

MINUTES
ELGIN CITY COUNCIL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
MAY 18, 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
Arthur Gibson, Council Member
Jessica Bega, Council Member
Skyler Maldonado, Council Member
Susie Arreaga, Council Member
Thomas Ibis, Council Member
Mathew Callahan, Council Member
Forest Dennis, Council Member

Mayor Ramirez stated there was a quorum and that all members were present.

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

INVOCATION

Mayor Ramirez gave the invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Mayor Ramirez read a comment sent in by email.

I am in strong support of the paving of downtown alleyways. The alleyways are currently in disrepair and in dire need of paving. With the increased density in the historic district these alleyways are seeing more activity from businesses as well as downtown dwellers. In their current neglected condition these areas are becoming dangerous and are becoming a liability to the buildings they service. Buildings once abandoned are now fully renovated and are that the mercy of the poor site management of the alleyways. The repaving of the alleyways will increase the desirability for businesses to occupy the historic district and offer safe pedestrian circulation throughout.

Please keep the paving of the alleyways among the Majority Support Projects.

Thank you,

Jerry Garcia

Co-Owner – 110 S. Main

Rivers Lofts

CITY MANAGERS REPORT

1. Quarterly Investment Report – Second Fiscal Year Quarter 2020-21 January – March 2021.

Stephanie Lippke spoke and stated that the majority of Elgin citizens wanted the water and wastewater treatment issues to be addressed immediately after being informed about the 6.35 million from the 2016 and 2019 bond money that was allocated to the wastewater treatment plant. She stated those funds were never used for that purpose and the City Council had a fiduciary responsibility to ensure funds are allocated to specific projects. She asked that the Council look at the first and second quarter investment reports in their packet and that the money for wastewater was not the 6.3 million anymore, and that there was a huge mistake in the beginning date. She stated that financial reports that are not accurate diminish the public's trust.

Charles Cunningham, Finance Director spoke and stated that there was a misunderstanding about the balance in the 2016 CO's and that the project was started already and incurred almost a million which is what was paid to the engineer and other expenses related to the wastewater plant and that it is in the second quarter report. He stated that his financial analyst did the first quarter and discovered an error in the previous one and this one was the correct copy.

Mayor Ramirez stated that he would like to know what that error was and asked Mr. Cunningham to provide it via email.

2. Departmental Monthly Report – Period Ending April 30, 2021.

There were no questions on the monthly reports.

3. General Activity Report and/or Project Update.

There were no questions on comments for the General Activity Report.

CONSENT AGENDA

1. City Council Regular and Special Meeting Minutes – May 4, 2021 and May 11, 2021.

Mayor Pro Tem Brashar moved to approve the Consent Agenda with exception of typo corrections provided to the City Secretary. Council Member Dennis seconds the motion. Motion carried 9-0.

NEW BUSINESS

1. AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF ELGIN, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2021; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE CERTIFICATES; AND ORDAINING OTHER MATTERS RELATING TO THE ISSUANCE OF THE CERTIFICATES

Stephanie Lippke spoke and stated that on March 9th and March 23rd she submitted letters to be read in the public comments regarding the use of the certificate of obligation bonds instead of taking these needs to the voters. She stated many citizens had concerns about not getting to vote on these issues and if voters were trusted from the start these projects would have been voted on in the last election and could have moved forward. She stated the Council needed to reach more citizens and suggested using the water bills to inform citizens of the needs of the city.

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

2. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE ISSUANCE OF CITY OF ELGIN, TEXAS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021; LEVYING AN AD VALOREM TAX IN SUPPORT OF THE BONDS; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND AN ESCROW AGREEMENT; OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE BONDS; CALLING CERTAIN OBLIGATIONS FOR REDEMPTION; AND AUTHORIZING OTHER MATTERS RELATING TO THE ISSUANCE OF THE BONDS.

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

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS APPROVING AN ESCROW AGREEMENT IN THE AMOUNT OF \$329,336.27 WITH KB HOME LONE STAR INC, FOR PARTIAL CONSTRUCTION OF IMPROVEMENTS TO COUNTY LINE ROAD PURSUANT TO A COST PARTICIPATION AGREEMENT BETWEEN THE TWO PARTIES DATED JANUARY 29, 2021; AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT AND MAKING CERTAIN FINDINGS RELATED THERETO.

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

4. AN ORDINANCE ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: 99.96 ACRES OF LAND, LYING IN AND BEING SITUATED OUT OF THE THOMAS CHRISTIAN SURVEY BLOCK 26, ABSTRACT NUMBER 20, BASTROP COUNTY, TEXAS, AND BEING FULLY DESCRIBED IN EXHIBIT “A”, ATTACHED HERETO; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

5. AN ORDINANCE ASSIGNING NEWLY ANNEXED PROPERTY TO CITY COUNCIL WARD AREA NO. 3; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

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

6. AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, ANNEXING 283.115 ACRES, MORE OR LESS, FOR A LIMITED PURPOSE, WHICH INCLUDES ALL REAL PROPERTY WITHIN THE ALTESSA MUNICIPAL UTILITY DISTRICT (MUD); MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

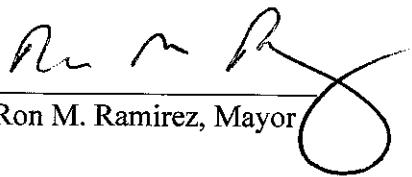
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ANNOUNCEMENTS


City Manager Thomas Mattis stated that Amy Miller completed 25 years with the city and that there would be a reception next Tuesday. He stated it would be a come and go thing and he would be sending the Council details.

ADJOURNMENT

Mayor Ramirez adjourned the City Council Meeting at 8:04 pm.


Ron M. Ramirez, Mayor

ATTEST:


Amelia Sanchez, City Secretary