



AGENDA
ELGIN CITY COUNCIL
REGULAR MEETING
TUESDAY, MAY 4, 2021
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
7:00 PM

Members of the public may watch the meeting at:

https://www.youtube.com/channel/UC3OGBV_loV0Nr3AqM1jJTzA

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. 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.

VI. PRESENTATION

1. PROCLAMATION NATIONAL HISTORIC PRESERVATION MONTH.

Documents:

[EXECUTIVESUMMARYPROCLAMATIONNATIONALHISTORICPRESERVATIONMONTH.PDF](#)
[2021 NATIONAL HISTORIC PRESERVATION MONTH.PDF](#)

VII. CITY MANAGERS REPORT

1. Discussion And Possible Direction To Staff Regarding Potential Neighborhood Traffic And Safety Upgrades At Ramirez Rd. And South Avenue C.

Documents:

[EX SUMMARY - TRAFFIC CALMING RAMIREZ.PDF](#)
[RAMIREZ RD IMPROVEMENTS W BARRIERS FIG 2.PDF](#)

2. Update On COVID-19 Pandemic Restrictions Related To City Operations And Facilities

Documents:

[EXSUMMARY - CORONAVIRUS REPORT 5.PDF](#)
[MEM4LEVEL 41421.PDF](#)

3. General Activity Report And/Or Project Update

Documents:

[EXSUMMARY - GENERAL ACTIVITY REPORT.PDF](#)

VIII. CONSENT AGENDA

All of the items on the consent agenda are considered to be self-explanatory by the Council and will be enacted with one motion, one second, and one vote. There will be no separate discussion of these items unless a council member removes an item from the Consent Agenda and places it on the New Business section for Discussion and action.

1. City Council Virtual Meeting Minutes - April 20, 2021

Documents:

IX. NEW BUSINESS

1. Consideration And Possible Action Regarding Projects And Funding To Be Included In The City Of Elgin 2021 Certificates Of Obligation And 2021 Refunding Bonds Program

Documents:

EXSUMMARY : 2021COS .PDF
COPRES3921X.PDF
COPRES IV 42021.PDF
2021 COS.PDF

X. 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.

XI. RECONVENE

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

XII. ANNOUNCEMENTS

XIII. ADJOURMENT

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)229-3222. 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 Friday, April 30, 2021, in accordance with Chapter 551 of the Texas Government Code.

Amelia Sanchez, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: PROCLAMATION NATIONAL HISTORIC PRESERVATION MONTH.

DEPARTMENT: Community Services

PROPOSED ACTION: Approve proclamation for National Historic Preservation month and have a photo with volunteers.

BACKGROUND:

May is National Historic Preservation month. Elgin benefits from a number of active historic preservation efforts and groups including the Main Street program, the Historic Review Board, the Certified Local Government program, the Elgin Historic Association, the Depot Museum, Elgin MLK Scholarship Committee, the MCB Foundation, the Mary Christian Burleson Homestead, the Historic District which is listed on the National Register of Historic places, and the Bastrop County Historical Commission. The proclamation provides more details about historic preservation and highlights the downtown revitalization efforts.

Celebrate National Preservation Month with a walking tour. The Elgin Heritage Walking Tour, Elgin Black History Self-Guided Tour, and Businesses From the 1950's to the 1970's Walking Tour are available online at www.elgintx.com. and join the fun downtown with Sip Shop and Stroll May 13 from 5pm to 8pm.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {X} included { } not included in the current-year budget {} N/A

RECOMMENDATION: .

ATTACHMENTS:

{ } 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.

{X } 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.

National Historic Preservation Month Proclamation

WHEREAS, historic preservation is an effective tool for communities across the nation, for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals and groups in helping to preserve the tangible aspects of the heritage that has shaped us as a people including locally the Elgin Main Street Board, Elgin Historical Association, the Elgin MLK Scholarship Committee, the MCB Foundation, and the Bastrop County Historical Commission; and

WHEREAS, the Elgin Main Street Board partners with organizations throughout the community to implement an award winning downtown revitalization program including the Hogeeye Festival, Sip Shop & Stroll, Small Business Saturday, Home for the Holidays, Marketing, Paint and Dumpster Reimbursement programs, educational classes, networking events, promotional events, and actively supports historic preservation and awareness throughout the community; and

WHEREAS, downtown Elgin has a historic district with 14 city blocks of commercial buildings constructed from locally produced brick and erected from 1872 to 1947 which is listed on the National Register of Historic Places; and

WHEREAS, Elgin is celebrating 35 years as a Texas Main Street City with more than \$20 million in public & private sector reinvestment, 100 locally owned businesses and organizations and 50 apartments downtown, two active renovation projects, one new construction project, and more than 23,000 volunteer hours; and

WHEREAS, Elgin has been recognized annually as a Nationally Accredited Main Street Community by the Texas Historic Commission and the National Trust for Historic Preservation since 1998; and

WHEREAS, the Elgin Main Street Board was recognized in 2012 with the Brick of the Community award from the Elgin Chamber of Commerce and has been recognized multiple times by the Texas Downtown Association; and

WHEREAS, May is National Historic Preservation Month, cosponsored by Elgin Main Street Board, the City of Elgin, and the National Trust for Historic Preservation;

NOW, THEREFORE, I, Mayor of the City of Elgin, do proclaim May 2021 as Historic Preservation Awareness Month, and call upon the people of Elgin to join their fellow citizens across the United States in recognizing and participating in this special observance.

Ron M. Ramirez, Mayor



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Discussion and possible direction to staff regarding potential neighborhood traffic and safety upgrades at Ramirez Rd. and South Avenue C.

DEPARTMENT: City Manager

PROPOSED ACTION: This item has been placed on the agenda for follow-up discussion and possible direction to staff related to previously discussed neighborhood traffic and safety improvements at Ramirez Rd. and South Avenue C.

BACKGROUND:

Discussed at previous meetings; Within four neighborhood areas, residents contacted Councilmembers expressing various concerns related to traffic and safety. As requested, staff then reviewed those situations and developed scenarios that could provide some of the relief requested.

Subsequent to the initial review with Council and a public hearing to receive comments from neighborhood residents and property owners, staff revised the initial improvement scenarios to coincide with the general consensus, while adhering to engineering best practices and the law.

Plans for certain improvements in three of the four originally discussed projects have been endorsed by Council and the staff has moved forward with those projects, which are currently in development.

The remaining area of concern at Ramirez Rd. and South Avenue C has required continuing discussion and the staff has now developed a revised proposal for that area.

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included {X} not included in the current-year budget { } N/A

RECOMMENDATION:

Discussion and possible direction to staff as described above.

ATTACHMENTS: Potential traffic control upgrades at Ramirez Rd. and South Avenue C

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{X} 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.

ELGIN, TEXAS
S AVE C &
RAMIREZ RD
FIGURE 2





Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Update on COVID-19 pandemic restrictions related to city operations and facilities

DEPARTMENT: City Manager

PROPOSED ACTION:

No Council action proposed, requested, or believed necessary at this time; This item is for a briefing and general discussion with the City Council as to COVID-19 pandemic restrictions related to city operations, staff, buildings, and facilities.

BACKGROUND:

This item is for an informational report and general discussion of the City's on-going operational response to the COVID-19 pandemic.

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {X} N/A

RECOMMENDATION:

Review and discussion of the City response to COVID-19 pandemic restrictions related to city operations and facilities; and direction to staff, if any, regarding same.

ATTACHMENTS:

City of Elgin Coronavirus (COVID-19) Readiness Plan
8/21/20 Staff Memorandum

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} 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.

Memorandum

Date: April 28, 2021

To: Department Heads

Subject: Coronavirus (COVID-19) Readiness Plan
Update – Modified Level IV Status



As pandemic conditions continue to evolve and progress in a positive manner within our region and Texas in general, it has been determined that city operations are ready to – for the most part – return to “normal”/pre-pandemic conditions.

Accordingly, essentially all City of Elgin buildings and facilities **will be re-opened to the general public beginning Tuesday, May 11.**

The City will continue to encourage social distancing protocols for the foreseeable future; **and face coverings will continue to be required whenever plexiglass barriers are not in place or when social distancing is not possible.**

While staff will continue to strive toward a lifting of all limitations, certain operational modifications will continue under a further modified Threat Level IV of the *Coronavirus (COVID-19) Readiness Plan* as noted below:

- **CITY HALL** - *Open to the general public*; all staff and departments available for in-person meetings and interactions
- **CITY HALL ANNEX**
 - (a) Municipal Court in-person trials will continue to be delayed until at least June 1.
 - (b) Court offices *open to the general public*.
 - (c) In-person pre-trials with City Prosecutor to begin.
 - (d) All other staff and departments available for in-person meetings and interactions
- **ADMINISTRATION**
 - (a) *City Council Meetings in-person*.
 - (b) City commissions, boards, advisory groups meetings in-person, open to public.
 - (c) All such meetings will continue to maintain social distancing and face covering protocols.
- **ELGIN POLICE DEPARTMENT STATION** - *Open to the general public*; all staff available for in-person meetings and interactions
- **COMMUNITY LIBRARY**- *Open to the general public*
 - (a) Total occupancy limited to eighteen (18) patrons (not including staff and volunteers)
 - (b) Face coverings required in common areas; and generally recommended for safety of others.
 - (c) Hours: Tuesday-Friday 10am-5pm and Saturday 9am-12pm
 - (d) Computers available with social distancing
 - (e) Curbside services still available
 - (f) Virtual programming still offered with possible outdoor programs to be added.

- **CITY PARKS**

- (a) *All facilities open to the public with social distancing encouraged.*

- (b) Playground equipment, sports courts, and pavilions open for general use.

- (c) Public Restrooms open, cleaned twice per week.

- (d) Facilities available for private rentals beginning Thursday, April 22 consistent with established rules and procedures.

- **RECREATION CENTER**

- (a) Partially open with limited and controlled use.

- (b) Gymnasium/full court available – maximum twenty (20) people

- (c) Studio Room – maximum fifteen (15) people

- (d) Weight Room maximum eight (8) people

- (e) Face coverings required in common areas; and generally recommended for safety of others.

- (f) Meeting room available for private rental.

- **FLEMING CENTER** - *Open to the general public*

- (a) All staff and departments available for in-person meetings and interactions

- (b) Weekdays and evenings reserved for City of Elgin training and meetings.

- (c) Available for private rentals Friday night, Saturday and Sunday beginning Thursday, April 22 consistent with established rules and procedures.

- **SWIMMING POOL** - *Open to the general public on June 1*

- (a) Due to limited number of lifeguards, operations will duplicate those in 2020.

- (b) Plans for 2021 operations wholly predicated on being able to hire required lifeguard staff in a timely manner.

- (c) Online reservations required – Lap lanes and kiddie pool.

- (d) Face coverings required on deck (not required in the water).

- (e) Water Aerobics by reservation only (dependent on availability of lifeguards).

Employee Practices:

- (a) Protective screens to be maintained at all public counter spaces.

- (b) Face coverings required whenever plexiglass barriers are not in place or when social distancing is not possible.

- (c) Virtual and/or on-line remote meetings will continue as a viable option.

- (d) All employees are encouraged to continue to practice social distancing in all work settings (primarily avoiding an area within a six-foot distance of others).

- (e) Employees directed to not report to work if sick or show any signs or symptoms of illness.

Please let me know at your earliest convenience if you have any questions or comments.



Thomas L. Mattis
City Manager



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: General Activity Report and/or Project Update

DEPARTMENT: City Manager/Staff

PROPOSED ACTION:

No Council action proposed or requested; This item is to allow for general update and/or activities report relating to various on-going city projects or issues.

BACKGROUND:

This item is to provide opportunities for miscellaneous updates and comments by the staff; and general Q&A with the City Council relative to on-going projects and/or issues.

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {X}
N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

None.

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{X} 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



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: City Council Virtual Regular Meeting Minutes –April 20, 2021

DEPARTMENT: Administration

PROPOSED ACTION:

Review and approve the City Council Virtual Regular Meeting Minutes - April 20, 2021

BACKGROUND:

N/A

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval of the City Council Virtual Regular Meeting Minutes –April 20, 2021

ATTACHMENTS: City Council Virtual Regular Meeting Minutes –April 20, 2021

- { } 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.
- {X} 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.

MINUTES
ELGIN CITY COUNCIL VIRTUAL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
APRIL 20, 2021

CALL TO ORDER

Mayor Ramirez called the meeting to order at 6:01 p.m.

ROLL CALL

Present: Ron Ramirez, Mayor
Jessica Bega, Council Member
Juan Gonzalez, Council Member
Susie Arreaga, Council Member
Thomas Ibis, Council Member
Alvis Prince, Council Member
Forest Dennis, Council Member

Mayor Ramirez stated there was a quorum, and that Mayor Pro Tem Brashar and Council Member Penson had informed him of their absence and are excused but had not heard from Council Member Gonzalez. Mayor Ramirez asked for a motion to excuse Mayor Pro Tem Brashar and Council Member Penson

Council Member Bega moved to excuse Mayor Pro Tem Brashar and Council Member Penson. Council Member Dennis seconds the motion. Motion carried 6-0

Staff: Thomas L. Mattis, City Manager
Charles Cunningham, Finance Director
Michael Gonzalez, Parks Director
David Harrell, Planning Director
Pamela Sanders, HR Director
Amy Miller, Community Development Director
Beau Perry, City Engineer

INVOCATION

Mayor Ramirez gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Ramirez led the Pledge of Allegiance to the US Flag and Texas Flag.

CITY COUNCIL VIRTUAL REGULAR MEETING

April 20, 2021 – Page 2

Elgin Public Library Annex Council Chambers

PUBLIC HEARING

1. Public Hearing on An Ordinance Amending Chapter 36, Subdivisions, Revised Code of Ordinances, City of Elgin, Texas, And Deleting in their entirety Sections 36.38 – 36.39, Repealing all other Ordinances and Parts of Ordinances in Conflict Therewith; And Providing for a Savings Clause.

Mayor Ramirez opened the Public Hearing and stated that no one was signed to speak during the Public Hearing.

PUBLIC COMMENT

Mayor Ramirez opened the Public Comment period.

There were no Public Comments.

CITY MANAGERS REPORT

1. Review and Discussion of the Proposed City of Elgin 2021 Certificates of Obligation and 2021 Refunding Bonds Program.

City Manager Thomas Mattis stated that he had not received any requests for a detailed presentation about any projects but did have some new information to share tonight.

City Manager Thomas Mattis stated that this was another review of the proposed issuance of certificates of obligation and refunding bonds and was the item they had been discussing for a couple of months. Mr. Mattis stated that he would go through the presentation and provide new information and discuss it if Council wanted to. He stated that that nearly every one of the projects had been discussed individually over the last couple of months and that Council was aware of the few items to be mentioned in tonight's presentation. Mr. Mattis provided a presentation regarding continuing discussions about investing now, planning for all projects, and prioritization. He stated staff continued to support initial recommended projects and funding, and that feedback from Council indicated a desire for certain adjustments and reduction in costs. He stated that he had developed a revised listing of projects and funding based on comments made at a prior council meeting and through discussion with individual Councilmembers and began the presentation. (The complete PowerPoint may be found on the city website).

2. Departmental Monthly Report – Period Ending March 31, 2021.

There were no questions or comments on the reports.

CITY COUNCIL REGULAR MEETING
April 20, 2021 – Page 3
Elgin Public Library Annex Council Chambers

3. General Activity Report and/or Project Update.

City Manager Thomas Mattis stated there were no reports or updates.

CONSENT AGENDA

1. City Council Regular Meeting Minutes – April 6, 2021.

Council Member Bega moved to approve item 1 on the Consent Agenda. Council Member Arreaga seconds the motion. Motion carried 7-0

Mayor Ramirez asked that the record show that Council Member Gonzalez was present at 6:45 p.m.

NEW BUSINESS

1. CONSIDER WAIVING THE OPEN CONTAINER ORDINANCE ON MAIN STREET FROM LEXINGTON ROAD TO BRENHAM STREET; AND ON 2ND STREET, FIRST STREET, DEPOT STREET, CENTRAL AVENUE, AUSTIN STREET, BRENHAM STREET FROM MAIN STREET TO AVENUE C; AND ON AVENUE C FROM BRENHAM STREET TO 2ND STREET ON 2ND THURSDAYS, MAY 13, JUNE 10, JULY 8, AUGUST 12, SEPTEMBER 9, OCTOBER 14, NOVEMBER 11, DECEMBER 9 FROM 5PM TO 8PM FOR SIP SHOP AND STROLL.

Council Member Dennis moved to approve item 1. Council Member Gonzalez seconds the motion. Motion carried 7-0.

2. AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, AMENDING ORDINANCE NO. 2019-02-05-01 FURTHER REGULATING THE CITY TRUCK TRAFFIC ROUTE AND PROHIBITING TRUCK TRAFFIC ON RAMIREZ ROAD; PROVIDING FINDINGS OF FACT; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR A SAVINGS CLAUSE.

Council Member Bega moved to approve the Ordinance as presented. Council Member Gonzalez seconds the motion. Motion carried 7-0.

3. AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, AMENDING THE TRAFFIC CODE BY DESIGNATING THE HOUSTON STREET AND MADISON STREET INTERSECTION AS ALL-WAY STOP INTERSECTIONS; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

Council Member Bega moved to approve the Ordinance as presented. Council Member Dennis seconds the motion. Motion carried 7-0.

4. AN ORDINANCE AMENDING CHAPTER 36 SUBDIVISIONS, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS AND DELETING IN THEIR ENTIRTY SECTIONS 36.38 – 36.39. REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR A SAVINGS CLAUSE.

Council Member Penson moved to approve the Ordinance as presented. Council Member Dennis seconds the motion. Motion carried 7-0.

5. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER AGREEMENT WITH TRC ENGINEERS INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO INSPECTION AND CONSTRUCTION SUPERVISION OF THE WASTEWATER TREATMENT PLANT EXPANSION PROJECT AND MAKING CERTAIN FINDINGS RELATED THERETO.

Council Member Dennis moved to approve the Resolution as presented. Council Member Gonzalez seconds the motion. Motion carried 7-0.

6. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE ISSUANCE OF REQUEST FOR PROPOSALS (RFP) FOR ADMINISTRATIVE SERVICES AND REQUEST FOR QUALIFICATIONS (RFQS) FOR PROFESSIONAL SERVICES FOR THE 2021 SEVERE STORM GRANTS COVERING ALL FEMA/TDEM PUBLIC ASSISTANCE, HAZARD MITIGATION, AND BRIC GRANT PROGRAMS; AND MAKING CERTAIN FINDINGS RELATED THERETO.

Council Member Bega moved to approve the Resolution as presented. Council Member Ibis seconds the motion. Motion carried 7-0.

7. RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE ISSUANCE OF REQUESTS FOR PROPOSALS (RFP) FOR ADMINISTRATIVE SERVICES AND REQUESTS FOR QUALIFICATIONS (RFQS) FOR PROFESSIONAL SERVICES FOR THE AMERICAN RESCUE PLAN ACT OF 2021.

Council Member Ibis moved to approve the Resolution as presented. Council Member Arreaga seconds the motion. Motion carried 7-0.

ADJOURNMENT

Mayor Ramirez adjourned the City Council Meeting at 7:36 pm.

Ron M. Ramirez, Mayor

ATTEST:

Amelia Sanchez, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Consideration and possible action regarding projects and funding to be included in the City of Elgin 2021 Certificates of Obligation and 2021 Refunding Bonds Program

DEPARTMENT: City Manager

PROPOSED ACTION:

This item is for consideration and possible action providing direction to staff on the projects and total funding amount to be included in the 2021 Certificates of Obligation and 2021 Refunding Bonds Program as proposed by the City Manager.

BACKGROUND:

Discussed at previous meetings; Staff has submitted its recommendations to Council on the proposed 2021 Certificates of Obligation - which is designed to fund a wide range of capital improvements projects in support of general government, water, and wastewater operations - and the proposed 2021 Refunding Bonds to refinance previously issued debt (that will result in annual debt service savings).

Certificates of Obligation (COs) and debt issuance in general are a necessary component to funding major capital improvement projects for cities where such funds are not available through the annual operating budget. It is also of particular need in rapidly growing cities like Elgin, where demands for improved services and facilities exceed currently available resources.

The City Council is *considering* issuing CO's and Refunding Bonds in an amount not to exceed \$25,890,000 (principal). The final decision on the proposed COs and Refunding Bonds will occur at the May 18 Council Meeting.

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {X} N/A

RECOMMENDATION:

Council action regarding projects and funding to be included in the City of Elgin 2021 Certificates of Obligation and 2021 Refunding Bonds Program; and direction to staff, if any, regarding same.

ATTACHMENTS:

Staff presentations on proposed 2021 Certificates of Obligation and 2021 Refunding Bonds

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{X} 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.



City of Elgin Office of the City Manager

City Hall • 310 North Main Street • P.O. Box 591
Elgin, Texas 78621

2021 Certificates of Obligation and 2021 Refunding Bonds

March 15, 2021

At the March 9 Regular Meeting of the Elgin City Council, city staff made its initial presentation of the proposed **2021 Certificates of Obligation** designed to fund a wide range of capital improvements projects in support of general government, water, and wastewater operations; and the proposed **2021 Refunding Bonds** to refinance previously issued debt (that will result in annual debt service savings).

Certificates of Obligation (COs) and debt issuance in general are a necessary component to funding major capital improvement projects for cities where such funds are not available through the annual operating budget. It is also of particular need in rapidly growing cities like Elgin, where demands for improved services and facilities exceed currently available resources.

The formal action taken by Council was to proceed with public notification as to the City's intention to issue COs in the not-to-exceed principal amount of \$25,890,000 as recommended by staff. Through this action, the Council stated for the record that they (a) are ***considering*** issuing Certificates of Obligation and Refunding Bonds, (b) that the COs will not exceed \$25,890,000 in the principal amount, (c) that a very deliberate, public decision-making process will be followed, and (d) that the final decision on the proposed COs and Refunding Bonds will occur no sooner than May 18, 2021. In addition:

- Staff has now recommended this *proposed* capital improvement and refinancing program. Any final decisions in this regard, however, is within the exclusive purview of the City Council. **Only the City Council can authorize the issuance of the debt** associated with this proposal.
- While Councilmembers received individual briefings on this program and the majority of the projects are in the previously approved Five-Year Capital Improvements Plan, the March 9 Meeting was the first time the proposal has been discussed by the Council as a whole.
- The not-to-exceed amount was set to allow Council to consider funding for all proposed projects - but that amount can be reduced before the final program is formally approved by City Council.
- As proposed, the program will not require an increase in the existing debt portion of the property tax rate. However, if fully funded as currently proposed, the average monthly utility bill is conservatively projected to **increase** by approximately **\$8 per month**.
- Nearly two-thirds of the funding proposed is devoted to four (4) major projects that have been long-discussed and address prior commitments made by the City: County Line Rd Widening, Weatherize Water Treatment Plant, Wastewater Treatment Plant Expansion, and WWlines-FM1704.

Attached is a copy of the formal presentation made to City Council. Deliberations on this program are anticipated to continue until May 18, the date of the scheduled final vote on the program by City Council. It is likely that this subject matter will be an agenda item at each Council Meeting until that time.

Input and questions from Elgin citizens and taxpayers are welcome – and encouraged.

Thomas L. Mattis
City Manager



2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

(GENERAL GOVERNMENT, WATER, & SEWER)

2021 REFUNDING BONDS

MARCH 9, 2021



2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

- The total amount of the proposed 2021 Certificates of Obligation and Refunding Bond Issue is currently **\$24,062,118**
- This bond will potentially help fund over **\$42M** in Capital Improvements throughout the City and within all operations

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

- As proposed, the City could fund **\$9M+** in General Government Capital Improvements through this issuance without increasing the Debt Portion of the City's Property Tax Rate
- Capital Improvements planned for the Water and Wastewater Departments – essentially all of which are required to maintain existing service levels – will require a utility rate increase to all customers
- The entire legislative process for complete and formal authorization to issue Certificates of Obligation will require multiple votes of the City Council at different meetings

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

■ Proposed formal action for tonight's meeting is for the City

Council to:

- a) Determine the list of projects anticipated for funding,**
- b) Determine the total, not-to-exceed dollar amount of the debt issuance,**
- c) Direct the publication of the required notice of the City's intent to issues Certificates of Obligation, and**
- d) Adopt Reimbursement Resolution to be able to reimburse costs expended prior to delivery and funding of the COs.**

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Planned/ Actual	Projected Funds Available				
	Obligations Est. Cost	CO 2016 Balance	CO 2019A Balance	Developer	
				NEW 2021 CO	Reimburse- ment
General Govt. Fund	14,144,860	-	-	9,530,000	3,743,860
Water Fund	9,691,959	-	-	4,792,118	-
Sewer Fund	19,014,202	5,550,000	800,000	9,740,000	2,574,202
Total	42,851,021	5,550,000	800,000	24,062,118	6,318,062
					871,000
					4,899,841
					350,000
					6,120,841
					14,144,860
					9,691,959
					19,014,202
					42,851,021

The column on the chart highlighted in yellow shows the amount of the bond allocated for each fund.

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION GENERAL GOVERNMENT

		Projected Funds Available				
PROJECTS	Planned/ Actual	Obligations Est. Cost	CO 2016 Balance	NEW 2021 CO	Developer Reimburse- ment	Total Funds Avail.
General Government						
26 Memorial Park Restroom		160,000	-	160,000	-	160,000
Thomas Park Improvements		150,000	-	150,000	-	150,000
Phase I - Central Park Improvements		100,000	-	100,000	-	100,000
24 Pave Alleyways Downtown		500,000	-	500,000	-	500,000
21 County Line Road Widening		6,743,860	-	3,000,000	3,743,860	6,743,860
WW Lines/Heritage Lakes Upsize		950,000	-	950,000	-	950,000
New City Hall Annex		2,500,000	-	2,500,000	-	2,500,000
Add/Renovate Police Dept Bldg. + equipt.		1,950,000	-	1,950,000	-	1,950,000
25 Bldg. Renovation - 202 Depot St.		100,000	-	100,000	-	100,000
21 Demolish Bldg, - 202A Depot St.		20,000	-	20,000	-	20,000
31 Downtown Revital. Sidewalks MLK		575,000	-	75,000	-	575,000
SRTS Schools - Downtown Connect		396,000	-	25,000	-	396,000
Total		14,144,860	-	9,530,000	3,743,860	14,144,860

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION GENERAL GOVERNMENT

Debt Service Payments (FY 2021-22)

Annual Debt Service on Existing Debt *

Annual Capital Lease Payments

Plus Est. Annual DS on new debt**

Total

* Net of DS on Refunded Bonds

** FY 2021-22 Year

<u>Principal</u>	<u>Interest</u>	<u>Total</u>
496,868	265,516	762,384
103,731	9,193	112,924
<u>200,000</u>	<u>333,550</u>	<u>533,550</u>
<u>800,599</u>	<u>608,259</u>	<u>1,408,858</u>

Impact on Property Tax Rate

Estimated net AV FY 2021-22

651,475,600

Fy 2020-21 Tax Rate (debt portion)

0.228647

Estimated Levy

1,489,579

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION WATER FUND

Proposed 2021 Certificate of Obligation

Planned/		Projected Funds Available				
Actual		Developer				
Obligations		CO 2016	CO 2019A	NEW	Reimburse-	Total
<u>Est. Cost</u>		<u>Balance</u>	<u>Balance</u>	<u>2021 CO</u>	<u>ment</u>	<u>Funds Avail.</u>
General Govt. Fund	14,144,860	-	-	9,530,000	3,743,860	14,144,860
Water Fund	9,691,959	-	-	4,792,118	-	9,691,959
Sewer Fund	<u>19,014,202</u>	<u>5,550,000</u>	<u>800,000</u>	<u>9,740,000</u>	<u>2,574,202</u>	<u>19,014,202</u>
Total	42,851,021	5,550,000	800,000	24,062,118	6,318,062	42,851,021

The column on the chart highlighted in yellow shows the amount of the bond allocated for each fund.

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION WATER FUND

PROJECTS	Planned/ Actual	Projected Funds Available			
		NEW 2021 CO	Developer Reimburse- ment	Grants	Total Funds Avail.
<u>Water Fund</u>	<u>Est. Cost</u>				
52 Water Well No. 10	900,000	900,000	-	-	900,000
53 FM1100 Water Main	842,625	842,625	-	-	842,625
Refurbish Water Storage Tanks *	500,000	500,000	-	-	500,000
Weatherize Water Treatment Plant, wells and distribution system.	2,500,000	2,500,000	-	-	2,500,000
56 Pistol Hill Water Tank-Replace	4,949,334	49,493	-	4,899,841	4,949,334
Total- Projects	9,691,959	4,792,118	-	4,899,841	9,691,959

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION WATER FUND

<u>Debt Service Payments (FY 2021-22)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Annual Debt Service on Existing Debt *	610,783	437,803	1,048,586
Annual Capital Lease Payments	27,942	1,778	29,720
Plus Est. Annual DS on new debt**	-	<u>167,724</u>	<u>167,724</u>
	<u>638,725</u>	<u>607,305</u>	<u>1,246,030</u>

Impact on Water Rate

Current Rates Generate	1,092,000
Debt Serv. Requirements FY 2022	<u>1,246,030</u>
Deficit to be made up	(154,030)
Rate Increase per Customer/mo. \$	3.67
Avg Percent Increase	8.1%

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION SEWER FUND

Proposed 2021 Certificate of Obligation

Projected Funds Available							
Planned/ Actual	Obligations Est. Cost	CO 2016 Balance	CO 2019A Balance	NEW 2021 CO	Developer		Total Funds Avail.
					Reimburse- ment	Grants	
General Govt. Fund	14,144,860	-	-	9,530,000	3,743,860	871,000	14,144,860
Water Fund	9,691,959	-	-	4,792,118	-	4,899,841	9,691,959
Sewer Fund	19,014,202	5,550,000	800,000	9,740,000	2,574,202	350,000	19,014,202
Total	42,851,021	5,550,000	800,000	24,062,118	6,318,062	6,120,841	42,851,021

The column on the chart highlighted in yellow shows the amount of the bond allocated for each fund.

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION SEWER FUND

		Projected Funds Available				
PROJECTS	Planned/					
	Actual	Developer				
	Obligations	NEW	Reimburse-	Grants	Total	
	Est. Cost	2021 CO	ment		Funds Avail.	
<u>Wastewater Fund</u>						
30 WWTP Plant Expansion-Construct,	15,944,202	7,570,000	2,574,202	-	15,944,202	
20 WW Lines/Lift Station - FM1704	2,300,000	1,750,000	-	-	2,300,000	
Elm Creek Lift Station Rehab	350,000	350,000	-	-	350,000	
54 Carver Street Lift Station	420,000	70,000	-	350,000	420,000	
Total	19,014,202	9,740,000	2,574,202	350,000	19,014,202	

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION SEWER FUND

Debt Service Payments (FY 2021-22)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Annual Debt Service on Existing Debt *	499,732	358,202	857,934
Annual Capital Lease Payments	27,942	1,778	29,720
Plus Est. Annual DS on new debt**	<u>-</u>	<u>340,900</u>	<u>340,900</u>
	527,674	700,880	1,228,554

Impact on Wastewater Rate

Current Rates Generate	1,064,700
Debt Serv. Requirements FY 2022	<u>1,228,554</u>
Deficit to be made up	(163,854)
Rate Increase per Customer/mo. \$	4.48
Avg Percent Increase	9.3%

2021 CITY OF ELGIN REFUNDING BONDS

Currently paying 3.62% to 4.99% interest

Refunding Amounts

Tax Supported

Com Tax Rev CO Series 2007	1	875,000	-	-	875,000
Com Tax Rev CO Series 2009	3	690,000	-	-	690,000
		<u>1,565,000</u>			<u>1,565,000</u>

Utility Supported

Com Tax Rev CO Series 2008	1	1,186,350	-	-	2,157,000
Com Tax Rev CO Series 2009	3	380,050	-	-	691,000
		<u>1,566,400</u>			<u>2,848,000</u>

Total

4,413,000

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Date	Action	Responsibility
09-Mar-21	Council Meeting - Adopt Resolution Directing Publication of Notice of Public Hearing on Intention to Issue Certificates of Obligation	CITY, BC
17-Mar-21	Publish Notice of Public Hearing on the Intention to Issue Certificates of Obligation	CITY, BC
25-Mar-21	Distribute 1st Draft POS document for comments	RBBCM
02-Apr-21	RBCCM Receive 1st Draft Comments on Draft POS	All Parties
09-Apr-21	Send Draft POS document and Credit Information to Credit Rating Agencies	CITY, RBCCM
09-Apr-21	Distribute 2nd Draft POS document for comments	RBBCM
22-Apr-21	RBCCM Receive 2nd Draft Comments on Draft POS	All Parties
22-Apr-21	Conference Calls with Credit Rating Agencies	CITY, RBCCM
29-Apr-21	Distribute 3rd Draft POS document for final comments	RBCCM
06-May-21	Due Diligence Call	
07-May-21	RBCCM Receive FINAL Comments on Draft POS	
10-May-21	Receive Ratings	
11-May-21	Distribute POS to Potential Purchasers	
18-May-21	City Council Meeting - Public Hearing re: Intent to Issue Certificates of Obligation	
18-May-21	Final Sales Results Presented - Award COs to Underwriter	
20-May-21	Distribute Draft FOS for Comments	
24-May-21	Receive Comments, Finalize & Distribute FOS	
03-Jun-21	Circulate final closing memo	
10-Jun-21	Closing - Obligations Delivered	

Assuming the issuance moves forward, Council will be scheduled to consider an Ordinance formally authorizing the CO's and the refunding bonds on May 18 (final action)

* Preliminary, subject to change. As of February 25, 2021.

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

■ Proposed formal action for tonight's meeting is for the City Council to:

- a) Determine the list of projects anticipated for funding,**
- b) Determine the total, not-to-exceed amount of the debt issuance,**
- c) Direct the publication of the required notice of the City's intent to issues Certificates of Obligation, and**
- d) Adopt Reimbursement Resolution to be able to reimburse costs expended prior to delivery and funding of the COs.**

Consider:

- 1. Establish not-to-exceed amount of \$24,062,118 (*can go down, but not go up*)**
- 2. Determine what projects are supported and which need more discussion**
- 3. Include \$2.5M for Weatherize WTP Project, recognizing details/final cost TBD**



2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

(GENERAL GOVERNMENT, WATER, & SEWER)

2021 REFUNDING BONDS

APRIL 20, 2021

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

- On March 9, Council approved a statement of “intent to issue” 2021 Certificates of Obligation in the **not-to-exceed** amount of **\$25,890,000**
- The final debt amount to be issued can only be reduced and cannot increase without restarting the process
- **9M+ General Government** - without increasing the Debt Portion of the City’s Property Tax Rate
- **\$4.8M Water Fund** - projected max. monthly rate increase **\$3.67**
- **\$9.7M Wastewater Fund** – proj. max. monthly rate increase **\$4.48**

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

- Certificates of Obligation (COs) and debt issuance in general are a necessary component to funding major capital improvement projects for cities where such funds are not available through the annual operating budget.
 - *FY20-21 Total Annual Budget – All Funds - \$18.8M*
 - *General Fund - \$9.5M*
 - *Utility Fund (combined water & wastewater) – \$5.6M*
- It is also of particular need in rapidly growing cities like Elgin, where demands for improved services and facilities exceed currently available resources.

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

	Planned/ Actual Obligations <u>Est. Cost</u>	Projected Funds Available					
		CO 2016 <u>Balance</u>	CO 2019A <u>Balance</u>	NEW <u>2021 CO</u>	Developer Reimburse- <u>ment</u>	<u>Grants</u>	Total <u>Funds Avail.</u>
General Govt. Fund	14,144,860	-	-	9,530,000	3,743,860	871,000	14,144,860
Water Fund	9,691,959	-	-	4,792,118	-	4,899,841	9,691,959
Sewer Fund	<u>19,014,202</u>	<u>5,550,000</u>	<u>800,000</u>	<u>9,740,000</u>	<u>2,574,202</u>	<u>350,000</u>	<u>19,014,202</u>
Total	42,851,021	5,550,000	800,000	24,062,118	6,318,062	6,120,841	42,851,021

The column on the chart highlighted in yellow shows the amount of the bond allocated for each fund.

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Combined with outside resources, investment will facilitate a total of **\$42M** in capital improvements

2021 COs.....	\$ 24,062,118
2016 & 2019 COs Reserves.....	\$ 6,350,000
Private Developer Contributions.....	\$ 6,318,062
Grant Funding.....	\$ 5,770,841
Anticipated Grant Funding.....	\$ <u>350,000</u>
Total Investment.....	\$ 42,851,021

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

73% of the proceeds from the 2021 Certificates of Obligation as currently proposed is devoted to funding **five (5)** projects:

- *County Line Road - Phase I*
- *Water Plant Winterization (52% - Water)*
- *Treatment Plant Expansion (78% - Wastewater)*
- *City Hall Annex*
- *EPD Station Renovations*

■ All such projects (except for WTP Winterization) have been part of the approved Five-Year Capital Plan for a number of years

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION GENERAL GOVERNMENT

PROJECTS	Planned/ Actual Obligations	Projected Funds Available				
		CO 2016 Balance	NEW 2021 CO	Developer Reimburse- ment	Grants	Total Funds Avail.
General Government	Est. Cost					
26 Memorial Park Restroom	160,000	-	160,000	-	-	160,000
Thomas Park Improvements	150,000	-	150,000	-	-	150,000
Phase I - Central Park Improvements	100,000	-	100,000	-	-	100,000
24 Pave Alleyways Downtown	500,000	-	500,000	-	-	500,000
21 County Line Road Widening	6,743,860	-	3,000,000	3,743,860	-	6,743,860
WW Lines/Heritage Lakes Upsize	950,000	-	950,000	-	-	950,000
New City Hall Annex	2,500,000	-	2,500,000	-	-	2,500,000
Add/Renovate Police Dept Bldg. + equipt.	1,950,000	-	1,950,000	-	-	1,950,000
25 Bldg. Renovation - 202 Depot St.	100,000	-	100,000	-	-	100,000
21 Demolish Bldg, - 202A Depot St.	20,000	-	20,000	-	-	20,000
31 Downtown Revital. Sidewalks MLK	575,000	-	75,000	-	500,000	575,000
SRTS Schools - Downtown Connect	396,000	-	25,000	-	371,000	396,000
Total	14,144,860	-	9,530,000	3,743,860	871,000	14,144,860

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION WATER FUND

PROJECTS	Planned/ Actual Obligations	Projected Funds Available			
		NEW 2021 CO	Developer Reimburse- ment	Grants	Total Funds Avail.
<u>Water Fund</u>	<u>Est. Cost</u>				
52 Water Well No. 10	900,000	900,000	-	-	900,000
53 FM1100 Water Main	842,625	842,625	-	-	842,625
Refurbish Water Storage Tanks *	500,000	500,000	-	-	500,000
Weatherize Water Treatment Plant, wells and distribution system.	2,500,000	2,500,000	-	-	2,500,000
56 Pistol Hill Water Tank-Replace	4,949,334	49,493	-	4,899,841	4,949,334
Total- Projects	9,691,959	4,792,118	-	4,899,841	9,691,959

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION SEWER FUND

PROJECTS	Planned/ Actual Obligations	Projected Funds Available					
		CO 2016	CO 2019A	NEW	Developer		Total
<u>Wastewater Fund</u>	<u>Est. Cost</u>	<u>Balance</u>	<u>Balance</u>	<u>2021 CO</u>	<u>Reimburse-</u>	<u>Grants</u>	<u>Funds Avail.</u>
30 WWTP Plant Expansion-Construct,	15,944,202	5,000,000	800,000	7,570,000	2,574,202	-	15,944,202
20 WW Lines/Lift Station - FM1704	2,300,000	550,000	-	1,750,000	-	-	2,300,000
Elm Creek Lift Station Rehab	350,000	-	-	350,000	-	-	350,000
54 Carver Street Lift Station	420,000	-	-	70,000	-	350,000	420,000
Total	19,014,202	5,550,000	800,000	9,740,000	2,574,202	350,000	19,014,202

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Continuing Discussion

- Invest now; increased revenues in the future
- Planning for all projects predicated on the assumption that City will not be considering another debt issuance for at least 2-3 years
- Prioritization of projects means if not funded now, project likely not start for at least 3 years

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Continuing Discussion

- Staff continues to support initially recommended projects and funding
- Feedback from Council has indicated a desire for certain adjustments and reduction in costs
- CM has developed revised listing of projects and funding based on comments made at prior Council Meetings and through discussion with individual Councilmembers
- Focus is on developing list of projects or issues that require further Council deliberations

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Proposed Reorganization of Projects

1. “Must do now”
2. Majority Support
3. To Be Determined

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

“Must Do Now” Projects

- County Line Road Widening - \$3,000,000
- Add/Renovate EPD Bldg - \$1,950,000
- Bldg Renovation – 202 Depot - \$100,000
- Demolish Bldg. – 202A Depot - \$20,000
- Downtown Revitalization Sidewalks MLK - \$75,000
- SRTS Schools – Downtown Sidewalks - \$25,000
- WWTP Expansion - \$7,570,000
- Water Well No. 10 - \$900,000
- FM1100 Water Main - \$842,625
- Refurbish Storge Tanks - \$500,000
- Pistol Hill Water Tank - \$49,493
- Lift Station – FM1704 - \$1,750,000
- Elm Creek Lift Station Rehab - \$350,000
- Carver St. Lift Station – \$420,000

\$17.2M

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Majority Support Projects

- Memorial Park Restroom - \$160,000
- Thomas Park Improvements - \$150,000
- Phase I – Central Park Improvements - \$100,000
- Pave Alleyways Downtown - \$500,000

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

To Be Determined Projects

- WW Lines/Harvest Ridge Upsizing - \$950,000
- Weatherize WTP, etc. - \$2,500,000
- New City Hall Annex – \$2,500,000

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Proposed Adjustments

- a) Delete “Pave Alleyways Downtown” - \$500,000”
- b) Increase “Phase I – Central Park Improvements” by \$500,000
- c) Remove “Bldg Renovation – 202 Depot - \$100,000” (Poth Building) from CO financing
- d) Reduce “WW Lines/Harvest Ridge Upsizing” by \$425,000
- e) Reduce “Weatherize Water Treatment Plant, etc.” by \$1M
- f) Reduce “Issuance costs” by \$990k
- g) “New City Hall Annex” - ??

2021 CERTIFICATES OF OBLIGATION

	<u>INITIAL</u>		<u>INITIAL (d)</u>	<u>ADJUSTMENTS</u>	<u>REVISED</u>
<u>General Government</u>		<u>"Must Do Now" Projects</u>			
Memorial Park Restroom	160,000	County Line Road Widening	3,000,000	-	3,000,000
Thomas Park Improvements	150,000	Add/Renovate Police Dept Bldg	1,950,000	-	1,950,000
Phase I – Central Park Improvements	100,000	Bldg Renovation – 202 Depot St.	100,000	(100,000)	-
Pave Alleyways Downtown	500,000	Demolish Bldg. – 202A Depot St.	20,000	-	20,000
County Line Road Widening	3,000,000	Downtown Revital. Sidewalks MLK	75,000	-	75,000
WW Lines/Harvest Ridge Upsizing	950,000	STRS Schools – Downtown Sidewalks	25,000	-	25,000
New City Hall Annex	2,500,000	Water Well No. 10	900,000	-	900,000
Add/Renovate Police Dept Bldg	1,950,000	FM1100 Water Main	842,625	-	842,625
Bldg Renovation – 202 Depot St.	100,000	Refurbish Storage Tanks	500,000	-	500,000
Demolish Bldg. – 202A Depot St.	20,000	Pistol Hill Water Tank	49,493	-	49,493
Downtown Revital. Sidewalks MLK	75,000	WWTP Expansion	7,570,000	-	7,570,000
STRS Schools – Downtown Sidewalks	25,000	Lift Station – FM1704	1,750,000	-	1,750,000
	\$ 9,530,000	Elm Creek Lift Station Rehab	350,000	-	350,000
<u>Water</u>		Carver St Lift Station (e)	70,000	350,000	420,000
Water Well No. 10	900,000		\$ 17,202,118	\$ 250,000	\$ 17,452,118
FM1100 Water Main	842,625	<u>Majority Support</u>			
Refurbish Storage Tanks	500,000	Memorial Park Restroom	160,000	-	160,000
Weatherize Water Treatment Plant	2,500,000	Thomas Park Improvements	150,000	-	150,000
Pistol Hill Water Tank	49,493	Phase I – Central Park Improvements	100,000	500,000	600,000
	\$ 4,792,118	Pave Alleyways Downtown	500,000	(500,000)	-
<u>Wastewater</u>			\$ 910,000	\$ -	\$ 910,000
WWTP Expansion	7,570,000	<u>To be determined</u>			
Lift Station – FM1704	1,750,000	Weatherize Water Treatment Plant	2,500,000	(1,000,000)	1,500,000
Elm Creek Lift Station Rehab	350,000	WW Lines/Harvest Ridge Upsizing	950,000	(425,000)	525,000
Carver St Lift Station	70,000	New City Hall Annex	2,500,000	-	2,500,000
	\$ 9,740,000		\$ 5,950,000	\$ (1,425,000)	\$ 4,525,000
Issuance costs (a)	\$ 890,000		\$ 890,000	\$ (52,032)	\$ 837,968
Est. Reimbursement Resolution (b)	\$ 937,882		\$ 937,882	\$ (937,882)	\$ -
Total - All Funds	\$ 25,890,000 (c)		\$ 25,890,000	\$ (2,164,914)	\$ 23,725,086

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

“New City Hall Annex” Project

- City has clear, short-term need for additional office space
- Current operations are close to max-out of all office space within city-owned buildings currently available to operations
- Operational growth will continue in coming years
- Current proposal is much about timing – given very limited opportunities to acquire “next door property”

2021 CERTIFICATES OF OBLIGATION

	<u>INITIAL</u>		<u>INITIAL (d)</u>	<u>ADJUSTMENTS</u>	<u>REVISED</u>
<u>General Government</u>		<u>"Must Do Now" Projects</u>			
Memorial Park Restroom	160,000	County Line Road Widening	3,000,000	-	3,000,000
Thomas Park Improvements	150,000	Add/Renovate Police Dept Bldg	1,950,000	-	1,950,000
Phase I – Central Park Improvements	100,000	Bldg Renovation – 202 Depot St.	100,000	(100,000)	-
Pave Alleyways Downtown	500,000	Demolish Bldg. – 202A Depot St.	20,000	-	20,000
County Line Road Widening	3,000,000	Downtown Revital. Sidewalks MLK	75,000	-	75,000
WW Lines/Harvest Ridge Upsizing	950,000	STRS Schools – Downtown Sidewalks	25,000	-	25,000
New City Hall Annex	2,500,000	Water Well No. 10	900,000	-	900,000
Add/Renovate Police Dept Bldg	1,950,000	FM1100 Water Main	842,625	-	842,625
Bldg Renovation – 202 Depot St.	100,000	Refurbish Storage Tanks	500,000	-	500,000
Demolish Bldg. – 202A Depot St.	20,000	Pistol Hill Water Tank	49,493	-	49,493
Downtown Revital. Sidewalks MLK	75,000	WWTP Expansion	7,570,000	-	7,570,000
STRS Schools – Downtown Sidewalks	25,000	Lift Station – FM1704	1,750,000	-	1,750,000
		Elm Creek Lift Station Rehab	350,000	-	350,000
		Carver St Lift Station (e)	70,000	350,000	420,000
	\$ 9,530,000		\$ 17,202,118	\$ 250,000	\$ 17,452,118
<u>Water</u>		<u>Majority Support</u>			
Water Well No. 10	900,000	Memorial Park Restroom	160,000	-	160,000
FM1100 Water Main	842,625	Thomas Park Improvements	150,000	-	150,000
Refurbish Storage Tanks	500,000	Phase I – Central Park Improvements	100,000	500,000	600,000
Weatherize Water Treatment Plant	2,500,000	Pave Alleyways Downtown	500,000	(500,000)	-
Pistol Hill Water Tank	49,493		\$ 910,000	\$ -	\$ 910,000
	\$ 4,792,118	<u>To be determined</u>			
<u>Wastewater</u>		Weatherize Water Treatment Plant	2,500,000	(1,000,000)	1,500,000
WWTP Expansion	7,570,000	WW Lines/Harvest Ridge Upsizing	950,000	(425,000)	525,000
Lift Station – FM1704	1,750,000	New City Hall Annex	2,500,000	-	2,500,000
Elm Creek Lift Station Rehab	350,000		\$ 5,950,000	\$ (1,425,000)	\$ 4,525,000
Carver St Lift Station	70,000		\$ 890,000	\$ (52,032)	\$ 837,968
	\$ 9,740,000		\$ 937,882	\$ (937,882)	\$ -
Issuance costs (a)	\$ 890,000		\$ 25,890,000	\$ (2,164,914)	\$ 23,725,086
Est. Reimbursement Resolution (b)	\$ 937,882				
Total - All Funds	\$ 25,890,000 (c)				

- (a) Bond Counsel, Underwriter's Discount, Ratings, Paying/Escrow Agent, Redemption Fees and Bond Insurance. Also includes issuance cost for \$9,125,000 in Refunding Bonds
- (b) Additional funding ('rounding up') amount to stipulate 'not-to-exceed' amount that would allow for the possibility of additional or increased projects
- (c) Total funding limit initially approved by City Council for purposes of "Intent to Issue" Notice
- (d) Proposed reprioritization of projects based on general City Council discussion and feedback
- (e) Carver Lift Station originally anticipated to receive grant funding but was ultimately determined to be ineligible for same