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ELGIN CITY COUNCIL MINUTES
March 3, 2026
6:30 PM

CALL TO ORDER

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

ROLL CALL

Mayor McShan called roll.

Present:

Theresa Y. McShan, Mayor
Arthur Gibson III, Council Member, Ward 1
Joy Casnovsky, Council Member, Ward 1
Chuck Swain, Council Member, Ward 2
YaLecia Love, Deputy Mayor Pro Tem, Ward 2
Tiffany St. Pierre, Council Member, Ward 3
Al Rodriguez, Council Member, Ward 3
Liston Crim, Council Member, Ward 4
Sue Brashar, Mayor Pro Tem, Ward 4

Staff:

Robert Eads, City Manager
Mark Schroeder, City Attorney
Kaley Frye, Economic Development Director
Michael Gonzalez, Public Works Director
Chris Noble, Chief of Police
Stacey Osbourne, Acting Community Services Director
Beau Perry, Development Services Director/City Engineer
Sonia Browder, Media Specialist
Kristina Alvarez, Main Street Manager
Esmeralda Rangel, Assistant City Secretary
Uriel Campos, Administrative Assistant
Grace Perez, Interim Parks and Recreation Manager
Mathew Decker, Police Sergeant
Starr LaSalde, Police Officer

INVOCATION

Council Member 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 and the Pledge of Allegiance to the Texas Flag.

PUBLIC HEARING

- 1. 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 30.785 ACRES OF LAND FROM "R-1" SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT TO "C-3" HIGHWAY COMMERCIAL DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 15519 AND 73869, LOCATED AT 800 NORTH STATE HIGHWAY 95, BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (PERRY)**

No one in attendance wished to speak for the Public Hearing.

PUBLIC COMMENT

Marlgn Kelislt, Littig, stated that she believed there could be a better place for this treatment facility as Littig has a lot of history connected to it. She stated that with most of the development occurring North of 290, she would encourage reexamining the location of this facility to a place better suited for the community and water there.

Joel Mason, Morrow Lane, owns property in Littig and stated that it is a historical place. He expressed his concern about putting a treatment plant in an area where ten years from now there will be a new generation of people dealing with this same problem. He urged the Council to preserve what Littig is now for the newer generation.

Juanita Valerie Neidig, Littig Road, has resided in the community of Littig for thirty years. She expressed her concern about the proposed Waste Water Treatment Plant and found it concerning that a Comprehensive Odor Control System was not included in the initial scope of work. She believed that not having this be in the initial plan showed that the City did the bare minimum for it's community members and that the residents' quality of life was an afterthought and not a priority. She was concerned about the area chosen and asked the Council to explore alternative locations that do not impact historical communities of color, and to stop catering to developers.

Abron Mack, Morrow Street, expressed concerns about the proposed facility being located in Littig rather than on the outskirts of the community. He agreed with previous comments regarding potential environmental impacts and stated that discharge from the plant could contaminate nearby creeks and rivers, affecting the land, livestock, and animals in the area. He also noted that if the facility is constructed, he hoped the pipes would be installed underground to help prevent contamination of the surrounding ground. Additionally, he mentioned that the area experiences frequent flooding and expressed concern that above-ground discharge during flood events could allow contamination to reach nearby homes. He stated his opposition to the facility due to its proximity to Littig, adding that he previously worked at a wastewater treatment plant in District 17 for several years and understands that discharge from such facilities must ultimately go somewhere.

Zach Brebaugh, Jones Road, shared his support with the Littig community in regard to the proposed Waste Water Treatment Plant. He believed that this was not a good place for the installation and should be moved to an area with similar infrastructure such as a landfill. He expressed concern

about the detriment to the environment, wildlife, livestock and everybody that surrounded the area. He asked Council to please find somewhere else to put this facility.

Shelby Koebuy, Blanco Street, expressed her support for the Littig community and showed her opposition to the proposed Waste Water Treatment Plant location in the historic town of Littig. She stated that she has been a program manager for Wilberger Creek Conservation Alliance since 2008 and has worked with nearby farmers and ranchers to help preserve their land. She stated that there are alternative locations for this plant that are closer to the development it will service, that would not disrupt the Littig community and the natural area surrounding it. She invited the Mayor and City Council to visit the land that had been preserved around Littig and see that the land is worth preserving.

Anne Brockengrough, Jones Road, expressed her support for the community of Littig and asked the Council to find a better place for the proposed Waste Water Treatment Plant that is not next to the historic town of Littig. She has lived in the community for over twenty-five years and, as a community, they have worked hard to preserve Littig with community clean-ups in Spring and the Historic Cemetery clean up in the Fall. She shared how Jackson Marrow donated two thousand acres of land to the town of Littig after the Civil War and how it had been swindled and stolen away from its descendants. She asked the City not to add to this injustice by putting a Waste Water Treatment Plant on the land he once owned, and instead to look at another location closer to 290 where this facility could be built.

Harlan H. Neidig, Littig Road, has been a landowner in Littig for over fifty years and has lived in Littig for over forty years. He stated that there are seventy-five residents within three-tenths of a mile from the proposed plant in addition to two churches with everything around it being agriculture or ranch land. He shared his confusion about how the site was chosen and that when the area was annexed there should have been a notice to those within two hundred to two hundred and fifty feet, which he believes was not done. He questioned whether the Littig community or its history had been considered, which was answered at the town hall that it was not.

Gena Gonzalez, stated that by placing this wastewater treatment plant, it was the definition of environmental racism and environmental injustice. Littig has never been served wastewater treatment. She expressed that if the City is working to ensure quality of life for future residences that haven't thought about moving here, they extend the same level of care and protection to the residences that are already here in the historic Littig community. They heard that they were not considered in the planning of this plant, but hope that they will now be considered. She expressed that the community is only asking for equal rights and hoped to have a discussion as they have not been given any alternatives.

Pamela Fowler, Ballersteelt Road, shared that Littig is a part of Texas history as one of the oldest African-American Freedom Colonies in Texas. There were concerns about how there was no proper notification to the residents that would be affected by the facility. She shared how Littig has provided a lot to the City of Elgin with not just their business, but students, athletes, teachers and much more throughout the years. Even then, the City does not provide any support to the Littig community no water, electricity, or even wastewater service, but no matter the outcome, Littig will always be historic.

Alaona Gonzalez, Weeping Willow, stated that she lives directly next to the property where the proposed wastewater treatment facility is planned. This project will have a direct impact on the quality of life for residents that live around this facility. Impacts such as mechanical equipment that cause noise, truck traffic for maintenance, sludge hauling, industrial lighting at night, and could carry

the potential for odor complaints. Another concern not fully addressed is the risk of future expansion as, once established, expansion becomes easier than relocation, and she asked the council to clarify if this facility is expected to stay at its capacity or if its the first phase of a larger expansion. She hoped that the council give equal weight to the residence already here while planning for the future of growth.

Hillary MacDonald, Bissel Lane, stated that there was no consideration of the residents when putting a facility in their front yards while this would not serve them at all. She also shares her concerns about the city using old flood plains data from FEMA on a location that is known for flooding and putting a facility that would dump water into creeks and would also cause flooding. She expressed that the lack of forethought in protection of the people that already live their is blatant and the environmental impact that floods will already cause has not been fully thought out. There is land in other areas that is for sale, and she expected changes be made to this proposed.

Jon Beall, Flora Cove, stated that Wahlberg Creek has eleven existing sewage treatment plants and eight permits for new discharge. Traditional technology does not remove chemicals, plastics, pharmaceuticals, sulfates, chlorides, or enough phosphorus. This creek has become the most burdened with wastewater in Travis County. There has been chronic problems like poor water quality, algae, and dead fish floating in the creek, which is downstream from the proposed facility. This does not have to be done. He showed twenty-eight permits in Travis County for non-discharge that used irrigation and subsurface irrigation to dispose of wastewater, suggesting the city do the same. It is time to stand up and ask developers to reuse their wastewater. As regionalization has become a big thing, he suggested finding a place that is not next to a historical place and build one regional treatment plant instead of irritating the community with many small plants.

Christopher Scott, Marrow Lane, stated that this facility would be in his back yard. When stepping onto his porch he would see it and smell it. He reminded council that when they stepped into this role they make an oath to the community and clearly the community that it was affecting does not want this facility. The Council's decisions affects the community, their children, livelihood, livestock and this community is supposed to have trust in the council.

Gloria Saquenas, shared her disappointment with the council for thinking of putting a waste management facility near the historic land of Littig. She expressed her concern of how the council should do something honorable to honor those that lived there instead.

ANNOUNCEMENTS

1. Celebrating Dr. Suess for Read Across America Saturday, March 7th at the Elgin Public Library

Kristina Alvarez, Main Street Manager, provided this announcement to the Council and clarified that Books and Bloom is actually the event happening March 7th and to keep a look-out for any weather updates on the Facebook page or website.

2. Sip, Shop, & Stroll Thursday, March 12th, Downtown Elgin

Kristina Alvarez, Main Street Manager, provided this announcement to the Council.

3. St. Patrick's Day Festival Saturday, March 14th at Things Celtic 2 pm – 10 pm

Kristina Alvarez, Main Street Manager, provided this announcement to the Council.

4. Touch-A-Truck Monday, March 16th at Elgin Parks and Recreation Center, 5 pm-7 pm

Kristina Alvarez, Main Street Manager, provided this announcement to the Council.

CITY MANAGERS REPORT

1. **Board of Adjustments Quarterly Report**

Robert Eads, City Manager, stated that the Board of Adjustments Quarterly Report is available for their review. There were no questions from the Council.

2. **Historic Review Board Quarterly Report**

Robert Eads, City Manager, stated that the Historic Review Board Quarterly Report is available for their review. There were no questions from the Council.

3. **Building Standards Commission Quarterly Report**

Robert Eads, City Manager, stated that the Building Standards Commission Quarterly Report is available for their review. There were no questions from the Council.

CONSENT AGENDA

1. **City Council Regular Meeting Minutes - February 17, 2026**

This item was approved on the consent agenda.

2. **Community Easter Egg Hunt and Fun Day hosted by Elgin Sub-District, Community of Churches, Rev. D.W. Townsend - Elgin Sub-District Community of Churches President: Special Event Fee Waiver Application, Elgin Memorial Park Rental Waiver, Public Works and Police Department Support, for April 28, 2026, from 10am - 1pm (\$250.00) (Kristina)**

Mayor McShan noted a correction on the date that this event is March 28th, not April.

Council Member St. Pierre made a motion to approve the consent agenda. Council Member Rodriguez seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

1. **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 30.785 ACRES OF LAND FROM "R-1" SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT TO "C-3" HIGHWAY COMMERCIAL DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 15519 AND 73869, LOCATED AT 800 NORTH STATE HIGHWAY 95, BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (PERRY)**

Mayor McShan read the title of the item and invited Beau Perry, City Engineer/Development Service Director, to address the Council. Mr. Perry stated that this zoning change recently went through the Planning and Zoning Commission, and the Commission has recommended for this item approval with no opposition. This piece of property was defaulted to R-1 as all properties that are annexed into the City limits are, and the developer has put forth a C-3 highway commercial. Discussion followed.

Deputy Mayor Pro Tem Love motioned to approve the ordinance. Council Member St. Pierre seconded the motion. All voted in favor. The motion carried.

2. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROPOSAL FOR ENGINEERING SERVICES FOR AN**

ODOR CONTROL SYSTEM AT THE WASTEWATER PLANT II PROJECT, AND MAKING CERTAIN FINDINGS RELATED THERETO. (GONZALEZ)

Mayor McShan read the title of the item and invited Michael Gonzalez, Public Works Director, to address the Council. Mr. Gonzalez stated that he was there to help answer any questions of the Council's regarding the item. Deputy Mayor Pro Tem Love commented that most of the City Council attended the town hall meeting in Littig, and heard the feedback that was given regarding the proposed Wastewater Treatment Plant No. 2. Although there was opposition, Deputy Mayor Pro Tem Love stated that the proposed systems, that are currently not implemented in the Wastewater Treatment Plant located in Elgin, is proactive to the residents' described concerns. Mr. Gonzalez clarifies that this is only for the design services of the control system. Discussion followed.

Deputy Mayor Pro Tem Love motioned to approve the resolution. Mayor Pro Tem Brashar seconded the motion. All voted in favor. The motion carried.

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROPOSAL FOR ENGINEERING SERVICES FOR THE WEST WIND AND COUNTY LINE ROAD LIFT STATION OFF-SITE WASTEWATER PROJECT, AND MAKING CERTAIN FINDINGS RELATED THERETO. (GONZALEZ)

Mayor McShan read the title of the item and invited Michael Gonzalez, Public Works Director, to address the Council. Mr. Gonzalez stated that these services are for the design of two new wastewater lines from the Westwind Lift Station and the Elm Creek Lift Station to extend services to Wastewater Treatment Plant No. 2. Discussion followed.

Mayor Pro Tem Brashar made a motion to approve the resolution. Deputy Mayor Pro Tem Love seconded the motion.

The vote is as follows:

Mayor Pro Tem Brasher - Yes

Mayor McShan - Yes

Council Member Casnovsky - Yes

Council Member Gibson - Yes

Council Member Swain - Yes

Deputy Mayor Pro Tem Love - Yes

Council Member St. Pierre - No

Council Member Rodriguez - Yes

Council Member Crim - Yes

The motion carried with eight votes in favor, and one vote not in favor.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH STACEY FORD OSBORNE FOR CONTINUED PUBLIC INFORMATION AND COMMUNICATION SERVICES FOR THE CITY OF ELGIN, AND MAKING CERTAIN FINDINGS RELATED THERETO.

Mayor McShan read the title of the item and invited Robert Eads, City Manager, to address the Council. Mr. Eads stated that Ms. Osborne has been functioning as the Public Information Officer, and has assisted the City by acting in other roles, such as Community Services Director. Discussion followed.

Council Member Crim made a motion to approve the resolution. Council Member Swain seconded the motion.

The vote is as follows:

Council Member Crim - Yes
Mayor Pro Tem Brashar - Yes
Mayor McShan - Yes
Council Member Casnovsky - Yes
Council Member Gibson - Yes
Council Member Swain - Yes
Deputy Mayor Pro Tem Love - Yes
Council Member St. Pierre - No
Council Member Rodriguez - Yes

The motion carried with eight votes in favor, and one vote not in favor.

5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN ORDINANCE DISANNEXING APPROXIMATELY 283.115 ACRES OF REAL PROPERTY PREVIOUSLY ANNEXED FOR LIMITED PURPOSES BY ORDINANCE NO. 2021-05-18-13, REMOVING THE PROPERTY FROM THE CORPORATE LIMITS OF THE CITY OF ELGIN AND RETURNING THE PROPERTY TO THE CITY'S EXTRATERRITORIAL JURISDICTION.

Mayor McShan read the title of the item and invited Beau Perry, City Engineer/Development Service Director, to address the Council. Mr. Perry stated that the use of the limited purpose annexation was to collect sales tax if there was any commercial building on the property. Currently, only a school and residential homes are on the property, so there is no form of sales tax that the City can collect. Therefore, City Staff believe that it is in the best interest of the City to disannex the property to alleviate any confusion between residents about being or not being within City limits.

Council Member Swain motioned to approve the ordinance. Council Member St. Pierre seconded the motion. All voted in favor. The motion carried.

EXECUTIVE SESSION

The City Council did not convene into Executive Session.

RECONVENE

The City Council did not convene into Executive Session.

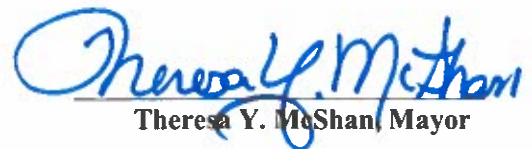
ADJOURNMENT

Mayor McShan adjourned the meeting at 7:40 PM.

ATTEST:



Peyton Standifer, City Secretary


Theresa Y. McShan, Mayor