



ELGIN CITY CITY COUNCIL MINUTES
November 12, 2024
6:30 PM

CALL TO ORDER

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

ROLL CALL

Mayor McShan called roll call. Council Member Love motioned to excuse Mayor Pro Tem Brashar's medical leave absence. Council Member Dennis seconded the motion. All voted in favor. The motion carried.

Present:

Theresa Y. McShan, Mayor
Matthew Callahan, Council Member
Al Rodriguez, Council Member
Forest Dennis, Council Member
Joy Casnovsky, Council Member
Arthur Gibson III, Council Member
Chuck Swain, Council Member
YaLecia Love, Council Member

Absent:

Sue Brashar, Mayor Pro Tem

Staff:

Thomas L. Mattis, City Manager
Peyton Standifer, City Secretary
Pam Sanders, HR Director
Michael Gonzalez, Public Works Director
Amy Miller, Community Services Director
Beau Perry, City Engineer/Development Services Director
Sonia Browder, Media Specialist
Todd Johnson, Police Commander
Dodie Navejas, Utility Billing Customer Service Manager
Esmeralda Rangel, Assistant City Secretary
Mathew Decker, Police Sergeant
Matthew Hicks, Police Lieutenant
Rodney Jarmon, Public Works Superintendent
Charlie Navejas, Permit Technician

INVOCATION

Council Member Love 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 ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: ELEVEN POINT THREE SIX FIVE (11.365) ACRES OF LAND OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, LOCATED ON A PARCEL OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCEL 248230 IN TRAVIS COUNTY, TEXAS, AND BEING FULLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

Mayor Mcshan read the caption of the Public Hearing. No Public Comment was made by any in attendance.

2. **PUBLIC HEARING ON A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING A STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF ELGIN, TEXAS AND TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 36 (ALSO KNOWN AS ELGIN GATEWAY) AND MAKING CERTAIN FINDINGS RELATED THERETO.**

Mayor Mcshan read the caption of the Public Hearing. No Public Comment was made by any in attendance.

3. **A PUBLIC HEARING ON 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 ZONING MAP TO WIT: TO REZONE FROM "R-1" SINGLE FAMILY DWELLING DISTRICT TO "R-4" MULTIPLE-FAMILY RESIDENTIAL DISTRICT LOCATED ON A PARCEL OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCEL 248221 (ABS 345 SUR 53 HINES W ACR 10.0) BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

(THIS REQUEST FOR A ZONING CHANGE THAT WAS TO BE THE SUBJECT MATTER OF THIS HEARING WAS WITHDRAWN BY THE APPLICANT ON OCTOBER 29, 2024)

Mayor Mcshan read the caption of the Public Hearing. No Public Comment was made by any in attendance.

PUBLIC COMMENT

Beth Rolingson from Advocacy Outreach thanked council and the City of Elgin for the opportunity to serve the community and provided a brief update on the services that are offered by the program.

CITY MANAGERS REPORT

1. **Review of final FY2024-25 City of Elgin Annual Budget as adopted by City Council**
City Manager Mattis provided an overview of the final budget document for Fiscal Year

2024-2025 that was adopted by the City Council on September 26, 2024. The Council did not have any questions or comments.

2. Discussion and direction to staff regarding the distribution of Community Non-Profit Support funding as included in the FY2024-25 Annual Operating Budget

City Manager Mattis provided a brief explanation, and Mayor McShan assigned Council Member Callahan, Council Member Rodriguez, Council Member Gibson and herself to the Non-Profit Review Committee.

3. Planning & Zoning Commission Quarterly Report

City Manager Mattis explained that the report was in their packet, and asked for questions. There were no questions or comments from Council.

4. General Activity Report and/or Project Update

There were no questions or comments from Council.

CONSENT AGENDA

1. City Council Regular Meeting Minutes - October 24, 2024

The minutes were approved on the consent agenda.

Council Member Swain motioned to approve the meeting minutes on the consent agenda. Council Member Rodriguez seconded the motion. All voted in favor. The motion carried.

2. City Council Special Meeting Minutes - October 29, 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 1 FOR THE ROY RIVERS UTILITY PROJECT PHASE I AND MAKING CERTAIN FINDINGS RELATED THERETO

The resolution was approved.

Council Member Swain motioned to approve the consent agenda. Council Member Rodriguez seconded the motion. All voted in favor. The motion carried.

Mayor McShan presented the Hometown Heroes proclamation to the Veterans in attendance. City Manager Mattis announced the opening of the Pistol Hill Water Storage Tank and provided brief comments.

NEW BUSINESS

1. (Tabled) A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A MASTER PROFESSIONAL SERVICES AGREEMENT AND WORK AUTHORIZATION WITH GRADIENT SOLUTIONS CORPORATION OF MANSFIELD, TEXAS FOR FINANCE-RELATED SERVICES; AND MAKING CERTAIN FINDINGS RELATED THERETO

Wes Callias, 18304 Willow Sage Lane, provided brief comments on Gradient Solutions, the audit for Fiscal year 2023-2024, and the budget for Fiscal Year 2024-2025.

City Manager Mattis withdrew his recommendation for this resolution and agreement with Gradient Solutions, and provided a brief explanation for the withdrawal of the recommendation. Mr. Mattis, also, provided a presentation on the hiring process for a

finance director in response to council questions at the prior meeting. Council Member Love questioned how long the Finance Director position was posted on the TML website. Council Member Casnovsky questioned why a temporary finance director cannot be brought in. Council Member Gibson questioned if the council could direct staff to bring in a temporary Finance Director. City Manager Mattis explained that a temporary Finance Director was brought on previously, and their time has already ended. No action was taken.

2. **AN ORDINANCE ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: ELEVEN POINT THREE SIX FIVE (11.365) ACRES OF LAND OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, LOCATED ON A PARCEL OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCEL 248230 IN TRAVIS COUNTY, TEXAS, AND BEING FULLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

City Manager Mattis explained that this was a routine procedural item for voluntary annexation in the City of Elgin. Beau Perry, City Engineer, provided a brief explanation on the annexation. Council Member Swain motioned to approve the ordinance as present. Council Member Callahan seconded the motion. All voted in favor. The motion carried.

3. **AN ORDINANCE ASSIGNING NEWLY ANNEXED PROPERTY TO CITY COUNCIL WARD AREA NO. 2: PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

City Manager Mattis explained that this is a routine procedural item when a property is annexed into the City, and the property in question is surrounded on three sides by property already assigned to Ward 2. Council Member Swain motioned to approve the ordinance as presented. Council Member Love seconded the motion. All voted in favor. The motion carried.

4. **AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, AMENDING ORDINANCE NUMBER ORD2023-09-05-20 THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE**

City Manager Mattis explained that this was a routine procedural item to amend the budget from the previous fiscal year to match expenditures. Council Member Rodriguez motioned to approve the ordinance as it was presented. Council Member Swain seconded the motion. All voted in favor. The motion carried.

5. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, CASTING ITS VOTES FOR THE BASTROP CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS**

City Manager Mattis explained that this was a formality for casting our votes for the Bastrop Central Appraisal District, and County Commissioner David Glass has asked to be reappointed. Mayor McShan tabled this item to allow the council to discuss with the school board.

6. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING A DEVELOPMENT AND CONSENT AGREEMENT WITH OHANA LAND CORP, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OHANA"), AND AUSTIN GATEWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GATEWAY"), AND, UPON ITS JOINDER TO THE**

AGREEMENT, TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 36 (OR NEXT AVAILABLE NUMERICAL DESIGNATION), A CONSERVATION AND RECLAMATION DISTRICT OF THE STATE OF TEXAS (THE "DISTRICT"), AND MAKING CERTAIN FINDINGS RELATED THERETO

City Manager Mattis explained that this item and the remaining three items on New Business are all related to the agreement with Austin Gateway, and provided a presentation on the development agreement and the following three procedural items to accompany the agreement. Beau Perry, City Engineer, provided a presentation on the development agreement, wastewater agreement with the developer, and the potential school site. Mr. Perry answered questions from the council. Council Member Gibson voiced his opposition to the creation of the MUD.

Wes Callias, 18304 Willow Sage Lane, provided public comment on the creation of the MUD, and posed questions to the Council. Mr. Perry provided answers to Mr. Callias.

Council Members Casnovsky and Dennis provided comments on the creation of the MUD.

Council Member Dennis motioned to approve the resolution as presented. Council Member Casnovsky seconded the motion. Mayor McShan and Council Members Casnovsky, Swain, Dennis, Rodriguez, and Callahan voted yes. Council Members Gibson and Love voted no. The motion carried.

7. AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, EXTENDING THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ELGIN, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

City Manager Mattis provided brief comments on the Ordinance.

Council Member Swain motioned to approve the ordinance as presented. Council Member Rodriguez seconded the motion. Mayor McShan and Council Members Casnovsky, Swain, Dennis, Rodriguez, and Callahan voted yes. Council Members Gibson and Love voted no. The motion carried.

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELGIN CONSENTING TO THE CREATION OF A MUNICIPAL UTILITY DISTRICT AND INCLUSION OF LAND

City Manager Mattis explained that this was a routine procedural item for the agreement.

Council Member Dennis motioned to approve the resolution as presented. Council Member Swain seconded the motion. Mayor McShan and Council Members Casnovsky, Swain, Dennis, Rodriguez, and Callahan voted yes. Council Members Gibson and Love voted no. The motion carried.

9. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A WASTEWATER SERVICE AGREEMENT WITH OHANA LAND CORP, LLC, AUSTIN GATEWAY LLC, AND TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 36 (OR NEXT AVAILABLE NUMERICAL DESIGNATION) AND MAKING CERTAIN FINDINGS RELATED THERETO

City Manager Mattis explained that this was standard procedure for Development and Consent Agreements to reach a secondary agreement for Wastewater.

Council Member Callahan motioned to approve the resolution as presented. Council Member Rodriguez seconded the motion. Mayor McShan and Council Members

Casnovsky, Swain, Dennis, Rodriguez, and Callahan voted yes. Council Members Gibson and Love voted no. The motion carried.

EXECUTIVE SESSION

The City Council did not adjourn into executive session.

RECONVENE

ANNOUNCEMENTS

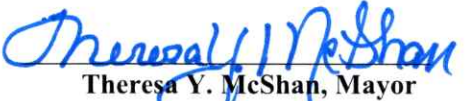
Amy Miller, Community Services Director, stated that the Saturday after Thanksgiving is Shop Small Saturday. The Main Street Program created a gift card program that allows you to purchase one gift card to be used at any of the shops downtown. The newsletter sent out now has a new format. Sip, Shop and Stroll is Thursday, November 14th. There is a parade on December 7th, and entries are limited to 50 this year.

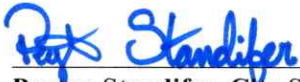
Mayor McShan announced that there would be a special meeting next week, the week of the 18th.

ADJOURNMENT

Mayor McShan adjourned the meeting at 8:10 p.m.

ATTEST:


Theresa Y. McShan, Mayor


Peyton Standifer, City Secretary