

MINUTES  
ELGIN CITY COUNCIL REGULAR MEETING  
ELGIN PUBLIC LIBRARY ANNEX CITY COUNCIL CHAMBERS  
404 NORTH MAIN STREET  
May 2, 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  
Arthur Gibson III, Council Member  
Chuck Swain, Council Member  
Forest Dennis, Council Member  
Skyler Maldonado, Council Member  
Al Rodriguez, Council Member  
Matthew Callahan, Council Member

**Absent:**

Joy Casnovsky, Council Member

Mayor McShan called roll call and stated that Ms. Casnovsky was out.

**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 Pro Tem Brashar 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 A Resolution Of The City Of Elgin, Texas Approving A Strategic Partnership Agreement With Primavista Land Company, LLC And The City.

Mr. Mattis stated that this is a commitment on the part of the developer to accept city standards and regulations even though the development will not be annexed into the city. There were no public hearing comments.

## **PUBLIC COMMENT**

Wes Callais, 18304 Willow Sage Lane, stated that as a business owner in town, he is curious about what the police are doing to stop the increase in violence. He stated that in the last two years, he has made several calls to city hall in reference to rules concerning food trucks and restaurants. Mr. Callais stated that he has not received a phone call back. He stated that he would like the council to bring in restaurants and retail. Mr. Callais stated that there is an issue with hate and bullying.

Stephanie Lippke, 1112 N Main, stated that the city manager refused the superintendent's request to retract and fix the Elgin Police Department Station Statement. She stated that we need a solid relationship between the EISD, the City Manager, and the superintendent.

## **CITY MANAGER'S REPORT**

1. Review And Discussion Of FY2023-24 Annual Budget And 2023 Five-Year Capital Plan Adoption Calendar

Mr. Mattis stated that the budget process is beginning per the charter requirements and provided information about the schedule.

2. Report On City Of Elgin Debris Collection And Response To Impacts Of Winter Storm Mara

Mr. Mattis stated that he wanted to acknowledge the great work of the staff and that this is the first time in the city's history to collect brushes and limbs. Ms. Miller provided comments. Mr. Dennis stated that he appreciated the public works crew greatly.

3. 2nd Quarterly Investment Report

Mr. Mattis stated that the 2<sup>nd</sup> quarterly investment report was given to Council for the record. There were no questions on this item.

4. General Activity Report and/or Project Update

Mr. Mattis stated that the Circle Brewing Grand Opening is this Saturday.

**CONSENT AGENDA**

1. City Council Regular Meeting Minutes - April 4, 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. Mr. Callahan seconded the motion. All voted in favor. The motion carried.

**NEW BUSINESS**

1. RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS APPROVING A LICENSE AGREEMENT BETWEEN THE CITY OF ELGIN TEXAS, THE ELGIN ECONOMIC DEVELOPMENT CORPORATION AND GRBK EDGEWOOD, LLC AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

Mr. Mattis stated that this is another business development agreement and is required to be approved by the City Council. Mr. Rock stated that Trinity Ranch will construct the sign and maintain landscaping. He stated that the total cost will be paid for by the developer. Mr. Mattis answered questions of the Council. Mr. Dennis made a motion to approve the request. Mayor Pro Tem Brashar seconded the motion. All voted in favor. The motion carried.

2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AND CONSENT AGREEMENT WITH PRIMAVESTA LAND COMPANY LLC AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated that items 2 and 3 are related items. He stated that this is a tract of land South of 290. Mr. Mattis provided information on what is a part of the development agreement. Mr. Mattis

and Mr. Perry answered questions of the Council. Discussion followed. Mayor Pro Tem Brashar made a motion to approve the resolution. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A STRATEGIC PARTNERSHIP AGREEMENT WITH PRIMAVESTA LAND COMPANY LLC AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated that this is required for the developer to consent to the city's standards. He stated that this is the third strategic partnership agreement and citizens will be able to vote in city elections but cannot vote on any bond or debt elections. They cannot be city council candidates. Mr. Swain made a motion to approve the resolution as presented. Ms. Callahan seconded the motion. All voted in favor. The motion carried.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A COST SHARING AGREEMENT WITH BRIGHTLAND HOMES, LTD FOR CONSTRUCTION OF MULTIPLE WATER DISTRIBUTION MAIN LINES IN CREEKS CROSSING AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis provided information and stated that these next two items are water and sewer agreements. The costs will come from impact fees. He stated that the City Engineer has reviewed these agreements. Mayor Pro Tem Brashar made a motion to approve the ordinance as presented. Mr. Gibson seconded the motion. All voted in favor. The motion carried.

5. A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A COST SHARING AGREEMENT WITH BRIGHTLAND HOMES, LTD FOR CONSTRUCTION OF A WASTEWATER COLLECTION MAIN LINE IN CREEKS CROSSING AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis and Mr. Perry provided information. Discussion followed. Mr. Swain made a motion to approve the resolution. Mr. Gibson seconded the motion. All voted in favor. The motion carried.

6. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO AWARD A BID FOR THE WATER WELL NO. 17 CONSTRUCTION PROJECT TO HYDRO RESOURCES-MID CONTINENT INC. OF CREEDMOOR, TEXAS; AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated that Water Well 10 was the old project that will be replaced by Water Well 17 and is partially funded by COs and Water Impact Fees. Mr. Perry stated that Water Well 10 predates him and needs replacement. He stated this would be the 4<sup>th</sup> well in the city. Mr. Perry answered additional questions of the Council. Mayor Pro Tem Brashar made a motion to approve the resolution as presented. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

7. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER WITH CSA CONSTRUCTION FOR THE RELOCATION OF A GENERATOR TO WATER WELL SITE NO. 14 AS PART OF THE WASTEWATER TREATMENT PLANT EXPANSION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated that this is a part of the sewer plant expansion project and includes a new emergency generator. Cities are not required to have backup sewer plant generators. He stated that TRC did an analysis of the generator and found that the generator still has a useful life. The old generator will be moved to water well 14. Mr. Mattis stated that once Pistol Hill is completed, the City of Elgin will have a water and wastewater system that can be independently operated in-house. He stated that these are big steps for us, an effective use, and a great idea on TRC's part. Discussion followed. Mr. Rodriguez made a motion to approve the resolution. Mr. Callahan 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**

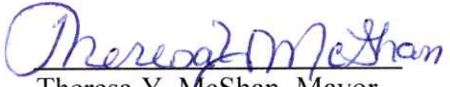
The City Council did not retire into Executive Session.

**ANNOUNCEMENTS**

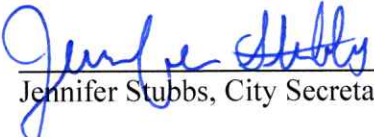
Ms. Miller provided additional information about the Circle Brew Grand Opening, Explore Elgin Art and Culture Spring event and Music In the Park. Mayor McShan stated that she received a proclamation for the 150th Celebration from State Representative Stan Gerdes.

**ADJOURNMENT**

Mayor McShan adjourned the meeting at 7:40 p.m.

  
Theresa Y. McShan, Mayor

**ATTEST:**

  
Jennifer Stubbs, City Secretary