

MINUTES
ELGIN CITY COUNCIL REGULAR MEETING
ELGIN PUBLIC LIBRARY ANNEX CITY COUNCIL CHAMBERS
404 NORTH MAIN STREET
May 16, 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
Joy Casnovsky, Council Member
Chuck Swain, Council Member
Forest Dennis, Council Member
Skyler Maldonado, Council Member
Al Rodriguez, Council Member
Matthew Callahan, Council Member

Staff:

Thomas L. Mattis, City Manager
Jennifer Stubbs, City Secretary
Amy Miller, Community Services Director
Michael Gonzalez, Public Works Director
David Harrell, Development Services Director
Chris Noble, Chief of Police
Beau Perry, City Engineer
Kristina Alvarez, Main Street Manager
Sonia Browder, Media Specialist

INVOCATION

Mr. Dennis 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 An Ordinance Amending Ch. 46, Zoning, Art. I, In General, Art. IV Zoning District Regulations; And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

Mr. Mattis provided comments and stated that the P&Z Commission recommended approval.

Janet Gudenkauf, 813 Old McDade Road, stated that this is something that she has been hoping for a while. She stated that she lives in her daughter's house, and she expects to have a place where she can live forever.

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 Land From "R-1" Single Family Dwelling District To "C-3" Highway Commercial District Located On Parcels Of Land Known By The Travis Co. Appraisal District As Parcel 815585, Located At 13708 County Line Rd. (ABS 518 SUR 65 MARTIN H, ACRE 4.096), Being More Described In Exhibit "A"; And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

Mr. Mattis stated that the property owner requested the zoning change and is recommended for denial by the P&Z Commission and staff. There will be an action item later in the meeting. There were no public comments.

3. 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 at the last meeting, the Council approved a development agreement and a strategic partnership agreement with the developers. He stated that two public hearings are required. There were no public comments.

4. Public Hearing On An Ordinance Annexing Adjacent And Contiguous Territory To The City Of Elgin, Texas To Wit: A 0.511 Acre Tract Of Land, Situated Out Of The Thomas Christianson Survey, Abstract No. 2296 In Travis County, Texas And Being Fully Described In Exhibit "A" Attached Hereto; Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

Mr. Mattis stated that this is another procedural requirement. He stated that at the far north end of County Line Road, there is land technically owned by the Harvest Ridge MUD which makes it outside of the city limits. Mr. Mattis stated that the city has jurisdiction over the road and because of that, the city needs to annex the strip of land.

PUBLIC COMMENT

There were no public comments.

PRESENTATION

1. A PROCLAMATION DECLARING MAY 2023 AS NATIONAL HISTORIC PRESERVATION MONTH IN THE CITY OF ELGIN

Mayor McShan read the proclamation and presented it to Ms. Miller and Ms. Alvarez. Ms. Alvarez provided information about the packet she handed out to the Council.

CITY MANAGER'S REPORT

1. Review And Discussion Of The Temporary Traffic Re-Routing Plan To Accommodate The County Line Road Reconstruction Project Phase 1, Parts 2 And 3

Mr. Mattis provided information and invited Mr. Perry up to the dais. Mr. Perry stated that there are several home builder projects ongoing, including the EISD High School upgrade and the brand-new elementary school in Harvest Ridge, AQUA is constructing an 18-inch water line, AT&T is relaying duct banks, and Oncor is redoing overhead electricity. He stated that Northbound traffic was more critical than Southbound due to concrete deliveries to the job sites. Mr. Perry provided alternative re-routing information due to the ongoing construction. He answered questions of the Council. Discussion followed.

2. Review And Discussion Of The Recreation Center/Emergency Shelter Being Utilized As The City Polling Location And The Potential For Relocation Of Same

Mr. Mattis stated that staff had some concerns about the polling location change to the Elgin Recreation Center. He stated that issues have continued to arise, and he believes consideration should be given to relocating the polling location. Mr. Mattis stated that it would require an effort on the city's part. Ms. Casnovsky encouraged the Council to try to change this by the November election. It was decided that a small committee would form consisting of Ms. Casnovsky, Mayor Pro Tem Brashar, Jennifer Stubbs, and Amy Miller.

3. Planning & Zoning Commission (PZC) Quarterly Report

Mr. Mattis stated that this report is in the Council packets. There were no questions on the item.

4. General Activity Report and/or Project Update

Mr. Mattis stated that there will be a Swearing in Ceremony tomorrow and Ms. Love will be taking her seat at the next meeting.

CONSENT AGENDA

1. City Council Regular Meeting Minutes - May 2, 2023The minutes passed on the consent agenda.

The minutes passed on the consent agenda.

2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER OF AGREEMENT WITH TRC ENGINEERS INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO INSTALLATION OF AN EMERGENCY GENERATOR AT THE WATER TREATMENT PLANT; 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 as presented. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

1. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS, AS CANVASSING AUTHORITY, CANVASSING THE ELECTION RETURNS AND DECLARING RESULTS OF THE CITY OF ELGIN GENERAL ELECTION HELD ON MAY 6, 2023; FINDING AND DETERMING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

Mr. Mattis stated this is a formality to make the election results official. Mr. Callahan made a motion to approve the request. Mr. Rodriguez seconded the motion. All voted in favor. The motion carried.

2. AN ORDINANCE AMENDING CHAPTER 46 ZONING, ARTICLE I IN GENERAL, ARTICLE IV ZONING DISTRICT REGULATIONS, & ARTICLE V SUPPLEMENTAL DISTRICT REGULATIONS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

Mr. Mattis stated that this is relative to accessory dwelling units being permitted in the City. This item came up by Council Member Gibson. The P&Z Commission and staff recommend for approval. He stated that from a policy standpoint, the existing code up until this time was focused on impacts for the future. It attempted to address issues now, so they won't have to be addressed later. The amendment shifts responsibility from the city to the future buyer. Ms. Casnovsky provided comments. Ms. Casnovsky made a motion to approve the Ordinance with the caveat that we change the section to read Accessory Dwelling Units shall be a minimum of 250 sq ft and a maximum of 900 sq ft and shall not exceed one-half (1/2) of the gross floor area. Mr. Gibson seconded the motion. All voted in favor. The motion carried.

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH IECONI OF HOUSTON, TEXAS FOR THE PISTOL HILL WATER BOOSTER STATION IMPROVEMENTS PROJECT, GENERAL LAND OFFICE GRANT 22-082-009-D207; AND MAKING CERTAIN FINDINGS RELATED THERETO

Mr. Mattis stated that this is a crucial project for the City and this action tonight is to award a bid and authorize work for the Pistol Hill Water Booster Station. This is a 2021 CO Project and is also funded by grants. He stated that tonight, the city engineer, and the staff are proposing to build an enhanced project with an extra investment coming from water impact fees. He stated that the station would go from 750 gallons to a million-gallon tank. Mr. Mattis stated that the combination of over \$4 million in grant funds, roughly \$50,000 from the CO's, and just over \$700,000 out of the water impact fees essentially means no additional cost to existing taxpayers. Discussion followed. Mayor Pro Brashar made a motion to pass the resolution as read. Ms. Callahan seconded the motion. All voted in favor. The motion carried.

4. AN ORDINANCE ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: A 0.511 ACRE TRACT OF LAND, SITUATED OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 2296 IN TRAVIS COUNTY TEXAS AND BEING FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis stated this is to formally annex the right-out-way into County Line Road. He stated there is no property, just the road right-of-way. Mr. Dennis made a motion to approve the ordinance as presented. Mr. Maldonado seconded the motion. All voted in favor. The motion carried.

5. 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 LAND FROM "R-1" SINGLE FAMILY DWELLING DISTRICT TO "C-3" HIGHWAY COMMERCIAL DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCEL 815585, LOCATED AT 13708 COUNTY LINE RD. (ABS 518 SUR 65 MARTIN H, ACRE 4.096), BEING MORE DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Mr. Mattis stated that there was a public hearing, and this has been requested by the property owner for a zoning change of the property from single-family residential to commercial. He stated that from a staff standpoint, with the work on County Line Road and FM 1100, it is not in anyone's interest to be building in the area currently because of plans and impacts from the Texas Department of Transportation. Mr. Mattis stated that for the most part, nobody has changed zoning without a development plan. Discussion followed. Mayor Pro Tem Brashar made a motion to deny the Ordinance. Mr. Maldonado 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.

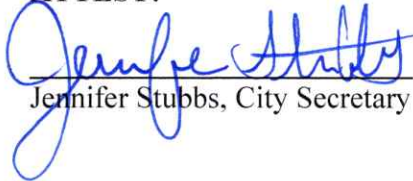
ANNOUNCEMENTS

Ms. Miller stated there will be craft beer, sodas, and food trucks on Sunday at the Circle Brewing Grand Opening. She stated that Music in Park is on Friday evening. Ms. Miller stated that there are brand new banners installed by Public Works and the initiative was coordinated through the VFW. She stated that families donated to have Veteran's featured on the banners. She stated that they will be up until August. Mr. Mattis stated that the staff are close to having the final design for Veterans' Park. Mayor Pro Tem Brashar stated that there is a little boy from Elgin named Cody who has been diagnosed with cancer. On June 3rd, there is a fundraiser from 4:00 to 7:00 PM where the public can purchase chicken at the Elgin Little League and there is a T-Ball tournament district-wide. She stated that she will be running the bake sale and that donations can go to her. Ms. Casnovsky asked about mulch. Mr. Mattis stated to reach out to staff if there is any interest from the public in receiving mulch.

ADJOURNMENT

Mayor McShan adjourned the meeting at 7:56 p.m.

ATTEST:


Jennifer Stubbs, City Secretary


Theresa Y. McShan, Mayor