



ELGIN CITY CITY COUNCIL MINUTES
April 15, 2025
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. All Council Members were present.

Present:

Theresa Y. McShan, Mayor
Arthur Gibson III, Ward 1
Joy Casnovsky, Ward 1
Chuck Swain, Ward 2
YaLecia Love, Ward 2
Al Rodriguez, Ward 3
Matthew Callahab, Ward 3
Forest Dennis, Ward 4
Sue Brashar, Mayor Pro Tem Ward 4

Staff:

Isaac Turner, Interim City Manager
Peyton Standifer, City Secretary
Michael Gonzalez, Public Works Director
Stacey Osbourne, Acting Community Services Director
Beau Perry, City Engineer & Development Services Director
Pam Sanders, Human Resources Director
Sonia Browder, Media Specialist
Heather Fowler, Library Services manager
Dodie Navejas, Utility Billing Customer Services Manager
Aaron Crim, Police Commander
Esmeralda Rangel, Assistant City Secretary
Mary Majefski, Police Corporal

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 and Pledge of Allegiance to the Texas Flag.

PUBLIC COMMENT

Stephanie Lippke, North Main Street, stated that Affion was the recruitment firm initially approved for the Finance Director position, but since then, SGR has taken over despite no such decision being made during a public meeting to her knowledge. She also stated that neither firm had advertised the position. She expressed concerns regarding the availability of funds and questioned whether last year's tax increase was intended to offset projected shortfalls. She also emphasized her ongoing concerns surrounding transparency.

Tiffany St. Pierre, Golden Eagle Way, stated that the audit that was received by the City from Brooks and Watson is concerning. She further stated that the water meters and deck repairs at the former meeting were approved with no questions about finances from the City Council. Ms. St. Pierre called for a forensic audit, transparency, and a halt on spending.

Wes Callias, Willow Sage Lane, stated his appreciation for Mr. Isaac Turner, and his concern that the former City Manager was let go with no communication from Council to the citizens. Mr. Callias also expressed his distaste that there are financial issues and there has been no comment from the City Council.

ANNOUNCEMENTS

Heather Fowler, Library Services Manager, provided the announcements for Council about the Music in the Park, lifeguards for hire at the Elgin Recreation Center, the Elgin Police Department's ribbon cutting for the new station, Dia de los Ninos, and the Space Night.

PRESENTATION

1. A PROCLAMATION RECOGNIZING APRIL AS SEXUAL ASSUALT AWARENESS MONTH IN THE CITY OF ELGIN

Mayor McShan announced that the proclamation for Madison Woehl will be read on May 6th.

Mayor McShan announced the proclamation proclaiming April as Sexual Assault Month, and read the proclamation. It was then presented to GG Thompson and the former City of Bastrop Mayor. GG Thompson, Family Crisis Center, then briefly spoke to Council about Sexual Assault Awareness Month.

STAFF REPORT

1. Finance Department Update (Gradient Solutions and Sanders)

Mr. Isaac Turner, Interim City Manager, provided brief comments about the challenges facing the City of Elgin's Finance Department. Mr. Turner stated that the focus is on responding to the audit and preparing the budget. Mr. Turner thanked Council for their support in hiring SGR on March 18, 2025, at their City Council meeting to conduct the search for a Finance Director. Mr. Turner introduced Pam Sanderss, Cal Webb, and Lorie Lankford to provide their update to the Council.

Cal Webb, Gradient Solutions, presented to Council. He stated that the priorities for Gradient and staff's focus are to focus on the audit that will be occurring in June, responding to the past audit, and preparing the budget. Mr. Webb stated that City staff are working extremely hard, and Gradient Solutions is pleased with the efforts of City staff. Pam Sanders, Human Resources Director, presented to the Council. Mrs. Sanders stated that areas being worked on internally are recruitment, reclassification, new positions, training on the current system, preparing for the audit, and the upcoming budget processes. Mr. Turner encouraged the Council to ask their questions. Council Member Love asked whether a forensic audit is needed. Mr. Turner stated that forensic audits are intended to

identify criminal behavior, that he has not seen any indication that a forensic audit is necessary, and that a forensic audit might not be the best use of taxpayers' money. Cal Webb addressed the Council to state that, from his perspective, it would be his main focus to acquire the necessary staff to clean up and repair the finances as quickly as possible. Mr. Turner asked Mr. Webb, Mrs. Sanders, and Ms. Lankford if they had seen anything that would warrant a forensic audit. Mr. Webb responded that the opportunity exists, but has not seen anything personally that would warrant a forensic audit. Mrs. Sanders stated that processes have been put in place and the Finance Department is working to extend the processes to limit the opportunity. Mr. Webb emphasized to the Council that it is difficult for staff to eliminate the opportunity when there are only two staff members. Ms. Lankford stated that she had not seen anything that would indicate any criminal actions, but instead more mistakes in the bookkeeping. Mr. Turner stated that if Gradient Solutions or City staff find anything that would indicate criminal action, they are required to notify the City Manager and City Council immediately. Further discussion followed about bookkeeping. Mayor Pro Tem Brashar asked how many finance staff the City is short, and Mr. Turner responded that there is currently one open Clerk position, but he would like to upgrade that position to Senior Accountant, so there are two certified accountants in the Finance Department. Further discussion followed about staffing and retaining staff in the Finance Department.

CITY MANAGERS REPORT

1. Grant Announcement from Elgin Public Library (Fowler)

Heather Fowler, Library Services Manager, announced the award of a grant to the Elgin Public Library for \$20,000.00 to be used to install automated doors at the Library. The intent is to make the Library more accessible for the handicapped citizens in Elgin.

2. Building Code Effectiveness Grading Update (Perry) (ISO)

Beau Perry, Development Services Director, provided an update to Council about the City's rating on Building Code Effectiveness. Mr. Perry informed the Council that the City was previously rated a 6 out of 10, with 1 being the best possible score and 10 being the worst, which was the average for this area. The rating the City just received was a 4 out of 10. Mr. Perry, then, answered questions from the Council.

CONSENT AGENDA

1. City Council Regular Meeting Minutes - April 1, 2025

This item was approved on the consent agenda.

2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE PAY REQUEST No. 13 AND No. 14 FOR THE VETERANS PARK EXPANSION PROJECT AND MAKING CERTAIN FINDINGS RELATED THERETO. (GONZALEZ)

This item was approved on the consent agenda.

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY OF ELGIN TO ENTER INTO A COST PARTICIPATION AGREEMENT FOR UPSIZING WATER AND WASTEWATER LINES IN CREEKS CROSSING DEVELOPMENT AND MAKING CERTAIN FINDINGS RELATED THERTO. (GONZALEZ)

This item was approved on the consent agenda.

4. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE PAY REQUEST No. 2 AND CHANGE ORDER No. 2 FOR THE FY2023-2024 ANNUAL STREET RESURFACING PROGRAM; AND MAKING CERTAIN FINDINGS RELATED THERETO. (GONZALEZ)**

This item was approved on the consent agenda.

5. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE CHANGE ORDER No. 4 FOR THE PISTOL HILL BOOSTER STATION PROJECT AND MAKING CERTAIN FINDINGS RELATED THERETO. (GONZALEZ)**

This item was approved on the consent agenda.

6. **CONSIDER REQUEST TO WAIVE OPEN CONTAINER ORDINANCE FOR THE LUNA MARKET HELD ON FRIDAY, JUNE 6TH, 2025, FROM 5:00PM TO 10:00 PM IN ELGIN MEMORIAL PARK MAIN PAVILION (ALVAREZ)**

This item was approved on the consent agenda.

Mayor Pro Tem Brashar motioned to approve the Consent Agenda as it was presented. Council Member Love seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

1. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE MAYOR TO EXECUTE THE AMENDED AND RESTATED DEVELOPMENT AND CONSENT AGREEMENT WITH LUND FARM INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY AND LUND FARM MUNICIPAL UTILITY DISTRICT, A CONSERVATION AND RECLAMATION DISTRICT OF THE STATE OF TEXAS CONSENTING TO THE ANNEXATION OF 16.766 ACRES OF LAND INTO LUND FARM MUNICIPAL UTILITY DISTRICT AND MAKING CERTAIN FINDINGS RELATED THERETO. (PERRY)**

Mayor McShan read the title of the item. Mr. Beau Perry, Development Services Director, presented the item to the Council and answered questions from the Council.

Council Member Swain motioned to approve the resolution as it was presented. Mayor Pro Tem Brashar seconded the motion. Council Members Swain, Love, Callahan, Rodriguez, Dennis, Casnovsky, Mayor Pro Tem Brashar, and Mayor McShan voted in favor. Council Member Gibson voted not in favor. The motion carried.

2. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING AN AMENDED AND RESTATED WHOLESALE SERVICE AGREEMENT WITH LUND FARM MUNICIPAL UTILITY DISTRICT FOR WHOLESALE WATER SERVICE AND MAKING CERTAIN FINDINGS THERETO. (PERRY)**

Mayor McShan read the title of the item. Mr. Beau Perry, Development Services Director, presented the item to the Council and answered questions from the Council. This item is related to the previous item.

Mayor Pro Tem Brashar motioned to approve the resolution as it was presented. Council Member Love seconded the motion. Council Members Swain, Love, Callahan, Rodriguez, Dennis, Casnovsky, Mayor Pro Tem Brashar, and Mayor McShan voted in favor. Council Member Gibson voted not in favor. The motion carried.

3. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING AN AMENDED AND RESTATED WASTEWATER SERVICE AGREEMENT WITH LUND FARM MUNICIPAL**

UTILITY DISTRICT FOR WASTEWATER SERVICE AND MAKING CERTAIN FINDINGS RELATED THERETO. (PERRY)

Mayor McShan read the title of the item. Mr. Beau Perry, Development Services Director, presented the item to the Council and answered questions from the Council. This item is related to the previous two items.

Council Member Casnovsky motioned to approve the resolution. Council Member Swain seconded the motion. Council Members Swain, Love, Callahan, Rodriguez, Dennis, Casnovsky, Mayor Pro Tem Brashar, and Mayor McShan voted in favor. Council Member Gibson voted not in favor. The motion carried.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS CONSENTING TO AND ACKNOWLEDGING THE SCHOOL SITE DONATION AGREEMENT BETWEEN LUND FARM INVESTMENT, LLC, A TEXAS LIMITY LIABILITY COMPANY AND ELGIN INDEPENDENT SCHOOL DISTRICT AND MAKING CERTAIN FINDINGS RELATED THERETO. (PERRY)

Mayor McShan read the title of the item. Mr. Beau Perry, Development Services Director, presented the item to the Council and answered questions from the Council. This item is related to the previous three items. Mr. Perry stated that the developer was communicating directly with the school district and conveying the land to the school district.

Council Member Casnovsky motioned to approve the resolution as it was presented. Council Member Rodriguez seconded the motion. All voted in favor.

5. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE AN AGREEMENT FOR ENGINEERING SERVICES TO AMEND THE BOUNDARY FOR CITY OF ELGIN WATER CERTIFICATE OF CONVENIENCE AND NECESSITY AND MAKING CERTAIN FINDINGS RELATED THERETO. (GONZALEZ)

Mayor McShan read the item title. Michael Gonzalez, Public Works Director, presented the item to the Council. There were no questions from the Council.

Mayor Pro Tem Brashar motioned to approve the resolution as it was presented. Council Member Dennis seconded the motion. All voted in favor. The motion carried.

6. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE MAYOR TO EXECUTE AN ACCESS FEE AGREEMENT REGARDING THE CONSTRUCTION OF COUNTY LINE ROAD WITH CGA MF INVESTMENT, LP, A TEXAS LIMITED PARTNERSHIP AND MAKING CERTAIN FINDINGS RELATED THERETO (PERRY)

Mayor McShan read the title of the item. Mr. Beau Perry, Development Services Director, presented the item to the Council and answered questions from the Council. Mr. Perry stated that the Cedar Grove development has agreed to contribute to the County Line Road Phase 3 project.

Council Member Swain motioned to approve the resolution as it was presented. Council Member Love seconded the motion. All voted in favor. The motion carried.

7. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, ACKNOWLEDGMENT AND APPROVAL OF CITY STAFF TO EXECUTE REPAIRS TO WELL 15 AND MAKING CERTAIN FINDINGS RELATED THERETO.(GONZALEZ)

Mayor McShan read the item title. Michael Gonzalez, Public Works Director, presented the item to the Council. There were no questions from the Council.

Mayor Pro Tem Brashar motioned to approve the resolution as it was presented. Council Member Gibson seconded the motion. All voted in favor.

EXECUTIVE SESSION

Mayor McShan read the item titles for the Executive Session. The City Council adjourned the meeting into Executive Session at 8:14 PM.

1. **Section 551.074, Texas Government Code, to discuss Interim City Manager assignments and duties.**

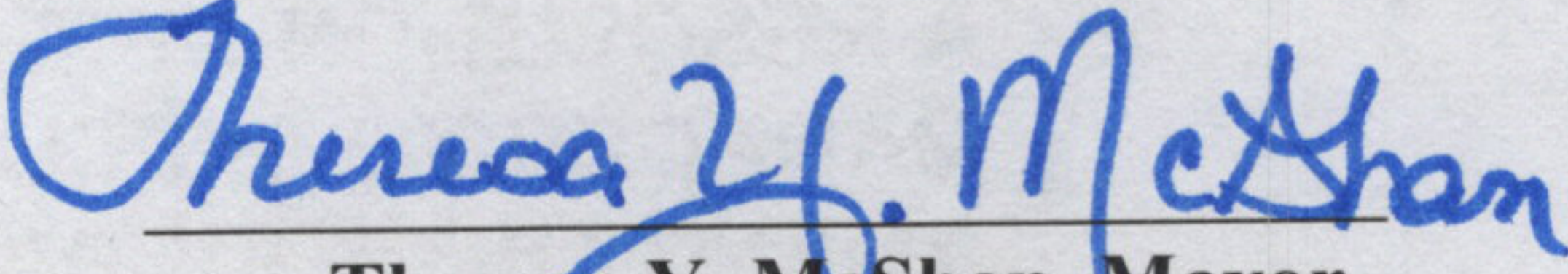
RECONVENE

Mayor McShan reconvened the meeting into open session at 9:06 PM. No action was taken.

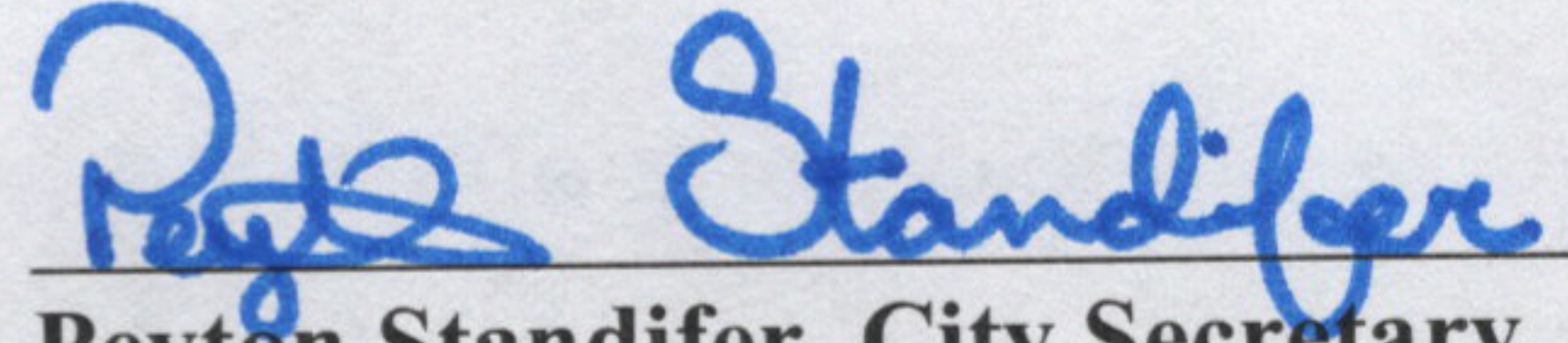
ADJOURNMENT

Council Member Casnovsky reminded those present that Early Voting would begin on April 22, 2025, and the polling location for Bastrop County is 704 Bull Run Road, Elgin, Texas. Council Member Love reminded those present that the Relay for Life was taking place on April 26, 2025, at the Elgin Campus of the Austin Community College.

Mayor McShan adjourned the meeting at 9:06 P.M.


Theresa Y. McShan, Mayor

ATTEST:


Peyton Standifer, City Secretary