



ELGIN CITY COUNCIL MINUTES
July 21, 2026
6:30 PM

CALL TO ORDER

Mayor McShan called the meeting to order at 6:30PM.

ROLL CALL

Mayor McShan called roll. Mayor McShan stated that Council Member Jaimes was absent due to work. Mayor Pro Tem Love motioned to excuse Council Member Jaimes. Council Member Gibson seconded the motion. All voted in favor. The motion carried.

Present:

Theresa Y. McShan, Mayor
Arthur Gibson III, Council Member Ward 1
Roland Silva, Council Member Ward 2
YaLecia Love, Mayor Pro Tem Ward 2
Agatha Mayfield, Council Member Ward 3
Tiffany St. Pierre, Deputy Mayor Pro Tem Ward 3
Liston Crim, Council Member Ward 4
Brenda Piña, Council Member Ward 4

Absent:

Jessica Jaimes, Council Member Ward 1

Staff:

Robert Eads, City Manager
Peyton Standifer, City Secretary
Mark Schoreder, City Attorney
Kaley Frye, Economic Development Director
Michael Gonzalez, Public Works Director
Beau Perry, Development Services Director /City Engineer
Pamela Sanders, Human Resources Director
Sonia Browder, Media Specialist
Kristina Alvarez, Main Street Manager
Heather Fowler, Library Services Manager
Esmeralda Rangel, Assistant City Secretary
Uriel Campos, Administrative Assistant
Riggin Anderson, Parks and Recreation Manager
Lori Lankford, Gradient Leadership Solutions
Grace Perez, Program Coordinator
Michael De La Rosa, Police Lieutenant

INVOCATION

Mayor McShan 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 COMMENT

Kay Queen, North Avenue C, addressed the speedway on 2nd and 11th that has no speed limit sign or anything to slow down cars. She requested that the council explore routes that could be taken to slow drivers down as it is a busy street.

Debbie Wahrmond, Marvins Cove, thanked the Council and Officer Rangel, who took her report about the vandalism on her stop sign. Ms. Wahrmond addressed the Council regarding the Elgin Mexican Cemetery's grant from Latino's Heritage Foundation. They have their first work order ready for a survey. She requested that the Council communicate about bake sales to pay for mowing at the cemetery.

ANNOUNCEMENTS

1. **SPLASH! at Thomas Memorial Park Friday, July 24th 6pm-8pm**
Riggin Anderson, Parks and Recreation Manager, provided this announcement to the Council.
2. **Community Block Party at Veterans Memorial Park Friday, July 31st 6pm-8pm**
Riggin Anderson, Parks and Recreation Manager, provided this announcement to the Council.
3. **Elgin Public Library Grant Awards**
Riggin Anderson, Parks and Recreation Manager, provided this announcement to the Council.

Texas Book Festival Grant for \$2,500

Rural Technology Fund Grant for \$1,500

Texas Commission on the Arts (TCA) Grant for \$325

PRESENTATION

1. **Proclamation for National Health Center Week 2026**
Mayor McShan requested Olivia, representative for the National Health Center Week stand and be recognized for the proclamation, and read the proclamation.
2. **Presentation and Consideration of Acceptance of the Final Comprehensive Compensation and Benefits Study Prepared by Logic Compensation Group (Human Resources)**
Mayor McShan read the title of the item, and invited the representative from Logic Compensation Group to address the Council. The representative, Lori Messer, stated that the compensation study was intended to survey the internal and external equity of the jobs at the City. Ms. Messer reviewed the comparative organizations within a 50-mile radius of the City limits, the compensation concerns from City Leadership, and the strengths and opportunities from City Leadership. Ms. Messer reviewed the alignment of the salary

ranges, and pay practices and benefits. It was recommended that the City strengthens pay practices through bilingual pay, vehicle allowances, peace officer certification pay, and water or wastewater certification pay. It was recommended that the City strengthens benefits through medical coverage for family members, group life insurance, long-term disability, tuition reimbursement, and increased vacation accrual. Ms. Messer reviewed the recommended pay structures, current versus proposed structures, and implementation options. Discussion followed.

Deputy Mayor Pro Tem St. Pierre motioned to accept the study. Council Member Silva seconded the motion. All voted in favor. The motion carried.

STAFF REPORT

1. QUARTERLY FINANCE and INVESTMENT REPORTS (Finance)

Robert Eads, City Manager, invited Lori Lankford, Gradient Leadership Solutions, to address the Council. Ms. Lankford reviewed the third quarter financial reports with the Council. Ms. Lankford stated the City of Elgin is PFIA compliant, budget revenues are performing ahead of target, and budget expenditures are on target. Ms. Lankford reviewed the budget versus actuals for the departments, sales tax report, Capital Improvement Projects, and the cash fund balance. Discussion followed.

CITY MANAGER'S REPORT

1. Update on the City of Elgin's Strategic Planning Sessions

Robert Eads, City Manager, addressed the Council regarding the Strategic Planning Sessions that had taken place on July 16th and 17th. Mr. Eads stated that a full report would be released once it was finished, and items are already being worked on. A fact sheet is being prepared regarding the finances, and will be published.

CONSENT AGENDA

1. City Council Regular Meeting Minutes - May 19, 2026

This item was approved on the consent agenda.

Deputy Mayor Pro Tem St. Pierre motioned to approve the consent agenda. Council Member Crim seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

1. Discussion and Possible Action Regarding the Transfer of Property Received by the Trinity Ranch MUD to the Bastrop County Emergency Services District No. 1

Mayor McShan read the title of the item, and invited Beau Perry, City Engineer/Development Services Director, to address the Council. Mr. Perry stated that each of the MUDs must dedicate a site to the City of Elgin for a Public Safety site. The Trinity Ranch Public Safety site has been deeded to the City, and now must be deeded to the Emergency Services District No. 1. A public safety site must be constructed on the property within five years of the date it was deeded to the City or else the property will be deeded back to the MUD where they can develop what they deem fit. Council Member Crim noted that the ESD 1 board is making plans to move rapidly with this project.

Council Member Crim motioned to approve the transfer of the deed to ESD 1. Council Member Gibson seconded the motion. All voted in favor. The motion carried.

2. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS, ORDERING A SPECIAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR THE PURPOSE OF (1) ELECTING A COUNCIL MEMBER TO REPRESENT WARD 1 TO FILL AN UNEXPIRED TERM OF OFFICE, AND (2) SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY THE QUESTION OF THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES, INCLUDING MIXED BEVERAGES; PROVIDING FOR THE CONDUCT OF THE ELECTION; AUTHORIZING JOINT ELECTION AGREEMENTS AND ELECTION SERVICES CONTRACTS; AND PROVIDING AN EFFECTIVE DATE. (Peyton Standifer - City Secretary)

Mayor McShan read the title of the item and invited Peyton Standifer, City Secretary, to address the Council. Mrs. Standifer presented an ordinance calling for an election on two separate items. The first item pertains to the vacancy in Ward 1, currently held by Council Member Jaimes as the appointed representative. A special election is required to fill the vacancy for the unexpired term, which would conclude in May 2028. Applications for this election will be accepted upon the Council's approval of the ordinance, with a submission deadline of August 20th. Applications can be obtained at City Hall and on the city website. The second item on the ballot concerns a mixed beverage local option election. Mrs. Standifer provided historical context, noting that in 1995, an election was held to decide whether to permit the legal sale of alcoholic beverages, including mixed drinks, within the Elgin city limits. She displayed a map comparing the original city limits from 1995 to the current city limits, indicating that the upcoming election will allow voters to determine whether to expand the boundaries for mixed beverage sales. Mrs. Standifer introduced Adena Lewis from Bastrop County EDC for further details. Ms. Lewis explained her nearly decade-long efforts to unify the mixed beverage policy, and stated that usually a petition signed by 35% of voters from the last gubernatorial election—approximately 10,240 signatures for Bastrop County—would normally be necessary to place the item on the ballot, which had been proven to be impossible. After consulting with State Representative Stan Gerdes, a carve-out bill for Bastrop County was successfully passed and signed by the Governor, but because the bill was passed after September 1st an election must occur. This bill allows certain steps to be bypassed. Ms. Lewis proposed holding simultaneous precinct elections across all four precincts in the county, which, if approved by Elgin, would also simultaneously have an election. She emphasized that this would work as a one-time fix, and it would also allow any new areas annexed by the city to be grandfathered in. Mrs. Standifer and Ms. Lewis answered questions made by the Council. Discussion followed.

Mayor Pro Tem Love motioned to approve the ordinance as it was presented. Council Member Gibson seconded the motion. All voted in favor. The motion carried.

3. Discussion and Possible Action Regarding a Newly Elected Council Onboarding Outline

Mayor McShan read the title of the item and addressed the Council. She explained that the proposed onboarding outline was developed in response to previous discussions regarding the challenges faced by newly elected Council Members. The Mayor stated that the intent was to enhance the City's existing onboarding and orientation process, document the information provided to newly elected Council Members, and provide a consistent resource for future Council Members. The Council discussed the importance of incorporating existing staff onboarding procedures and raised concerns about Council Members providing instruction that might be perceived as coaching. It was emphasized that Council Members serve independently and that legal and procedural guidance should be provided through the appropriate City staff and the City Attorney. Discussion included the timing and format of the onboarding, with suggestions to conduct it following the swearing-in and prior to the first

official meeting. The Council considered providing basic information on Council meeting procedures, including agendas, motions, seconds, voting, terminology, and the use of the Council Chamber. Staff noted that posting requirements and potential quorum considerations would need to be addressed. The Council agreed that an onboarding process would be beneficial, while specific content, format, and participants should be further developed. Discussion followed.

Mayor Pro Tem Love motioned to direct staff to make recommendations and bring it back to Council. Council Member Piña seconded the motion. All voted in favor. The motion carried.

EXECUTIVE SESSION

The City Council did not adjourn into Executive Session.

RECONVENE

The City Council did not adjourn into Executive Session.

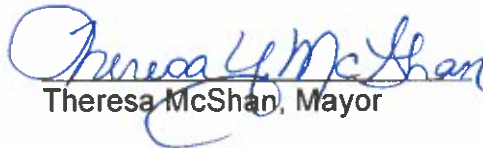
ADJOURNMENT

Mayor McShan adjourned the meeting at 8:24 PM.

ATTEST:

A blue ink signature of Peyton Standifer, written in a cursive style, positioned above a horizontal line.

Peyton Standifer, City Secretary

A blue ink signature of Theresa McShan, written in a cursive style, positioned above a horizontal line.

Theresa McShan, Mayor