

MINUTES
ELGIN CITY COUNCIL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX CITY COUNCIL CHAMBERS
404 NORTH MAIN STREET
April 5, 2022

CALL TO ORDER

Mayor Ramirez called the meeting to order at 6:30 p.m.

ROLL CALL

Present: Ron Ramirez, Mayor
Arthur Gibson III, Council Member
Jessica Bega, Council Member
Matthew Callahan, Council Member
Sue Brashar, Mayor Pro Tem
Forest Dennis, Council Member
Skyler Maldonado, Council Member
Susie Arreaga, Council Member
Thomas Ibis, Council Member

Mayor Ramirez stated all were in attendance and there was a quorum.

Staff: Thomas L. Mattis, City Manager
Mysty Nauck, Acting Chief Financial Officer
Pamela Sanders, HR Director
Amy Miller, Community Development Director
Jennifer Stubbs, City Secretary
Michael Gonzalez, Public Works Director
David Harrell, Dev. Services Director
Chris Noble, Chief of Police
Beau Perry, City Engineer
Owen Rock, ED Director

INVOCATION

Ms. Arreaga provided the invocation.

PLEDGE OF ALLEGIANCE

Mayor Ramirez led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America and 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 Official Zoning Map, To Wit: To Rezone Land From “R-1” Single Family District To “PDD” Planned Development District Located On A Parcel Of Land Known By The Travis Co. Appraisal Dist. As Parcel 237109. (36.92 ACRE TRACT OF LAND IN THE WILLIAM HINES SURVEY NO. 53, TRAVIS CO., TX), Being More Described In Exhibit “A”; And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

Grant Hennig, 1116 Robin Road, stated this is an opportunity to change PDD’s and lot sizes. He stated it is time to think about these PDD’s and growth is coming.

2. 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 OFFICIAL ZONING MAP, TO WIT: TO REZONE LAND FROM “R-1” SINGLE FAMILY DISTRICT TO “PDD” PLANNED DEVELOPMENT DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP CO. APPRAISAL DISTRICT AS PARCELS 15312 & PARTS OF 62896, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Grant Hennig, 1116 Robin Road, stated this is another PDD shortening space between the homes. He stated he thinks these PDD’s should be R-1 so that the lots are larger. Mr. Hennig stated he is concerned about the traffic that will come with this development. Mr. Hennig stated there should be traffic and water studies completed.

Jenny Kessler, address not provided, stated that he agreed with Mr. Hennig. She stated that we need to look into the road.

Beth Owen, address not provided, stated it is amazing how much growth is happening in Elgin. She stated she had concerns about the water, the roads, and the infrastructure.

Tiffany Finley, 136 Speace Lane, stated to look at how the PDD’s are affecting the whole community. She asked if there were policies that are set to determine the lot size and how many trees were required.

Janice Sharp, address not provided, stated she is concerned about the lot sizes. She stated she does not think the schools can accommodate the number of children.

3. Public Hearing On An Ordinance To Modify An Existing Planned Development District (PDD) Ordinance (2021-11-16-39) To Add An Educational Use And Change The Certificate Of Convenience And Necessity (CCN) For Water Service From Aqua Water Supply Corp. To The City Of Elgin Located On A Parcel Of Land Known By The Travis Co. Appraisal District As Parcel 839520, Being More Described In Exhibit "A"; And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

No one wished to speak under the Public Hearing Item.

PUBLIC COMMENT

Grant Hennig, 1116 Robin Road, thanked the Mayor for his service to the city and stated that he has done an awesome job. Mr. Hennig asked the Mayor for the city government to develop a heart.

Chris Cielenck, 1413 FM 1704, stated he felt others should have proofread the letter of demolish that was mailed out. He stated he was given another letter from the Director of Development Services, and he said he felt like it was trying to get out of something. Mr. Cielenck asked the Mayor to look at all of the city employees.

Mayor Ramirez read a letter from Heather McClain, 618 Mogonye Lane, in summary, that it would be great to see the parks continue to improve to keep up with the growth. The new entrance and parking lot at Thomas, new restrooms at Elgin Memorial and stage, playground, Wifi, events, lawn, and the splash pad at Veterans would all be welcome upgrades.

Mayor Ramirez read a letter from Elizabeth and John Hazlett, 298A Youngs Prairie Rd, in summary, that we as grandparents support improving our park system in Elgin. Elgin is growing at a fast pace and having improved park space and areas to enjoy with our family is of great importance to us. We love where we live!

Mayor Ramirez read a letter from Morgan Louvier, 300 Youngs Prairie Rd, in summary, stated I support improving our park system in Elgin. As a mom with children in elementary school and intermediate school, I see a lack of facilities we could be offering our children. We need to invest and create these spaces now. I'm extremely hopeful to see that parks across the city are receiving the upgrades.

Mayor Ramirez read a letter from Sarah Graham, address not provided, in summary, parks are an essential part of the amenities in Elgin. I have benefited from improvements during the 12 years I have lived in Elgin. We need to invest in more improvements to meet the demands of our growing populace. I am thrilled that the following upgrades are being made to Thomas Memorial Park, Elgin Memorial, and Veterans Park. Our parks are central for building the community that makes our city so amazing and unique.

Mayor Ramirez read a letter from Beth Rolingson, address not provided, in summary, Advocacy Outreach has provided Family Literacy services to Elgin for nearly 30 years. During the past two years of the pandemic, our program would not have survived if we had not had the support of the Elgin Recreation Center and Elgin's City Parks. We support the proposed plan and will help in any way that we can to assist you to bring it to fruition.

Mayor Ramirez read a letter from Molly Alexander, address not provided, in summary, it is with great enthusiasm I support work at Thomas Park, Elgin Memorial Park, and the Veterans Memorial Park expansion. I am proud of the leadership of all city council members from 2012 through 2022 for leading this effort to bring exceptional parks and open spaces to our community. Parks are the heart of every community providing much needed space for health and wellness, respite, play and engagement to all members of our community.

Mayor Ramirez read a letter from Joy Casnovsky, 534 Old McDade Road, in summary, I wholeheartedly support improving our park system in Elgin. As a mother, we currently use the parks weekly and as our son grows, we'll be using them even more. Our city is growing and now is the time to invest. I'm happy to see that parks across the city are receiving upgrades. Our parks are an integral part of our community, and their improvements support our quality of life.

PRESENTATION

1. PROCLAMATION APRIL AS FAIR HOUSING MONTH

Mayor Ramirez read the proclamation.

CITY MANAGERS REPORT

1. Certificates Of Obligation 2021A Bond Funding Veterans Memorial Park Expansion, Thomas And Elgin Memorial Project Updates.

Ms. Miller provided a presentation on the park's upgrades through the Certificates of Obligation. Ms. Miller stated in 2020, an open space master parks plan was created completely in house. She stated that in the plan, we had fantastic feedback from the community. Ms. Miller went over the proposed improvements in the open space master parks plan. Ms. Miller answered questions of the council.

Tiffany Finley, 136 Speace Lane, stated she is on the parks board and helped with the master plan. She stated that there was a lot of input from the community. She stated that it is important to have nice new improvements, so we can stay within the community.

Donna Snowden, 391 Pleasant Grove, stated that she urges the Council to approve the site plan for the improvements to the parks. She stated our city parks have grown more beautifully because there is a council that supports the parks and staff that goes out of their way to make things happen. Ms. Snowden stated we need more for our citizens, especially our youth. She stated these parks upgrades have something for everyone.

Barbara Bogart, 144 Rattlesnake Hill Rd, thanked Elizabeth Marzec, the Parks & Rec Department, and the City Council for helping Advocacy Outreach get through the COVID-19 years. Ms. Bogart thanked the Council for including them and thanked the departments that helped Advocacy Outreach.

Gena Carter, 1005 Red Town Rd, stated on behalf of the Chamber of Commerce and our 300 plus chamber members, we offer our support of this project and are supportive of all the parks. Many business owners have been involved in the planning through the years of Veterans Park. Ms. Carter encouraged the Council to take the next step to get additional funding through different grants that are available.

Krista Lee Marx, 2008 E. 8th Street, was unable to attend the meeting. Ms. Miller spoke in her place and stated that Ms. Marx is on the Main Street Board and was going to share comments in support of the project and the extensive cooperative planning efforts that have happened.

Theresa McShan, 501 South Main, stated that she is representing the Main Street Board as the President. She stated her focus is on Veterans Park and current park plans to proceed without delay. She stated discussion on the park has been going on for years. Ms. McShan stated the plans represents the community. Ms. McShan stated that she respectfully asks that you consider the plans before you tonight and that you give us all your support.

Ms. Bega thanked the parks board and Michael Gonazlez's crew. She stated that there has been special care and attention to finding a balance for all the parks. Ms. Bega encouraged all to stay engaged and inform the council how we want our parks over time. Mr. Dennis thanked the parks board and all the thought that went into putting this together. Mr. Mattis stated at the next meeting, the council will be approving the schematic plan of the new police station. He stated the Poth Building is undergoing renovation as we speak. Mr. Dennis made a motion to endorse this plan. Mayor Pro Tem Brashar seconded the motion. All voted in favor. The motion carried.

2. General Activity Report And/Or Project Update

There was no discussion on this item.

CONSENT AGENDA

1. City Council Regular Meeting Minutes – March 15, 2022

The item passed on the Consent Agenda.

Mayor Pro Tem Brashar made a motion to approve the Consent Agenda as presented. Mr. Gibson 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 REAL ESTATE CONTRACT COUNTY LINE ROAD – PARCEL 6 WITH BETTY AND/OR DON LUNDGREN IN SUPPORT OF THE COUNTY LINE ROAD PHASE 1 PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated items 1 and 2 are related items that represent the final authorization to move forward with the construction of County Line Rd. Mr. Mattis stated at the last meeting, we acquired

3 properties to gain right-of-way access to proceed with County Line Rd. Mr. Mattis stated an individual at the last meeting stated the city was cheating one of the property owners. Mr Mattis showed letters by the attorney representing the property owner and from the property owner that revealed the city negotiated in good faith and they reached a mutually acceptable offer. Mr. Mattis stated the first item is for parcel 6 which is the largest parcel and was negotiated for \$100,000. Item 2 is for Parcel 2 for Mara Guerrero and was negotiated for \$30,000. Discussion followed. Mr. Ibis asked about a time frame for a public hearing on County Line Road. Mr. Mattis stated this will be scheduled once the purchase agreement is in hand.

Mr. Ibis made a motion to approve the Resolution as presented. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE CONTRACT COUNTY LINE ROAD – PARCEL 2 WITH MARIA L. GUERRERO IN SUPPORT OF THE COUNTY LINE ROAD PHASE 1 PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO

Discussion took place during Item 1. Mr. Dennis made a motion to approve the Resolution as read and discussed. Mr. Ibis seconded the motion. All voted in favor. The motion carried. Mr. Mattis stated this is a very routine process and this is not the only time we will go through the process. Mr. Maldonado left the dais at 7:45 p.m.

3. AN ORDINANCE TO MODIFY AN EXISTING PLANNED DEVELOPMENT DISTRICT (PDD) ORDINANCE (2021-11-16-39) TO ADD AN EDUCATIONAL USE AND CHANGE THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) FOR WATER SERVICE FROM AQUA WATER SUPPLY CORP. TO THE CITY OF ELGIN LOCATED ON A PARCEL OF LAND KNOWN BY THE TRAVIS CO. APPRAISAL DISTRICT AS PARCEL 839520, BEING MORE DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis stated the remainder of the items has to do with the three different PDD projects that had public hearings earlier in the meeting. Mr. Maldonado returned to the dais at 7:48 p.m. Mr. Mattis stated that Planned Development District Zoning is the preferred methodology from a growth and development standpoint for any community. Standard zoning means that you establish a category, and the builder or developer can build anything they want, if it falls in one of the categories. Mr. Mattis stated the owner or developer has no obligation to tell the city what they are building. The PDD concept is where the city makes a specific development agreement with the developer of the project. Mr. Mattis stated part of the agreement is that the city must incentivize part of the agreement which in recent years have been smaller lots. Mr. Mattis stated the three PDD’s are within the city limits and asked for the council to take a look at what the city is gaining in the process. Mr. Mattis stated that it would be incorrect to say there has been no planning and the city is constantly planning for utilities, water, and transportation plans. Mr. Mattis stated this first item is a modification for the Stone Creek Ranch PDD for the school to acquire a piece of land that will be used for future use for the school district. Mr. Mattis stated that he and the superintendent signed a memorandum of understanding that states the school district will bring

back their plan before the city council. Mr. Mattis stated that he recommends approval to cut a portion of the property off to sell to the school district to have for future use. Discussion followed. Mayor Pro Tem Brashar made a motion to approve the Ordinance as presented and discussed. Ms. Bega seconded the motion. The vote was: Mayor Pro Tem Brashar-yes, Mayor Ramirez-yes, Ms. Bega-yes, Mr. Gibson-yes, Ms. Arreaga-yes, Mr. Maldonado-yes, Mr. Callahan-yes, Mr. Ibis- no, Mr. Dennis-yes. The motion was carried.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING AN AMENDMENT TO THE AQUA WSC MASTER AGREEMENT FOR TRANSFER OF THE STONE CREEK RANCH DEVELOPMENT WATER CCN SERVICE AREA FROM AQUA WSC TO THE CITY OF ELGIN AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated this is a routine accompanying resolution that is tied to the new development agreement with Stone Creek Ranch. Mr. Mattis stated this will authorize the purchase of the water service area from Aqua Water Supply under the new development agreement. He stated the developers agree to pay and reimburse the city for the full cost and no cost to the existing taxpayers. Mr. Ibis made a motion to approve the Resolution as presented. Mayor Pro Tem Brashar seconded the motion. All voted in favor. The motion carried.

5. 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 OFFICIAL ZONING MAP, TO WIT: TO REZONE LAND FROM "R-1" SINGLE FAMILY DISTRICT TO "PDD" PLANNED DEVELOPMENT DISTRICT LOCATED ON A PARCEL OF LAND KNOWN BY THE TRAVIS CO. APPRAISAL DIST. AS PARCEL 237109. (36.92 ACRE TRACT OF LAND IN THE WILLIAM HINES SURVEY NO. 53, TRAVIS CO., TX), BEING MORE DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis stated this is a triangle piece of land that is in the middle of the Elm Creek Mud. He stated the MUD is being constructed under a development agreement that is 30 years old and is different than what is being negotiated today. Mr. Mattis stated the developers wanted to include this portion of land in the development. Mr. Mattis stated they would allow smaller lots if they would reserve the frontage along 290 for commercial projects. Discussion followed. Amanda Brown, Kimley-Horn, stated they are fine with the PDD as is and she did email the Council to reach out to her if she had any questions or concerns. Mr. Dennis made a motion to approve the Ordinance as presented and discussed. Mayor Pro Tem Brashar seconded the motion. The vote was: Mr. Dennis-yes, Mayor Pro Tem Brashar-yes, Mayor Ramirez-yes, Ms. Bega-yes, Mr. Gibson-yes, Ms. Arreaga-yes, Mr. Maldonado-yes, Mr. Callahan-yes, Mr. Ibis- no. The motion carried.

6. 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 OFFICIAL ZONING MAP, TO WIT: TO REZONE LAND FROM “R-1” SINGLE FAMILY DISTRICT TO “PDD” PLANNED DEVELOPMENT DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP CO. APPRAISAL DISTRICT AS PARCELS 15312 & PARTS OF 62896 SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis stated this is what we have called the Larson Tract for a PDD zoning and development agreement. Mr. Mattis stated that in the future, we hope this boulevard will extend out to 95. Mr. Mattis stated that a long-term plan is to connect trails with all the developments. Mr. Mattis invited Beau Perry, City Engineer, to talk about the drainage studies. Ms. Bega asked if there was any consideration about retail and commercial. Mr. Mattis stated no, the developer came in for a residential project. Mr. Mattis stated there is potential for commercial use on the corner piece by 95 but at this time, Prima Vista does not own the property in red displayed on the screen. Discussion followed. Mr. Ibis made a motion to table this item. Mr. Callahan seconded the motion. Mr. Harrell asked for the Council to pick a date the council wishes to table the item. Ms. Bega asked why we are tabling the item. Mr. Ibis stated he wants the commercial issue taken care of. Mr. Mattis stated there is no issue and there is no commercial part. Mr. Ibis stated that he is concerned about the access to the middle school. The vote was: Mr. Dennis-no, Mayor Pro Tem Brashar-no, Mayor Ramirez-no, Ms. Bega-no, Mr. Gibson, no, Ms. Arreaga-no, Mr. Maldonado-no, Mr. Callahan-yes Mr. Ibis-yes. The motion failed. Mr. Dennis made a motion to approve the Ordinance as presented and discussed. Mr. Maldonado seconded the motion. The vote was: Mr. Dennis-yes, Mayor Pro Tem Brashar-yes, Mayor Ramirez-yes, Ms. Bega-no, Mr. Gibson-no, Ms. Arreaga-yes, Mr. Maldonado-yes, Mr. Callahan-no, Mr. Ibis- no. The motion carried 5-4.

7. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING AN AMENDMENT TO THE AQUA WSC MASTER AGREEMENT FOR TRANSFER OF THE LARSON TRACT DEVELOPMENT WATER CCN SERVICE AREA FROM AQUA WSC TO THE CITY OF ELGIN AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated this is an accompanying item for the prior action item that is a commitment by the developer to reimburse the city for the cost of acquiring the CCN at no cost to the taxpayers. Mayor Pro Tem Brashar made a motion to approve the Resolution as presented. Mr. Ibis seconded the motion. The vote was: Mayor Pro Tem Brashar-yes, Mayor Ramirez-yes, Ms. Bega-no, Mr. Gibson-no, Ms. Arreaga-yes, Mr. Maldonado-yes, Mr. Callahan-no, Mr. Ibis- no, Mr. Dennis-yes. The motion carried 5-4.

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.

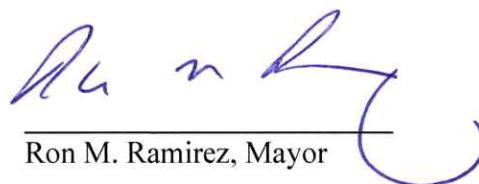
Mayor Ramirez stated the Council was retiring into Executive Session. The time was 9:08 p.m. The council reconvened. The time was 9:54 p.m.

ANNOUNCEMENTS

Mr. Dennis stated that the 150th celebration is ongoing and provided handouts. He stated that there is Music in the Park every Friday night through May. He stated next Thursday evening is Sip, Shop, and Stroll. Mr. Mattis stated the schematic of the police station will be presented at the next city council meeting and he hopes everyone can make it. Mayor Ramirez stated the Community Intake Center is happening at First Baptist Church tomorrow from 11:00 a.m. to 7:00 p.m. if you happen to speak to any of the storm victims or if you need some help. Mayor Ramirez stated that the Bastrop Central Appraisal District is offering possible tax exemptions and there is an application online. Mayor Ramirez stated that we received a \$350,000 grant to help with the SCADA system and operation. Mayor Ramirez stated the city will be waiving permit fees for residents affected by the storm. Mr. Maldonado stated that the asbestos removal was completed at Poth building and is ongoing at the Old Cotton Gin.

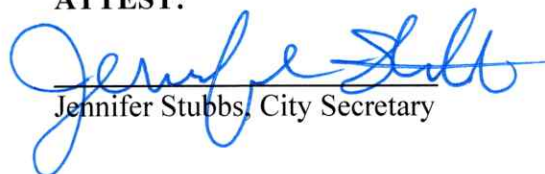
ADJOURNMENT

Mayor Ramirez adjourned the meeting at 10:01 p.m.



Ron M. Ramirez, Mayor

ATTEST:



Jennifer Stubbs, City Secretary