



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
August 28, 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, Joyce McGlothlin, Richard Prater, and Justin Richardson

City Staff Present: Kent Manton-City Administrator, Pam Combs-City Secretary, Jannie Rodriguez-Water Clerk, Chief Dorcey, and Gene Sprouse-Public Worker Director

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. Solid Waste Collections Contract

Council to discuss and consider potential modifications to the solid waste collection contract with Waste Connections, Inc.; discuss any desired next steps for the provision of solid waste services.
Send the solid waste collection contract to the city attorneys for review.

4. Drainage and Flood Mitigation Efforts

Council to discuss and consider past efforts, challenges, and solutions to mitigate flooding issues, especially those along 3rd Street/FM 107. **Received an update from the City Administrator and Public Works Director on work performed to date, as well as outstanding tasks in the queue.**

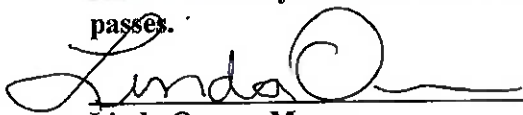
5. RV Park Zoning District

Council to discuss and consider regulations relating to land use and design criteria for RV Parks, including the possible addition of an RV Park Zoning District to the Code of Ordinances.

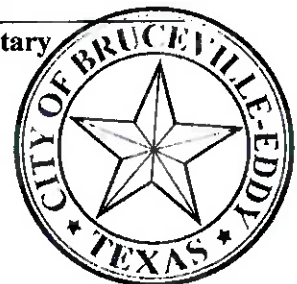
City needs to start some guidelines on RV Parks. Discuss possible having a committee to put together some guidelines and bring back to the City Council.

6. Adjournment

Motion made by Richard Prater to adjourn at 5:46 pm, 2nd by Joyce McGlothlin, yeas 5, nays 0, motion passes.


Linda Owens, Mayor


Pam Combs, City Secretary





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**Regular City Council Meeting
August 28, 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, Joyce McGlothlin, Richard Prater and Justin Richardson

City Staff Present: Kent Manton-City Administrator, Pam Combs-City Secretary, Jannie Rodriguez-Water Clerk, Chief Dorsey, Gene Sprouse-Public Works Direct, Johnny Grady-Water Supervisor, Officer Presnull, Johnny Tabor and Chris Hill-Sewer engineers.

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**

4. Drainage and Flood Mitigation Efforts

Council to discuss, consider, and possibly take action on solutions to mitigate flooding issues, especially those along 3rd Street/FM 107.

Motion made by Justin Richardson that we discussed this during the workshop and is making a motion to move on to the next question. 2nd by Joyce McGlothlin, yeas 5 nay 0, motion passes

**Council Meeting adjourned at 6:09 and Executive Session is in session at 6:10 pm
Executive Session closed at 6:36 and Council Meeting back in session.**

5. Sewer Change Order Requests – Skyblue Utilities

Council to discuss, consider, and possibly take action on change order requests for sewer customer connections and septic decommissioning submitted by Skyblue Utilities, LLC.

Motion made by Ricky Wiggins that we limit the RV Park on S IH 35 frontage road to only 1 tank hookup with a 6" tap, 2nd by Justin Richardson, yeas 5, nay 0, motion passes.

6. Staff Reports

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

(A) Police Dept, (B) Engineer Report, and (C) City Admin Report



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Ricky Wiggins had some questions for Chief Dorsey regarding his Police Department Reports. He wanted to know the status of the RV Park on Melissa St. and how many citations. He inquired about what is considered dangerous buildings and what are the requirements to be considered a dangerous building. Mr. Wiggins also had some questions regarding some figures on the financial report on the SRO Officer

Water: Report from Ricky Wiggins: We reported 1,081,000 gallons more than last month that we pumped and we flushed 249,400 gallons more than last month. We used 727,200 gallons more than last month. Our water lost was 104,400 gallons more than last month and had 8 more fixed leaks than last month. Our lost percentage is .88% less than last month and we sold about 51% water we pumped.

MRB: Report from Ricky Wiggins: Regarding the new water well the pre-application submitted to SRF funding was ranked 259th out of 355. Only 38 applicants have been selected for the funding. MRB will keep looking for funding options for this project as it is much needed to ensure the water capacity is available for the Ford-Tolbert pressure plan.

On the Old Bethany water main improvements, they stated they spoke with the contractor on August 21st and he state they anticipate starting on this job in the next couple of weeks. We will push harder to get them started on this project; they have kept pushing it back due to drill rigs not being available. They have not started the Old Bethany water project yet.

7. 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 July 24, 2025 Regular Council Meeting and Workshop and August 4, 2025 Special Called Meeting and Workshop.

B. Finances – July 2025

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

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

C. Engagement for 2024-2025 Financial Audit, Single 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, single audit, and the preparation of an annual comprehensive financial report of all city funds and accounts for the fiscal year ending September 30th, 2025.



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D. Request to Attend Conference

Council to discuss, consider, and possibly take action to approve the City Administrator to attend the Texas Municipal League's 113th Annual Conference and Exhibition in Ft. Worth from October 29-31, 2025.

E. Extension of Union Pacific Crossing Agreements

Council to discuss, consider, and possibly take action to approve the City Administrator to enter into extension agreements with Union Pacific Railroad Company for four railroad crossings for sanitary sewage conveyance pipelines commencing July 10, 2025 and continuing through July 9, 2026 for a total amount of \$7,000.00. Mr. Wiggins wants to pull B (i, ii) finances.

Motion made by Joyce McGlothlin to approve A, C, D, and E as is on the agenda, 2nd by Graham McGruer yeas 5, nay 0, motion passes

Mr. Wiggins pulled the finances to make some statements: At one of our budget's meetings, it was brought up about they would like to see the city save some money. One of things you can see while looking at the finances under MRLA Investments under general fund. This year to date we have put in \$350,000 but only taken out \$250,000 this is unrestricted money. When we get a little extra money, we will move it to this account. As far as the water side the COBE Water Supply Investment is still an unrestricted fund, and year to date we have not put anything in this account, but we have taken \$405,200 out from our investments. The point is it takes a long time to get that money saved.

Motion made by Ricky Wiggins to approve Finances, 7B (i, ii) aa is, 2nd by Graham McGruer, yeas 5, nay 0, motion passes

8. Regulation of Cargo/Shipping Containers

Council to discuss, consider, and possibly take action on cargo/shipping containers that are being used as permanent accessory storage buildings; review, interpret, and provide staff with direction on enforcement approaches or possible changes to Chapter 3, Article 6 of the City of Bruceville-Eddy code of ordinances.

Motion made by Justin Richardson, I make a motion we vote to classify the storage containers as accessory storage building by Ordinance 3.06.003, 2nd by Richard Prater, yeas 4, nay 1, motion passes

Regular Council Meeting adjourn and Executive Session in session at 7:55 pm

9. Executive Session

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

BRCT, LLC. dba Blackrock Construction

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 BRCT, LLC. dba Blackrock Construction.

Sergeant, Patrol Officer, and School Resource Officer



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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: Sergeant, Patrol Officer, and School Resource Officer(s).
Tex. Gov't Code Ann. § 551.074.

City Administrator's Annual Performance Review

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 Administrator. Tex. Gov't Code Ann. § 551.074.

B. Reconvene into Open Session

C. Possible Action on Issues Discussed in Executive Session

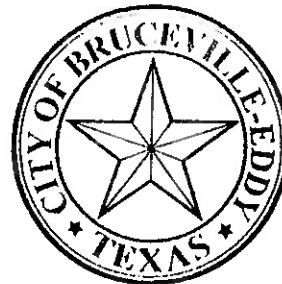
Executive Session adjourn and Regular Council Meeting in session at 8:53 pm
No action taken

10. Adjournment

Motion made by Richard Prater meeting adjourn at 8:53 pm, 2nd by Joyce McGlothlin, yeas 5, nays 0, motion passes.

 9/26/25
Linda Owens, Mayor Date

 9/30/25
Pam Combs, City Secretary Date





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August 28, 2025
City Council Workshop and Meeting - 5:00 pm
Attendance Sheet

Name

Address

Cherie McGruer
Rick & Cindy Edmiston
Danielle & John McGruer
Carol Love

915 Old Moody Rd
851 3rd St.
215 Hungry Hill Rd
259 Co Rd. 449 Eddy

Attachment A



Police Department

143 Wilcox Dr.
Eddy, TX 76524

www.bruceville-eddy.us

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

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

Calls for Service: Total 143

890 Dorsey	894 Martinez	896 Hesterberg	898 Cade	899 Presnull
59	35	6	31	12

Arrest, Offense, Incident

Reports:

Total 13

890 Dorsey	894 Martinez	896 Hesterberg	898 Cade	899 Presnull
6	3	0	0	4

Criminal Offense Arrests:

Total 15

890 Dorsey	894 Martinez	896 Hesterberg	898 Cade	899 Presnull
11	3	0	0	1

Crash Reports: Total 16

890 Dorsey	894 Martinez	896 Hesterberg	898 Cade	899 Presnull
8	3	0	3	2

Citations & Warnings: Total 169

890 Dorsey	894 Martinez	896 Hesterberg	898 Cade	899 Presnull
26 citations 0 warnings	22 citations 4 warnings	0 citations 3 warnings	25 citations 23 warnings	14 citations 52 warnings

Citations Total: 87

Warnings Total: 82



Police Department

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

Security Checks: 47

School Zone Enforcement: 0

Neighborhood Patrol: 49

Directed Traffic Enforcement: 51

Call Type Report

BRUCEVILLE-EDDY POLICE DEPARTMENT

From: JULY 1 2025
To: JULY 31 2025

Call Type Description	Number of Calls
911 HANGUP	1
AGENCY ASSIST BRUCEVILLE-EDDY FIRE	5
AGENCY ASSIST BRUCEVILLE-EDDY PD	1
AGENCY ASSIST FALLS COUNTY SHERIFFS OFFICE	1
AGENCY ASSIST LORENA PD	2
AGENCY ASSIST MOODY PD	1
AGENCY ASSIST OTHER OUTSIDE AGENCY	2
ALARM	2
ANIMAL VIOLATION	8
ATTEMPT TO LOCATE	3
BURGLARY	1
BURGLARY - BUILDING	1
CHECK	1
CITIZEN CONTACT	1
CITY ORDINANCE ENFORCEMENT	2
CIVIL MATTER	2
COURT SUMMONS	1
COURTESY RIDE	3
CRIMINAL MISCHIEF	1
CRIMINAL TRESPASS	2
DISABLED VEHICLE	4
DISTURBANCE	4
DOG AT LARGE - VIOLATION OF CITY ORDINANCE	2
FOLLOW UP INVESTIGATION	8
FOUND PROPERTY	1
HARASSMENT	3
HAZARDOUS MATERIALS	1
INVESTIGATION	2
MOTOR VEHICLE COLLISION	17
MOTORIST ASSIST	7
NARCOTIC INVESTIGATION	1

OVERDOSE	2
PUBLIC SERVICE	5
SUSPICIOUS CIRCUMSTANCE	3
SUSPICIOUS PERSON	4
SUSPICIOUS VEHICLE	7
THEFT	1
TRAFFIC CONTROL	2
TRAFFIC HAZARD	9
WARRANT SERVICE	3
WELFARE CONCERN	2

JULY 18 2025 - AUGUST 21 2025
CITY ORDINANCE ENFORCEMENT REPORT

COMPLIANT / CLOSED	28
NON-COMPLIANT	55
MORE TIME REQUESTED	7
CITATIONS	24
TOTAL CASES	114

TYPES OF VIOLATIONS	
ANIMAL VIOLATION	10
HIGH GRASS	38
RUBBISH	12
JUNK VEHICLES	7
DANGEROUS BLDG	9
ACC / STORAGE BLDG	1
ZONING VIOLATION	0
OPEN BURNING VIOLATION	0
LIVESTOCK VIOLATIONS	0
NOISE COMPLAINT / LOUD MUSIC	1
RV TRAVEL TRAILER	2
CITY PERMIT VIOLATION	5
TOTAL VIOLATIONS	85



August 21, 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 July 16th, 2025, through August 21th, 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:

- McLennan Property ID#: 345377 - No Improvements Required
- McLennan Property ID#: 152428 - No Improvements Required
- McLennan Property ID#: 350891 - No Improvements Required
- McLennan Property ID#: 105024 - No Improvements Required
- McLennan Property ID#: 104535 - No Improvements Required
- McLennan Property ID#: 104500 - No Improvements Required
- McLennan Property ID#: 104042 - No Improvements Required
- 2570 N Old Bruceville Rd. (Property ID#: 104176) - No Improvements Required
- McLennan Property ID#: 129798 - No Improvements Required
- Falls Property ID#: 46549 – 8" Water Main Extension to property to provide new water service in accordance with Bruceville-Eddy Ordinances.
- WBW/Eagle Prairie Development – 8" water main extension and PRV installation required to meet TCEQ capacity requirements in the Ford/Tolbert pressure plane.

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.

- The Pre-Application submitted for SRF funding was ranked 259th out of 355 applicants. Only the top 38 have been selected for funding. MRB will continue looking for funding options for this project, as it is much needed to ensure water capacity is available in the Ford/Tolbert pressure plane.

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. I spoke with the Contractor August 21st and he stated they anticipate starting this job within the next couple weeks. We will push harder to get them started on this project, they have kept pushing it back due to drill rigs not being available.

3. Hungry Hill Roadway Rehabilitation: MRB was awarded this project at the March council meeting. Surveying and Geotech have been completed. MRB updated the drawings to indicate the recommended pavement design from the Geotech report for a 20+ year design life. A review set was sent to the city with minor comments. Revisions have been made and the final plan set, bid manual, and an updated cost estimate will be sent to the city for review soon.

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). The developer has accepted this bid and the contractor has been awarded the 10" additive alternate option. No work will begin until the developer has provided payment to the city.

5. GIS updates: Our GIS team is currently working on GIS updates recently provided by the City. With these updates was a request for a public viewing login, which will be provided shortly after the GIS updates are made.



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City Administrators Report: 8/28/2025

Job Openings

We have received over 13 applicants for the City Secretary position. Interviews are being set for the week of August 25th.

The Court Clerk position has been created and posted as of 8/20/2025. This position is funded as of 10/1/2025 via the FY 25-26 Adopted Budget.

We still have openings for both the Senior Utility Maintenance Technician and the School Resource Officer positions.

Sewer:

Anna Hobbs Work

We will be setting up another coordinating meeting for this portion of the project to ensure all players are on the same page with the next steps. We remain committed to ensuring smooth installation within this easement.

Pete Sessions Appropriations Funding

We were not selected for an appropriations-funded project for FY 26. Please see the attached letter from Congressman Pete Sessions' office.

Blackrock Construction

Blackrock is now in the process of preparing the necessary application and submittals to secure approval and monitoring services for the four Union Pacific Railroad bores.

Water System:

Falls County Water Well

I met with Mrs. Christina Demirs with Messer Fort on July 12th to form a game plan to proceed with the purchase of the land for the new water well site. She will be working to draft an agreement after engaging with and reviewing all related ownership rights associated with this parcel.

I touched base with Christina on 8/20/2025 for a status update. She plans on pivoting to this project again shortly.



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Rate Analysis - TRWA

Bluebonnet WSC is nearing the conclusion of its year-long design and landowner negotiation for the expansion and installation of a waterline to Spring Valley WSC. They anticipate breaking ground on this project in the Spring of 2026, with a respective increase in water rates being passed along to members as a result.

We will need to finalize our rate analysis in the coming months. I will then bring forward recommended changes to our water rates needed to offset these cost increases.

Friendly Oaks

To ensure our vital electrical equipment is not damaged as a result of overheating, PW crews have temporarily turned off the pumps at this location as temperatures push the triple-digit range. Our Public Works team has been doing a great job managing the purchases from Bluebonnet WSC as of late to ensure we are staying at our minimum, but we continue to tread with caution at this particular water plant. This action was done out of an abundance of caution, not necessarily due to any realized problems.

Cego-Durango WSC Interconnect

I've been contacted by the operators of the Cego-Durango WSC, who own and operate a water well within our CCN off FM 1239, about the possibility of installing a system-to-system interconnect. Water systems in Texas are required to have backup sources of water in the event of an emergency. They are proposing an interconnect from their water well to our new 12" water main with a series of valves and meters to allow the flow of water between our entities should the need arise. Connections such as this are vital to contingency planning. I will be working with their consulting engineer, as well as MRB Group, to come up with a proposal/agreement to bring before you in the coming months.

Old Bethany Watermain Improvements Project

The construction on this project is currently underway. The contractor is still awaiting the delivery of all ordered materials and specialized equipment before breaking ground.



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Grants Updates:

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

Blackrock has informed the city that they have completed their pipe installation in the alleyway of 3rd and 4th Streets. We will continue to hold off on bidding on this project a little longer to prevent any construction conflicts in the area. We are now working to finalize design plans with 5M Associates as an 8" water main was discovered behind Eagles Landing that needs to be accounted for.

GLO RCP (Planning Grant)

Additional financial management policies were provided to GLO for further review as of mid-August. We are still awaiting eligibility and award determination on this important planning grant opportunity.

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.

Economic Development Corporation

No additional updates at this time

Employee Handbook Committee

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



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Development:

Commercial Activity

Another RV Park is being proposed outside the city limits, but within our ETJ, in or around 223 Deer Bottom (general area of Greene Family Camp). Mr. Mark Medrano is not proposing any subdivision of land. He is aiming for 15-20 slips initially. Will likely be submitting a water meter feasibility study soon.

WBW - Eagle Prairie:

MRB Group hosted a kick-off meeting for Eagle Prairie on the afternoon of 8/7/2025. We started by clarifying the scope of the traffic impact analysis that will be performed in late August or early September. This will help inform and justify the required improvements to both Old Moody Road and Eagle Drive. We have accounted for Miracle Lane becoming a public road, the sewer systems' construction timeline, and will ensure that school is in session on the date the field analysis is to be performed.

WBW Engineers are now in the process of performing another water meter feasibility study for the site. They are now down to 395 homes after some making adjustments to their designs (they wanted me to let you know that they took away from the 50' lots only!). Phase one of the subdivision will likely include around 150 homesites.

Representatives are also now incorporating sewer designs into their project model. Representatives with WBW checked out our plans today to scan them in and start calculating system demand, impact, and probable improvements needed.

They are shooting for the beginning of October for the submission of their preliminary plat.

KBAR - Eagle Ranch:

No additional information at this time.

Ascent Travel Center:

The building has now passed all inspections performed by Bureau Veritas, and a Certificate of Occupancy was issued in early August. The watermain extension project has also been completed, and I was recently provided with as-built plans. We have since recorded their plat with Falls County.



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Ownership is currently working through turn lane conflicts with TXDOT before they are allowed to open to the public.

Chief Dorsey and his team are actively working to address the high grass and weeds on the property.

Lastly, please know that we have received a complaint from a local landowner regarding the travel center's lighting arrangement. The crux of the issue revolves around the brightness and orientation of the lighting. Our ordinances do not address this issue. I have informed the complainant, who lives outside the city limits, that he will need to file complaints with the TCEQ and/or TXDOT.

Foodies

8/18/2025: Kevin Neal, City Manager for the City of Lorena, informed me that construction plans for the Foodies Travel Center are now under review by Bureau Veritas. We have not yet received the required construction cost deposit needed to start the water main improvement project.

Casey's Travel Center:

No additional information at this time.

Deer Creek MUD

No additional information at this time.

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 to the Blevins Road area.