



**ELGIN CITY COUNCIL AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
November 17, 2025
6:30 PM**

Members of the public may watch the meeting at:

https://www.youtube.com/channel/UC3OGBV_IoV0Nr3AqM1jJTzA

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. PUBLIC HEARING

- 1. PUBLIC HEARING ON AN ORDINANCE ANNEXING A 38.570-ACRE TRACT OF LAND, THE HEREINAFTER DESCRIBED, TERRITORY TO THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT; AND GRANTING PERMANENT ZONING OF "I" GENERAL INDUSTRIAL DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**
- 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 ZONING MAP TO WIT: TO REZONE LAND FROM "I" GENERAL INDUSTRIAL DISTRICT TO "R-2" SINGLE-FAMILY AND DUPLEX DWELLING DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8701906 AND PARCEL 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)) ON THE SOUTHEAST CORNER OF E 1ST ST AND MLK BLVD. BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO**

AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

- 3. PUBLIC HEARING ON AN ORDINANCE AMENDING CHAPTER 46 ZONING, DIVISION 4. - SINGLE-FAMILY, DUPLEX, AND ZERO LOT LINE TWO FAMILY DWELLING DISTRICT, SEC. 46-303. - AREA REGULATIONS, (2) SIDE YARD; REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS 2013; AND PROVIDING A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR REGULATIONS.**

VI. PUBLIC COMMENT

The "PUBLIC COMMENT" item posted on the agenda is reserved for members of the public who would like to address the City Council regarding posted agenda items or non-agenda items. Individuals requesting to speak or address the City Council during the meeting shall do so under the "PUBLIC COMMENT" agenda item. Speakers shall be required to fill out a "PUBLIC COMMENT FORM" and present it, along with any material, handouts, or information for Council, to the City Secretary prior to commencement of the Council meeting. **As of May 1, 2022, all such public comments will be done IN PERSON. You may email public comments and they will be distributed to each of the Council Members but not read out loud.**

Speaker comments are limited to three (3) minutes. No formal action can be taken by the City Council on items not posted on the agenda. Items requiring a PUBLIC HEARING will allow a member of the public an opportunity to speak during the Public Hearing and does not require a "PUBLIC COMMENT FORM".

Speakers must address their comments to the Mayor or Presiding Officer rather than to an individual Council Member or Staff Member. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from any personal attacks or derogatory comments directed at any Council Member, Staff Member, other individual, or group.

VII. ANNOUNCEMENTS

- 1. Tabletop Turkeys Wednesday, November 19th at Elgin Recreation Center**
- 2. Plant and Sip Terrarium Workshop Thursday, November 20th at Elgin Public Library**
- 3. Family Movie Night Friday, November 21st at Elgin Public Library**
- 4. Grounding and Gratitude Saturday, November 22nd at Elgin Public Library**
- 5. Shop Small Saturday, November 22nd at Downtown Elgin**
- 6. Prime Timer Field Trip Friends-Giving Monday, November 24th at Headlong Farm**
- 7. Sensory Space Reveal Saturday, December 6th at Elgin Public Library**

VIII. CITY MANAGERS REPORT

- 1. Planning and Zoning Commission Quarterly Report**
- 2. Economic Development Corporation Board Quarterly Report**

3. **Discussion and Appointment of the Committee for the Distribution of the Community Non-Profit Support Funding as included in the FY2025-2026 Annual Operating Budget (Standifer)**
4. **Status Update Regarding The Minor Change To Usage of The Circle Brewing Facility Under A Planned Development District Agreement With The City of Elgin.**
5. **Discussion and Possible Action on the Authorization of the Interim City Manager to Negotiate with the Elgin Chamber of Commerce for Their Contract Renewal**
6. **Notification of Pamela Sanders, Human Resources Director, Completion of the Texas Municipal Human Resources Certification Program**
7. **Recognition of Employee Milestones**

IX. CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that are considered to be self-explanatory by the City Council and will be enacted with one motion, one second, and one vote. Any member of the City Council may pull any item from the Consent Agenda in order that the City Council discuss and act upon it individually as a part of the Regular Agenda.

1. **City Council Regular Meeting Minutes - October 21, 2025**
2. **Appointment of Jessica Bega to the Board of Adjustments**
3. **Special Event Application and Fee Waiver for Veterans Park Rental 100 Block and Police Department Support from 10AM - 4PM on December 6th, 2025 - Chamber of Commerce Christmas Bazaar: \$1,543.40 (Marzec)**
4. **Special Event Application, Sound Ordinance Waiver and Fee Waiver for Closure of Alley at 20 N. Main Street through Ave C from 3PM - 10PM on December 5th, 2025 - Holiday Luna Market: \$1,014 (Marzec)**
5. **Special Event Application, Alcohol Ordinance Waiver, Sound Ordinance Waiver and Fee Waiver for Street Closure of W. 1st Street Between Ave. B and C from March 13th, 2026 to March 15th, 2026, and Public Works Support on March 13th, 2026 and March 15th, 2026, and Police Department Support on March 14th, 2026 - St. Patrick's Day Festival by Things Celtic: \$1,757.40 (Marzec)**
6. **Fee Waiver for Veterans Park 100 Block Rental from November 30th, 2025 to December 28th, 2025 - St. Peters Lutheran Church Nativity: \$14,500 (Marzec)**

X. NEW BUSINESS

1. **AN ORDINANCE AUTHORIZING (1) AN INCREASE TO THE EMPLOYEE CONTRIBUTION RATE TO THE TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS); (2) ADOPTION OF NON-RETROACTIVE REPEATING COST-OF-LIVING ADJUSTMENTS (COLAS) FOR RETIREES AND BENEFICIARIES; AND (3) AUTHORIZATION OF ANNUALLY ACCRUING UPDATED SERVICE CREDITS (USCS) AND TRANSFER UPDATED SERVICE CREDITS. (Sanders)**
2. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE RECLASSIFICATION OF ONE (1) PART-TIME ADMINISTRATIVE**

ASSISTANT POSITION TO ONE (1) FULL-TIME ADMINISTRATIVE ASSISTANT POSITION WITHIN THE EXECUTIVE DIVISION, THAT INCLUDES THE OFFICES OF THE CITY MANAGER AND CITY SECRETARY; PROVIDING FOR RELATED MATTERS; AND ESTABLISHING AN EFFECTIVE DATE. (Sanders)

- 3. AN ORDINANCE ANNEXING A 38.570-ACRE TRACT OF LAND, THE HEREINAFTER DESCRIBED, TERRITORY TO THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT; AND GRANTING PERMANENT ZONING OF "I" GENERAL INDUSTRIAL DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**
- 4. AN ORDINANCE ASSIGNING NEWLY ANNEXED PROPERTIES 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. (Perry)**
- 5. AN ORDINANCE AMENDING CHAPTER 46, ZONING, DIVISION 4. – SINGLE-FAMILY, DUPLEX, AND ZERO LOT LINE TWO FAMILY DWELLING DISTRICT, SEC. 46-303. – AREA REGULATIONS (2) SIDE YARD; REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, 2013; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS. (LIPIEC)**
- 6. 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 ZONING MAP TO WIT: TO REZONE LAND FROM "I" GENERAL INDUSTRIAL DISTRICT TO "R-2" SINGLE-FAMILY AND DUPLEX DWELLING DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8701906 AND PARCEL 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)) ON THE SOUTHEAST CORNER OF E 1ST ST AND MLK BLVD. BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (LIPIEC)**
- 7. 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 SPECIAL ELECTION HELD ON NOVEMBER 4, 2025; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW. (Standifer)**
- 8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS, ORDERING THE AMENDMENTS TO THE CITY CHARTER ADOPTED BY THE VOTERS BE ADOPTED (Standifer)**

9. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, CASTING ITS VOTES FOR THE BASTROP COUNTY CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS. (Standifer)**
10. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING CITY STAFF TO ADVERTISE AND SEND REQUEST FOR QUALIFICATIONS FOR A UTILITY RATE STUDY AND MAKING CERTAIN FINDINGS RELATED THERETO (GONZALEZ)**

XI. 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.

1. **Section 551.072, Texas Government Code (Real Property): Deliberation regarding the purchase, exchange, lease, sale, or value of real property, and/or potential real estate acquisitions, dispositions, or incentives.**
2. **Section 551.074, Texas Government Code (Personnel Matters): Deliberation regarding the Interim City Manager's performance, progress, assignments, and duties during the initial thirty (30) days of employment.**
3. **Section 551.071, Texas Government Code (Consultation with Attorney): Consultation with the City Attorney regarding legal issues and agreements related to Triada and Lund Farms, including but not limited to contract terms, obligations, and potential revisions**
4. **Section 551.071, Texas Government Code (Consultation with Attorney): Consultation with City Attorney regarding the prior City Manager's severance agreement and related legal considerations.**

XII. RECONVENE

The City Council will return to open session for possible discussion and action as a result of the Executive Session

XIII. ADJOURNMENT

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the

agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512)229-3223. Please provide forty-eight hours notice when feasible.

I, Peyton Standifer, City Secretary for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before Monday, November 10, 2025, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in dark ink, appearing to read "Peyton Standifer". The signature is stylized with a large, looped initial "P" and a cursive "Standifer".

Peyton Standifer, City Secretary