



**AGENDA
ELGIN CITY COUNCIL
SPECIAL MEETING
TUESDAY, DECEMBER 12, 2017
CITY ANNEX COUNCIL CHAMBERS, 310 NORTH MAIN STREET
7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

Individuals may request to speak on items on the agenda, and items not on the agenda, by requesting to speak during the meeting and under "PUBLIC COMMENT" and will be required to fill out a "PUBLIC COMMENT FORM" and present it, along with any material, handouts or information for Council, to the City Secretary prior to commencement of the Council meeting. Speaker comments are limited to three (3) minutes.

No formal action can be taken by the City Council on items not posted on the agenda. Items requiring a Public Hearing will allow a member of the public an opportunity to speak during the Public Hearing and does not require submission of a "PUBLIC COMMENT FORM". Speakers must address their comments to the Mayor or Presiding Officer rather than to an individual Council Member or member of Staff. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any Council Member, member of Staff, other individual or group.

IV. NEW BUSINESS

1. A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING AND ESTABLISHING AN ECONOMIC DEVELOPMENT PROGRAM WITH ASCENSION TEXAS/SETON FAMILY OF HOSPITALS, A TEXAS NON-PROFIT CORPORATION AND MAKING CERTAIN FINDINGS RELATED THERETO
2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH ASCENSION TEXAS/SETON FAMILY OF HOSPITALS, A TEXAS NON-PROFIT CORPORATION AND MAKING CERTAIN FINDINGS OF FACT

V. 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.

None

VI. RECONVENE

The City Council will return to open session for possible discussion and action as a result of the Executive Session.

VII. ADJOURNMENT

NOTICE

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide forty-eight hours notice when feasible.

I, Amelia Sanchez, City Secretary for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before December 8, 2017 in accordance with Chapter 551 of the Texas Government Code.

Amelia Sanchez
Amelia Sanchez, City Secretary



ELGIN CITY COUNCIL MEETING AGENDA ITEM EXECUTIVE SUMMARY

ITEM:

A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING AND ESTABLISHING AN ECONOMIC DEVELOPMENT PROGRAM WITH ASCENSION TEXAS/SETON FAMILY OF HOSPITALS, A TEXAS NON-PROFIT CORPORATION AND MAKING CERTAIN FINDINGS RELATED THERETO

DEPARTMENT: Administration

PROPOSED ACTION:

This item is for consideration of a Resolution formally establishing an economic development program in support of the City's Development Agreement with Seton,

BACKGROUND:

This is a procedural requirements necessary for the City to proceed with its Development Agreement with Seton,

BUDGET/FINANCIAL IMPACT:

Funding for this item was ☐ included ☐ not included in the current-year budget ☒ N/A

RECOMMENDATION:

Approval of the Resolution as presented

ATTACHMENTS:

Resolution

- ☒ Staff will be making a detailed presentation on this agenda item at the meeting.
- ☐ Staff will provide brief comments and answer questions on this item at the meeting.

- ☐ **This is a routine procedural item and no presentation is planned for the meeting.**

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING AND ESTABLISHING AN ECONOMIC DEVELOPMENT PROGRAM WITH ASCENSION TEXAS/SETON FAMILY OF HOSPITALS, A TEXAS NONPROFIT CORPORATION AND MAKING CERTAIN FINDINGS RELATED THERETO

WHEREAS, Ascension Texas/Seton Family of Hospitals, a Texas nonprofit corporation (“**Seton**”) has expressed to the City of Elgin (“City”) its desire to construct a medical facility and ancillary services which will provide jobs and additional tax base to the City; and,

WHEREAS, §380.001 Local Government Code provides that a municipality may establish an economic development program (“Program”) to promote local economic development and to stimulate business and commercial activity in the municipality; and,

WHEREAS, the City Council has determined that the Program described in Exhibit “A” will meet the goals set forth in said §380.001 and will be of mutual benefit to both parties.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS THAT:

Section 1. That the City offers to Seton a §380.001 Program in exchange for Seton locating a facility to the City, and

Section 2. That the offer of the Program shall be as generally outlined in Exhibit “A” attached hereto and incorporated herein for all purposes.

Section 3. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 12th day of December 2017.

CHRIS CANNON, Mayor
City of Egin, Texas

ATTEST:

AMELIA SANCHEZ, City Secretary

EXHIBIT A

SETON 380 PROGRAM AGREEMENT

1. EDC will convey approximately 35 acres to Seton.
2. City will construct necessary public infrastructures to service 5,000 square feet of medical facility (the “Seton Clinic”).
3. After public infrastructure available, Seton will construct a medical facility on Lot B of said 35 acres.
4. Seton will utilize Lots A and C for development of medical service related developments, retail and office uses.
5. All sales tax generated from 120 acres, including the 35 acres conveyed to Seton, will be retained by the City until the City receives \$2.3 million as repayment for the 35 acres conveyed to Seton.
6. After the City has been paid in full, Seton will receive thirty percent (30%) of the sales tax revenue generated from the 120 acres for a term of twenty (20) years.



ELGIN CITY COUNCIL MEETING AGENDA ITEM EXECUTIVE SUMMARY

ITEM:

A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH ASCENSION TEXAS/SETON FAMILY OF HOSPITALS, A TEXAS NON-PROFIT CORPORATION AND MAKING CERTAIN FINDINGS OF FACT

DEPARTMENT: Administration

PROPOSED ACTION:

This item is for consideration of a Resolution to formally approve a Development Agreement with the Seton Family of Hospitals.

BACKGROUND:

BUDGET/FINANCIAL IMPACT:

Funding for this item was ☐ included ☐ not included in the current-year budget ☒ N/A

RECOMMENDATION:

Approval of the Resolution as presented

ATTACHMENTS:

Resolution

- ☒ Staff will be making a detailed presentation on this agenda item at the meeting.
- ☐ Staff will provide brief comments and answer questions on this item at the meeting.
- ☐ This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH ASCENSION TEXAS/SETON FAMILY OF HOSPITALS, A TEXAS NONPROFIT CORPORATION AND MAKING CERTAIN FINDINGS RELATED THERETO

WHEREAS, Ascension Texas/Seton Family of Hospitals, a Texas nonprofit corporation (“**Seton**”) has expressed to the City of Elgin (“City”) its desire to construct a multi-faceted medical services facility (the “Facility”) within the City which will provide jobs and additional tax base to the City; and

WHEREAS, the City Council and the City of Elgin Economic Development Corporation (“EDC”) have found and determined that the proposed Development Agreement with Seton will further the public interest and welfare, and the potential economic benefits that will accrue to the City and the EDC are consistent with the City's economic development objectives to increase sales and use tax revenues accruing to the City and attract additional jobs, and is necessary to promote or develop new business enterprises and bring much needed medical services to the City; and,

WHEREAS, the purpose of this Resolution is to approve the Development Agreement as contemplated by Chapter 380 of the Texas Local Government Code whereby Seton will construct the Facility in conformance with the City's development approvals for the Facility.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS THAT:

Section 1. That the Mayor is hereby authorized and directed to execute on behalf of the City, an Economic Development Program Agreement and Development Agreement with Ascension Texas/Seton Family of Hospitals, a Texas nonprofit corporation, a copy of same being attached hereto as Exhibit “A” and incorporated herein for all purposes.

Section 2. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 3. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 12th day of December 12, 2017.

CHRIS CANNON, Mayor
City of Egin, Texas

ATTEST:

AMELIA SANCHEZ, City Secretary