



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

**City Council Workshop
June 26, 2025, 5:00 p.m.
Minutes**

1. Meeting called to order by Mayor Owens at 5:00 pm.

Council Members Present: Graham McGruer-Mayor Pro-Tem, Ricky Wiggins, Richard Prater, and Justin Richardson.

Absent: Joyce McGlothlin

City Staff Present: Kent Manton-City Administrator, Pam Combs-City Secretary, Jannie Rodriguez-Water Clerk, Chief Dorsey, Gene Sprouse-Public Works Director, and Johnny Grady-Water Supervisor

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. Vehicle Tire Purchases

Council to discuss and consider the establishment of procedures for the tracking of maintenance and the purchasing of new tires for city vehicles.

Council discussed the purchase of 12 tires for a city vehicle over a period of 1 year and 7 months and why that was and then had questions on tires on another city vehicle. Additionally, because the city does not have a maintenance log, discussed maintaining a maintenance log going forward for all city vehicles, electronically, possibly a spread sheet.

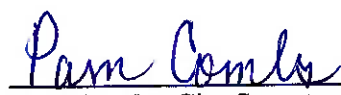
4. Changes to the Official Slogan/Motto

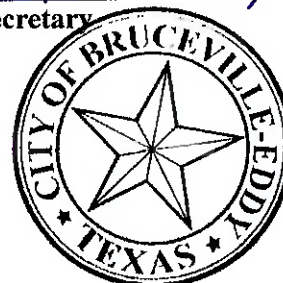
Council to discuss and consider possible amendments to the existing city slogan/motto of "Rising into the Future."
Council discussed to keep the original motto

5. Adjournment

Adjourned at 5:35 pm


Linda Owens, Mayor Date

 6/30/25
Pam Combs, City Secretary Date





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**Regular City Council Meeting
June 26, 2025, 6:00 p.m.
Minutes**

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

Council Members Present: Graham McGruer-Mayor Pro-Tem, Ricky Wiggins, Richard Prater, and Justin Richardson.

Absent: Joyce McGlothlin

City Staff Present: Kent Manton-City Administrator, Pam Combs-City Secretary, Jannie Rodriguez-Water Clerk, Chief Dorsey, Gene Sprouse-Public Works Director, Johnny Grady-Supervisor, Arman Hunt-Engineer, and Christian Demirs- City Attorney

2. Community Announcements

Family Life Center will be cancelling July bingo because of holidays. The date for the next bingo is August 1st. The Center is also cancelling the vendor fair until Fall.

Mayor Owens announced if anyone needs a fan, please come to the water department we have 20 to give away.

Mr. Manton said we still have plenty of bottle water available to citizens.

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.

Mr. Frank Warren with the Masonic Lodge presented the Community Builders Award to Kent Manton.

4. IH-35 Watermain Crossing – Awarding Contracts

Council to discuss, consider, and possibly take action on resolution R 6-26-2025-1; selecting bids and awarding a contract for the IH-35 Watermain Crossing to the Foodies Travel Center development.

Motion made by Ricky Wiggins to approve resolution R 6-26-2025-1 for the bid to Southern Contractors in the amount of \$232, 860.00, and which will be upgraded to a 10-inch line, 2nd by Graham McGruer, yeas 4, nay 0, absent 1, motion passes.

Regular City Council meeting adjourned and Open Public Hearing in session at 6:23 pm

5. Open Public Hearing – Zoning Change from Single-Family Dwelling District-1 to Planned Development District: 901 Eagle Drive Eddy, Texas 76524

Council to hear public comments pertaining to an owner/agent initiated zoning change on property located at 901 Eagle Drive Eddy, Texas 76524, containing a total of 122.46 acres; and further described as being located within the City limits of Bruceville-Eddy; and in-between Eagle Drive and Old Moody Road from its current designation of Single-Family Dwelling District-1 to Planned Development District.



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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.

6. **Close Public Hearing – Zoning Change from Single-Family Dwelling District-1 to Planned Development District: 901 Eagle Drive Eddy, Texas 76524**
Open Public Meeting adjourned and Regular City Council meeting in session at 6:53 pm
7. **Zoning Change from Single-Family Dwelling District-1 to Planned Development District: 901 Eagle Drive Eddy, Texas 76524**
At the request of an agent of the property owner, Council to discuss, consider, and possibly take action on ordinance O 6-26-2025-1; changing the zoning classification on property located at 901 Eagle Drive Eddy, Texas 76524, containing a total of 122.46 acres; and further described as being located within the City limits of Bruceville-Eddy; and in-between Eagle Drive and Old Moody Road from its current designation of Single-Family Dwelling District-1 to Planned Development District; and amending the official Zoning Map of the City of Bruceville-Eddy, McLennan County, Texas to rightly reflect said changes.
Motion made by Graham McGruer we approve ordinance O 6-26-2025-1; creating the Plan Development District for the 122.46 acres, 2nd by Richard Prater, yeas 4, nay 0, absent 1, motion passes.
8. **Changes to the Official Slogan/Motto**
Council to discuss, consider, and possibly take action to amend the existing city slogan/motto of “Rising into the Future”.
Motion made by Graham McGruer that we keep the current slogan Rising into The Future, 2nd by Justin Richardson, yeas 4, nay 0, absent 1, motion passes
9. **Vehicle Tire Purchases**
Council to discuss, consider, and possibly take action on the establishment of procedures for the tracking of maintenance and the purchasing of new tires for city vehicles.
Motion made by Ricky Wiggins that going forward that we have them keep maintenance records, examples: like oil changes, new tires, or anything we have done to the vehicles. That they keep a record of all maintenance and enter all records into the computer on a spread sheet. 2nd Justin Richardson, yeas 3, nay 1, absent 1, motion passes.

Break 7:20 pm until 7:30 pm
10. **Equipment Purchase – Lawnmower**
Council to discuss, consider, and possibly take action to approve the City Administrator to purchase a new riding lawnmower for Public Works in an amount not to exceed \$13,000.00 using monies in the FY 2024-2025 budget, primarily budget line-item number 50-00-6608 of the Water Fund.
Motion made by Ricky Wiggins to approve the City Administrator to purchase a new riding lawnmower for Public Works in an amount not to exceed \$13,000.00 using monies in the FY 2024-2025 budget, primarily



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budget line-item number 50-00-6608 of the Water Fund. 2nd by Richard Prater, yeas 4, nay 0, absent 1, motion passes.

11. Staff Reports

Council to discuss and consider staff reports from the City Administrator, Chief of Police, City Attorney, consulting engineers, and department heads.

No action, Attachment A, B, and C.

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 22, 2025 Council Meeting.

B. Finances – May 2025

i) Council to discuss, consider, and possibly take action on the May 2025 financial reports for the general, water, and sewer fund accounts.

ii) Council to discuss, consider, and possibly take action on the May 2025 accounts payable for the general, water, and sewer fund accounts.

Motion made by Ricky Wiggins to approve the consent agenda items as stated (A and B (i)(ii), 2nd by Justin Richardson, yeas 4, nay 0, Absent 1, motion passes.

Regular Council meeting adjourned and Executive Session in session at 7:38 pm

13. Executive Session

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

Miracle Lane, McLennan CAD Property #105264

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 Miracle Lane. **No action**

Miracle Lane, McLennan CAD Property #105264

Texas Government Code Section 551.072 – Deliberations about Real Property – A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. **No action**



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1015 Park Lake Drive, McLennan CAD Property #105698

Texas Government Code Section 551.072 – Deliberations about Real Property – A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. **No action**

Patrol Officer – Law Enforcement Academy Sponsorship

Texas Government Code Section 551.074 – Personnel Matters – Discussion regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee: Patrol Officer. Tex. Gov't Code Ann. § 551.074.

Motion made by Justin Richardson to authorize the Bruceville-Eddy Police Department, Chief Dorsey, to possibly sponsor a cadet through the academy with the only change to the contract to read 3 years not 4 years, 2nd by Richard Prater, yeas 4, nay 0, absent 1, motion passes.

City Secretary - Temporary Over hire

Texas Government Code Section 551.074 – Personnel Matters – Discussion regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee: City Secretary. Tex. Gov't Code Ann. § 551.074.

Motion made by Justin Richardson to authorize the City Administrator to immediately post the position of the city secretary to fill a forth coming vacancy, due to retirement. Also, approval of increase in salary and temporary over hire up to 4 months. 2nd by Ricky Wiggins, yeas 4, nay 0, absent 1, motion passes.

B. Reconvene into Open Session

Executive Session adjourned and Regular Council meeting back in session at 8:46 pm

C. Possible Action on Issues Discussed in Executive Session

14. Adjournment

Motion made by Richard Prater to adjourn the meeting at 8:48 pm, 2nd by Ricky Wiggins, yeas 4, nay 0, absent 1, motion passes.


Linda Owens, Mayor Date

 6-30-25
Pam Combs, City Secretary Date



**City of Bruceville-Eddy Council
Citizen Participation Form**

This form is furnished for citizens that wish to address council on a matter that may or may not be on the agenda. This Council may or may not take action to the extent allowed by law.

This is a form to address the Council only

Please fill out this form and turn in to the City Administrator prior to the meeting being called to order.

NAME FRANK WARREN
ADDRESS 414 CR 437
PHONE# 254 749 9665

SUBJECT OF CONCERN WITH INFORMATION TO BE ADDRESSED TO COUNCIL:

GIVE MASONIC AWARD TO KENT

SIGNED: Frank Warren DATE 6/25/25

NO ACTION CAN BE TAKEN AT THIS TIME

1. When called on by the Mayor, please step to the podium and **state your name and address** before beginning your presentation.
2. Please limit your remarks **five (5) minutes**, unless previously approved by the Mayor.
3. **Persons speaking on the same topic are encouraged to appoint one spokesperson to present views of the group.**

The Citizens Participation portion of the meeting promotes a fair and open process for the governance of the City of Bruceville-Eddy. It allows people to address the City Council or register a position on any issue. This portion of the meeting is an opportunity for citizens to share their views and inform the Council about situations related to city government.

It is not intended to be an extended discussion or a debate.



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Attendance Sheet
City Council Workshop 5:00 pm
City Council Meeting 6:00 pm
June 26, 2025

Name

Address

Cherie McGruer

915 Old Moody Rd

Simon H

—

Famil Women

414 CR 437

Rick & Cindy Edmister

W. 3rd St.

Michael Rinehart

110 Ashley

Armand Hunt

303 W Calhoun Ave

Dora Morrey

805 Eagle

Danielle & Colton McGruer

215 Hungry Hill Rd.

Charles Tucker

403 CR 437

Monique Saur



Attachment A

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City Administrators Report: 6/26/2025

November 4, 2025 Election

The 'notice of filing' has been posted to inform potential candidates of the first and last day to file for a place on the ballot for the 11/4/2025 General Election. The first business day to file will be 7/21/2025 for the office of Mayor, as well as two Council seats.

ONCOR Powerline Work:

ONCOR is planning to upgrade some of their transmission lines located within our rights-of-ways starting towards the end of May. This two-month project will impact the downtown Eddy area and may result in a few isolated lane closures.

TXDOT Work on FM 107:

TXDOT has informed us they plan on resealing the majority of FM 107 over the summer. This project will include a replacement of many TXDOT signs as well. I have also requested a street sweep of downtown Eddy per our maintenance agreement to which they have since performed.

If you have never taken a look at the Statewide Traffic Analysis and Reporting System (STARS II), you may find the following link to be useful for our various planning discussions:

<https://www.txdot.gov/data-maps/traffic-count-maps/stars.html>.

This map viewer shows the amount of traffic flowing through our city limits on a daily basis. For I-35, that number is averaging 80,000 vehicles per day! As a reminder, a traffic count study was performed earlier this year, so several of these data points should be updated soon.

Judge Madison's Award:

Judge Madison has been awarded the Martindale-Hubbell AV-Preeminent for 2025. AV Preeminent® is the highest peer rating standard. This is given to attorneys [and Judges] who are ranked at the highest level of professional excellence for their legal expertise, communication skills, and ethical standards by their peers. He has earned this distinction for well over ten years now.

Sewer:

Mayor Owens's Press Release

At the end of May, Mayor Owens issued an open letter to the residents of Bruceville-Eddy on the status of the sewer project. This update addressed several matters of concern surrounding



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the project to include the rise in water/gas main breaks as well as the current condition of our roads. I have attached this letter as a supplement to my June report.

We still have plenty of bottled water left to distribute. Please swing by to collect during office hours if you have not already done so!

Developers Awaiting Sewer Connection

We have been directed to have each of the property owners seeking relief via a temporary wastewater holding tank to submit a letter to WMCPHD officially requesting a variance. I have prepared a draft letter on behalf of the property owners and have distributed this to each of them for review and adjustment. Once I have all of these returned, I will pass them along to the OSSF division for action.

To date, I have not received a single signed letter from any of the developers.

Anna Hobbs Work

Skyblue, having now installed 244 (78%) customer service connections at last count, has had no choice but to move forward with construction on Anna Hobbs and 3rd Street. As a reminder, our initial plan was to inconvenience these property owners as little as possible by installing the main line and customer lines in tandem. We still don't have an updated timeline for the commencement of this section from Blackrock.

Right-of-entry

To date, we have received 297 of the 312 (95%) of the needed ROE forms.

Pete Sessions Appropriations Funding

No additional updates at this time.

Blackrock Construction

6/30/2025 has been established as a mediation date with Blackrock Construction to work through divergent opinions on contractual obligations and their associated costs.

Water System:

Falls County Water Well

We are setting up a meeting with the Messer Fort team in early July to discuss next steps on the land acquisition portion of this project.



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Rate Analysis - TRWA

No additional updates at this time.

Friendly Oaks

I haven't yet contacted S2S Construction as planned due to other urgent and conflicting priorities that have required immediate attention.

To successfully implement any project, staff time must be committed to site visits, requests for information, working through issues found during the construction process, and payment processing.

I can assure you that I remain just as committed to getting the building overlay project started at this site since the idea was initially presented and voted upon in late 2024. My plan is to shift to this project immediately after mediation with Blackrock Construction has taken place.

Old Bethany Watermain Improvements Project

The construction on this project is currently underway.

Grants Updates

CDBG (Waterline Improvements in between 3rd and 4th Street)

We are still working through various compliance activities with this grant (legal notices, postings on our website, etc.) The environmental report and public notice process is now coming to an end.

GLO RCP (Planning Grant)

No additional updates at this time.

Ballistic Shields and Rifle Vests

No additional updates at this time.

Committee and BEEDC Updates

Infrastructure Planning Committee

No additional information at this time. Staff are still working on various recommendations from our last meeting.



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Economic Development Corporation

This topic was discussed at the last BEEDC meeting; however, no action was officially taken as the Directors thought that this matter was best suited for the City Council.

President Weaver is ready to bring his promotional materials to the graphic designer and publisher; he is simply awaiting direction on any changes to the city's motto. He has requested that the Council take some sort of decisive action at their next meeting so that he can move forward with this task.

Street Repair Committee

No additional information at this time.

Employee Handbook Committee

This committee will meet at some point after the budget committee's work has been completed this year.

Development

Commercial Activity

A developer is considering purchasing the property located across the street from Eagle's Landing that is currently up for sale. Pam and I had a meeting with the potential buyer and their engineer last week to discuss the feasibility of placing a gas station at this location. At this point, this developer has not made any offers; they are simply kicking the tires to see what their development costs might be.

WBW - Eagle Prairie:

WBW has made a few adjustments to the PDD application to be in compliance with our ordinances and to address the concerns heard from individual Council members since the end of May.

KBAR - Eagle Ranch:

No additional information at this time.

Ascent Travel Center:

The pylon sign is reportedly scheduled to be installed over the next two weeks, and the GC has informed me he plans on requesting final inspections as early as next week for the building itself.



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Undoubtedly, you have heard of the radio/TV tower removal that took place on 6/7/2025. This unpermitted activity resulted in a massive power failure to approximately 3,000 people in the area and our issuance of a temporary stage 5 water restriction notice due to outages at our Hudson and Tolbert water plant sites. Neither the city nor the GC had any idea a contractor was engaged to remove the tower. A stop work order was issued by Chief Dorsey until a permit could be obtained the following business day. Fees for this permit have been doubled, and citations have been issued for the unpermitted work. We are thankful that power was restored so quickly and that this situation did not result in any further damage.

We were recently informed by ownership that a serious electrical utility conflict exists within the travel centers dedicated I-35 turn lane. They are currently working on this issue with TXDOT. Regardless, this problem may lead to a delayed opening beyond the month of July.

Foodies

Bids for the IH-35 watermain bore were opened the morning of 5/13/2025. Southern Contractors once again put together a very competitive offer and have been deemed the low bidder by a good margin. Their total base bid was in the amount of \$211,860.00. This has been sent to Foodies for review and consideration. If Foodies chooses to move forward with the project, we will request the full amount to be provided before moving forward to construction. City Council will have the option of approving an alternative bid item to increase the 6" water main to a 10" for \$21,000 to support additional growth in the area.

Foodies have requested a conference call with us, and we are working to get this scheduled the week of June 23rd. However, we have not yet received the 'green light' for this project. I have gone ahead and included this on the agenda in the event of a last-minute decision. The bids are set to expire on 7/12/2025.

Casey's Travel Center:

No additional information at this time.

Deer Creek MUD

No additional information at this time.



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Eddy Estates (FM 1239 Subdivision):

At a yet to be undetermined date over the summer, we plan on facilitating a joint development meeting for property owners in Falls County seeking to improve water infrastructure in the area.

Griffis Development

Construction has been completed on this line extension, including the related meter installations.

Attachment B



Elevating Communities

June 18, 2025

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 May 15th, 2025, through June 18th, 2025.

DEVELOPMENT REVIEW

1. CEFCO – Casey's General Stores has announced the purchase of nearly 200 CEFCO stores. The Bruceville-Eddy CEFCO Store has been put on hold until new direction is established by the new owners.

WATER METER FEASIBILITY

- 1. The following water meter feasibilities were completed and resulted as follows:**
 - Property ID#: 413590 – No Improvements required
 - Property ID#: 128140 – Improvements Required
 - Property ID#: 104166 – No Improvements Required
 - Property ID#: 345047 – No Improvements Required

GENERAL DISCUSSION ITEMS

1. 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.

- A Pre-Application has been submitted and we are waiting for the funding determination letter from TWDB.

2. Old Bethany Water Main Improvements: The bid opening took place March 18th at 10:00 am. This project was awarded to Southern Contractors Group and the Pre-construction meeting



was held on April 22nd. This project is contractually underway and has a final completion date of December 31, 2025, however the contractor anticipates completing the project on a faster timeline. The contractor had a few delays obtaining materials but is scheduled to start very soon.

3. Hungry Hill Roadway Rehabilitation: MRB was awarded this project at the March council meeting. Surveying has been completed and Geotech is underway. MRB has received the Geotech report and is updating the drawings to indicate the recommended pavement design. A review set will be provided to the City within the next few weeks.

4. I-35 Water Main Crossing (Foodies): MRB has completed design and obtained the TxDOT permit. This project was bid on May 13th. Southern Contractors Group was the low bidder on both the Base Bid and Base bid with Additive Alternate (upsizing to a 10" main under the interstate for future growth). MRB has sent the Recommendation of Award for moving forward with Southern Contractors Group for the total base bid plus the additive alternate. The base bid amount will need to be approved by the Foodies developer prior to moving forward and awarding at council. If the additive alternate is chosen, the City will pay the additional cost of \$21,000. The developer has not made a decision on whether to accept the bid amount as of June 18th.

5. GIS updates: Our GIS team has completed all updates received and will continue making edits as received.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Armand Hunt", written in a cursive style.

Armand Hunt, PE
Project Manager

Attachment C



Police Department

143 Wilcox Dr.
Eddy, TX 76524

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

Police Department Activity Report: May 1, 2025 – May 31, 2025

Calls for Service: Total 114

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
42	23	10	23	16

Arrest, Offense, Incident

Reports:

Total 10

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
4	5	0	0	1

Criminal Offense Arrests:

Total 10

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
4	5	0	0	1

Crash Reports: Total 4

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
3	1	0	0	0

Citations & Warnings: Total 135

890 Dorsey	894 Martinez	895 Erwin	896 Hesterberg	898 Cade
10 citations 2 warnings	34 citations 14 warnings	1 citation 0 warnings	3 citations 27 warnings	19 citations 25 warnings

Citations Total: 67

Warnings Total: 68



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Police Department Activity Report: May 1, 2025 – May 31, 2025

Security Checks: 101

School Zone Enforcement: 19

Neighborhood Patrol: 46

Directed Traffic Enforcement: 78

MAY 14 2025 - JUNE 18 2025
CITY ORDINANCE ENFORCEMENT REPORT

COMPLIANT / CLOSED	13
NON-COMPLIANT	27
MORE TIME REQUESTED	10
CITATIONS	19
TOTAL CASES	69

TYPES OF VIOLATIONS	
ANIMAL VIOLATION	8
HIGH GRASS	36
RUBBISH	9
JUNK VEHICLES	4
DANGEROUS BLDG	8
ACC / STORAGE BLDG	1
SHIPPING / CARGO CONTAINER	1
ZONING VIOLATION	1
OPEN BURNING VIOLATION	0
LIVESTOCK VIOLATIONS	1
NOISE COMPLAINT / LOUD MUSIC	1
RV TRAVEL TRAILER	4
CITY PERMIT VIOLATION	2
TOTAL VIOLATIONS	76



Bruceville-Eddy ISD School Resource Officer

143 Wilcox Dr.
Eddy, TX 76524

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

SCHOOL RESOURCE OFFICER ACTIVITY REPORT: May 1, 2025 – May 23, 2025

Calls for Service: 17

Security Checks: 44

Citations & Warnings: 20/59

Arrests: 3