



*perfectly situated...*

**ELGIN CITY CITY COUNCIL MINUTES**

**September 17, 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. Mayor McShan stated that Mayor Pro Tem Brasher and Ms. Casnovsky were absent. Ms. Love made a motion to excuse their absence. Mr. Gibson seconded the motion. All voted in favor. The motion carried.

**Present:**

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

**Staff:**

Thomas L. Mattis, City Manager  
Michael Gonzalez, Public Works Director  
Chris Noble, Chief of Police  
Pam Sanders, HR Director  
Sonia Browder, Media Specialist  
Dodie Navejas, UB Customer Services Manager  
Todd Johnson, Commander  
Aaron Crimm, Commander  
Matthew Hicks, Sergeant  
Esmeralda Rangel, Assistant City Secretary

**INVOCATION**

Mr. Rodriguez 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 the Pledge of Allegiance to the Texas Flag.

**PUBLIC HEARING**

**1. Public Hearing on the Proposed FY2024-25 Annual Budget for the City of Elgin**

Ronald Silva, 104 Gillespie Ln, expressed his concern for the increase in taxes and shared concern that even with taxes going up, they do not see it paying off as infrastructure is not being repaired. He is also concerned about the city's rapid growth and believes that if the city is going to grow, it should have proper planning, which he believes is not being done.

Shirley Moczygamba, 823 Savannah Cv, expressed her displeasure with the tax rate and her concern about not having an ambulance contract. She also wanted to congratulate the city on all the completed park projects.

Leslie Moss, 1801 Wilberg Cv, was concerned about the budget and how no revenue was being used to control the stray animal problem. She also stated that the services and infrastructure are not sustainable for the growth of the city.

Mayor McShan closed the public hearing.

**2. Public Hearing On The Proposed FY24-25 Tax Rate**

Stan Gerdes, express his disappointment in the tax rate increase, he stated that with everything else increasing it is not the time to raise taxes. He noted that items in the budget could be cut or reduced and being elected to do this job means making the tough decisions.

David Lanford, 710 S. Main St., stated that with all the growth happening in the city, we have to learn how to manage it. With an already high, school tax and city tax, selling lots will raise a challenge. He asked the council to look at the budget and tax rate and reconsider lowering the tax rate.

Paula Ramsey, 108 Louise St, stated that she has an issue with the huge tax hike and how she doesn't see any improvements being made in the older part of Elgin even though having lived here for 37 years, she asked the council to look at the city as a whole and not just the new areas.

Debbie Wahrmond, 905 Marvins Cove, agreed with the last statement about the old Elgin not being as serviced as the newer parts, she also complimented staff to responding to broken pipe issues and suggested the council should table this vote until the next meeting to get a clear understanding on what is being proposed.

Wes Callais, 18304 Willow Sage Ln, stated that he hasn't seen many council members change but he has seen many finances directors come and go, he stated that no one stays in this town because of the jobs, and he agrees with everyone's concern on how this is a budget that no one can afford. He also expressed his disappointment with no one on the council addressing citizens' concerns.

Ron Ramirez, 16 N Ave A, stated that his questions are not for the city manager or city staff but for the mayor and council and he wants to know if they have done their due diligence on everything that has been presented to them.

Mayor McShan closed the public hearing.

**PUBLIC COMMENT**

James Macklin, 404 N. Ave E., he stated that his neighbor keeps shotting at his truck with a BB gun, and he has brought his concerns to the PD and even talked the city manager who also spoke with

the PD and code enforcement, and he was told nothing could be done which he stated is not right.

Mayor McShan closed public comment.

## **CITY MANAGERS REPORT**

### **1. General Activity Report and/or Project Update**

Mr. Mattis stated that he did not have anything specific to report on.

## **CONSENT AGENDA**

### **1. Request to close 100 block Depot Street alley from Avenue C to Main Street and 32 N Main Street Alley from First Street to the Depot Street alley from 3:00 PM to 10:00 Pm on Friday December 6, 2024 for the She Creates Union Luna Market.**

The request was approved on the consent agenda.

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

## **NEW BUSINESS**

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

Mayor McShan asked to table this item as more information had to be gathered before bringing it to the council.

Ms. Love made a motion to table this item until the next council meeting. Mr. Dennis seconded the motion. All voted in favor. The motion carried. This item will be tabled and brought back at the next council meeting.

### **2. AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR OPERATION OF A CHILDCARE FACILITY BY THE ELGIN INDEPENDENT SCHOOL DISTRICT ON PROPERTY LOCATED ON A PARCEL OF LAND KNOWN BY THE BASTROP COUNTY CENTRAL APPRAISAL DISTRICT AS PARCEL 61102, LOCATED AT 205 W. 2ND ST (ELGIN CITY, BLOCK 37, LOT 3,4,5,6,7 & 8), CITY OF ELGIN, TEXAS, BASTROP COUNTY, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

Mr. Mattis stated that this item was discussed at a previous meeting and has had the appropriate notification and public hearings. He gave a brief recap of the project and reminded the council that this item was tabled at the last council meeting. He stated that the planning and zoning commission approved this item with certain conditions being met, which included a traffic impact analysis, limited occupancy, and a five-year renewal. The requestor submitted information that was responsive to the conditions and requested that the council omit the five-year limitation. Discussion followed.

Mr. Gibson made a motion to approve the special use permit and remove the five-year renewal as recommended by the planning commission. Ms. Love seconded the motion. All voted in favor. The motion carried.

3. **(Second Reading and Final Adoption) AN ORDINANCE APPROVING AND ADOPTING A BUDGET FOR THE CITY OF ELGIN, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, IN ACCORDANCE WITH THE LOCAL GOVERNMENT CODE OF THE STATE OF TEXAS AND THE ORDINANCES AND RULES OF THE CITY OF ELGIN, TEXAS; APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE**

Mr. Mattis stated that after the previous budget work session edits have been made to the budget and were sent to the council prior to the meeting. Mr. Dennis talked about the elderly exemption on taxes and many more improvements that have been made throughout the city. Discussion followed. Mayor McShan suggested that in light of all of the citizens' concerns, there should be another workshop next week to make sure they have done their due diligence.

Mr. Rodriguez made a motion to table the ordinance. Ms. Love seconded the motion. All voted in favor. The motion carried. The item was tabled.

4. **(Second Reading and Final Adoption) 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 2024-25 TAX YEAR**

Mr. Gibson made a motion to table the ordinance setting the tax rate. Ms. Love seconded the motion. All voted in favor. The motion carried.

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

Mr. Mattis stated that the city had a certain number of votes for voting in people to the appraisal district board of directors. Discussion followed.

Mr. Swain made a motion to recommend David Glass. Mr. Rodriguez seconded the motion. All voted in favor. The motion carried.

6. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, NOMINATING PERSONS FOR THE TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS**

No recommendations were given for the Travis County appraisal district. This item will be tabled and brought to the next council meeting.

## **EXECUTIVE SESSION**

The City Council did not adjourn into executive session.

## **RECONVENE**

## **ANNOUNCEMENTS**

Mr. Mattis stated that the council took a preliminary tour of the EPD and that the opening would be delayed due to construction issues. He also said that all other projects were in good shape.

## **ADJOURNMENT**

Mayor McShan adjourned the meeting at 7:35 p.m.

ATTEST:

Esmeralda Rangel

Esmeralda Rangel, Assistant City Secretary

Theresa Y. McShan  
Theresa Y. McShan, Mayor

