

MINUTES
ELGIN CITY COUNCIL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX CITY COUNCIL CHAMBERS
404 NORTH MAIN STREET
October 12, 2021

CALL TO ORDER

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

ROLL CALL

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

Absent: Sue Brashar, Mayor Pro Tem

Mayor Ramirez stated Mayor Pro Tem Brashar would not be in attendance and Mr. Dennis was running late. Mr. Ibis made a motion to excuse Mayor Pro Tem Brashar. Mr. Callahan seconded the motion. All voted in favor. The motion carried. Mayor Ramirez stated there was a quorum. Mr. Dennis arrived at 6:47 PM.

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

INVOCATION

Mr. Callahan provided the invocation.

PLEDGE OF ALLEGIANCE

Mayor Ramirez led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America and Pledge of Allegiance to the Texas Flag.

PUBLIC HEARING

1. Public Hearing On An Ordinance Annexing Adjacent And Contiguous Territory To The City Of Elgin, Texas To Wit: 68.314 Acres Of Land, Lying In And Being Situated Out Of The William Hines Survey, No. 345, In Travis County, Texas, And Being That Same 68.031-Acre Tract Of Land Described In The Deed To Joseph W. Winkley And Bodie L. Winkley Dated March 28, 2000, Recorded In Document No. 2000046598, Official Public Records Of Travis Co. Texas; Said 64.314 Acres Being More Particularly Described By Metes And Bounds In Exhibit A Attached Hereto; Including Adjacent Right-Of-Way; Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions

Mr. Mattis provided comments. No one wished to speak under the Public Hearing Item.

2. Public Hearing On An Ordinance Amending The Official Zoning Map Of The City Of Elgin, Texas Adopted In Chapter 46, Section 46-3, Revised Code Of Ordinances, City Of Elgin, Texas, 2013 And Making This Amendment A Part Of Said Official Zoning Map, To Wit: To Rezone As Planned Development District (PDD), The Property Being Approximately 67.971 Acres Of Land And Being Described In Exhibit "A", Attached Hereto And Providing A Savings Clause And Repealing Conflicting Ordinances And Resolutions

Mr. Mattis provided comments. No one wished to speak under the Public Hearing Item.

3. 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 As Planned Development District (PDD), The Property Being Approximately 35.94 Acres Of Land And Being Described In Exhibit "A", Attached Hereto And Providing A Savings Clause And Repealing Conflicting Ordinances And Resolutions

Mr. Mattis provided comments. No one wished to speak under the Public Hearing Item.

4. 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 As R-3 Single Family, Two Family, And Industrialized Housing District, The Property Being Approximately 1.175 Acres Of Land And Being Described In Exhibit "A", Attached Hereto And Providing A Savings Clause And Repealing Conflicting Ordinances And Resolutions

Mr. Mattis provided comments. No one wished to speak under the Public Hearing Item.

5. 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 As "A" Multiple Family Residential District, The Property Being Approximately 6.03 Acres Of Land And Being Described In Exhibit "A", Attached Hereto And Providing A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

Mr. Mattis provided comments. No one wished to speak under the Public Hearing Item.

6. Public Hearing On An Ordinance Granting A Modification To An Already Approved Specific Use For A Medical Facility (Granted Under Ordinance 2021-08-03-22) To Remove A Condition That The Use Be Renewed In Five (5) Years On Property Located At 122 Fisher St. (0.484 Acres Of Land And 9.19 Acres Of Land, Lying In And Being Situated Out Of The Thomas Garretson Survey, Abstract 178), City Of Elgin, Bastrop Co., TX; And Providing A Savings Clause An Repealing Conflicting Ordinances And Resolutions

Mr. Mattis provided comments. No one wished to speak under the Public Hearing Item.

7. Public Hearing On An Ordinance Granting A Specific Use For A Medical Facility On Property Located At 124 Fisher St. (0.480 ACRES OF LAND, LYING IN AND BEING SITUATED OUT OF THE THOMAS GARRETSON SURVEY, ABSTRACT 178), City Of Elgin, Bastrop County, Texas; And Providing A Savings Clause And Repealing Conflicting Ordinances And Resolutions

Mr. Mattis provided comments. No one wished to speak under the Public Hearing Item.

PUBLIC COMMENT

Katherine Salman, 300 N Ave F, stated she supports the plan to approve and adopt the Master Plan based on community feedback and requests. She stated this was a forward-thinking outlook of outdoor spaces. She asked the Mayor and Council to approve the plan.

James Sides, 12812 Wood Lily Trail, stated he had previously served on the Parks & Rec Board. He said it is good to have control over growth in the city and the parks are what make a city. People from Elgin won't go somewhere else and stay here. He stated a lot was put into the plan and a vision was discussed at each park.

Grant Hennig, 1116 Robin Road, thanked the Mayor and Council for their public service. Mr. Hennig thanked Mr. Ibis and Mayor Ramirez for coming to his National Night Out event and thanked the police officers.

PRESENTATION

1. Hogeye Festival Proclamation

Mayor Ramirez presented the Proclamation to committee members in attendance.

2. Proclamation Declaring Día De Los Muertos Day In The City Of Elgin

Mayor Ramirez presented the Proclamation to Erin Ramirez, Ashley Smith, Melinda Torres, and Veronica Seever.

3. Proclamation Declaring October 2021 As Prostate Cancer And Breast Cancer Awareness Month In The City Of Elgin

Mayor Ramirez presented the Proclamation to Dr. Patricia Alford and Sherri Richardson.

CITY MANAGERS REPORT

1. Update On 2021A Certificates Of Obligation - Capital Investment Program

Mr. Mattis provided an update on the current and upcoming CO projects. Mayor Ramirez stated all these projects are needed.

2. Review And Discussion Of Upcoming City Council Meeting Schedule

Mr. Mattis stated the November meeting was moved to November 16th and asked the Council to let him know if there are any conflicts. Mr. Mattis also mentioned he would confirm if the Joint Worksession with Elgin ISD is still taking place on October 26.

3. Appointment Of Sesquicentennial Celebration Committee

Discussion followed. Mr. Callahan made a motion to appoint the committee members. Mr. Ibis seconded the motion. Mr. Dennis asked for the committee members present to stand. All voted in favor. The motion carried.

4. General Activity Report And/Or Project Update

There were no updates or discussion on this item.

5. Monthly Reports By Department - August 2021

There was no discussion on this item.

CONSENT AGENDA

1. City Council Regular Meeting Minutes – September 21, 2021

The item passed on the consent agenda.

2. A RESOLUTION OF CITY OF ELGIN TEXAS, AUTHORIZING THE AWARD OF AN ENGINEERING SERVICE PROVIDER CONTRACT FOR THE TEXAS HAZARD MITIGATION ASSISTANCE PROJECT FUNDED THROUGH THE TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM).

The resolution passed on the consent agenda.

Ms. Bega made a motion to approve the consent agenda. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

1. A RESOLUTION OF THE CITY OF ELGIN, TEXAS APPROVING AND ADOPTING THE CITY OF ELGIN PARKS, RECREATION, AND OPEN SPACE MASTER PLAN; AND PROVIDING FOR RELATED MATTERS

Ms. Marzec presented on the Parks, Recreation, and Open Space Master Plan and answered questions of the Council. Mr. Ibis made a motion to approve the Resolution as discussed. Mr. Gibson seconded the motion. All voted in favor. The motion carried.

2. 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 169 PROPERTIES LLC AND AUTHORIZING THE MAYOR TO APPROVE THE CONTRACT

Mr. Rock provided comments and answered questions of the Council. Mr. Maldonado made a motion to approve the Resolution as discussed. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

3. RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS APPROVING A REAL ESTATE CONTRACT BETWEEN THE CITY OF ELGIN AND ASHLEY & KYLE SMITH AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT

Mr. Mattis provided comments and answered questions of the Council. He stated the business interested in buying is The Clever Tiger and everyone agrees with the Contract. Ms. Bega made a motion to approve the Resolution as presented. Mr. Gibson seconded the motion. All voted in favor. The motion carried.

13. Consideration Of A Request For Financial Support To Conduct A Land Survey Of The Historic Latin Cemetery – Mayor Ramirez

Mayor Ramirez moved item 13 ahead on the agenda. Mr. Mattis provided comments and stated a land survey of the Old Historic Latin Cemetery would cost around \$2,000. Discussion followed. Mr. Dennis made a motion to approve the Resolution as presented. Ms. Bega seconded the motion. All voted in favor. The motion carried.

4. AN ORDINANCE AMENDING CHAPTER 42, SECTION 42, CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, REGARDING PAYMENT OF RATES AND CHARGES; DISCONTINUANCE OF SERVICE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS

Mr. Mattis provided comments. He stated this is an operational issue and the new billing cycle would begin in January. Mr. Ibis made a motion to approve the Ordinance as discussed. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

5. AN ORDINANCE ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: 68.314 ACRES OF LAND, LYING IN AND BEING SITUATED OUT OF THE WILLIAM HINES SURVEY NO 345, IN TRAVIS COUNTY TEXAS AND BEING THAT SAME 68.031 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSEPH W. WINKLEY AND BODIE L. WINKLEY DATED MARCH 28, 2000, RECORDED IN DOCUMENT NO. 2000046598, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 68.314 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO; INCLUDING ADJACENT RIGHT-OF-WAY; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis provided comments and stated items 5, 6, and 7, are all related to the Creeks Crossing Subdivision. This specific Ordinance is for the voluntary annexation. Mr. Maldonado made a motion to approve the Ordinance as presented. Ms. Arreaga seconded the amendment to the motion. All voted in favor. The motion carried.

6. AN ORDINANCE ASSIGNING NEWLY ANNEXED PROPERTY TO CITY COUNCIL WARD AREA NO. 2; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

Mr. Mattis stated this is to formally assign Creeks Crossing into the Ward 2 district. Mr. Mattis stated Ward District realignment is likely soon. Mr. Callahan made a motion to approve the Ordinance as presented. Mr. Maldonado seconded the motion. All voted in favor. The motion carried.

7. 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 AS PDD PLANNED DEVELOPMENT DISTRICT THE PROPERTY BEING 67.971 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES INC., OUT OF THE WILLIAM HINES SURVEY, ABSTRACT NO. 345 IN TRAVIS CO., TX AND BEING ALL OF A CALLED 68.031 ACRE TRACT DESCRIBED IN DEED TO JOSEPH W. WINKLEY AND BODIE L. WINKLEY RECORDED IN DOCUMENT NO. 2000046598 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis provided comments and stated this is for the PDD zoning. Ms. Bega made a motion to approve the Ordinance as discussed. Ms. Arreaga seconded the motion. All voted in favor. The motion carried.

8. 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 AS R-3 SINGLE FAMILY, TWO FAMILY, AND INDUSTRIALIZED HOUSING DISTRICT, THE PROPERTY BEING APPROXIMATELY 1.175 ACRES OF LAND AND BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis provided comments and answered questions of the Council. Mr. Mattis stated this is a zoning change requested by the owner that would allow one more lot to be included. Mr. Harrell stated the Planning and Zoning Commission recommended denial of the project because it is within an established neighborhood. Discussion followed. Ms. Bega made a motion to decline the request the Ordinance as presented. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

9. 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 AS "A" MULTIPLE FAMILY RESIDENTIAL DISTRICT, THE PROPERTY BEING APPROXIMATELY 6.03 ACRES OF LAND AND BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis provided comments and answered questions of the Council. He stated this was for the multi-family project approved at the last meeting. Mr. Dennis made a motion to approve the Ordinance as discussed. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

10. AN ORDINANCE GRANTING A MODIFICATION TO AN ALREADY APPROVED SPECIFIC USE FOR A MEDICAL FACILITY (GRANTED UNDER ORDINANCE 2021-08-03-22) IN ORDER TO REMOVE A CONDITION THAT THE USE BE RENEWED IN FIVE (5) YEARS ON PROPERTY LOCATED AT 122 FISHER ST (0.484 ACRES OF LAND AND 9.19 ACRES OF LAND, LYING IN AND BEING SITUATED OUT OF THE THOMAS GARRETSON SURVEY, ABSTRACT 178), CITY OF ELGIN, BASTROP COUNTY, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis stated this action tonight formally reviews the Special Use Permit and drops the previous requirement for reviewing the permit in 5 years. Mr. Callahan made a motion to approve the Ordinance as presented. Mr. Gibson seconded the motion. All voted in favor. The motion carried.

11. AN ORDINANCE GRANTING A SPECIFIC USE FOR A MEDICAL FACILITY ON PROPERTY LOCATED AT 124 FISHER ST (0.480 ACRES OF LAND, LYING IN AND BEING SITUATED OUT OF THE THOMAS GARRETSON SURVEY, ABSTRACT 178), CITY OF ELGIN, BASTROP COUNTY, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis provided comments and answered questions of the Council. Mr. Ibis made a motion to approve the Ordinance as discussed. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

12. 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 AS PDD PLANNED DEVELOPMENT, THE PROPERTY BEING APPROXIMATELY 35.94 ACRES OF LAND AND BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis stated this is for Eagles Landing Phase 3 and answered questions of the Council. Discussion followed. Mr. Dennis made a motion to approve the Ordinance as discussed. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

14. Request For Staff To Develop A City Of Elgin Emergency Sheltering Plan For Formal Consideration By The City Council - Councilmember Maldonado

Mr. Mattis stated there were several challenges with the winter storm from last year. Mr. Maldonado requested this item be brought forth to the Council on what the existing plan is and what are the options. Mr. Maldonado mentioned there was gas line rupture on West Cleveland Street recently and citizens had to evacuate to the Rec Center. Mr. Maldonado stated it is worth having a plan in place for future issues. Discussion followed about forming a committee. Mayor Ramirez tabled the item.

15. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, NOMINATING MEMBERS FOR THE BASTROP CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS

Mr. Mattis stated these last two items allows the Council to submit nominations to the Appraisal Districts. Mr. Mattis stated the Council can vote on the members at a future meeting. Mr. Dennis stated he supported Mr. David Glass and that he could represent the City.

16. RESOLUTION OF THE CITY OF ELGIN, TEXAS, NOMINATING A REPRESENTATIVE TO THE TRAVIS CENTRAL APPRAISAL DISTRICT

There were no nominations for the Travis Central Appraisal District.

EXECUTIVE SESSION

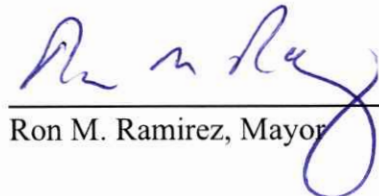
The City Council may announce that it will adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code.

ANNOUNCEMENTS

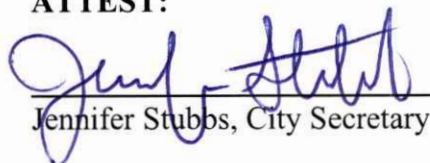
Mayor Ramirez stated the Lighted Christmas Parade will be in McDade and stated he was disappointed it would not be held in Elgin. Mr. Mattis stated the City has contacted the City of McDade.

ADJOURNMENT

Mayor Ramirez adjourned the meeting at 8:53 p.m.


Ron M. Ramirez, Mayor

ATTEST:


Jennifer Stubbs, City Secretary