Bruceville, Texas 76630.

Motion made by Richard Prater recommending the city get a survey of 130 Crescent Creek Lane Bruceville, Texas 76630, 2nd by Graham McGruer, yeas 5, nay 0, motion passes

17. Texas Rural Water Association Membership

At the recommendation of the Infrastructure Planning Committee, Council to discuss, consider, and possibly take action on joining Texas Rural Water Association for the primary purpose of obtaining affordable technical assistance for rate analyses and leak detection services.

Motion made by Ricky Wiggins to approve the membership with the Texas Rural Water Association, 2nd by Richard Prater, yeas 5, nay 0, motion passes.

18. 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 the employee health insurance plan as selected which is the same plan we have in last physical year, 2nd by Joyce McGlothlin, yeas 5, nay 0, motion passes.

19. McLennan County 9-1-1 Emergency Assistance District: Manager Election

Council to discuss, consider, and possibly take action to cast a vote for selection of Seat Two on the Board of Managers, McLennan County 9-1-1 Emergency Assistance District.

Motion made by Ricky Wiggins to vote for one of our own, Danielle McGruer 2nd by Cecil Griffin, yeas 5, nay 0, motion passes.



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20. McLennan County Rural Transit District Board of Directors: Nominees

Council to discuss, consider, and possibly take action on resolution 5-23-2024-1, selecting a nominee of the governing body for the Place 5 Director (Precinct 1 Region) of the McLennan County Rural Transit District Board of Directors.

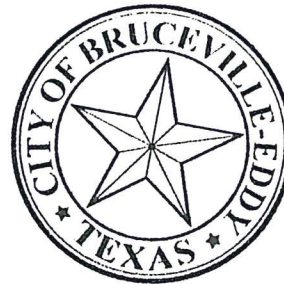
No action taken

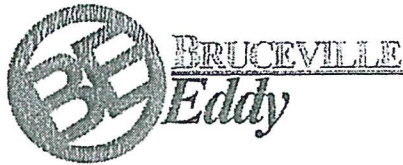
21. Adjournment

Motion made by Richard Prater to adjourn the meeting at 8: 24 pm, 2nd by Graham McGruer, yeas 5, nay 0, motion passes.


Linda Owens, Mayor 6/28/24
Date


Pam Combs, City Secretary 6/28/24
Date





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Attendance Sheet
City Council Meeting
May 23, 2024, 6:00 pm

Name

Address

Butch/Barche Spollenbauer

Eddy, TX

Richard Cindy Edmiston

Eddy

Deana Stewart

Bruceville TX

Christina + Tabitha Hara

Eddy TX

CW Kortan

Eddy TX

Carol Lance

Eddy TX

Barbara Stenbrenner

Eddy TX

Danielle McGruver

215 Hungry Hill

Colton Smith

215 Hungry Hill

Todd Copeland

708 W. 3rd Street

Anthony Daly

Eddy

Patsy Daly

Eddy

(over)



Police Department

143 Wilcox Dr.
Eddy, TX 76524

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

Police Department Activity Report: April 1, 2024 – April 30, 2024

Calls for Service: Total 118

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
33	27	10	31	17

Arrest, Offense, Incident

Reports:

Total 14

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
3	4	4	3	0

Criminal Offense Arrests: Total

10

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
3	7	0	0	0

Crash Reports: Total 9

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
4	2	0	1	2

Citations & Warnings: Total 334

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
16 citations 1 warning	58 citations 27 warnings	13 citations 10 warnings	11 citations 5 warnings	148 citations 45 warnings

Citations Total: 246

Warnings Total: 88



May 14, 2024

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 regard to the Monthly Engineering Report. This report includes Engineering Tasks from April 17th through May 15th, 2024.

DEVELOPMENT REVIEW

1. CEFCO – We submitted our final review comments on May 14, 2024. The remainder of comments are related to final plat certifications. We recommend approval of plat pending minor revisions to the Final Plat certifications.

2. Shady Shores Estates – Engineering Review of Preliminary Plat is complete. The approval is contingent upon another variance being granted by Council for an exception of providing the required topographic map for review.

WATER METER FEASIBILITY

We reviewed and (4) water meter investigations. We reviewed (3) residential meter requests and (1) development request. The individual studies included (1) Stevenson 1177 Bruceville Lane, (2) Alam 154 CR 499, (3) Curry 652 Dalrex Rd. The development water feasibility was for the Chandra Chinnan 80-meter water feasibility study. All studies were approved with only minor system upgrades except for 1177 Bruceville Lane, which is currently subject to an active water meter moratorium. This request is located within an area requiring significant system upgrades.

GENERAL DISCUSSION ITEMS

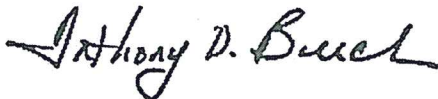
1. Water System 8" Water main Improvements: We have submitted revised plans to TxDOT on May 10, 2024, for permit consideration. We plan to begin bid advertising for the project in late May 2024. We plan to coordinate a bid opening date with staff the week of May 20, 2024. We recommend commencing of bid advertisement prior to

permit award but refrain from construction contract award until TxDOT permits are in hand. We anticipate contract award in late June, 2024. The overall construction schedule for this project is estimated to be 8 months or a substantial completion date of March 2025. This schedule is subject to the administrative schedule required by the TxDOT permit division to review and approve permit applications.

2. New Water Well: This project is in a holding pattern until funds are appropriated by the city. The cost estimate for the project is approximately 6 million dollars. This cost will fluctuate until final design and a funding mechanism is chosen by the council. The next step would be approving an Engineering proposal to start final design.

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

Sincerely,



Anthony D. Beach, PE CFM
Sr. Project Manager
Anthony.Beach@mrbgroup.com