



AGENDA
ELGIN CITY COUNCIL
REGULAR MEETING
TUESDAY, MARCH 21, 2023
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
6:30 PM

Members of the public may watch the meeting at:

https://www.youtube.com/channel/UC3OGBV_loV0Nr3AqM1jTzA

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. PUBLIC COMMENT

The "PUBLIC COMMENT" item posted on the agenda is reserved for members of the public who would like to address the City Council regarding posted agenda items or non-agenda items. Individuals requesting to speak or address the City Council during the meeting shall do so under the "PUBLIC COMMENT" agenda item. Speakers shall 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. **As of May 1, 2022, all such public comments will be done IN PERSON. You may email public comments and they will be distributed to each of the Council Members but not read out loud.**

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 a "PUBLIC COMMENT FORM".

Speakers must address their comments to the Mayor or Presiding Officer rather than to an individual Council Member or Staff Member. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from any personal attacks or derogatory comments directed at any Council Member, Staff Member, other individual, or group.

VI. CITY MANAGERS REPORT

1. Discussion And Possible Direction To Staff Regarding Proposed Traffic And Safety Improvements For The Intersection Of Main St. And Harris St.

Documents:

[EX SUMMARY - TXDOT MAIN_HARRIS PROJECT2.PDF](#)
[EXHIBIT_ELGIN_INTERSECTION.PDF](#)
[ELGIN PROPOSED .JPG](#)

2. General Activity Report And/Or Project Update

Documents:

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

VII. CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that are considered to be self-explanatory by the City Council and will be enacted with one motion, one second, and one vote. Any member of the City Council may pull any item from the Consent Agenda in order that the City Council discuss and act upon it individually as a part of the Regular Agenda.

1. City Council Regular Meeting Minutes - March 7, 2023

Documents:

[EX SUMMARY- MARCH 7, 2023 REGULAR MEETING MINUTES.PDF](#)
[3-7-2023 CITY COUNCIL REGULAR MEETING MINUTES.PDF](#)

2. CONSIDER REQUEST TO WAIVE OPEN CONTAINER FOR LUNA MARKET IN ELGIN MEMORIAL PARK FROM 7:00PM To 10:00PM FRIDAY JUNE 2.

Documents:

[EXSUMMARYLUNAMARKETOPENCTRWAIVER.PDF](#)
[SUMMER LUNA MARKET OPEN CONTAINER WAIVER.PDF](#)

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, REQUESTING THE TEXAS LEGISLATURE TO DIRECT STATE FUNDS TOWARD BROADBAND DEPLOYMENT AND MAKING CERTAIN FINDINGS RELATED THERETO.

Documents:

[EX SUMMARY-BROADBAND FUNDING.PDF](#)
[BROADBAND RESOLUTION.PDF](#)

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ADVANCED WATER WELL TECHNOLOGIES FOR WELL REPAIRS; AND MAKING CERTAIN FINDINGS RELATED THERETO.

Documents:

[EXSUMMARYWELL14.PDF](#)
[RESAUTHWELL14REPAIRS.PDF](#)

5. A RESOLUTION BY THE CITY OF ELGIN, TEXAS SUSPENDING THE MAY 1, 2023, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES

EFFECTIVE DATE OF THE FIRST COME BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – SOUTH TEXAS DIVISION TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2023 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY.

Documents:

[EX SUMMARY-CENTERPOINT GRIP.PDF](#)
[CENTERPOINT GRIP RESOLUTION.PDF](#)
[GRIP FILINGS.PDF](#)

VIII. NEW BUSINESS

- 1. CONSIDER REQUEST TO NAME THE LIBRARY CONFERENCE ROOM AL GUERRERO MEMORIAL BOARD ROOM.**

Documents:

[EXSUMMARYNAMINGLIBRARYCONFROOM.PDF](#)

- 2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH LONE STAR SITEWORK LLC FOR CONSTRUCTION SERVICES RELATED TO ROY RIVERS ROAD PHASE 3 EXTENSION PROJECT AND MAKING CERTAIN FINDINGS RELATED THERETO.**

Documents:

[EX SUMMARY- ROY RIVERS PHASE III.PDF](#)
[RES ROY RIVERS PHASE III.PDF](#)
[RECOMMENDATION OF AWARD - ROY RIVER PHASE III EDA.PDF](#)

- 3. AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, ESTABLISHING AN AD VALOREM TAX LIMITATION FOR RESIDENTIAL HOMESTEAD PROPERTY OWNERS OF THE CITY OF ELGIN WHO ARE DISABLED OR 65 YEARS OF AGE OR OLDER; PROVIDING FOR DEFINITIONS; PROVIDING SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

Documents:

[EX SUMMARY - TAX FREEZE2.PDF](#)
[ORDTAXFREEZE323.PDF](#)
[MENTAXEXEMPFREEZE323.PDF](#)
[BASTROP-CAD-EXEMPTIONS-2022.PDF](#)

IX. 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.

X. RECONVENE

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

XI. ANNOUNCEMENTS

XII. ADJOURMENT

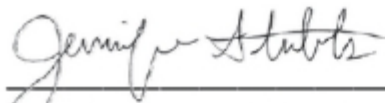
The City Council may retire to executive session any time between the meeting's opening

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

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, Jennifer Stubbs, 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, March 17, 2023, in accordance with Chapter 551 of the Texas Government Code.



Jennifer Stubbs, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Discussion and possible direction to staff regarding proposed traffic and safety improvements for the intersection of Main St. and Harris St.

DEPARTMENT: City Manager

PROPOSED ACTION: Consideration of a proposed improvements plan for the Main St./Harris St. (known by many locally as “the Y”) to enhance safe traffic flow.

BACKGROUND:

Discussed at previous meetings; The Mayor and City Council have previously discussed potential traffic & safety improvements for the intersection of Harris St. & Main St. in the southeast portion of the City.

This discussion arose from various citizen concerns about traffic flow at this intersection. As is occurring throughout the City, growth has also brought a significant increase in vehicular traffic. And this particular intersection, where the current designs is predicated on the safe merging of traffic from different directions, has continued to experience problems with drivers miscalculating or not understanding the intended flow of traffic.

TxDOT, who has exclusive jurisdiction over this roadway, previously proposed a reconstruction plan for the intersection that was reviewed, but not preferred, by City Council.

Since then, staff and City Engineer developed an alternative proposal that was submitted to TxDOT for their consideration – and they have now given their approval to same.

As TxDOT has maintained from the beginning, however, moving forward with this project is wholly predicated on the plan receiving full support and endorsement from the City Council.

BUDGET/FINANCIAL IMPACT:

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

RECOMMENDATION:

Approval of the revised improvements plan for the Main St./Harris St. (known by many locally as “the Y”) to enhance safe traffic flow, and direction to staff, if any, regarding same

ATTACHMENTS:

Concept Plan

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

{ } Staff will provide brief comments and answer questions on this item at the meeting.

{ } This is a routine procedural item, and no presentation is planned for the meeting.

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



ELGIN, TX
HARRIS ST & MAIN ST
PROPOSED ROW

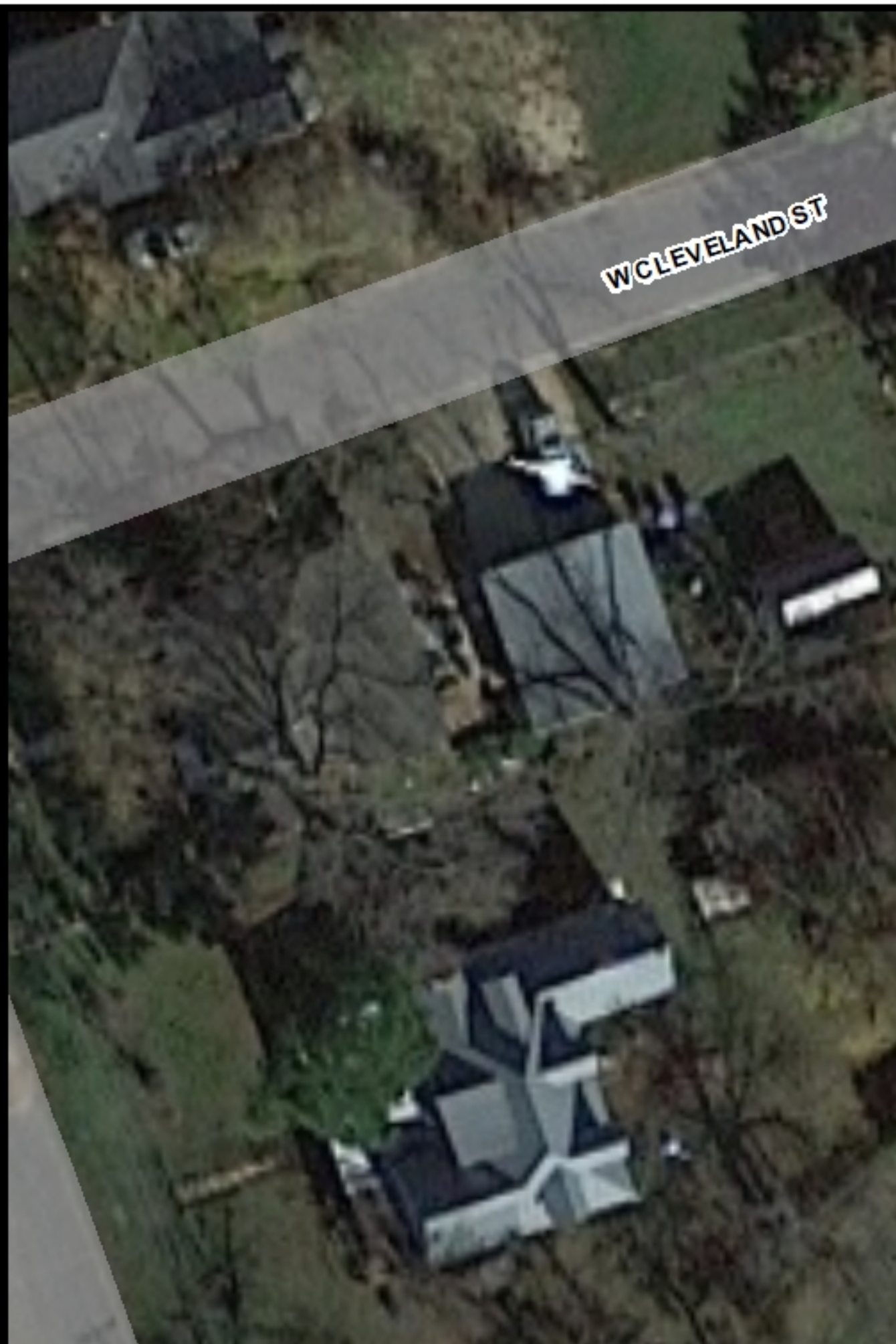
LEGEND

	ROAD PAVEMENT
	ROAD CENTERLINE
	REMOVED PAVEMENT

- NOTES:
1. PROPOSED STOP BAR AND STOP SIGN TO BE INSTALLED AT THE MAIN STREET INTERSECTION.
 2. EXISTING STOP SIGN ALONG HARRIS STREET TO BE REMOVED.
 3. EXISTING PAVEMENT IN HATCHED AREA TO BE REMOVED.


TRC ENGINEERS, INC.
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX 78752
T.B.P.E. FIRM REGISTRATION # F-8632
(512) 454 - 8716

WCLEVELAND ST





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 Regular Meeting Minutes – March 7, 2023

DEPARTMENT: Administration

PROPOSED ACTION: Approval of the City Council Regular Meeting Minutes- March 7, 2023

BACKGROUND: N/A

BUDGET/FINANCIAL IMPACT:

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

Finance Approval:

Signature: _____ Date: _____

RECOMMENDATION: Approval of the City Council Regular Meeting Minutes- March 7, 2023

ATTACHMENTS: Minutes

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

☐ Staff will provide brief comments and answer questions on this item at the meeting.

☒ This is a routine procedural item and no presentation is planned for the meeting.

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

MINUTES
ELGIN CITY COUNCIL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX CITY COUNCIL CHAMBERS
404 NORTH MAIN STREET
MARCH 7, 2023

CALL TO ORDER

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

Roll Call

Present:

Theresa McShan, Mayor
Sue Brashar, Mayor Pro Tem
Joy Casnovsky, Council Member
Arthur Gibson III, Council Member
Chuck Swain, Council Member
Matthew Callahan, Council Member
Forest Dennis, Council Member
Al Rodriguez, Council Member
Skyler Maldonado, Council Member

Mayor McShan called roll call and announced that all Council Members were present.

Staff:

Thomas L. Mattis, City Manager
Jennifer Stubbs, City Secretary
Amy Miller, Community Services Director
Michael Gonzalez, Public Works Director
Belen Pena, Finance Director
Kaley Frye, Assistant Director EDC
Pam Sanders, HR Director
Sonia Browder, Media Specialist
Owen Rock, ED Director
Beau Perry, City Engineer
Aaron Crim, Commander
Kristina Alvarez, Main Street Manager
Sonia Browder, Media Specialist

INVOCATION

Mayor McShan 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 of America and Pledge of Allegiance to the Texas Flag.

PUBLIC HEARING

1. Public Hearing On An Ordinance Amending Several Sections Within Chapter 46 Zoning; Revised Code Of Ordinances, City Of Elgin Texas And Deleting In Their Entirety Sec. 46-394 & Article VI Historic Preservation And Adding In Their Entirety Sec. 46-10 Thru Sec. 46-12, Sec. 46-500, Division 11 Downtown Overlay District; Repealing All Other Ordinances And Parts Of Ordinances In Conflict Therewith; And Providing For A Savings Clause.

Mr. Mattis stated that these are routine amendments. He stated that they were approved and recommended by the P&Z Commission and HRB. There were no public comments.

2. Public Hearing On An Ordinance Adding Chapter 50 Historic Preservation, Revised Code Of Ordinances, City Of Elgin, TX; And Providing A Savings Clause.

Mr. Mattis stated that this was complementary to the item above. There were no public comments.

3. Public Hearing On An Ordinance Adding Chapter 2. Administration, Article IV. Boards, Committees, And Commissions, Division 6 Historic Review Board, Revised Code Of Ordinances, City Of Elgin, Texas; And Provide For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

Mr. Harrell provided comments. There were no public comments.

PUBLIC COMMENT

There were no public comments.

CITY MANAGER'S REPORT

1. Closeout Report On The Elgin Mexican Cemetery Survey Project - Debbie Wahrmond

Ms. Wahrmond stated that she was here tonight to provide an update about the Elgin Mexican Cemetery. She stated that the cemetery is adjacent to Morris Memorial Park. Ms. Wahrmond provided historical information about the Elgin Mexican Cemetery. She thanked Mayor Pro Tem Brashar and Councilmember Dennis for their support.

2. Board Of Adjustment (BOA) Quarterly Report

There were no comments on the item.

3. Building Standards Commission (BSC) Quarterly Report

There were no comments on this item.

4. General Activity Report and/or Project Update

Mr. Mattis provided an update on Winter Storm Mara Debris Clean-Up. He stated that the Chipper is scheduled to be delivered on Thursday. There were no questions or comments from the Council.

CONSENT AGENDA

1. City Council Regular Meeting Minutes February 21, 2023

The minutes passed on the consent agenda.

2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE PROFESSIONAL SERVICES FEES WITH FGM ARCHITECTS INC. RELATED TO THE ELGIN POLICE DEPARTMENT STATION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution passed on the consent agenda.

Mayor Pro Tem Brashar made a motion to approve the consent agenda. Ms. Casnovsky 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 SECOND AMENDMENT TO THE DEVELOPMENT & CONSENT AGREEMENT WITH CLAYTON PROPERTIES GROUP, INC. DBA BROHN HOMES AND THE ALTESSA MUNICIPAL UTILITY DISTRICT AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated that this item tonight is a routine item. He stated that the developers donated a piece of land to construct a new school. Mr. Mattis stated that this is a historic public-private partnership and the neighborhood amenities for residents are far beyond City requirements. He stated that the land donated is valued at approximately \$1.2 million and this is the first time in the City of Elgin and Elgin ISD's history that a developer donated a land site for public schools. Mr. Mattis stated that this development is outside of the city limits. Mr. Rodriguez stated that this project represents a great partnership to move the city forward in a positive way. He stated that it is because of the work of the city and the donation from Brohn Homes. Mr. Rodriguez thanked those who were a part of this project on behalf of the school district and he introduced Elgin ISD Board Trustees and staff members in attendance. Mr. Rodriguez provided additional information on Harvest Ridge Elementary School. Mayor McShan thanked those with Brohn Homes. Mr.

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

2. AN ORDINANCE AMENDING SEVERAL SECTIONS WITHIN CHAPTER 46 ZONING; REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS AND DELETING IN THEIR ENTIRTY SEC. 46-394 & ARTICLE VI HISTORIC PRESERVATION AND ADDING IN THEIR ENTIRETY SEC. 46-10 THRU SEC. 46-12, SEC. 46-500, DIVISION 11 DOWNTOWN OVERLAY DISTRICT; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR A SAVINGS CLAUSE.

Mr. Mattis stated that these are administrative changes recommended for approval by the HRB and P&Z Commission. Mr. Harrell provided comments. Discussion followed. Mr. Dennis made a motion to change to 6 Councilmembers and to approve the rest of the ordinance as presented. There was not a second. The motion died. Discussion followed. Mr. Dennis made a motion change $\frac{3}{4}$ of the Councilmembers to 6 members of the Council. Mr. Callahan seconded the motion. All voted in favor. The motion carried. Mr. Dennis made a motion to accept the ordinance as amended. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

3. AN ORDINANCE ADDING CHAPTER 50, HISTORIC PRESERVATION, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE.

Mr. Mattis stated that the ordinance is pulling out the Historic Preservation of the zoning code and creating its own chapter. The rules remain the same. Mr. Callahan made a motion to approve the ordinance. Mayor Pro Tem Brashar seconded the motion. All voted in favor. The motion carried.

4. AN ORDINANCE ADDING CHAPTER 2, ADMINISTRATION, ARTICLE IV. BOARDS, COMMITTEES, AND COMMISSIONS, DIVISION 6 HISTORIC REVIEW BOARD, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis stated that there were no changes, just moving to another section. Mayor Pro Tem Brashar made a motion to approve the ordinance. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

5. AN ORDINANCE ACKNOWLEDGING RECEIPT OF "CERTIFICATE OF UNOPPOSED STATUS" PURSUANT TO SECTION 2.052 TEXAS ELECTION CODE; DECLARING UNOPPOSED CANDIDATES TO BE ELECTED TO THEIR RESPECTIVE OFFICES AND CANCELLING THE MAY 6, 2023 GENERAL ELECTION FOR WARDS 1, 3, AND 4; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES

Ms. Casnovsky made a motion to approve the ordinance as amended. Mr. Rodriguez seconded the motion. All voted in favor. The motion carried.

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

The City Council did not retire into Executive Session.

ANNOUNCEMENTS

Mr. Mattis stated that some councilmembers inquired about the ADU project and that this will go to P&Z in March. He stated that this will come back to Council. He stated that the Tax Freeze item will be back on the agenda which was previously requested by Mayor Pro Tem Brashar. Mayor McShan stated that the senior class will be selling baked goods at Sip, Shop, and Stroll. Ms. Miller stated that there are many activities for Spring Break next week. She stated that the groundbreaking for the new police department is on Monday, March 20th at 10:00 AM. Mr. Dennis stated that he was at Morris Memorial Park, and he witnessed a kid catch a 6.7-pound bass.

ADJOURNMENT

Mayor McShan adjourned the meeting at 7:57 p.m.

Theresa Y. McShan, Mayor

ATTEST:

Jennifer Stubbs, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: CONSIDER REQUEST TO WAIVE OPEN CONTAINER FOR LUNA MARKET IN ELGIN MEMORIAL PARK FROM 7:00PM to 10:00PM ON FRIDAY JUNE 2.

DEPARTMENT: Community Services

PROPOSED ACTION: Approve request.

BACKGROUND: Luna Market is hosted by She Creates Union as a showcase for local women artists & makers, local food, entertainment, and of course a little bit of theater and whimsy. They have hosted the event at Elgin Memorial Park Pavilion in the past with great success.

BUDGET/FINANCIAL IMPACT:

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

RECOMMENDATION: Approve Request.

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.

Tuesday, March 14, 2023

Dear Mayor McShan and City Council,

We are requesting a waiver to allow for open containers at Luna Market on Friday, June 2nd from 7-10 pm. The event will be held in the Main Pavilion at Elgin Memorial Park at 1127 North Main Street. We are asking for the waiver to apply to the hours of 5-10 pm. Both Emma Clark and I will be on-site for the entire event.

Luna Market is hosted by She Creates Union as a showcase for local women artists & makers, local food, entertainment, and of course a little bit of theater and whimsy.

She Creates Union hosts two Luna Markets a year on the first Friday of December and June. We also host creative workshops, quarterly community meetups, and free public events for people of all ages to participate.

Thank you,

Stacey Van Landingham
Emma Clark
Co-founders, She Creates Union
www.shecreatesunion.org



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION OF THE CITY OF ELGIN, TEXAS, REQUESTING THE TEXAS LEGISLATURE TO DIRECT STATE FUNDS TOWARD BROADBAND DEPLOYMENT AND MAKING CERTAIN FINDINGS RELATED THERETO.

DEPARTMENT:

Mayor and Council

PROPOSED ACTION:

Approval of the Resolution

BACKGROUND:

Item requested by the Mayor

BUDGET/FINANCIAL IMPACT:

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

RECOMMENDATION:

Approval of the Resolution

ATTACHMENTS:

Resolution

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

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS,
REQUESTING THE TEXAS LEGISLATURE TO DIRECT STATE
FUNDS TOWARD BROADBAND DEPLOYMENT AND MAKING
CERTAIN FINDINGS RELATED THERETO.**

WHEREAS, high-speed internet access, or broadband, is essential in our increasingly digital world; and

WHEREAS, the City of Elgin recognizes that broadband networks enhance economic, educational, and healthcare outcomes; and

WHEREAS, the City of Elgin acknowledges that too many Texans still lack access to the broadband connections required to fully participate in and benefit from today's educational, professional, economic, and civic opportunities; and

WHEREAS, the City of Elgin understands that building, maintaining and operating broadband networks is extremely expensive, especially in non-metro and hard to reach areas, and that closing the digital divide will require the public and private sectors working together.

THEREFORE, BE IT RESOLVED, that the City encourages the Texas Legislature to direct state funds toward broadband deployment to ensure that all Texans have the connectivity they need to succeed in today's society.

PASSED AND ADOPTED this 21st day of March 2023

ATTEST:

JENNIFER STUBBS, City Secretary

THEREA Y. MCSHAN, Mayor
City of Elgin, Texas



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ADVANCED WATER WELL TECHNOLOGIES FOR WELL REPAIRS; AND MAKING CERTAIN FINDINGS RELATED THERETO.

DEPARTMENT: City Manager/Public Works

PROPOSED ACTION: Approval of a Resolution authorizing an agreement with *Advanced water well technologies*, of Converse Texas, in the amount of \$75,717.63, for well repairs related to well 14 rehab project.

BACKGROUND:

Well 14 has been in service for many years now recently testing on the well has revealed less than ideal pumping conditions due to the age of the equipment and the quality of the screens inside the well. The well was inspected and recorded by a third-party vendor and found to need repairs. Advertisements for bids to rehab the well were sent out to a variety of vendors and a reasonable proposal was selected amount the bids. This award is presented for you here tonight.

NOTE: In order to proceed with this important project in a timely manner, the City Manager has already authorized this work moving forward in accordance with city code; and the proposed Council action is to retroactively approve the agreement for transparency purposes.

BUDGET/FINANCIAL IMPACT:

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

RECOMMENDATION:

Adopt and approve a Resolution authorizing an agreement with *Advanced water well technologies*, of Converse Texas, in the amount of \$75,717.63, for well repairs related to well 14 rehab project. and direction to staff, if any, regarding same.

ATTACHMENTS: (1) Resolution (2) Award Recommendation from TRC.

{ } 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.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS,
AUTHORIZING THE CITY MANAGER TO EXECUTE
AN AGREEMENT WITH ADVANCED WATER WELL
TECHNOLOGIES FOR WELL REPAIRS; AND MAKING
CERTAIN FINDINGS RELATED THERETO.**

WHEREAS, the Elgin City Municipal Water System is the sole source of drinking water for the City of Elgin and other wholesale water customers and;

WHEREAS, Well Number Fourteen is a critical piece of the City of Elgin Municipal Water system and;

WHEREAS, Well number fourteen was inspected and found to be in need of repairs of more than routine maintenance and;

WHEREAS, The Public Works Director has requested and received a reasonable proposal from Advanced Water Well Technologies;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization. The City Manager is hereby authorized to execute an agreement with *Advanced Water Well Technologies* of Converse, Texas, in the amount of \$75,171.63. for well repairs associated with the Well 14 rehab project.

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

Section 5. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 21st day of March, 2023

ATTEST:

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

JENNIFER STUBBS, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION BY THE CITY OF ELGIN, TEXAS SUSPENDING THE MAY 1, 2023, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – SOUTH TEXAS DIVISION TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2023 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY.

DEPARTMENT: Administration

PROPOSED ACTION: Approval of the Resolution.

BACKGROUND: Section 104.301 of the Texas Utilities Code allows municipalities the right to postpone proposed rate increases for 45 days in order that a review of the data and calculations can be made that was the basis for the utility to propose a rate adjustment. This proposed Resolution also allows the City of Elgin to participate in a coalition of other Cities in this particular rate case.

BUDGET/FINANCIAL IMPACT:

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

Finance Approval:

Signature: _____ **Date:** _____

RECOMMENDATION:

ATTACHMENTS: Resolution and Letter

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

☒ Staff will provide brief comments and answer questions on this item at the meeting.

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

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

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF ELGIN, TEXAS SUSPENDING THE MAY 1, 2023, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTExAND CENTERPOINT ENERGY TEXAS GAS – SOUTH TEXAS DIVISION TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2023 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY.

WHEREAS, the City of Elgin, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy South Texas Division, (“CenterPoint” or “the Company”) and a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) in March 2023, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective May 1, 2023; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

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

1. The May 1, 2023, effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall. at 1111 Louisiana Street, CNP Tower 19th Floor, Houston, Texas 77002.

Signed this 21st day of March 2023.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary



March 2, 2023

CenterPoint Energy
1111 Louisiana Street
Houston, TX 77002-5231
P.O. Box 2628
Houston, TX 77252-2628

Mayor and City Council
City of Elgin
Elgin, Texas

Hand-Delivered

Re: CenterPoint Energy 2023 Annual GRIP Adjustment for the South Texas Division

Dear Madam or Sir:

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or the "Company"), files the tariffs and supporting documents in electronic form, with the City of Elgin ("City") consistent with Section 7.7101 of the Railroad Commission of Texas ("Commission") Gas Services Division Rules and Section 104.301 of the Texas Utilities Code to establish the annual gas reliability infrastructure program ("GRIP") interim rate adjustment ("IRA") for the Company's South Texas Division, which includes the City. The proposed IRA will affect rates for natural gas service customers located in the City. Simultaneously with this filing, CenterPoint makes the same GRIP filing with the Commission for customers located in the City's environs and cities of the South Texas Division that have ceded original jurisdiction to the Commission.

CenterPoint consistently supplies its customers in the South Texas Division with safe and dependable natural gas service by prudently investing in additions and upgrades to its delivery system. The Company will continue to prudently invest in its infrastructure in order to improve its natural gas service to its customers and to anticipate and meet their needs under all operating conditions. The GRIP program enables a gas utility such as CenterPoint to begin recovery of its incremental capital investment in the system, subject to a prudence review in its next rate case. This reduces regulatory lag and incentivizes needed investment. Consistent with Section 104.301 of the Texas Utilities Code and Commission precedent, the City's review of this GRIP filing is limited to a ministerial review to ensure compliance with the GRIP statute.

Pursuant to applicable law, the proposed IRA will become effective on May 1, 2023, unless the City suspends that date for a period of no longer than forty-five (45) days. The approved IRA will be applied to the monthly customer charge and will remain in effect until superseded by the earlier of (1) the effective date of the Company's next annual GRIP adjustment for the South Texas Division; or (2) the issuance of a final order in a rate setting proceeding for the South Texas Division.

As detailed in the attached schedules and supporting material, the Company invested \$68,292,974 in its South Texas Division in calendar year 2022, and the applicable IRA is:

Rate Schedule	Current Customer Charge	Proposed 2023 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2097-I-GRIP 2023; R-2097-U-GRIP 2023 Residential	\$27.03 per customer per month	\$3.72 per customer per month	\$30.75 per customer per month	\$3.72 per customer per month
GSS-2097-I-GRIP 2023; GSS-2097-U-GRIP 2023 General Service Small	\$41.42 per customer per month	\$7.51 per customer per month	\$48.93 per customer per month	\$7.51 per customer per month
GSLV-628-I-GRIP 2023; GSLV-628-U-GRIP 2023 General Service Large Volume	\$210.33 per customer per month	\$59.85 per customer per month	\$270.18 per customer per month	\$59.85 per customer per month

Along with and in support of the proposed IRA, CenterPoint includes the following:

- (a) An earnings monitoring report showing the Company's earnings for the South Texas Division during the 2022 calendar year (under the "Earnings Monitoring Report" section of the enclosed filing).
- (b) An Interim Rate Adjustment Application containing accounting schedules and project reports for the GRIP Adjustment Period including a description of (i) the projects undertaken during the GRIP Adjustment Period (ii) the investment to provide utility service in the South Texas Division, which were both completed and placed in service during the GRIP Adjustment Period, (iii) the Company's prior utility investments in the South Texas Division that were either retired or abandoned during the GRIP Adjustment Period, and (iv) the cost, need and customers benefited by those investments and retirements located in IRAs 12, 13, 14 and 15 which are voluminous and are being provided in electronic form only.
- (c) The Company's calculations of the GRIP Adjustment amount to go into effect on the later of the Planned Effective Date or the end of any suspension period imposed (under the "Interim Rate Adjustment Application" section of the enclosed filing).
- (d) Affidavits by Kara Gostenhofer Ryan, Kimberly Middleton and Tal R. Centers, Jr. (under the "Affidavits" section of the enclosed filing).
 - Ms. Ryan's affidavit verifies (i) that the South Texas Division's books and records are kept in accordance with the rules of the Commission and (ii) that the reports enclosed accurately reflect the

South Texas Division's books and records related to the information in those reports.

- Ms. Middleton's affidavit verifies the notice of the GRIP filing through customer bill inserts.
- Mr. Centers' affidavit concerns the reimbursement of relocation expenses.

In addition, the source documentation and workpapers supporting the data and calculations contained in the foregoing reports is maintained in CenterPoint's electronic databases which are available for review. To schedule an opportunity to review the electronic databases or any hard copy project files related to the new investment or retirements, please contact me at (713) 207-5946.

Notice of this proceeding will be provided to affected customers in the South Texas Division by bill insert or by separate mailing within 45 days after the date of this filing in accordance with the applicable law.

Please accept for filing the above-mentioned tariffs, filing package and enclosures and return the enclosed copy of this letter with your file mark thereon to acknowledge such filings for our records. Instead of a binder with a hard copy of the filing, the Company has provided the equivalent in electronic form in the folder called Electronic Copy of Filing.

Although only the incorporated tariffs are applicable to the City, the Company has also included in its filing package both incorporated and unincorporated tariffs.

If the City takes any action regarding this filing, please send signed documents, such as, ordinances, resolutions and minutes to the following address:

Keith L. Wall
1111 Louisiana Street
CNP Tower 19th Floor
Houston, Texas 77002

Please do not hesitate to contact me with any questions you may have regarding this filing.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith L. Wall", written in a cursive style.

Keith L. Wall
Director of Regulatory Affairs

City of Elgin
March 2, 2023
Page 4

Attachments

cc: Mr. Tal Centers
Mr. Mickey Moon
Ms. Gracy Rodriguez

DELIVERED TO:

_____, _____ of
NAME OFFICE (Mayor, City Secretary, etc.)

the City of Elgin on this ____ day of March 2023.


SIGNATURE

CUSTOMER NOTICE OF INTERIM RATE ADJUSTMENT

Pursuant to Texas Utilities Code Section 104.301, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas (the "Company"), filed an application for an Interim Rate Adjustment/Gas Reliability Infrastructure Program ("GRIP") with the Railroad Commission of Texas and with the cities in the Company's South Texas Division on March 2, 2023. This proposed Interim Rate Adjustment applies to all standard sales service customers served by the Company in the cities and unincorporated areas listed below comprising the Company's South Texas Division and provides for the recovery of additional capital investment incurred from January 1, 2022 through December 31, 2022. The request is for capital investment not included in any previous rate case or rates for service and is subject to refund.

Agua Dulce, Alice, Aransas Pass, Austin, Banquete, Bastrop, Beeville, Bishop, Blessing, Bloomington, Bruni, Buda, Cibolo, Converse, D'Hanis, Driscoll, Eagle Lake, Edna, Edroy, El Campo, Elgin, Falls City, Floresville, Freer, Ganado, Garden Ridge, Giddings, Goliad, Gregory, Hallettsville, Hebbronville, Hondo, Inez, Ingleside, Ingleside on the Bay, Jourdanton, Karnes City, Kenedy, Kingsville, Kyle, LaCoste, La Grange, Laredo, Lolita, Louise, Marion, Mathis, McQueeney, Mirando City, New Braunfels, Niederwald, Nordheim, Odem, Oilton, Orange Grove, Palacios, Pettus, Placedo, Pleasanton, Point Comfort, Port Lavaca, Portland, Poteet, Poth, Premont, Refugio, Runge, San Diego, San Marcos, Sandy Oaks, Santa Clara, Schertz, Schulenburg, Seadrift, Seguin, Selma, Sinton, Skidmore, Smithville, Taft, Tuleta, Uhland, Universal City, Vanderbilt, Victoria, Weimar, and Yorktown.

Continued on back

The Company proposes to increase the customer charge used to calculate the customer's monthly bill by the amount listed below. The proposed Interim Rate Adjustment effective date is May 1, 2023.

Rate Schedule	Current Customer Charge	Proposed 2023 Interim Rate Adjustment	Adjusted Charge	Increase per bill
R-2097-I-GRIP 2023; R-2097-U-GRIP 2023 Residential	\$27.03 per customer per month	\$3.72 per customer per month	\$30.75 per customer per month	\$3.72 per customer per month
GSS-2097-I-GRIP 2023; GSS-2097-U-GRIP 2023 General Service Small	\$41.42 per customer per month	\$7.51 per customer per month	\$48.93 per customer per month	\$7.51 per customer per month
GSLV-628-I-GRIP 2023; GSLV-628-U-GRIP 2023 General Service Large Volume	\$210.33 per customer per month	\$59.85 per customer per month	\$270.18 per customer per month	\$59.85 per customer per month

Persons with questions or who want more information about this filing may contact the Company at 800-427-7142. A copy of the filing will be available for inspection during normal business hours at the Company's office at 1111 Louisiana, Houston, Texas 77002 or on the Company's website at CenterPointEnergy.com/southtexasgrip.

Any affected person within the environs may file written comments or a protest concerning this proposed Interim Rate Adjustment with Gas Services, Market Oversight Section, Railroad Commission of Texas, P.O. Box 12967, Austin, Texas 78711-2967. Please reference Case No. 00012781 in your written comment or protest. Any affected person within an incorporated area may contact his or her city council.





FAQs

South Texas Gas Division GRIP Filing

What is a Gas Reliability Infrastructure Program (GRIP) filing?

- An interim rate adjustment allowed by Texas Statute (Texas Utilities Code §104.301) that allows utilities to recover their costs related to additional invested capital without filing a full rate case.

Who can make GRIP filings?

- A natural gas utility with newly invested capital not already included in existing rate base can make an initial GRIP filing but only if the natural gas utility has filed a rate case within the preceding two years.

When was CenterPoint Energy's most recent rate case?

- CenterPoint Energy filed its last rate case for the South Texas Gas Division Gas Utilities Docket ("GUD") No. 10669 on November 16, 2017, and the final decision was rendered on May 22, 2018.

When was the Company's initial GRIP filing first implemented after the most recent rate case?

- CenterPoint Energy's initial GRIP filing, after the most recent rate case for the South Texas Gas Division, was first implemented on May 28, 2019. Thereafter, an annual GRIP filing must be made, and a full rate case must be filed no later than 5 and one-half (5 ½) years after the implementation of the initial GRIP filing.

When was the Company's most recent GRIP filing?

- CenterPoint Energy made its fifth GRIP filing since its last rate case for the South Texas Gas Division on March 2, 2023.

How is the adjustment amount calculated?

- The GRIP interim adjustment is intended to capture the cost of net incremental investment over that investment included in the last rate case, or since the most recent GRIP filing.
- Costs included are return on that investment, depreciation expense, and certain taxes. Factors used to calculate costs must be the same as those reflected in the final order, ordinance or settlement agreement approving current rates.

What is required of the utility?

- The new tariff or rate schedule must be filed with the appropriate regulatory authority (City and/or Railroad Commission) 60 days before the proposed implementation date.
- Notice to all affected customers must be provided within 45 days of filing with the regulatory authority.

- In each annual GRIP filing, the utility must provide the following information:
 - Annual Project Reports describing all new investments and retired plant.
 - The need for, the cost of, and the customers benefitted by the new investment.
 - An annual earnings monitoring report showing earnings in the past year.
- The adjustment must be recalculated annually.

What investment projects in 2022 are included in the most recent GRIP filing and how do these projects benefit the communities CenterPoint Energy serves?

Some examples of investments made in 2022 included in this filing are:

- Investment to replace approximately 300 miles of natural gas pipe across the Company's Texas divisions, as part of its system modernization program.
- Capacity and reliability improvements across the Company's natural gas footprint in Texas as a result of customer growth.
 - CenterPoint Energy added approximately 38,000 new customers across the state.
- Continued installation of the new Intelis meters in all of the Company's divisions, with approximately 140,000 of these meters placed into service in Texas last year.
 - These innovative meters have integrated safety features, e.g., an internal shutoff valve that automatically activates if excessive natural gas flow or high temperatures are detected.
 - The meter's state-of-the-art ultrasonic metrology also allows for unparalleled natural gas usage measurement accuracy for natural gas customers.

What is the role of the regulatory authority?

- Within 60 days after the filing, the regulatory authority may suspend implementation of the proposed adjustment for up to 45 days.
- Once the interim increase in rates has been reviewed as part of a full rate case, the regulatory authority may order CenterPoint Energy to refund any amounts collected if the investment is found to be unnecessary or imprudent.
- The regulatory authority may open an inquiry under Texas Utilities Code §104.151 and set new rates if the current rates are found to be unreasonable.

Who is CenterPoint Energy?

- CenterPoint Energy provides natural gas distribution service to approximately 4.3 million residential, commercial and industrial customers in the states of Indiana, Louisiana, Minnesota, Mississippi, Ohio and Texas. CenterPoint Energy serves approximately 158,000 customers in its South Texas Gas Division that will be impacted by this filing.

Customers in what cities will be affected by the Company's filing?

- This filing is for the entire South Texas Gas Division including the environs customers. The Company is filing with the cities below:

Agua Dulce	Freer	LaCoste	Poth
Alice	Ganado	La Grange	Premont
Aransas Pass	Garden Ridge	Laredo	Refugio
Austin	Giddings	Marion	Runge
Bastrop	Gregory	Mathis	Schulenburg
Bishop	Hondo	Niederwald	Seadrift
Buda	Ingleside	Odem	Taft
Cibolo	Ingleside on the Bay	Orange Grove	Universal City
Driscoll	Jourdanton	Point Comfort	Victoria
Edna	Karnes City	Port Lavaca	Yorktown
Elgin	Kingsville	Portland	
Falls City	Kyle	Poteet	

- At the time of this filing, the cities below have given up original jurisdiction. These cities will be included as part of the rate filing made with the Railroad Commission:

Beeville	Hallettsville	San Diego	Selma
Converse	Kenedy	San Marcos	Sinton
Eagle Lake	New Braunfels	Sandy Oaks	Smithville
El Campo	Nordheim	Santa Clara	Umland
Floresville	Palacios	Schertz	Weimar
Goliad	Pleasanton	Seguin	

- The filing with the Railroad Commission will include the unincorporated areas below:

Banquete	Edroy	McQueeney	Skidmore
Blessing	Hebbronville	Mirando City	Tuleta
Bloomington	Inez	Oilton	Vanderbilt
Bruni	Lolita	Pettus	
D'Hanis	Louise	Placedo	

What customers are affected and how?

- The total increase of \$7,723,694 has been allocated among customer groups in the same manner as the current rates established in GUD No. 10669. The proposed effective date is May 1, 2023. Once it goes into effect, the GRIP interim rate adjustment will increase the customer charge that is applicable to customers served under the indicated sales service rate schedules within the South Texas Gas Division as follows:

Rate Schedule	Current Customer Charge	Proposed 2023 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2097-I-GRIP 2023; R-2097-U-GRIP 2023 Residential	\$27.03 per customer per month	\$3.72 per customer per month	\$30.75 per customer per month	\$3.72 per customer per month
GSS-2097-I-GRIP 2023; GSS-2097-U-GRIP 2023 General Service Small	\$41.42 per customer per month	\$7.51 per customer per month	\$48.93 per customer per month	\$7.51 per customer per month
GSLV-628-I-GRIP 2023; GSLV-628-U-GRIP 2023 General Service Large Volume	\$210.33 per customer per month	\$59.85 per customer per month	\$270.18 per customer per month	\$59.85 per customer per month

Does the Proposed 2023 Interim Rate Adjustment include extraordinary natural gas costs from Winter Storm Uri included in the securitization filing made with the Railroad Commission in 2021?

- No. The Proposed 2023 Interim Rate Adjustment does not include extraordinary natural gas costs from Winter Storm Uri included in the securitization filing made with the Railroad Commission in 2021.

How is the current rising market price of natural gas impacting the Proposed 2023 Interim Rate Adjustment?

- The Interim Rate Adjustment is not impacted by natural gas costs since it only is used to recover costs related to additional invested capital. However, CenterPoint Energy recognizes that there's been concern recently about the rising market price of natural gas. The Company is focused on this – but it's important to put it in context. The combination of reduced natural gas production and higher demand has caused the increased market prices. Customer natural gas bills are not only affected by price; they are also affected by weather. A mild or cold winter can make a big difference on customers' monthly heating bills - December 2021 was unusually warm; December 2022 was colder than normal and, therefore, contributed to higher usage.

As stated on customers' bills, the Gas Cost Adjustment (GCA) line that appears on every monthly natural gas bill is the cost CenterPoint Energy pays for the gas delivered to customers. The price the Company pays for natural gas in the market is the same price charged to customers, there is no mark-up or profit for CenterPoint Energy. The price customers pay depends on their consumption and the current natural gas prices.

CenterPoint Energy encourages customers to contact the Company if they are having difficulty paying their natural gas bill. Customers can also go to the website to see steps that will save energy and save money on their winter heating bills.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: CONSIDER REQUEST TO NAME THE LIBRARY CONFERENCE ROOM AL GUERRERO MEMORIAL BOARD ROOM.

DEPARTMENT: Community Services

PROPOSED ACTION: Approve request.

BACKGROUND: The Library Advisory Board recommends naming the conference room in the library in memory of Al Guerrero. Al Guerrero served as President of the Friends of the Elgin Library for over a decade before his untimely death from cancer in 2003. When the Friends ceded the Elgin Library administration to the City of Elgin, Mr. Guerrero also served as the Chair of the Library Advisory Board. He served as the Chairman of the Building Committee for the current library building and was instrumental in obtaining a generous donation from longtime Friends member, Ruth Miller, which enabled the Friends to establish an endowment for the purchase of books and other materials for the Elgin Library. Al (Alejandro) Guerrero was the President of the Friends of the Elgin Library Board from 1997 to 2002. Through his leadership, a bond was passed to finance the new 13,000 square ft. building to be built at the 404 N. Main Street location. He passed away before the completion of the building in August 2002.

BUDGET/FINANCIAL IMPACT:

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

RECOMMENDATION: Approve Request.

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.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH LONE STAR SITEWORK LLC FOR CONSTRUCTION SERVICES RELATED TO ROY RIVERS ROAD PHASE 3 EXTENSION PROJECT AND MAKING CERTAIN FINDINGS RELATED THERETO.

DEPARTMENT: Administration/Public Works

PROPOSED ACTION: Approval of the Resolution and award the bid to the selected contractor.

BACKGROUND: The bid opening for the above referenced project was held on March 14, 2023. A total of four (4) bids were submitted. The base bids ranged from a low of \$4,009,931.30 from Lone Star Sitework, LLC to a high of \$5,225,144.05 from Capital Excavation Company. The low bidder, Lone Star Sitework, LLC, has successfully completed similar work in the past. TRC conducted reference checks on projects supplied by the contractor and found that Lone Star Sitework, LLC completed projects to the satisfaction of the Owners. It is recommended that Lone Star Sitework, LLC be awarded the total base bid for the amount of \$4,009,931.30. The contractor has provided a bid bond and will be required to furnish a Performance Bond and Payment Bond to the City.

BUDGET/FINANCIAL IMPACT:

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

Finance Approval:

Signature: _____ **Date:** _____

RECOMMENDATION: Approval of Resolution

ATTACHMENTS: Resolution & Bid Award Recommendation

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

☐ Staff will provide brief comments and answer questions on this item at the meeting.

☒ This is a routine procedural item and no presentation is planned for the meeting.

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

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS,
AUTHORIZING THE CITY MANAGER TO EXECUTE AN
AGREEMENT WITH LONE STAR SITEWORK LLC FOR
CONSTRUCTION SERVICES RELATED TO ROY RIVERS
ROAD PHASE 3 EXTENSION PROJECT AND MAKING
CERTAIN FINDINGS RELATED THERETO.**

WHEREAS, Roy Rivers Road is a major transportation route within City of Elgin that currently provides direct access to the Elgin Business Park, retail establishments and Seton clinic along with numerous homes, but will also provide direct access to many new businesses and developments currently under construction, and;

WHEREAS, the Elgin City Council approved the issuance the 2021 and 2021A Certificates of Obligation to provide funding for a wide range of general government and utility system improvement projects, including the Roy Rives Road and Innovation Way Projects; and,

WHEREAS, the City is now desirous with moving forward with the extension of Roy Rivers Road to fulfill contract obligations to businesses that have purchased property in the Elgin Business Park,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization. The City Manager is hereby authorized to execute an agreement with Lone Star Sitework, LLC for construction services in the total amount of \$4,009,931.30 for the *Roy Rives Road Extension Phase III*, a copy of the proposal being attached hereto and marked Exhibit A; and made part of this Resolution as if copied verbatim herein.

Section 3. 2021 Certificates of Obligation Funding. The City Council does also hereby expressly approve the utilization of proceeds from the 2021A Certificates of Obligation debt issuance in support of the project that is the subject matter of this Resolution; and does further acknowledge that an amendment to the *FY21-22 City of Elgin Annual Operating Budget* may be required at a future date to formally appropriate funds for this item.

Section 4. Open Meetings. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 5. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 21st day of March 2023

ATTEST:

JENNIFER STUBBS, City Secretary

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas



505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

March 17, 2023

Honorable Theresa McShan, Mayor and City Council
City of Elgin
310 N. Main Street
Elgin, Texas 78621

ATTN: Thomas Mattis, City Manager

**RE: Roy Rivers Boulevard Extension Phase III
EDA Project No. 08-79-05654
Bid Award Recommendation**

Dear Mayor McShan:

The bid opening for the above referenced project was held on March 14, 2023. A total of four (4) bids were submitted. The base bids ranged from a low of \$4,009,931.30 from Lone Star Sitework, LLC to a high of \$5,225,144.05 from Capital Excavation Company.

The project consists of 61 foot concrete and asphalt roadways with curb and curb/gutter and medians (landscaped), RCP and RCB storm sewer, earthen detention pond with concrete pilot channel, concrete lined channel.

The low bidder, Lone Star Sitework, LLC, has successfully completed similar work in the past. TRC conducted reference checks on projects supplied by the contractor and found that Lone Star Sitework, LLC completed projects to the satisfaction of the Owners.

It is recommended that Lone Star Sitework, LLC be awarded the total base bid for the amount of \$4,009,931.30. The contractor has provided a bid bond and will be required to furnish a Performance Bond and Payment Bond to the City.

If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Beau Perry".

K. Beau Perry, PE
Regional Vice President – DMS

Attachment: Bid Tabulation, Contractor Reference Checks

City of Elgin
Roy Rivers Boulevard Extension Phase III
EDA Project Number 08-79-05654
Bid Tabulation
March 14, 2023 - 11:00 AM



Lone Star Sitework, LLC P.O. Box 1867 Wimberley, Texas 78676	Cash Construction Company, Inc. 217 Kinston Lacy Blvd. Pflugerville, Texas 78691
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Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total
P.1	Mobilization/Demobilization	1	L.S.	\$58,060.00	\$58,060.00	\$85,377.50	\$85,377.50
P.2	Remove/dispose barbwire fence	1,275	L.F.	\$2.00	\$2,550.00	\$4.00	\$5,100.00
P.3	Density Tests	52	EA.	\$300.00	\$15,600.00	\$793.00	\$41,236.00
P.4	Excavation	19,581	S.Y.	\$7.30	\$142,941.30	\$8.00	\$156,648.00
P.5	8" Limestone Flexible Base	5,978	S.Y.	\$20.50	\$122,549.00	\$10.50	\$62,769.00
P.6	18" Limestone Flexible Base	13,604	S.Y.	\$37.00	\$503,348.00	\$23.00	\$312,892.00
P.7	Geogrid	13,604	S.Y.	\$1.50	\$20,406.00	\$3.50	\$47,614.00
P.8	9" Concrete Pavement	4,702	S.Y.	\$118.00	\$554,836.00	\$87.00	\$409,074.00
P.9	HMAC	11,331	S.Y.	\$25.20	\$285,541.20	\$26.00	\$294,606.00
P.10	6" Concrete Curb	2,489	L.F.	\$18.90	\$47,042.10	\$8.50	\$21,156.50
P.11	Concrete Curb & Gutter	3,136	L.F.	\$27.50	\$86,240.00	\$24.00	\$75,264.00
P.12	18" RCP Storm Sewer	234	L.F.	\$89.00	\$20,826.00	\$85.00	\$19,890.00
P.13	24" RCP Storm Sewer	435	L.F.	\$122.00	\$53,070.00	\$100.00	\$43,500.00
P.14	30" RCP Storm Sewer	226	L.F.	\$150.00	\$33,900.00	\$160.00	\$36,160.00
P.15	36" RCP Storm Sewer	149	L.F.	\$195.00	\$29,055.00	\$195.00	\$29,055.00
P.16	3'x2' RCB Storm Sewer	128	L.F.	\$353.00	\$45,184.00	\$270.00	\$34,560.00
P.17	4'x2' RCB Storm Sewer	45	L.F.	\$391.00	\$17,595.00	\$330.00	\$14,850.00
P.18	4'x4' RCB Storm Sewer	44	L.F.	\$470.00	\$20,680.00	\$390.00	\$17,160.00
P.19	5'x4' RCB Storm Sewer	1,174	L.F.	\$605.00	\$710,270.00	\$430.00	\$504,820.00
P.20	6'x4' RCB Storm Sewer	513	L.F.	\$715.00	\$366,795.00	\$528.00	\$270,864.00
P.21	18" RCP PLUG	1	EA.	\$1,000.00	\$1,000.00	\$501.00	\$501.00
P.22	30" RCP PLUG	2	EA.	\$1,500.00	\$3,000.00	\$542.00	\$1,084.00
P.23	3'x2' RCB PLUG	1	EA.	\$2,600.00	\$2,600.00	\$553.00	\$553.00
P.24	4'x2' RCB PLUG	1	EA.	\$3,600.00	\$3,600.00	\$660.00	\$660.00
P.25	4'x4' RCB PLUG	1	EA.	\$3,800.00	\$3,800.00	\$1,472.00	\$1,472.00
P.26	Safety End Treatment	1	EA.	\$6,500.00	\$6,500.00	\$8,925.00	\$8,925.00
P.27	TxDOT Headwall (TY FW-0)	1	L.S.	\$7,900.00	\$7,900.00	\$68,871.00	\$68,871.00
P.28	4'x4' Junction Box	2	EA.	\$3,500.00	\$7,000.00	\$6,500.00	\$13,000.00
P.29	5'x5' Junction Box	1	EA.	\$4,100.00	\$4,100.00	\$7,000.00	\$7,000.00
P.30	7'x7' Junction Box	3	EA.	\$9,000.00	\$27,000.00	\$13,000.00	\$39,000.00
P.31	9'x4' Junction Box	1	EA.	\$10,500.00	\$10,500.00	\$12,000.00	\$12,000.00
P.32	10'x4' Junction Box	1	EA.	\$11,400.00	\$11,400.00	\$13,000.00	\$13,000.00
P.33	4' Manole	1	EA.	\$3,500.00	\$3,500.00	\$5,495.00	\$5,495.00
P.34	5' Manhole	1	EA.	\$3,800.00	\$3,800.00	\$6,446.00	\$6,446.00
P.35	10' Curb Inlets	11	EA.	\$3,800.00	\$41,800.00	\$10,284.00	\$113,124.00
P.36	6" Channel Lining	1,730	L.F.	\$19.50	\$33,735.00	\$252.00	\$435,960.00
P.37	6' Pilot Channel	786	S.Y.	\$110.00	\$86,460.00	\$151.00	\$118,686.00
P.38	Outfall Structure	1	L.S.	\$48,000.00	\$48,000.00	\$12,674.00	\$12,674.00
P.39	Rock Gabion baskets	5	C.Y.	\$850.00	\$4,250.00	\$312.00	\$1,560.00
P.40	TxDOT Headwall (TY SW-0)	1	L.S.	\$6,900.00	\$6,900.00	\$11,812.00	\$11,812.00
P.41	Construct Detention Pond	1	L.S.	\$75,600.00	\$75,600.00	\$100,000.00	\$100,000.00
P.42	Construct Drainage Channel	1	L.S.	\$18,500.00	\$18,500.00	\$30,000.00	\$30,000.00
P.43	4" White Pavement Markings (dashed)	988	L.F.	\$2.10	\$2,074.80	\$3.00	\$2,964.00
P.44	4" Yellow Pavement Markings (solid)	3,009	L.F.	\$2.10	\$6,318.90	\$3.00	\$9,027.00
P.45	4" Yellow Pavement Markings (dashed)	623	L.F.	\$2.10	\$1,308.30	\$3.00	\$1,869.00
P.46	8" White Pavement Markings (solid)	159	L.F.	\$4.10	\$651.90	\$3.00	\$477.00
P.47	24" White Pavement Markings (solid)	82	L.F.	\$24.00	\$1,968.00	\$3.00	\$246.00
P.48	White Arrow Pavement Markings (solid)	13	L.F.	\$230.00	\$2,990.00	\$3.00	\$39.00
P.49	Stop Signs	3	EA.	\$500.00	\$1,500.00	\$499.00	\$1,497.00
P.50	"Left Turn Only" Sign	1	EA.	\$500.00	\$500.00	\$499.00	\$499.00

City of Elgin
Roy Rivers Boulevard Extension Phase III
EDA Project Number 08-79-05654
Bid Tabulation
March 14, 2023 - 11:00 AM



Lone Star Sitework, LLC P.O. Box 1867 Wimberley, Texas 78676	Cash Construction Company, Inc. 217 Kinston Lacy Blvd. Pflugerville, Texas 78691
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Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total
P.51	"Right Turn Only" Sign	1	EA.	\$500.00	\$500.00	\$499.00	\$499.00
P.52	"No Outlet" Sign	2	EA.	\$500.00	\$1,000.00	\$499.00	\$998.00
P.53	T-Intersection Sign	1	EA.	\$1,400.00	\$1,400.00	\$499.00	\$499.00
P.54	Street End Barricades	108	L.F.	\$40.00	\$4,320.00	\$53.00	\$5,724.00
P.55	Blue Reflective Pavement Markings	5	EA.	\$10.00	\$50.00	\$11.00	\$55.00
P.56	Silt Fence	6,123	L.F.	\$4.60	\$28,165.80	\$4.00	\$24,492.00
P.57	Curb Inlet Protection	11	EA.	\$126.00	\$1,386.00	\$106.00	\$1,166.00
P.58	Rock Berm	226	L.F.	\$47.50	\$10,735.00	\$28.00	\$6,328.00
P.59	Median Landscaping	1	L.S.	\$23,700.00	\$23,700.00	\$60,786.00	\$60,786.00
P.60	Light Pole Foundation	42	EA.	\$3,000.00	\$126,000.00	\$3,260.00	\$136,920.00
P.61	Connection Boxes	42	EA.	\$1,650.00	\$69,300.00	\$1,041.00	\$43,722.00
P.62	Pull Boxes	3	EA.	\$2,600.00	\$7,800.00	\$6,725.00	\$20,175.00
P.63	2" Conduit	10,000	L.F.	\$2.30	\$23,000.00	\$14.00	\$140,000.00
P.64	SWPPP	1	L.S.	\$6,900.00	\$6,900.00	\$1,813.00	\$1,813.00
P.65	Traffic Control Plan	1	L.S.	\$10,500.00	\$10,500.00	\$2,279.00	\$2,279.00
P.66	OSHA	2,948	L.F.	\$3.00	\$8,844.00	\$0.50	\$1,474.00
P.67	Fill & Embankment	1	L.S.	\$12,500.00	\$12,500.00	\$85,000.00	\$85,000.00
P.68	Concrete Driveways	779	S.Y.	\$115.00	\$89,585.00	\$87.00	\$46,284.00
P.69	Underground Conduit	260	L.F.	\$75.00	\$19,500.00	\$92.00	\$23,920.00
TOTAL BASE BID					\$4,009,931.30		\$4,103,171.00

City of Elgin
Roy Rivers Boulevard Extension Phase III
EDA Project Number 08-79-05654
Bid Tabulation
March 14, 2023 - 11:00 AM



				Patin Construction, LLC 3800 W. 2nd Street Taylor, Texas 76574		Capital Excavation Company 2967 Business Park Drive Buda, Texas 78610	
Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total
P.1	Mobilization/Demobilization	1	L.S.	\$40,000.00	\$40,000.00	\$450,000.00	\$450,000.00
P.2	Remove/dispose barbwire fence	1,275	L.F.	\$17.00	\$21,675.00	\$4.00	\$5,100.00
P.3	Density Tests	52	EA.	\$500.00	\$26,000.00	\$124.00	\$6,448.00
P.4	Excavation	19,581	S.Y.	\$14.00	\$274,134.00	\$13.00	\$254,553.00
P.5	8" Limestone Flexible Base	5,978	S.Y.	\$18.00	\$107,604.00	\$17.45	\$104,316.10
P.6	18" Limestone Flexible Base	13,604	S.Y.	\$30.00	\$408,120.00	\$38.10	\$518,312.40
P.7	Geogrid	13,604	S.Y.	\$4.00	\$54,416.00	\$2.05	\$27,888.20
P.8	9" Concrete Pavement	4,702	S.Y.	\$85.00	\$399,670.00	\$99.40	\$467,378.80
P.9	HMAC	11,331	S.Y.	\$27.00	\$305,937.00	\$23.75	\$269,111.25
P.10	6" Concrete Curb	2,489	L.F.	\$15.00	\$37,335.00	\$27.90	\$69,443.10
P.11	Concrete Curb & Gutter	3,136	L.F.	\$15.00	\$47,040.00	\$20.50	\$64,288.00
P.12	18" RCP Storm Sewer	234	L.F.	\$75.00	\$17,550.00	\$119.00	\$27,846.00
P.13	24" RCP Storm Sewer	435	L.F.	\$95.00	\$41,325.00	\$95.50	\$41,542.50
P.14	30" RCP Storm Sewer	226	L.F.	\$125.00	\$28,250.00	\$149.00	\$33,674.00
P.15	36" RCP Storm Sewer	149	L.F.	\$175.00	\$26,075.00	\$240.00	\$35,760.00
P.16	3'x2' RCB Storm Sewer	128	L.F.	\$385.00	\$49,280.00	\$320.00	\$40,960.00
P.17	4'x2' RCB Storm Sewer	45	L.F.	\$450.00	\$20,250.00	\$360.00	\$16,200.00
P.18	4'x4' RCB Storm Sewer	44	L.F.	\$550.00	\$24,200.00	\$390.00	\$17,160.00
P.19	5'x4' RCB Storm Sewer	1,174	L.F.	\$615.00	\$722,010.00	\$420.00	\$493,080.00
P.20	6'x4' RCB Storm Sewer	513	L.F.	\$715.00	\$366,795.00	\$530.00	\$271,890.00
P.21	18" RCP PLUG	1	EA.	\$1,000.00	\$1,000.00	\$2,150.00	\$2,150.00
P.22	30" RCP PLUG	2	EA.	\$1,250.00	\$2,500.00	\$2,160.00	\$4,320.00
P.23	3'x2' RCB PLUG	1	EA.	\$1,500.00	\$1,500.00	\$1,090.00	\$1,090.00
P.24	4'x2' RCB PLUG	1	EA.	\$2,000.00	\$2,000.00	\$1,100.00	\$1,100.00
P.25	4'x4' RCB PLUG	1	EA.	\$2,000.00	\$2,000.00	\$1,160.00	\$1,160.00
P.26	Safety End Treatment	1	EA.	\$7,500.00	\$7,500.00	\$5,600.00	\$5,600.00
P.27	TxDOT Headwall (TY FW-0)	1	L.S.	\$2,500.00	\$2,500.00	\$78,000.00	\$78,000.00
P.28	4'x4' Junction Box	2	EA.	\$6,000.00	\$12,000.00	\$4,440.00	\$8,880.00
P.29	5'x5' Junction Box	1	EA.	\$7,000.00	\$7,000.00	\$4,840.00	\$4,840.00
P.30	7'x7' Junction Box	3	EA.	\$14,000.00	\$42,000.00	\$11,000.00	\$33,000.00
P.31	9'x4' Junction Box	1	EA.	\$18,000.00	\$18,000.00	\$9,700.00	\$9,700.00
P.32	10'x4' Junction Box	1	EA.	\$20,000.00	\$20,000.00	\$10,200.00	\$10,200.00
P.33	4' Manole	1	EA.	\$5,500.00	\$5,500.00	\$3,680.00	\$3,680.00
P.34	5' Manhole	1	EA.	\$6,500.00	\$6,500.00	\$4,960.00	\$4,960.00
P.35	10' Curb Inlets	11	EA.	\$6,000.00	\$66,000.00	\$8,400.00	\$92,400.00
P.36	6" Channel Lining	1,730	L.F.	\$125.00	\$216,250.00	\$265.00	\$458,450.00
P.37	6' Pilot Channel	786	S.Y.	\$100.00	\$78,600.00	\$175.00	\$137,550.00
P.38	Outfall Structure	1	L.S.	\$15,000.00	\$15,000.00	\$28,800.00	\$28,800.00
P.39	Rock Gabion baskets	5	C.Y.	\$300.00	\$1,500.00	\$450.00	\$2,250.00
P.40	TxDOT Headwall (TY SW-0)	1	L.S.	\$25,000.00	\$25,000.00	\$8,500.00	\$8,500.00
P.41	Construct Detention Pond	1	L.S.	\$75,000.00	\$75,000.00	\$340,000.00	\$340,000.00
P.42	Construct Drainage Channel	1	L.S.	\$25,000.00	\$25,000.00	\$57,000.00	\$57,000.00
P.43	4" White Pavement Markings (dashed)	988	L.F.	\$5.00	\$4,940.00	\$1.05	\$1,037.40
P.44	4" Yellow Pavement Markings (solid)	3,009	L.F.	\$5.00	\$15,045.00	\$1.05	\$3,159.45
P.45	4" Yellow Pavement Markings (dashed)	623	L.F.	\$5.00	\$3,115.00	\$1.05	\$654.15
P.46	8" White Pavement Markings (solid)	159	L.F.	\$10.00	\$1,590.00	\$2.15	\$341.85
P.47	24" White Pavement Markings (solid)	82	L.F.	\$20.00	\$1,640.00	\$12.80	\$1,049.60
P.48	White Arrow Pavement Markings (solid)	13	L.F.	\$300.00	\$3,900.00	\$144.00	\$1,872.00
P.49	Stop Signs	3	EA.	\$400.00	\$1,200.00	\$480.00	\$1,440.00
P.50	"Left Turn Only" Sign	1	EA.	\$400.00	\$400.00	\$380.00	\$380.00

City of Elgin
Roy Rivers Boulevard Extension Phase III
EDA Project Number 08-79-05654
Bid Tabulation
March 14, 2023 - 11:00 AM



				Patin Construction, LLC 3800 W. 2nd Street Taylor, Texas 76574		Capital Excavation Company 2967 Business Park Drive Buda, Texas 78610	
Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total
P.51	"Right Turn Only" Sign	1	EA.	\$400.00	\$400.00	\$60.00	\$60.00
P.52	"No Outlet" Sign	2	EA.	\$500.00	\$1,000.00	\$380.00	\$760.00
P.53	T-Intersection Sign	1	EA.	\$500.00	\$500.00	\$400.00	\$400.00
P.54	Street End Barricades	108	L.F.	\$25.00	\$2,700.00	\$141.00	\$15,228.00
P.55	Blue Reflective Pavement Markings	5	EA.	\$15.00	\$75.00	\$15.40	\$77.00
P.56	Silt Fence	6,123	L.F.	\$4.00	\$24,492.00	\$3.75	\$22,961.25
P.57	Curb Inlet Protection	11	EA.	\$150.00	\$1,650.00	\$108.00	\$1,188.00
P.58	Rock Berm	226	L.F.	\$70.00	\$15,820.00	\$40.50	\$9,153.00
P.59	Median Landscaping	1	L.S.	\$35,000.00	\$35,000.00	\$12,100.00	\$12,100.00
P.60	Light Pole Foundation	42	EA.	\$1,766.00	\$74,172.00	\$2,790.00	\$117,180.00
P.61	Connection Boxes	42	EA.	\$390.00	\$16,380.00	\$1,530.00	\$64,260.00
P.62	Pull Boxes	3	EA.	\$400.00	\$1,200.00	\$2,390.00	\$7,170.00
P.63	2" Conduit	10,000	L.F.	\$16.00	\$160,000.00	\$21.25	\$212,500.00
P.64	SWPPP	1	L.S.	\$3,000.00	\$3,000.00	\$5,900.00	\$5,900.00
P.65	Traffic Control Plan	1	L.S.	\$10,000.00	\$10,000.00	\$7,000.00	\$7,000.00
P.66	OSHA	2,948	L.F.	\$5.00	\$14,740.00	\$6.25	\$18,425.00
P.67	Fill & Embankment	1	L.S.	\$23,000.00	\$23,000.00	\$120,000.00	\$120,000.00
P.68	Concrete Driveways	779	S.Y.	\$100.00	\$77,900.00	\$138.00	\$73,416.00
P.69	Underground Conduit	260	L.F.	\$75.00	\$19,500.00	\$72.50	\$18,850.00
TOTAL BASE BID					\$4,163,375.00		\$5,225,144.05

CONTRACTOR REFERENCE QUESTIONS

PROJECT NAME & NUMBER: Travis VA – Hays, Travis & Williamson Counties, CSJ# 0914-00-446

CONTRACTOR: Lone Star Sitework

CONTACT INFO: (512) 994-7811

REFERENCE (NAME & COMPANY/CITY): William Semora Area Engineer

REFERENCECONTACT INFO: 512-924-5393

DATE OF INTERVIEW: 03/16/2023

REFERENCE PROJECT AREA(S) OF WORK:

 UTILITIES:_____

 CONCRETE

 X **ROADWAY & TRANSPORTATION**

 GENERAL CONSTRUCTION

 OTHER: _____

REFERENCE PROJECT DESCRIPTION (LOCATION, SCOPE, YEAR OF COMPLETION, ANY UNIQUE DESIGN/CONSTRUCTION CHALLENGES, ETC.):

1. Is the project that the contractor did for the reference similar in nature to the bid project (type of construction, depth of utilities, etc.).

Yes

2. General:

- a. How much of the work was self-performed versus sub-contracted out?

Self perform 80-85%

- b. Did the contractor do the utilities or sub contract it out?

No

- c. Did the contractor do the roadway work or sub contract it out?

Yes

3. Would you hire this contractor again?

Absolutely

4. Project Time:

- a. Was the construction started and completed on time?

Yes

- b. Did the contractor reach substantial completion on time, but took an extended period of time to reach final completion?

No

- c. Were there any significant delays or work stoppages?

No

- d. Did the contractor request project time extensions unrelated to rain days or additional work requested by the Owner?

No

- e. Other?

5. Project Budget:

- a. Were there excessive change orders unrelated to engineering design errors or additional work requests from the Owner?

No

- b. Were there any issues with payment quantities on monthly pay requests that did not match actual field conditions?

No

- c. Did the contractor pay his sub-contractors timely?

Yes

- d. Were there any liens placed on the project from vendors or sub-contractors?

No

- e. Other?

6. Safety:

- a. Were there any safety issues for the contractor's employees or safety issues with the public?

No

7. General Problems/Issues:

- a. Did the contractor work well with the City/Engineer staffs?

Yes

- b. Were there any significant issues with the contractor's employees dealing with the public?

No

- c. Were there many complaints from the residents regarding the contractor?

No

- d. Did the contractor cleanup his work site sufficiently?

Yes

e. Was there excessive personnel turnover for the contractor's field workers?

No

f. Were there any communication issues with the contractor's employees (ie. unable to speak English)?

No

CONTRACTOR REFERENCE QUESTIONS

PROJECT NAME & NUMBER: Lehman Road Widening

CONTRACTOR: Cash Construction

CONTACT INFO: _____ (512) 251-7872

REFERENCE (NAME & COMPANY/CITY): Jo Ann Garcia, P.E. Kyle, TX

REFERENCECONTACT INFO: _____ (512) 262-3949

DATE OF INTERVIEW: 03/16/2023

REFERENCE PROJECT AREA(S) OF WORK:

UTILITIES:_____

CONCRETE

X ROADWAY & TRANSPORTATION

GENERAL CONSTRUCTION

OTHER: _____

REFERENCE PROJECT DESCRIPTION (LOCATION, SCOPE, YEAR OF COMPLETION, ANY UNIQUE DESIGN/CONSTRUCTION CHALLENGES, ETC.):

1. Is the project that the contractor did for the reference similar in nature to the bid project (type of construction, depth of utilities, etc.).

Yes

2. General:

- a. How much of the work was self-performed versus sub-contracted out?

.80%

- b. Did the contractor do the utilities or sub contract it out?

.20%

- c. Did the contractor do the roadway work or sub contract it out?

. Yes

3. Would you hire this contractor again?

. Yes

4. Project Time:

- a. Was the construction started and completed on time?

.Yes

- b. Did the contractor reach substantial completion on time, but took an extended period of time to reach final completion?

Yes

- c. Were there any significant delays or work stoppages?

Yes

- d. Did the contractor request project time extensions unrelated to rain days or additional work requested by the Owner?

No

- e. Other?

5. Project Budget:

- a. Were there excessive change orders unrelated to engineering design errors or additional work requests from the Owner?

Yes, utility work.

- b. Were there any issues with payment quantities on monthly pay requests that did not match actual field conditions?

Yes

- c. Did the contractor pay his sub-contractors timely?

Yes

- d. Were there any liens placed on the project from vendors or sub-contractors?

Yes

- e. Other?

6. Safety:

- a. Were there any safety issues for the contractor's employees or safety issues with the public?

No

7. General Problems/Issues:

- a. Did the contractor work well with the City/Engineer staffs?

Yes, switched project managers there was an issue with.

- b. Were there any significant issues with the contractor's employees dealing with the public?

No

- c. Were there many complaints from the residents regarding the contractor?

No

- d. Did the contractor cleanup his work site sufficiently?

No

- e. Was there excessive personnel turnover for the contractor's field workers?

No

- f. Were there any communication issues with the contractor's employees (ie. unable to speak English)?

Yes

CONTRACTOR REFERENCE QUESTIONS

PROJECT NAME & NUMBER: Thunder Rock Phase 1

CONTRACTOR: Cash Construction

CONTACT INFO: _____ (512) 251-7872

REFERENCE (NAME & COMPANY/CITY): Will Romo Marble Falls, TX

REFERENCECONTACT INFO: (972) 971-1867

DATE OF INTERVIEW: 03/16/2023

REFERENCE PROJECT AREA(S) OF WORK:

UTILITIES:_____

CONCRETE

X ROADWAY & TRANSPORTATION

GENERAL CONSTRUCTION

OTHER: _____

REFERENCE PROJECT DESCRIPTION (LOCATION, SCOPE, YEAR OF COMPLETION, ANY UNIQUE DESIGN/CONSTRUCTION CHALLENGES, ETC.):

1. Is the project that the contractor did for the reference similar in nature to the bid project (type of construction, depth of utilities, etc.).

Yes

2. General:

- a. How much of the work was self-performed versus sub-contracted out?

.80% earthwork and concrete

- b. Did the contractor do the utilities or sub contract it out?

.No

- c. Did the contractor do the roadway work or sub contract it out?

. Yes

3. Would you hire this contractor again?

. Yes

4. Project Time:

- a. Was the construction started and completed on time?

.Yes

- b. Did the contractor reach substantial completion on time, but took an extended period of time to reach final completion?

No

- c. Were there any significant delays or work stoppages?

No

- d. Did the contractor request project time extensions unrelated to rain days or additional work requested by the Owner?

No

- e. Other?

5. Project Budget:

- a. Were there excessive change orders unrelated to engineering design errors or additional work requests from the Owner?

Yes, additional work from the owner.

- b. Were there any issues with payment quantities on monthly pay requests that did not match actual field conditions?

No

- c. Did the contractor pay his sub-contractors timely?

Yes

- d. Were there any liens placed on the project from vendors or sub-contractors?

Yes

- e. Other?

6. Safety:

- a. Were there any safety issues for the contractor's employees or safety issues with the public?

No

7. General Problems/Issues:

- a. Did the contractor work well with the City/Engineer staffs?

Yes

- b. Were there any significant issues with the contractor's employees dealing with the public?

No

- c. Were there many complaints from the residents regarding the contractor?

No

- d. Did the contractor cleanup his work site sufficiently?

Yes

- e. Was there excessive personnel turnover for the contractor's field workers?

No

- f. Were there any communication issues with the contractor's employees (ie. unable to speak English)?

Yes

CONTRACTOR REFERENCE QUESTIONS

PROJECT NAME & NUMBER: Ridge at Blackhawk Ph 1

CONTRACTOR: Patin Construction

CONTACT INFO: _____ (512) 269-1071

REFERENCE (NAME & COMPANY/CITY): Tiemann Land and Cattle Development Inc.
Pflugerville, TX 78660

REFERENCECONTACT INFO: _____ (512) 990-1993

DATE OF INTERVIEW: 03/15/2023

REFERENCE PROJECT AREA(S) OF WORK:

UTILITIES: _____

CONCRETE

X ROADWAY & TRANSPORTATION

GENERAL CONSTRUCTION

OTHER: _____

REFERENCE PROJECT DESCRIPTION (LOCATION, SCOPE, YEAR OF COMPLETION, ANY UNIQUE DESIGN/CONSTRUCTION CHALLENGES, ETC.):

1. Is the project that the contractor did for the reference similar in nature to the bid project (type of construction, depth of utilities, etc.).

Yes

2. General:

- a. How much of the work was self-performed versus sub-contracted out?

.75% self-performed

- b. Did the contractor do the utilities or sub contract it out?

. Not subcontracted

- c. Did the contractor do the roadway work or sub contract it out?

. Everything but HMAC

3. Would you hire this contractor again?

. Yes

4. Project Time:

- a. Was the construction started and completed on time?

.30 days late. Conditions out of control.

- b. Did the contractor reach substantial completion on time, but took an extended period of time to reach final completion?

Yes

- c. Were there any significant delays or work stoppages?

ATLAS Pipeline Permitting

- d. Did the contractor request project time extensions unrelated to rain days or additional work requested by the Owner?

No

- e. Other?

5. Project Budget:

- a. Were there excessive change orders unrelated to engineering design errors or additional work requests from the Owner?

No

- b. Were there any issues with payment quantities on monthly pay requests that did not match actual field conditions?

No

- c. Did the contractor pay his sub-contractors timely?

No

- d. Were there any liens placed on the project from vendors or sub-contractors?

No

- e. Other?

6. Safety:

- a. Were there any safety issues for the contractor's employees or safety issues with the public?

No

7. General Problems/Issues:

- a. Did the contractor work well with the City/Engineer staffs?

Yes

- b. Were there any significant issues with the contractor's employees dealing with the public?

No

- c. Were there many complaints from the residents regarding the contractor?

No

- d. Did the contractor cleanup his work site sufficiently?

Yes

- e. Was there excessive personnel turnover for the contractor's field workers?

No

- f. Were there any communication issues with the contractor's employees (ie. unable to speak English)?

No

CONTRACTOR REFERENCE QUESTIONS

PROJECT NAME & NUMBER: 9th Street Reconstruction

CONTRACTOR: Patin Construction

CONTACT INFO: _____ (512) 269-1071

REFERENCE (NAME & COMPANY/CITY): KPA Engineers Georgetown, TX

REFERENCECONTACT INFO: _____ (254) 760-1052

DATE OF INTERVIEW: 03/16/2023

REFERENCE PROJECT AREA(S) OF WORK:

UTILITIES:_____

CONCRETE

X ROADWAY & TRANSPORTATION

GENERAL CONSTRUCTION

OTHER: _____

REFERENCE PROJECT DESCRIPTION (LOCATION, SCOPE, YEAR OF COMPLETION, ANY UNIQUE DESIGN/CONSTRUCTION CHALLENGES, ETC.):

1. Is the project that the contractor did for the reference similar in nature to the bid project (type of construction, depth of utilities, etc.).

Yes

2. General:

- a. How much of the work was self-performed versus sub-contracted out?

95%

- b. Did the contractor do the utilities or sub contract it out?

Yes

- c. Did the contractor do the roadway work or sub contract it out?

5%

3. Would you hire this contractor again?

Yes

4. Project Time:

- a. Was the construction started and completed on time?

Yes

- b. Did the contractor reach substantial completion on time, but took an extended period of time to reach final completion?

No

- c. Were there any significant delays or work stoppages?

No

- d. Did the contractor request project time extensions unrelated to rain days or additional work requested by the Owner?

No

- e. Other?

5. Project Budget:

- a. Were there excessive change orders unrelated to engineering design errors or additional work requests from the Owner?

No

- b. Were there any issues with payment quantities on monthly pay requests that did not match actual field conditions?

No

- c. Did the contractor pay his sub-contractors timely?

Yes

- d. Were there any liens placed on the project from vendors or sub-contractors?

No

- e. Other?

6. Safety:

- a. Were there any safety issues for the contractor's employees or safety issues with the public?

No

7. General Problems/Issues:

- a. Did the contractor work well with the City/Engineer staffs?

Yes

- b. Were there any significant issues with the contractor's employees dealing with the public?

No

- c. Were there many complaints from the residents regarding the contractor?
No
- d. Did the contractor cleanup his work site sufficiently?
Yes
- e. Was there excessive personnel turnover for the contractor's field workers?
No
- f. Were there any communication issues with the contractor's employees (ie. unable to speak English)?
No

CONTRACTOR REFERENCE QUESTIONS

PROJECT NAME & NUMBER: Curb and Gutter Replacement

CONTRACTOR: Patin Construction

CONTACT INFO: (512) 269-1071

REFERENCE (NAME & COMPANY/CITY): Joel Weaver City of Georgetown TX

REFERENCECONTACT INFO: (512) 931-7698

DATE OF INTERVIEW: 03/15/2023

REFERENCE PROJECT AREA(S) OF WORK:

 UTILITIES: _____

 CONCRETE

 X **ROADWAY & TRANSPORTATION**

 GENERAL CONSTRUCTION

 OTHER: _____

REFERENCE PROJECT DESCRIPTION (LOCATION, SCOPE, YEAR OF COMPLETION, ANY UNIQUE DESIGN/CONSTRUCTION CHALLENGES, ETC.):

1. Is the project that the contractor did for the reference similar in nature to the bid project (type of construction, depth of utilities, etc.).

Yes

2. General:

- a. How much of the work was self-performed versus sub-contracted out?

100%

- b. Did the contractor do the utilities or sub contract it out?

No

- c. Did the contractor do the roadway work or sub contract it out?

HMAC

3. Would you hire this contractor again?

Yes

4. Project Time:

- a. Was the construction started and completed on time?

Yes

- b. Did the contractor reach substantial completion on time, but took an extended period of time to reach final completion?

Yes

- c. Were there any significant delays or work stoppages?

No

- d. Did the contractor request project time extensions unrelated to rain days or additional work requested by the Owner?

No

- e. Other?

5. Project Budget:

- a. Were there excessive change orders unrelated to engineering design errors or additional work requests from the Owner?

No

- b. Were there any issues with payment quantities on monthly pay requests that did not match actual field conditions?

No

- c. Did the contractor pay his sub-contractors timely?

Yes

- d. Were there any liens placed on the project from vendors or sub-contractors?

No

- e. Other?

6. Safety:

- a. Were there any safety issues for the contractor's employees or safety issues with the public?

No

7. General Problems/Issues:

- a. Did the contractor work well with the City/Engineer staffs?

Yes

- b. Were there any significant issues with the contractor's employees dealing with the public?

N/A City manages problems.

- c. Were there many complaints from the residents regarding the contractor?

N/A City manages problems.

- d. Did the contractor cleanup his work site sufficiently?

Yes

- e. Was there excessive personnel turnover for the contractor's field workers?

No

- f. Were there any communication issues with the contractor's employees (ie. unable to speak English)?

No



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, ESTABLISHING AN AD VALOREM TAX LIMITATION FOR RESIDENTIAL HOMESTEAD PROPERTY OWNERS OF THE CITY OF ELGIN WHO ARE DISABLED OR 65 YEARS OF AGE OR OLDER; PROVIDING FOR DEFINITIONS; PROVIDING SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT: City Manager

PROPOSED ACTION:

Consideration of an Ordinance to establish a City ad valorem (property) tax limitation or “freeze” on residence homesteads of disabled individuals or individuals aged sixty-five (65) or older

BACKGROUND:

Discussed at previous meetings; The City Council has discussed various scenarios whereby the City might provide some additional tax relief to property taxpayers over the age of 65, which is a common practice among taxing agencies. In those previous discussions, timing and affordability were issues that prevented the City from implementing some kind of tax exemption or freeze at that time.

Given the City’s improved financial stability, further consideration is being given to this policy matter prior to the deadline for such a decision (July 1) and the final development of the proposed FY23-24 Annual Budget.

Attached to this item is staff report discussing various aspects of establishing a tax limitation or “freeze” and/or increasing the amount of the current City property tax exemption.

BUDGET/FINANCIAL IMPACT:

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

RECOMMENDATION:

Adoption of an Ordinance to establish a City ad valorem (property) tax limitation or “freeze” on residence homesteads of disabled individuals or individuals aged sixty-five (65) or older as described; and routine direction to staff, if any.

ATTACHMENTS:

(1) Staff memorandum, (2) Ordinance and (3) Bastrop CAD Exemptions

{ } 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.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF ELGIN, TEXAS,
ESTABLISHING AN AD VALOREM TAX LIMITATION FOR
RESIDENTIAL HOMESTEAD PROPERTY OWNERS OF THE
CITY OF ELGIN WHO ARE DISABLED OR 65 YEARS OF AGE OR
OLDER; PROVIDING FOR DEFINITIONS; PROVIDING SAVINGS
AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, Article VIII, Section 1-b, Subsection h of the Texas Constitution allows municipalities and other certain taxing entities to establish an ad valorem tax limitation on residence homesteads of disabled individuals or individuals age sixty-five or older; and,

WHEREAS, the Texas Property Tax Code, Section 11.261, governs the procedure under which a municipality or other taxing entity may adopt an ad valorem tax limitation; and,

WHEREAS, the City Council of the City of Elgin, Texas has investigated and determined that it would be in the interests of the City and its residents to provide for an ad valorem tax limitation on the amount of property taxes on the residence homesteads of disabled individuals or individuals age sixty-five or older, beginning with tax year 2023.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Definitions.

“Disabled” has the same meaning as set forth in the Texas Property Tax Code, Section 11.13(m)(1), as it currently exists or may be amended.

“Residence Homestead” has the same meaning as set forth in the Texas Property Tax Code, Section 11.13(j)(1), as it currently exists or may be amended.

“Tax Code” means the Texas Property Tax Code, as it currently exists or may be amended.

Section 3. Residence Homestead Tax Limitation for Elderly or Disabled People. There is hereby created and established a tax limitation on the amount of property taxes imposed by the City of Elgin on the residence homesteads of disabled individuals or individuals age sixty-five or older which shall be governed by Section 11.261 of the Tax Code as follows:

- (a) The tax limitation shall become effective beginning with the 2023 tax year and shall remain for each consecutive tax year until otherwise amended or repealed by the City Council or other appropriate authority.
- (b) The total amount of ad valorem taxes imposed on the residence homesteads of a person who qualified that residence homestead for the exemption in accordance with the Tax Code as that of a person who is disabled individuals or is age sixty-five years of age or older shall not be increased while it remains the residence homestead of that person or that person’s spouse who is disabled or sixty-five years of age or older.

- (c) If the person who is disabled or sixty-five years of age or older dies in a year in which the person received a residence homestead exemption, the total amount of ad valorem taxes imposed on the residence homestead shall not be increased while it remains the homestead of that person's surviving spouse if:
- (1) the surviving spouse is fifty-five (55) years of age or older at the time of the person's death
 - (2) the residence homestead of the deceased person is also the residence homestead of the surviving spouse on the date of the person's death, and
 - (3) the residence homestead remains the residence homestead of the surviving spouse.
- (d) Notwithstanding anything contained herein, taxes on the homestead may be increased to the extent the value of the homestead is increased by improvements other than repairs and other than improvements made to comply with governmental requirements.
- (e) A person may not receive a tax limitation that is the subject matter of the Ordinance for more than one residence homestead, no matter where located, in the same year. A person may designate a new residence homestead within the City in accordance with the Tax Code.
- (f) The limitation on taxes provided by this Ordinance may expire in accordance with Section 11.261(d) of the Tax Code. If a tax limitation is erroneously allowed, back taxes may be assessed in accordance with Section 11.261(e) of the Tax Code.

Section 4. Severability. If any section, subsection, sentence, phrase, or word of this Ordinance be found to be illegal, invalid or unconstitutional, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this Ordinance or the application of any other section, sentence, phrase, word, paragraph or provision of any other ordinance of the City; and to this end the provisions of this ordinance are declared severable.

Section 5. Savings/Repealing. Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

Section 6. Open Meetings. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 7. This Ordinance shall take effect immediately upon passage.

READ, PASSED, and ADOPTED on first reading this ____ day of _____, 2023.

ATTEST:

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

JENNIFER STUBBS, City Secretary

Memorandum

Date: March 1, 2023

To: Mayor and City Council

Subject: Tax Relief for Over 65 or Disabled City
Property Owners



The City Council has previously expressed their general support for considering options for property tax relief for disabled city property owners of those over 65 years of age.

To that end, the staff has developed the following information with the assistance of Faun Cullens, Chief Appraiser, Bastrop County Central Appraisal District on the process and/or impacts of (a) increasing property tax exemptions and/or (b) implementing a tax freeze:

Property tax exemptions are common among Texas cities, but a tax “freeze” or limitation is also permissible.

Article 8, Section 1-b(h) of the Texas Constitution and the Texas Property Tax Code Section 11.261 allow for municipalities to establish a limit on taxes (freeze). The City of Bastrop adopted a limitation (freeze) but does not offer an exemption amount. The City of Smithville adopted a limitation and offers an exemption amount.

Increasing the property tax exemption or implementing a tax freeze for City property owners who are over 65 years of age or disabled.

Texas cities are authorized to adopt property tax exemptions and/or limitations (freeze) under two separate sections of the state property tax code.

Currently, qualified City of Elgin property taxpayers with a Disabled Person, Surviving Spouse of a Disable Person, Over 65, and Surviving Spouse of an Over 65 are eligible to receive a \$15,000 exemption.

To set a limitation (or tax freeze), Council could adopt legislation limiting certain property taxes pursuant to Section 11.261. The limitation or freeze reviews two years of taxes due and sets the lowest of these two as the freeze amount.

Timing for change in exemption amount or establishing a limitation (freeze)

The deadline to change, revoke or increase the amount of the City’s property tax exemption (dollar amount) is July 1.

If adopted by July 1, the first year of review for establishing limitation (freeze) would be 2023 and 2024 would be the second year (and a qualified home owner would receive the lower tax from 2023 or 2024 as their “freeze” in tax dollars).

Is there a limit as to the amount of an exemption or freeze?

There are different rules regarding Over 65 and Disability Exemptions/Limitations:

- a) The minimum amount for a property tax *exemption* is not less than \$3,000. There is no maximum limit.
- b) The City can repeal and/or amend its existing property tax *exemption*.

c) The limit amount on the *limitation (freeze)* is the tax dollars that were frozen in the qualifying year; meaning city property taxes cannot increase unless new value was added such as a new improvement. Annual taxes due will not go above the frozen tax amount. They could theoretically be less, but never greater than unless there is new improvement.

d) State law does not allow the City to repeal or rescind *limitation (freeze)* once it has been granted.

Potential annual revenue impacts.

a) Increased exemption – A revenue loss would occur with an increased exemption, as it would specifically reduce the amount of property taxes paid between the year of implementation and the following year. Once any increase in the exemption amount is established, the revenue loss can be accurately calculated.

b) Limitation or freeze – There is no true revenue “loss” with the implementation of a freeze, only the loss of potential *future* revenues. The first year granting a freeze, the City would still collect the same dollars, as the first year becomes the base year for those accounts qualifying.

New properties qualify every year as owners turn 65 or individuals with disabilities qualify for the exemption. Any “loss” to the city would be the difference in tax dollars collected in the freeze year and the tax dollars that *would have been collected* the next year and following years in lieu of the freeze.

Also worth noting is that a limitation (freeze) is on tax dollars, not value. The City would “catch up” on revenue to some degree over time as properties become ineligible for this relief and return to the regular tax rolls.

Please let me know if you have any questions or would like to request additional information.



Thomas L. Mattis
City Manager

Bastrop CAD Exemptions

Taxing Unit	General Homestead	Over 65 Exemption	Disabled Person Exemption	Local Option	Freeze Ceiling
Bastrop ISD	\$40,000	\$10,000	\$10,000	-0-	Y
Elgin ISD	\$40,000	\$10,000	\$10,000	-0-	Y
Lexington ISD	\$40,000	\$10,000	\$10,000	-0-	Y
McDade ISD	\$40,000	\$10,000	\$10,000	-0-	Y
Smithville ISD	\$40,000	\$10,000	\$10,000	-0-	Y
Austin Community College	-0-	\$75,000	\$75,000	1% (\$5,000 min.)	Y
City of Elgin	-0-	\$15,000	\$15,000	-0-	N
City of Smithville	-0-	\$10,000	\$10,000	-0-	Y
Bastrop County	-0-	\$25,000	-0-	-0-	Y
Bastrop County Road	\$3,000	\$22,000	\$3,000	-0-	Y
WCID#3 & #3D	-0-	\$10,000	\$10,000	20% (\$5,000 min.)	N
City of Bastrop	-0-	-0-	-0-	-0-	Y
Altesa MUD	-0-	-0-	-0-	-0-	N
Bastrop County MUD #1	-0-	-0-	-0-	-0-	N
Bastrop County ESD #1 & ESD #1D	-0-	-0-	-0-	-0-	N
Bastrop County ESD #2	-0-	-0-	-0-	-0-	N
Bastrop-Travis Cts ESD #1	-0-	-0-	-0-	-0-	N
Elgin MUD #1	-0-	-0-	-0-	-0-	N
Elgin MUD #2	-0-	-0-	-0-	-0-	N
The Colony MUD #1A	-0-	-0-	-0-	-0-	N
The Colony MUD #1B	-0-	-0-	-0-	-0-	N
The Colony MUD #1C	-0-	-0-	-0-	-0-	N
The Colony MUD #1D	-0-	-0-	-0-	-0-	N
The Colony MUD #1E	-0-	-0-	-0-	-0-	N
The Colony MUD #1F	-0-	-0-	-0-	-0-	N
The Colony MUD #1G	-0-	-0-	-0-	-0-	N
West Bastrop Village MUD	-0-	-0-	-0-	-0-	N

VETERANS DISABILITY
10% - 29% -- \$5,000 off market value
30% - 49% -- \$7,500 off market value
50% - 69% -- \$10,000 off market value
70% - 100% -- \$12,000 off market value
100% Disabled Veteran/Unemployable = 100% exempt on homestead only