



ELGIN CITY CITY COUNCIL MINUTES

July 2, 2024

6:30 PM

CALL TO ORDER

Mayor McShan called the meeting to order at 6:30 p.m.

ROLL CALL

Mayor McShan announced that there was a quorum. Mr. Gibson arrived at 6:31 p.m. She stated that Mr. Callahan and Mr. Rodriguez would not be in attendance. Mayor Pro Tem Brashar made a motion to excuse their absences. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

Present:

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

Staff:

Thomas L. Mattis, City Manager
Owen Rock, EDC Director
Michael Gonzalez, Public Works Director
Chris Noble, Chief of Police
Amy Miller, Community Services Director
Beau Perry, City Engineer/Development Services Director
Pam Sanders, HR Director
Sonia Browder, Media Specialist
Esmeralda Rangel, Assistant City Secretary
Jason Bollinger, Police Officer
Daniel Mahoney, Police Officer

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

1. **Public Hearing On An Ordinance Of The City Of Elgin Texas, Amending Chapter 42, Section 42-319 et. seq. Code Of Ordinances By Adopting New Land Use Assumptions And Capital Improvement Plan And By Amending The Water And Wastewater Impact Fees And; Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.**
Mayor McShan read the caption of the Public Hearing. No one wished to speak on the public hearing item.
2. **Public Hearing On An Ordinance Of The City Of Elgin, Texas Adopting Chapter 214, Subchapter A, Of The Texas Local Government Code, Repealing Chapter 6, Article III. Unsafe Building Abatement Of The Elgin City Code And Repealing All Other Ordinances And Parts Of Ordinances In Conflict Herewith; Containing Penalties Not To Exceed Two Thousand Dollars (\$2,000) For Each Offense Except Where A Different Penalty Has Been Established By State Law And Each And Every Day Said Violation Is Continued Shall Constitute A Separate Offense; Providing A Severability Clause; Providing A Repealer Clause; And Providing For Publication.**
Mayor McShan read the caption of the Public Hearing. Mr. Mattis stated that this item was in response to the council's input and that this was the first of two public hearings regarding this item. No one wished to speak on the public hearing item.
3. **Public Hearing On An Ordinance Amending The Official 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 59.987 Acres Of Land From "C-3" Highway Commercial District To "PDD" Planned Development District, Located On A Parcels Of Land Known By The Bastrop County Appraisal District As Parcel Numbers 11945 And 8731878 Lying In And Being Situated Out Of The Elizabeth Standifer Survey, Abstract 59, In Bastrop County, Texas, Said Tract Being More Described In Exhibit "A"; And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.**
Mayor McShan read the caption of the Public Hearing. No one wished to speak on the Public Hearing Item.
4. **Public Hearing on the Proposed 2024 Five-Year Capital Improvement Plan**
Mayor McShan read the caption of the Public Hearing. Mr. Mattis provided comments regarding the CIP work session meeting and reminded council to complete their ranking surveys for their updated top ten projects.

No one wished to speak on the public hearing item. Mayor McShan closed the Public Hearing.

PUBLIC COMMENT

There were no public comments.

CITY MANAGERS REPORT

1. **Review and Discussion of Potential or Requested Inclusions in the FY2024-25 Annual Budget Proposal to be Presented by the City Manager.**
Ms. Love provided comments proposing a monthly council and mayor pay increase along with extended terms. Mr. Mattis acknowledged the points made by Ms. Love and stated that he agreed with her arguments but that it wasn't a simple procedure and would take time.

Mayor McShan and the council also agreed with the comments Ms. Love provided. Discussion followed.

2. General Activity Report and/or Project Update

Ms. Casnovsky provided comments about potentially having the library only be closed one day out of the week. She also inquired if there could be minor upgrades to make the pool more enjoyable and brought up the topic of paid parental leave for city staff. Discussion followed.

CONSENT AGENDA

1. City Council Regular Meeting Minutes-June 18, 2024

The minutes were approved on the consent agenda.

2. City Council Work Session Meeting Minutes-June 25, 2024

The minutes were approved on the consent agenda.

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER #5 FOR VETERANS MEMORIAL PARK EXPANSION, AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution was approved on the consent agenda.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH IMPERIUM EXTERIORS, FOR REPAIRS TO THE HISTORIC NOFSINGER HOUSE AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution was approved on the consent agenda.

5. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDERS WITH TRC ENGINEERS, FOR VARIOUS CAPITAL PROJECTS AS PART OF TO THE 2021 CERTIFICATES OF OBLIGATION AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution was approved on the consent agenda.

6. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, APPOINTING ESMERALDA RANGEL AS ASSISTANT CITY SECRETARY OF THE CITY OF ELGIN IN ACCORDANCE WITH THE CITY CHARTER; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS

The resolution was approved on the consent agenda.

Mayor Pro Tem Brashar 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 OF THE CITY OF ELGIN, TEXAS, AMENDING CHAPTER 42, SECTION 42-319 et. seq. CODE OF ORDINANCES, BY ADOPTING NEW LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN AND BY AMENDING THE WATER AND WASTEWATER IMPACT FEES, AND; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

Mr. Perry provided comments and clarification to the council. He stated that this is a process that takes place around every five years. He stated that there is a two-step process which would include the approval of the land use plan and approval of the capital plan

which will set the maximum rate and effective rate for the impact fee of water and sewer. He also explained how the numbers are determined and answered questions made by the council. Discussion followed.

Mayor Pro Tem Brahsar made a motion to approve the land use plan section of the resolution. Ms. Love seconded the motion. All voted in favor. The motion carried.

Mayor Pro Tem Brashar made a motion to approve the maximum impact fees as stated. Ms. Casnovsky seconded the motion. All voted in favor. The motion carried.

Mr. Swain made a motion to set the effective rates at \$5100 for water and \$5850 for wastewater. Mr. Dennis seconded that motion. All voted in favor. The motion carried.

2. **AN ORDINANCE OF THE CITY OF ELGIN, TEXAS ADOPTING CHAPTER 214, SUBCHAPTER A, OF THE TEXAS LOCAL GOVERNMENT CODE, REPEALING ARTICLE III. UNSAFE BUILDING ABATEMENT OF THE ELGIN CITY CODE AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING PENALTIES NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE EXCEPT WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW AND EACH AND EVERY DAY SAID VIOLATION IS CONTINUED SHALL CONSTITUTE A SEPARATE OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALED CLAUSE; AND PROVIDING FOR PUBLICATION.**

Mr. Mattis stated that this item was in response to the council's input. The first public hearing was held today and the second will be held at the next meeting. The council will then be able to vote on the item.

3. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS ("CITY") DESIGNATING CERTAIN AREAS OF THE CITY'S EXTRATERRITORIAL JURISDICTION AS INDUSTRIAL DISTRICT AREAS; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; PROVIDING FOR A PENALTY; AND DECLARING AN EFFECTIVE DATE.**

Mr. Mattis stated that this is an opportunity to identify certain areas as industrial districts for future development. He answered questions from the council. Mr. Rock clarified that this was not a rezoning action but an action to identify certain areas as industrial districts.

Ms. Casnovsky made a motion to approve the ordinance. Mayor Pro Tem Brashar seconded the motion. All voted in favor. The motion carried.

4. **AN ORDINANCE AMENDING THE OFFICIAL 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 59.987 ACRES OF LAND FROM "C-3" HIGHWAY COMMERCIAL DISTRICT TO "PDD" PLANNED DEVELOPMENT DISTRICT, LOCATED ON A PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL NUMBERS 11945 AND 8731878 LYING IN AND BEING SITUATED OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT 59, IN BASTROP COUNTY, TEXAS, SAID TRACT BEING MORE DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

Mr. Mattis provided information on the item presented. Mr. Perry provided additional details and answered questions made by the council. Discussion followed.

Mayor Pro Tem Brashar made a motion to approve the ordinance. Mr. Gibson seconded the motion. All voted in favor. The motion carried.

EXECUTIVE SESSION

The City Council did not adjourn into executive session.

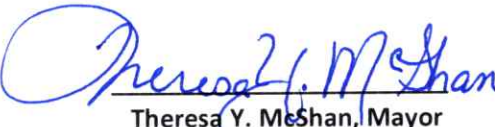
RECONVENE

ANNOUNCEMENTS

Ms. Miller stated that on Thursday VFW would have a 4th of July celebration with fireworks she also announced that it was Parks and Rec Month with park parties every Friday. Ms. Miller stated that the library book bus is active, as well as the summer reading programs, and book clubs in partnership with The Owl. Mr. Mattis also stated that the pool and parks have been very active, Veterans Park is soon to be finished, and County Line Road was completed.

ADJOURNMENT

Mayor McShan adjourned the meeting at 8:15 p.m.



Theresa Y. McShan, Mayor

ATTEST:



Esmeralda Rangel, Assistant City Secretary