

MINUTES
ELGIN CITY COUNCIL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX CITY COUNCIL CHAMBERS
404 NORTH MAIN STREET
September 19, 2023

CALL TO ORDER

Mayor McShan called the meeting to order at 6:30 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
Forest Dennis, Council Member
Al Rodriguez, Council Member
Matthew Callahan, Council Member

Staff:

Thomas L. Mattis, City Manager
Jennifer Stubbs, City Secretary
Amy Miller, Community Services Director
Todd Johnson, Commander
Aaron Crim, Commander
Chris Wolf, Sergeant
Pam Sanders, Human Resources Director
Belen Pena, Finance Director
Michael Gonzalez, Public Works Director
Sonia Browder, Media Specialist
Elizabeth Marzec, Parks Manager

INVOCATION

Mr. Gibson 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

1. Public Hearing On The Proposed FY23-24 Annual Budget

Mr. Mattis provided comments. There were no public hearing comments.

2. Public Hearing On The Proposed FY23-24 Tax Rate

Mr. Mattis provided comments. There were no public hearing comments.

3. PUBLIC HEARING ON A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING A STRATEGIC PARTNERSHIP AGREEMENT WITH LUND FARM MUNICIPAL UTILITY DISTRICT

Mr. Mattis stated this was related to an agreement already approved by the City Council and provided additional comments.

John Carlson, 164 Lund Road, commented and asked questions on the Lund Farm Municipal Utility District.

Kevin Nonmacher, 15820 County Line Road, stated that he would like to see additional capacities for growth throughout the area and provided other comments about his concerns.

Jacque Smith, 606 E. 8th Street, shared concerns and research about the Lund Farm Municipal Utility District. Ms. Smith stated that we needed to take our time and make sure that these were the people we wanted to do business with.

Shirley Moczygamba, 823 Savannah Cv., provided her concerns about the contract. She asked the City Council to be conservative and to be the protector of our city funds.

Susan Beckwith, 408 E. 8th Street, provided her concerns about the school district. Ms. Beckwith stated that, as she understood, this would increase our school enrollment by about 50% or 2,500 students. Ms. Beckwith asked some questions of the Council and asked them to pause.

Julie Assata, 408 E. 8th Street, expressed her concerns regarding the Lund Farm Municipal Utility District. She requested that any development that happens make room for the kids because you know they are going to come. Ms. Assata provided additional concerns about the green space, floodplain, and creek beds.

Monica Leche, 107 E. 8th Street, provided some comments. Ms. Leche stated that there was a parasite of resentment in the community against this project and that the responsibility was on you. She stated that the responsibility of privilege was to build others up.

PUBLIC COMMENT

There were no public comments.

PRESENTATION

1. A PROCLAMATION DECLARING OCTOBER 2023 AS PROSTATE CANCER AND BREAST CANCER AWARENESS MONTH IN THE CITY OF ELGIN

Mayor McShan read from the proclamation.

CITY MANAGER'S REPORT

1. Historic Review Board 3rd Quarter Report

Mr. Mattis stated that the quarterly reports were provided in the packets. There were no questions from Council.

2. Parks & Recreation Advisory Board Quarterly Report

Mr. Mattis stated that the quarterly reports were provided in the packets. There were no questions from Council.

3. General Activity Report And/Or Project Update

Mr. Mattis stated that the Veterans Park Expansion Groundbreaking was scheduled for September 26th at 10 a.m. The next City Council Meeting will be held on October 10th.

CONSENT AGENDA

1. City Council Regular Meeting Minutes-September 5, 2023

The minutes were approved on the consent agenda.

2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS ESTABLISHING OFFICIAL CITY OF ELGIN HOLIDAYS FOR THE PERIOD OF OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024; AND PROVIDING FOR RELATED MATTERS

The resolution was approved on the consent agenda.

Mr. Mattis stated that there were no changes to the holiday calendar. Ms. Casnovsky made a motion to approve the consent agenda. Mr. Swain seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

1. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, ADOPTING AND APPROVING A STATEMENT OF NO OBJECTION FOR THE KATY, A PROPOSED TAX-EXEMPT BOND MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON WEST SECOND STREET AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis provided information about the Katy Project and stated that the project had proper zoning. He answered questions of the Council. Roger Plourde, Managing Principal for Ivy Companies, presented the project's affordability and stated that tonight's requested action was for no objection for the Katy Development Project. Discussion followed.

Juanita Valarie Neidig, 19025 Littig Road, urged the City Council to adopt the resolution of no objection in regard to the Katy Project. She stated that workforce housing was needed in Elgin. She provided additional comments on why she favors the project.

Sarah Gudenkauf, 813 Old McDade, stated that she supported the proposal and hoped that the City Council would vote no objection.

Jason Tatum, 123 Vicksburg Loop, stated that he was excited about this project and requested that the City Council vote to support this resolution of no objection. He provided additional comments.

Mr. Mattis stated that a vote for the resolution meant that the City Council had no objection. Mr. Swain asked about the swimming pool. Mr. Plourde clarified and stated that the pool would be for the residents and their guests. Mr. Mattis noted that the project details were different from the requested action for this evening. Mr. Plourde answered additional questions of the Council.

Ms. Casnovsky made a motion to approve the resolution of no objection. Ms. Love seconded the motion. The vote was: Ms. Casnovsky-yes, Mr. Gibson-yes, Mr. Swain-no, Ms. Love-yes, Mr. Callahan-yes, Mr. Rodriguez-abstain, Mr. Dennis-no, Mayor Pro Tem Brashar-no, and Mayor McShan-no. The motion failed on a 4-4 vote with 1 abstain. Mr. Mattis stated that the Charter required five positive votes for any measure to pass.

2. AN ORDINANCE OF THE CITY OF ELGIN, TEXAS APPROVING AND ADOPTING A PROPOSED BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2023, THROUGH SEPTEMBER 30, 2024, AND PROVIDING THAT EXPENDITURES FOR SAID BUDGET SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET.

Mr. Mattis provided a presentation on the 2023-24 Proposed Budget. Mayor Pro Tem Brashar made a motion to approve the ordinance adopting the Proposed Budget. Mr. Swain seconded the motion. The vote was: Mayor Pro Tem Brashar-yes, Mayor McShan-yes, Ms. Casnovsky-yes, Mr. Gibson-yes, Mr. Swain-yes, Ms. Love-yes, Mr. Callahan-yes, Mr. Rodriguez-yes, and Mr. Dennis-yes. The motion carried on a 9-0 vote.

3. AN ORDINANCE LEVYING TAXES FOR MAINTENANCE AND OPERATION OF THE MUNICIPAL GOVERNMENT OF THE CITY OF ELGIN, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE 2023-24 TAX YEAR.

Mr. Mattis stated that this was the second reading of the ordinance to approve the property tax rate. He provided a presentation and said the tax rate would be reduced. Mr. Swain made a motion to approve the ordinance. Mayor Pro Tem Brashar seconded the motion. The vote was: Mr. Swain-yes, Ms. Love-yes, Mr. Callahan-yes, Mr. Rodriguez-yes, Mr. Dennis-yes, Mayor Pro Tem Brashar-yes, Mayor McShan-yes, Ms. Casnovsky-yes, and Mr. Gibson-yes. The motion carried on a 9-0 vote.

4. AN ORDINANCE TO UPDATE THE COMPREHENSIVE SCHEDULE OF FEES AND CHARGES NECESSARY TO GENERATE FUNDING FOR GENERAL AND SPECIFIC OPERATIONS REQUIRED TO SATISFY SERVICE NEEDS OF THE CITY; PROVIDE FOR A SAVINGS CLAUSE; REPEAL CONFLICTING ORDINANCES OR RESOLUTIONS; AND PROVIDE THAT THIS ORDINANCE SHALL BECOME EFFECTIVE AS STATED HEREIN.

Mr. Mattis stated that staff reviewed the fee structure for the Parks & Recreation Department. Some fees were altered, but the majority remained unchanged. The Board of Adjustment Variance fees for residential properties were lowered at the request of Mayor Pro Tem Brashar, according to Mr. Mattis. Mr. Callahan made a motion to approve the ordinance. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

5. A RESOLUTION RATIFYING THE CITY OF ELGIN 2023-2024 FISCAL YEAR ADOPTED BUDGET THAT CONTAINS A PROPERTY TAX RATE THAT RAISES MORE TOTAL PROPERTY TAXES THAN THE PREVIOUS YEAR.

Mr. Mattis stated that this resolution was required by the legislature and had no impact on the city's situation. Mr. Dennis made a motion to approve the resolution. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

6. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH FUN ABOUNDS TO CONSTRUCT PLAYGROUND EQUIPMENT, SURFACING AND SHADE FOR NEW PLAYGROUND FOR THOMAS MEMORIAL PARK MADISON STREET AND MAKING CERTAIN FINDINGS RELATED THERETO.

Mr. Mattis stated that tonight's resolution was for the City Council to authorize the contract for Thomas Memorial Park's new playground. Mr. Mattis invited Ms. Miller to the podium. She thanked Ms. Marzec for her hard work on the project. Ms. Miller provided details about the new playground's features and answered questions. Ms. Casnovsky thanked staff and other members

of the community for their work and input on the project. Mr. Rodriguez made a motion to approve the resolution. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

7. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A STRATEGIC PARTNERSHIP AGREEMENT WITH LUND FARM MUNICIPAL UTILITY DISTRICT AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis provided a presentation. He stated that the Lund Farms Development and Consent Agreement had already been approved, and the agreement for the City Council's consideration was a companion agreement. He provided additional comments and answered questions of the Council. Discussion followed. Mr. Swain made a motion to approve the resolution. Mr. Callahan seconded the motion. The vote was: Mr. Swain-yes, Ms. Love-yes, Mr. Callahan-yes, Mr. Rodriguez-yes, Mr. Dennis-yes, Mayor Pro Tem Brashar-yes, Mayor McShan-yes, Ms. Casnovsky-yes, and Mr. Gibson-no. The motion carried on an 8-1 vote.

8. Appointment/Re-Appointment Of Members To Various City Commissions, Boards, And/Or Committees Including The Planning & Zoning Commission, Board Of Adjustments, Library Advisory Board, Parks & Recreation Advisory Board, Economic Development Corporation Board Of Directors, Historic Review Board, Main Street Board Of Directors, And Building Standards Commission

Mr. Mattis clarified what an alternate member was on the Board of Adjustment. Mayor Pro Tem Brashar made a motion to approve the Board of Adjustment nominations, Darren Mogonye, Shifton McShan, Stephen Finley, Suzannah DesRoches, and David Lanford. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

Mr. Swain made a motion to approve the Planning & Zoning Commission nominations, Dorothy McCarther, Antonio Prete, and Ronnie Creppon. Mr. Callahan seconded the motion. All voted in favor. The motion carried. Mr. Mattis stated that we are still slowly implementing the term limits adopted by the ordinance and that, in some cases, the Council would be waiving the stipulation that you have to be term-limited off.

Mr. Callahan made a motion to approve the Library Advisory Board nominations, Yenifer Ibarra, Denise Halter, and Julissa Kyle. Mayor Pro Tem Brashar seconded the motion. All voted in favor. The motion carried.

Mayor Pro Tem Brashar made a motion to approve the Parks & Rec Advisory Board nominations, Krista Gaston and Neil Beyer. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

Mr. Dennis made a motion to approve the Historic Review Board nominations, Caleb Dawson, Joan Godfrey, Monica Nava, and Becky Davis. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

Mayor Pro Tem Brashar made a motion to approve the Main Street Board nominations, Amber de la Rosa, Michelle Nicholson, Erin Riley, and Skie O'Mahoney. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

Mr. Rodriguez made a motion to approve the EDC Board of Directors nominations, Bryan Bracewell and Irina Cortinas. Mr. Swain seconded the motion. All voted in favor. The motion carried. Mr. Mattis stated that 15-year board member Molly Alexander was leaving the board, and she did a great job.

Mayor Pro Tem Brashar made a motion to approve the Public Safety Advisory nominations, Ray Godfrey, Melvin Williams, Bryce Hatley, and Kayla Petsche. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

Mr. Dennis made a motion to approve the Building Standards Commission nominations, David Lanford and Nicholas Morales. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

Ms. Stubbs requested a 5-minute recess at 8:40 p.m. Mayor McShan reconvened the meeting at 8:45 p.m.

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

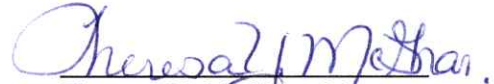
There was no executive session.

ANNOUNCEMENTS

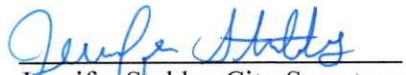
Mr. Mattis announced the closing of Circle Brewing, and he asked that the City Council decide on the Non-Profit committee. Mr. Mattis stated that Elgin 101 applications on October 1. Mayor Pro Tem Brashar announced that the Chamber Banquet was this Saturday. Ms. Miller reminded the City Council about the Veterans Park groundbreaking ceremony on Tuesday, the 26th, at 10:00 a.m. and that National Night Out would take place on Tuesday, October 3rd. Ms. Love announced that the Elgin Cares Cookout was this weekend. Ms. Miller clarified that the cookout was on Saturday at Elgin Memorial Park.

ADJOURNMENT

Mayor McShan adjourned the meeting at 8:49 p.m.


Theresa Y. McShan, Mayor

ATTEST:


Jennifer Stubbs, City Secretary