



AGENDA
ELGIN CITY COUNCIL
SPECIAL MEETING
MONDAY, MAY 17, 2021
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_loV0Nr3AqM1jJTzA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

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

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

IV. PRESENTATION

1. Oath Of Office For New City Councilmembers

Documents:

[EXSUMMARY - OATH.PDF](#)

V. NEW BUSINESS

1. Consideration And Action With Respect To The Proposed Projects For The City's Certificates Of Obligations, Series 2021 And Other Matters Related To The Certificates.

Documents:

[EXSUMMARY - 2021COS 2.PDF](#)
[COPRES IV 42021.PDF](#)

VI. 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.

VII. RECONVENE

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

VIII. ANNOUNCEMENTS

IX. ADJOURMENT

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512)229-3222. Please provide forty-eight hours notice when feasible.

I, Amelia Sanchez, City Secretary for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before Friday, May 14, 2021, in accordance with Chapter 551 of the Texas Government Code.

Amelia Sanchez, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Oath of Office for New City Councilmembers

DEPARTMENT: City Council

PROPOSED ACTION:

No Council action proposed; This item is to allow for the administering of the Oath of Office for new City Councilmembers.

BACKGROUND:

As part of the May 1 City Election, new City Councilmembers were elected by city voters for Wards 1, 2, and 3. This item is to allow for said new members to take their Oath of Office.

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.
- { } 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: Consideration and possible action with respect to the proposed projects for the City's Certificates of Obligations, Series 2021 and other matters related to the Certificates

DEPARTMENT: City Manager

PROPOSED ACTION:

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

BACKGROUND:

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

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

The City Council's final decision on the proposed COs and Refunding Bonds will occur at the May 18 Council Meeting.

BUDGET/FINANCIAL IMPACT:

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

RECOMMENDATION:

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

ATTACHMENTS:

April 20 staff presentations on proposed 2021 Certificates of Obligation and 2021 Refunding Bonds

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

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



2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

(GENERAL GOVERNMENT, WATER, & SEWER)

2021 REFUNDING BONDS

APRIL 20, 2021

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

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

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

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

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

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

- *County Line Road - Phase I*
 - *Water Plant Winterization (52% - Water)*
 - *Treatment Plant Expansion (78% - Wastewater)*
 - *City Hall Annex*
 - *EPD Station Renovations*
- All such projects (except for WTP Winterization) have been part of the approved Five-Year Capital Plan for a number of years

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION GENERAL GOVERNMENT

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION WATER FUND

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION SEWER FUND

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Continuing Discussion

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Continuing Discussion

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Proposed Reorganization of Projects

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

“Must Do Now” Projects

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

\$17.2M

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Majority Support Projects

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

To Be Determined Projects

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Proposed Adjustments

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

2021 CERTIFICATES OF OBLIGATION

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

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

“New City Hall Annex” Project

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