



THE CITY OF

JARRELL

City of Jarrell
Regular City Council Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, September 27, 2022, at 7:00 p.m.

AGENDA

Mayor Larry Bush
Alderman Place 1, Daniel Klepac
Alderman Place 2, Jeff Seidel

Alderman Place 3, Tanya Clawson
Mayor Pro-Tem Place 4, Rusty Bryson
Alderman Place 5, Vacant

1. **CALL MEETING TO ORDER**

2. **PUBLIC COMMENTS**

Those wishing to speak to the City Council must complete the appropriate color card listed below and present the card to the Municipal Clerk prior to the beginning of the meeting. Please wait to be invited to approach the podium and observe a **three-minute** time limit when speaking.

Orange Sign in Card – Items not listed on the agenda

An individual may speak; however, the topics presented are considered informational only and may result in placement on a future agenda. No formal discussion or action will be conducted at this time.

Yellow Sign in Card – Item listed on the agenda

An individual may speak once the regular agenda item is announced for consideration and/or when the speaker is invited to approach the podium.

3. **PUBLIC HEARINGS**

3.1 Consideration and possible action regarding a development agreement with LGI Homes – Texas LLC., and Williamson County Municipal District No. 46.

3.2 Public Hearing on the proposed annexation of approximately 343 acres of land by the City of Jarrell, TX, to include a 59.891 acre tract, a 110.720 acre tract, and a 172.890 acre tract, all situated in the Elisha Davis Survey, Section No. 23, Abstract No. 172, in Williamson County.



- 3.3** Consideration and possible action regarding Ordinance No. 2022-09-27-01, for Annexation of approximately 343 acres of land by the City of Jarrell, TX, to include a 59.891 acre tract, a 110.720 acre tract, and a 172.890 acre tract, all situated in the Elisha Davis Survey, Section No. 23, Abstract No. 172, in Williamson County. An Ordinance Of The City Of Jarrell, Texas, Annexing Certain Hereinafter Described Adjacent And Contiguous Territory; Known To Be A Sparsely Populated Area; Into The Incorporated Municipal Boundaries Of The City Of Jarrell, Texas On Petition Of The Landowners Of The Proposed Annexed Area; Extending The Boundary Limits Of The City Of Jarrell So As To Include Said Property Within The Jarrell City Limits; Finding That All Necessary And Required Legal Conditions Have Been Satisfied; Providing That Such Area Shall Become A Part Of The City And That The Owners And/Or Any Inhabitants Thereof Shall Be Entitled To The Rights And Privileges Of Other Citizens And Be Bound By The Acts, Ordinances, Resolutions And Regulations Of The City Now In Effect And Those Which Are Hereinafter Adopted; Providing For A Finds Of Facts Clause; Annexation Of Territory Clause; Proper Notice And Meeting Requirements Clause; Publication Clause; Severability Clause; Repealing Clause; Open Meetings Clause; Effective Date Clause.
- 3.4** Consideration and possible action regarding a Utility and Development Agreement between the City of Jarrell and the Gronk, LP; CR 315 LP; Cool Water Municipal Utility District and Sonterra Municipal District.
- 3.5** Consideration and action regarding the development agreement between Schwertner Farms Inc., and the City of Jarrell, Texas.
- 3.6** Public Hearing on the proposed annexation of 6 acres certain property the property owned by Schwertner Farms, Inc., identified in the Williamson County Appraisal District as Parcels R419966 & R419967.by the City of Jarrell, TX.
- 3.7** Consideration and possible action regarding Ordinance No. 2022-0927-02, For A 6.000 Acre Tract Of Land, Located In The Robert Lyle Survey, Abstract No. 172, Williamson County, Texas. Said Being A Remaining Portion Of A Called 538.38 Acre Tract, Recorded In Volume 365, Page 115, Deed Records, Williamson County, Texas; An Ordinance Of The City Of Jarrell, Texas, Annexing Certain Hereinafter Described Adjacent And Contiguous Territory; Known To Be A Sparsely Populated Area; Into The Incorporated Municipal Boundaries Of The City Of Jarrell, Texas On Petition Of The Landowners Of The Proposed Annexed Area; Extending The Boundary Limits Of The City Of Jarrell So As To Include Said Property Within The Jarrell City Limits; Finding That All Necessary And Required Legal Conditions Have Been Satisfied; Providing That Such Area Shall Become A Part Of The City And That The Owners And/Or Any Inhabitants Thereof Shall Be Entitled To The Rights And Privileges Of Other Citizens And Be Bound By The Acts, Ordinances, Resolutions And Regulations Of The City Now In Effect And Those Which Are Hereinafter Adopted; Providing For A Finds Of Facts Clause; Annexation Of Territory Clause; Proper Notice And Meeting Requirements Clause; Publication Clause; Severability Clause; Repealing Clause; Open Meetings Clause; Effective Date Clause.

3.8





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3.9 Consideration and possible action regarding Ordinance No. 2022-0927-03 for the de-annexation of Schwertner Farms Inc., identified in the Williamson County Appraisal District as Parcels R419966 & R419967; For A 10.60 Acre Tract Of Land, Located In The Robert Lyle Survey, Abstract No. 172, Williamson County, Texas. Said 10.60 Acre Tract, Being A Remaining Portion Of A Called 538.38 Acre Tract, Recorded In Volume 365, Page 115, Deed Records, Williamson County, Texas; An Ordinance Of The City Of Jarrell, Texas, Deannexing Certain Territory; Known To Be A Sparsely Populated Area; Into The Incorporated Municipal Boundaries Of The City Of Jarrell, Texas On Petition Of The Landowners Of The Proposed Deannexed Area; Removing All But A 10 Foot Strip Of Land Along Ih-35. Extending The Boundary Limits Of The City Of Jarrell So As To Leave A .574 Acres Of Said Property Within The Jarrell City Limits; Finding That All Necessary And Required Legal Conditions Have Been Satisfied; Providing That Such Area Shall No Longer Be A Part Of The City And That The Owners And/Or Any Inhabitants Thereof Shall No Longer Be Entitled To The Rights And Privileges Of In City Residents.

3.10 Consideration and possible action regarding the Utility Agreement between the City of Jarrell and Countryview of Red Oak, LLC., and Casey Hargrove.

4. CONSENT AGENDA ITEMS

The Consent Agenda items listed below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Councilmember, in which event, the item will be removed from the Consent Agenda and considered as a Regular Agenda item.

- 4.1 Consideration and possible action regarding the approval of the Minutes for the City Council Budget Workshop, on August 23, 2022.
- 4.2 Consideration and possible action regarding the approval of the Minutes for the Regular City Council Meeting on August 23, 2022.
- 4.3 Consideration and possible action regarding the approval of the Minutes for the Budget Workshop on September 6, 2022.
- 4.4 Consideration and possible action regarding the approval of the Minutes for the Public Hearing and Special Called City Council Meeting on September 6, 2022.



- 4.5 Consideration and possible action regarding the August 2022 Financials.
- 4.6 Discussion and possible action on Resolution No. 2022-0927-04, appointing the City Attorney.

5. **REGULAR AGENDA ITEMS**

- 5.1 Presentation, Discussion and possible action regarding the Jarrell Community Library.
- 5.2 Discussion, consideration, and possible action on a request of a Conditional Use Permit for a 0.844-acre tract of land located at 113 Slowbes Way, Jarrell, Texas, 76537.
- 5.3 Discussion regarding a Tax Increment Reinvestment Zone (TIRZ).
- 5.4 Consideration and possible action regarding awarding of the bid for the 2020 CDBG Avenue A Water Line Project.
- 5.5 Consideration and possible action regarding awarding of the bid for the 2021 CDBG County Road 307 Water Line Project.
- 5.6 Consideration and possible action regarding awarding of the bid for the County Road 305 Water Line Project.
- 5.7 Consideration and possible action regarding Resolution 2022-0927-05, A Resolution of the City of Jarrell Adopting a Drought Contingency Plan.
- 5.8 Consideration and possible action regarding Ordinance No. 2022-0927-06, An Ordinance Adopting Water Conservation Plan For The City Of Jarrell To Promote Responsible Use Of Water To Establish Criteria For The Initiation And Termination Of Drought Response Stages; And Providing For Penalties, Publication, Severability, And An Effective Date.
- 5.9 Road Repair Update
- 5.10 Police Chief Updates
- 5.11 Mayor Updates

6. **EXECUTIVE SESSION:**

At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [deliberations about real property], 551.073 [deliberations about gifts and donations to city], 551.074 [deliberations on certain personnel matters] or 551.076 [deliberations about deployment/ implementation of security personnel or devices] and 551.087 [Economic Development).

- 6.1 **Adjourn into Executive Session**, pursuant to the Texas Government Code Section 551.074 to pursuant to Texas Govt Code Section 551.071 to Consult with City Attorney regarding the ordinance concerning the City Manager.





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6.2 Reconvene into open session.

6.3 Discussion and possible action regarding the ordinance concerning the City Manager.

7. ADJOURNMENT

CERTIFICATION

I certify that the above Notice of Meeting of the City of Jarrell City Council was posted on the city's website at www.cityofjarrell.com and on the Bulletin Board located at Jarrell City Hall - 161 Town Center Blvd, Jarrell, Texas 76537 pursuant to Chapter 551 of the Texas Government Code.

September 23, 2022, at 7:00 p.m.

Posted by: City Secretary's Office

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [deliberations about real property], 551.073 [deliberations about gifts and donations to city], 551.074 [deliberations on certain personnel matters] or 551.076 [deliberations about deployment/ implementation of security personnel or devices] and 551.087 [Economic Development). The City of Jarrell is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the Municipal Clerk at 512/ 746-4593 for assistance.

I certify that the above Agenda of the Jarrell City Council was removed from the Bulletin Board located at Jarrell City Hall; 161 Town Center Blvd. in Jarrell, Texas on:

Removed on _____, 2022 at _____ am/pm
City of Jarrell, Texas

Removed by: City Secretary's Office

