

MINUTES
ELGIN CITY COUNCIL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX CITY COUNCIL CHAMBERS
404 NORTH MAIN STREET
August 15, 2023

CALL TO ORDER

Mayor McShan called the meeting to order at 6:40 p.m.

Roll Call

Present:

Theresa McShan, Mayor
Sue Brashar, Mayor Pro Tem
Arthur Gibson III, Council Member
Joy Casnovsky, Council Member
Chuck Swain, Council Member
YaLecia Love, Council Member
Al Rodriguez, Council Member
Forest Dennis, Council Member
Al Rodriguez, Council Member

Absent: Matthew Callahan, Council Member

Mayor Pro Tem Brashar made a motion to excuse Council Member Callahan. Ms. Love seconded the motion. All voted in favor. The motion carried.

Staff:

Thomas L. Mattis, City Manager
Jennifer Stubbs, City Secretary
Amy Miller, Community Services Director
Chris Noble, Chief of Police
Todd Johnson, Commander
Pam Sanders, Human Resources Director
Michael Gonzalez, Public Works Director
Sonia Browder, Media Specialist
Beau Perry, City Engineer
Dodie Navejas, UB Customer Service Manager
Owen Rock, EDC Director

INVOCATION

Mr. Swain provided the invocation.

PLEDGE OF ALLEGIANCE

Mayor McShan led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America and Pledge of Allegiance to the Texas Flag.

PUBLIC HEARING

Shirley Moczygamba, 823 Savannah Cv., stated that she was in support of the Planned Development for Sacred Heart Church and was a voting member of Ward 4. She urged the Council to vote yes so the City of Elgin and Bastrop County could finally get their Church going.

Marjorie Matetzscell, 1305 Meadow Cv., stated she was a lifelong resident and thanked the Council for their service. She stated she wanted to know the city's policy on homelessness and was told this issue needed to be addressed by the property owners. Ms. Matetzscell mentioned that homeless citizens were behind the old 7-Eleven Store, right across from Pizza Hut. She stated that she talked to 7-Eleven, and they informed her Dunkin Donuts owned the building. Mr. Mattis mentioned this Public Hearing was for the Sacred Heart's Application, and public comment was later in the meeting. Mayor McShan invited Ms. Matetzcell to speak during public comment later in the meeting.

Avis Cureton, address was not provided, stated that her land borders the Catholic Church land. She asked what the church was planning to build and if the PDD would affect the utility easement at the back of the property. She stated that metal tags were placed on her trees.

Linnelle Wilson, 1200 N. Avenue C., asked how this proposal to rezone would affect the right-of-way behind her property. She also asked how the rezoning would affect property values and taxation on the pieces of property.

Mark Clark, 202 W 12th, stated that there was infrastructure underneath the street, and it did not seem right for them to have Street C and any part of 12th Street. He stated that the Church had not been friendly to him and his family. Mr. Clark stated that a parking lot would be right by his fence, and he did not know what the 5-acre proposal was. He was told by an elder of the church they were given 50 acres to build a new church.

PUBLIC COMMENT

Marjorie Matetzscell, 1035 Meadow Cv., asked the Council to drive by the Holiday Inn because there was another camp and a lot of trash. Ms. Matetzscell stated that there was a vape store on Main Street. She stated that she hates the bars on the windows, and that was her opinion. She

wanted to know why the bars were permitted to be put up and stated that the flag in the window had been tampered with.

CITY MANAGER'S REPORT

1. Elgin Economic Development Corporation Quarterly Report

There were no questions from Council and no discussion on the item.

2. Planning & Zoning Commission (PZC) Quarterly Report

There were no questions from Council and no discussion on the item.

3. General Activity Report And/Or Project Update

Mr. Mattis stated that he only had a little to report on besides the quarterly reports. The budget worksession would be next Tuesday evening, and the first meeting in September would be the First Public Hearing for the Tax Rate and the Budget.

CONSENT AGENDA

1. City Council Regular Meeting Minutes - August 1, 2023

The minutes were approved on the consent agenda.

2. City Council Worksession Meeting Minutes - August 8, 2023

The minutes were approved on the consent agenda.

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE PROFESSIONAL SERVICES FEES WITH BAIRD/WILLIAMS CONSTRUCTION, LTD RELATED TO THE ELGIN POLICE DEPARTMENT STATION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution passed on the consent agenda.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CECILIA WHITLEY FOR LEASE OF BILLBOARD AT HWY.290 AND 11th STREET AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution passed on the consent agenda.

5. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, ADOPTING THE LIBRARY COLLECTION DEVELOPMENT POLICY AND MAKING CERTAIN FINDINGS RELATED THERETO

The resolution passed on the consent agenda.

6. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH BASTROP COUNTY "COUNTY" TO SUPPORT THE 9-1-1 GEOGRAPHIC INFORMATION SYSTEM DATABASE MANAGEMENT AND MAKING CERTAIN FINDINGS RELATED THERETO

The resolution passed on the consent agenda.

Mr. Dennis made a motion to approve the consent agenda. Ms. Casnovsky seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

1. AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 46, SECTION 46-3, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, 2013 AND MAKING THIS AMENDMENT A PART OF SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE APPROXIMATELY 10.3635 ACRES OF LAND FROM "R-1" SINGLE FAMILY DISTRICT TO "PDD" PLANNED DEVELOPMENT DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP CO. APPRAISAL DISTRICT AS PARCELS R14760, R57239, R13484, R51150, R13488, R13490, R13472, AND R73681 LOCATED ON OR NEAR THE INTERSECTION OF W. 11TH STREET AND N. AVENUE C WITHIN ALL OR PARTS OF THE RHONDA MOORE SUBDIVISION, AN ADDITION IN BASTROP COUNTY, TEXAS, ACCORINDG TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 2, PAGE 245B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, THE J.P. TINGLE S

Mr. Mattis provided a presentation about the Sacred Heart Planned Development District. He stated that a PDD was a specific agreement between the City and property owner to build a specific project resulting in a partnership. Mr. Mattis invited Mr. Perry to the podium, and he answered the questions of the Council. Mr. Perry stated that this item went to the P&Z Commission. Discussion followed. Mayor Pro Tem Brashar made a motion to approve the Ordinance as presented. Mr. Rodriguez seconded the motion. All voted in favor. The motion carried.

2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH G. HYATT CONSTRUCTION. TO CONSTRUCT VETERANS MEMORIAL PARK EXPANSION AND MAKING CERTAIN FINDINGS RELATED THERETO.

Mr. Mattis provided a presentation on Veterans Memorial Park. He stated that the minimum recommendation for this project was about \$23,000 over the budget. He stated that the City Council aimed to hit the project number. Mr. Mattis provided additional project components for the Council's consideration. Discussion followed. Mr. Mattis invited Ms. Miller to the podium, and she answered questions of the Council. Mr. Rodriguez made a motion to approve the resolution

and to approve the additional expenditures on the project. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING A DEVELOPMENT AND CONSENT AGREEMENT WITH LUND FARM INVESTMENT LLC, AND THE LUND FARM MUNICIPAL UTILITY DISTRICT AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis provided a presentation on the Lund Farm Development and Consent Agreement. Mr. Mattis stated the MUD would not receive city services and would be required to pay for their services. He stated that the developer would pay for water and wastewater services to connect to the existing system. Discussion followed. Mr. Mattis invited Mr. Perry to the podium, and he answered the questions of the Council. Discussion followed. Mr. Rodriguez stated that an Elementary School might not be possible based on the demographic numbers and growth. The total acreage could strain the size of the school. Mr. Mattis stated that the agreement states the developer must complete one or the other and does not prevent the school from getting involved in the decision-making process. Discussion followed. Ms. Love made a motion to approve the resolution. Mr. Swain seconded the motion. The vote was: Mr. Love- yes, Mr. Rodriguez- yes, Mr. Dennis- yes, Mayor Pro Tem Brashar- yes, Mayor McShan- yes, Ms. Casnovsky- yes, Mr. Gibson III - no, and Mr. Swain- yes. The motion carried.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING AN AGREEMENT WITH LUND FARMS UTILITY DISTRICT FOR WHOLESALE WATER SERVICE; AND MAKING CERTAIN FINDINGS RELATED THERETO.

Mr. Mattis stated that the agreement was related to the Development and Consent Agreement. Mr. Perry provided comments. Mr. Mattis stated that the MUD sets their water rates. Mayor Pro Tem Brashar made a motion to approve the resolution. Ms. Casnovsky seconded the motion. The vote was: Mayor Pro Tem Brashar- yes, Mayor McShan- yes, Ms. Casnovsky- yes, Mr. Gibson III- no, Mr. Swain- yes, Mr. Love- yes, Mr. Rodriguez- yes, and Mr. Dennis- yes The motion carried.

5. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE LUND FARMS MUD WASTEWATER SERVICE AGREEMENT AND MAKING CERTAIN FINDINGS RELATED THERETO

Ms. Casnovsky made a motion to approve the resolution. Mayor Pro Tem Brashar seconded the motion. The vote was: Ms. Casnovsky- yes, Mr. Gibson III - no, Mr. Swain- yes, Mr. Love- yes, Mr. Rodriguez-yes, Mr. Dennis-yes, Mayor Pro Tem Brashar- yes, and Mayor McShan- yes. The motion carried.

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS PLACING A PROPOSAL ON THE SEPTEMBER 5, 2023 AND SEPTEMBER 19, 2023 COUNCIL MEETING TO ADOPT A 2023 TAX YEAR PROPOSED PROPERTY TAX RATE THAT WILL NOT EXCEED THE NO NEW REVENUE TAX RATE OR THE VOTER APPROVAL TAX RATE NOR THE DE MINIMIS RATE FOR THE CITY OF ELGIN, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; CALLING A PUBLIC HEARING ON THE PROPOSED PROPERTY TAX RATE TO BE HELD ON SEPTEMBER 5, 2023 AND SEPTEMBER 19, 2023 AT 6:30 PM

Mr. Mattis provided comments and stated that the proposed tax rate was a reduction in the current tax rate. Mayor Pro Tem Brashar made a motion to approve the resolution. Mr. Rodriguez seconded the motion. All voted in favor. The motion carried.

EXECUTIVE SESSION

The City Council may announce that it will adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code

There was no executive session.

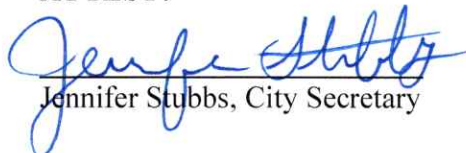
ANNOUNCEMENTS

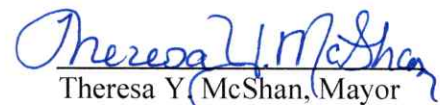
Mr. Rodriguez mentioned that school began the next day- and encouraged those in attendance to please drive slowly.

ADJOURNMENT

Mayor McShan adjourned the meeting at 8:54 p.m.

ATTEST:


Jennifer Stubbs, City Secretary


Theresa Y. McShan, Mayor