

MINUTES
ELGIN CITY COUNCIL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
MARCH 23, 2021

CALL TO ORDER

Mayor Ramirez called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Ron Ramirez, Mayor
Sue Brashar, Mayor Pro Tem
Mary Penson, Council Member
Jessica Bega, Council Member
Juan Gonzalez, Council Member
Susie Arreaga, Council Member
Thomas Ibis, Council Member
Alvis Prince, Council Member
Forest Dennis, Council Member

Mayor Ramirez stated there was a quorum and that Council Member Arreaga was running late and asked for a motion to excuse her at this time.

Mayor Pro Tem Brashar moved to excuse Council Member Arreaga. Council Member Penson seconds the motion. Motion carried 9-0.

Council Member Arreaga arrived at 7:02 pm.

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

INVOCATION

Council Member Penson gave the invocation.

PUBLIC HEARING

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1. Public Hearing on an Ordinance Amending the Official Zoning Map of the City of Elgin, Texas Adopted in Chapter 46, Section 46-3, Revised Code of Ordinances, City of Elgin, Texas, 2013 and Making this Amendment a part of said Official Zoning Map, to wit: To Rezone from “R-1” Single Family District to “A” Multiple Family District for Lots 40A (0.3182 Acres) and 40B (0.6356 Acres) Ashby Subdivision,

Both Properties Being a Total Of 0.9538 Acres said Tract being more Described in Exhibit “A” and Providing a Savings Clause and Repealing Conflicting Ordinances and Resolutions.

Mayor Ramirez opened the Public Hearing at 7:03 pm.

Greg Hennig spoke and thanked the Council for all their work and stated he did not know about the Public Hearing item until he saw a sign on Main Street. He stated that he supported the recommendation by the Planning and Zoning Commission of not approving the change and that the city has approved all of these additions and created a huge mess. He stated a four-plex was not right for this area and that he would support something more in line with what Main Street looks like.

PUBLIC COMMENT

Mayor Ramirez stated a comment was emailed in by Stephanie Lippke and he would read it now.

Dear Mayor Ramirez and Elgin City Council Members,

I would like to bring to your and the citizens of Elgin’s attention some ongoing concerns while you start this Certificate of Obligation Bond process.

During City Manager Thomas Mattis’s eight years with the City of Kyle, he brought General Obligation Bond Elections to the voters NOT Certificate of Obligation bonds, no election needed, to finance the city’s growth and infrastructure. As CM of Kyle, he and his Council obviously believed the voters of Kyle were smart enough and involved enough to make those decisions for themselves. He partnered with the citizens.

Why is it different here in Elgin? By not including the citizens, the City of Elgin is saying, We don’t trust our citizens or voters to make the right decisions. How insulting to our citizens!

Councilman Juan Gonzales commented at the last meeting that the City Council will listen to the citizens but “We will just do what we want...” These statements have led to a tremendous loss of public integrity for the entire council due to the action of the City Manager. Thankfully Councilman Ibis is shining the light on the disparity of this process.

It is also noteworthy, the not-to-exceed amount of \$24 million, would have never flown with Mattis’s previous City Council in Kyle. The only CO Bond Mattis got approved in Kyle was for \$700 thousand. It seems like in Elgin the sky is the limit.

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Remember this is the man that covered for a absent Chief of Police for close to 2 years. It took the Chief of Police and Emergency Coordinator abandoning the City during the worst storm in history to get some results. Too little. Too late. Is this the best choice to steer our community going forward?

I think it's important to note that Kyle Mayor Lucy Johnson has sought and earned the Texas Comptroller Transparency Star for going above and beyond for their transparency efforts. Only after Mattis resigned! It took several years to fix but the City of Kyle has now received this award for 4 years running.

All supporting documents to this letter can be found on the Concerned Citizens of Elgin Facebook page.

Better Elgin. 100 percent.

Thanks,

Stephanie Lippke

Concerned Citizens of Elgin

Brian McKinney spoke and stated his purpose tonight was of purpose and gratitude and not asking for anything. He stated that in the summer of 2020 an ad hoc pro police group of concerned citizens assembled to support the Elgin Police Department Law Enforcement Professionals who had earned the respect and loyalty of citizen's living here, only to be unjustly fired, demoralized, or forced to resign. He stated a petition was started expressing their concern and had about 500 signatures, and most of their concerns had fallen on deaf ears due to open records requests the citizens of Elgin have documented how city management and EPD have operated over the years. Mr. McKinney thanked several former officers and stated they would continue to keep them in their hearts, minds, and prayers.

CITY MANAGERS REPORT

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

Krista Lee Marx spoke and stated that this was her 49th year as a resident and 31st year as an employee of Elgin ISD and was very interested in the community and wanted to share a bit as they spoke about investments in our community. She stated her favorite part of her job was recruiting and today was involved in a job fair trying to bring teachers to Elgin and had spoken to them about Elgin being designated a fast-growing business district and that the town and community is invested in downtown.

Grant Hennig spoke and stated that he was against the bond proposal and that he had hoped with new members and a new Mayor tht they would treat he city differently. He stated that the previous group passed a lot of debt for the city and was very concerned that they were doubling the city debt and bond numbers with this proposal with the voters not having a say. He stated his concern for the interest to be paid on 25 million for 30 years, and the voters not having a say in it.

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Ed Rivers spoke and stated that he supported the bond and felt that Elgin is growing and progressing, and we need to get ahead of the game and not fall behind. He stated that he considered it a privilege to work downtown as his father, grand-father, and great grand-father did and that he was on the Council in 80 or 81-82 when they started the Main Street program, and it was still here and still progressing. He stated that he was on the Main Street Board and was here to speak on the downtown Veterans Park aka Central Park as the bond proposal is written. He stated that he supported it and would do a lot for the kids.

City Manager Thomas stated that at the last meeting there was some confusion over the exact numbers for the bond but that he wanted to clarify that the Council had to vote to specifically stipulate what projects would or would not be included in that amount that is why the number changed slightly at the meeting. He stated that once the Council agreed that the project list included projects tht totaled 24 million plus change then that had to be added into that number. He stated that a final vote or final decision has not been made about what the final amount will be but wanted to clarify that the 24890 number now is the not to exceed number no matter what projects are included. Mr. Mattis provided a presentation with a list of projects the Council has looked at before. He stated that all these projects have been part of and improved and included in the five-year capital plan for a number of years and encouraged people to review this report that is on the city website. Amy Miller provided a presentation on the various park projects and Mr. Mattis stated that what staff is recommending is that the Council consider a slight funding change and devote the 500,000 that is currently proposed as being for downtown alleys and move all tht funding over to the Veterans Park project based on feedback from property business owners downtown. Beau Perry, City Engineer provided a report on the issues with the water treatment plant during the cold weather and the possible need for generators. Mr. Mattis stated that he anticipated having this item on every agenda until the final vote in May which would give Council time to ask questions or if they have specific projects they would like a more detailed report.

2. Discussion and Possible Direction to Staff Regarding Potential Neighborhood Traffic and Safety Upgrades at certain locations throughout the city.

Grant Hennig spoke and stated that he did not disapprove of anything that is going to protect traffic and safety for our citizens but his issue with some of these is again as a city allowed these things to happen and create issues by allowing roads to go in where they are not designed to go. He asked that the city look at things like zoning changes, Main Street or any neighborhood so that they do not have to go back and fix it.

Mr. Mattis stated this item was on four projects Council had been discussing for a while and that the Houston, Madison Street project was very close to having the engineering studies done and analysis for the placement of the stop signs and he hoped to be coming back to Council to formally approve that. He stated that on the Hillside Old McDade Road area the city was in the final stages and moving forward with that project.

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Mr. Mattis stated that the staff and City Engineer were still trying to figure out how much of this staff can do as opposed to contracting it out, but it would still be about 25,000 dollars for supplies and materials. He stated that discussions had been held with TXDOT on both of these projects as they both affected TXDOT right of way and on the South Ave A concept they pitched to them they were supportive. He stated the one project they are waiting on from TXDOT is the Ramirez Road configuration and that they supported the concept presented by staff. Mr. Mattis stated that part of the discussion and meeting with TXDOT was to have discussions about what we call here the Y down here at Loop 109, a hair street coming into Main Street about some possible improvements there. He stated that he hoped to have more to report on at the next meeting.

3. General Activity Report and/or Project Update.

City Manager Thomas stated that the city was having a second Covid clinic at the Rec Center starting next week, and then provide a picture he received of the interior of the water tower out at the high school and that it should have no more leaks.

CONSENT AGENDA

1. City Council Meeting Minutes – March 9, 2021.

2. AN ORDINANCE CHANGING THE NAME OF “HICKORY LANE” TO “HOPTREE LANE” WITHIN THE WOODLAWN SUBDIVISION; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Item #2 was withdrawn until a later date.

Council Member Bega moved to approve the Consent Agenda. Council Member Penson seconds the motion. Motion carried 9-0.

NEW BUSINESS

1. PURSUANT TO ARTICLE III, SECTION 13 OF THE ELGIN HOME RULE CHARTER, THIS IS AN EMERGENCY ORDINANCE DECLARING THAT A PUBLIC HEALTH EMERGENCY EXISTS BECAUSE OF THE WORLD-WIDE COVID-19 PANDEMIC; ESTABLISHING REQUIREMENTS RELATED TO THE POSTING OF A PUBLIC NOTICE BY COMMERCIAL ENTITIES AND THE WEARING OF FACE COVERINGS AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Council Member Penson moved to extend the ordinance wearing of face masks. There was no second. Motion fails.

2. AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 46, SECTION 46-3, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, 2013 AND MAKING THIS AMENDMENT A PART OF SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE FROM “R-1” SINGLE FAMILY DISTRICT TO “A” MUTIPLE FAMILY DISTRICT FOR LOTS 40A (0.3182 ACRES) AND 40B (0.6356 ACRES) ASHBY SUBDIVISION, BOTH PROPERTIES BEING A TOTAL OF 0.9538 ACRES SAID TRACT BEING MORE DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Council Member Dennis moved to go with the Planning and Zoning recommendation and deny the request and not approve the ordinance. Mayor Pro Tem Brashar seconds the motion. Motion carried 9-0.

Mayor Ramirez called for a five-minute recess at 9:06 pm and resumed the meeting at 9:11 pm.

3. RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS APPROVING A REAL ESTATE CONTRACT BETWEEN THE CITY OF THE ELGIN ECONOMIC DEVELOPMENT CORPORATION AND SYKES INDUSTRIES, LLC AND AUTHORIZING THE MAYOR TO APPROVE THE CONTRACT.

Mayor Pro Tem Brashar moved to approve the resolution as presented. Council Member Gonzalez seconds the motion. Motion carried 9-0.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH TRC ENGINEERS INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE COUNTY LINE ROAD SCHOOL ZONE BEACONS PROJECT, AND MAKING CERTAIN FINDINGS RELATED THERETO.

Council Member Penson moved to approve the Resolution as presented. Council Member Ibis seconds the motion. Motion carried 9-0.

5. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER AGREEMENT WITH TRC ENGINEERS INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO MAKING A WATER SYSTEM RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN AND MAKING CERTAIN FINDINGS RELATED THERETO.

Council Member Penson moved to approve the Resolution as presented. Mayor Pro Tem Brashar seconds the motion. Motion carried 9-0.

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6. A RESOLUTION BY THE CITY OF ELGIN, TEXAS SUSPENDING THE MAY 3, 2021 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 2020 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

Mayor Pro Tem Brashar moved to approve the resolution as presented. Council Member Dennis seconds the motion. Motion carried 9-0.

7. Appointments to The Building Standards Commission for Partial Terms.

Mayor Pro Tem Brashar moved to appoint Regan Dumbeck and Brian Lundgren to the Building Standards Commission.

8. School Zone Safety on County Line Road - Councilmember Ibis.

No action taken. To be brought back with more information later.

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE 2021-2022 COMMUNITY DEVELOPMENT FUND; AND AUTHORIZING THE MAYOR OR CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICERS AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

Council Member Penson moved to approve the Resolution as presented. Mayor Pro Tem Brashar seconds the motion. Motion carried 9-0.

10. TXCDBG 21-22 Citizen Participation Plan.

Mayor Pro Tem Brashar moved to approve the TXCDBG 21-22 Citizen Participation Plan. Council Member Dennis seconds the motion. Motion carried 9-0.

ANNOUNCEMENTS

Mayor Pro Tem Brashar mentions little league game on Saturday.

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ADJOURNMENT

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Mayor Ramirez adjourned the City Council Meeting at 9:45 pm.

Ron M. Ramirez, Mayor

ATTEST:

Amelia Sanchez, City Secretary