



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.

MINUTES

Mayor Larry Bush – **Excused Absence**
Alderman Place 1, Daniel Klepac – **Present**
Alderman Place 2, Jeff Seidel – **Present**

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

1. **CALLED MEETING TO ORDER AT 7:00 P.M. BY MAYOR PRO-TEM RUSTY BRYSON**

- Roll Call
- Invocation **BY ALDERMAN JEFF SEIDEL**
- Pledge of Allegiance

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.

- Charles Ames expressed his concerns regarding the delay of easements and sewer for Sierra G. Ranch.**
- Martin Aguado expressed his concerns regarding the delay of his developments.**
- David Bryson expressed his concerns regarding the need to take care of Jarrell residents first when planning for upcoming wastewater treatment plants.**
- David Madole expressed his frustrations with the Home Place builder drainage issues.**
- Don Schwertner expressed his concerns regarding condemnations.**
- Margarito expressed his concerns regarding the lift station at FM 487 for Balcones Flats.**



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.

Jeff Seidel made a motion to approve the agreement pending verification of wastewater. Second by Daniel Klepac. The motion was approved by a unanimous vote.

3.2 Opened 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.

Closed Public Hearing.

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.

The ordinance caption was read by Mayor Pro-Tem Rusty Bryson. Tanya Clawson made a motion to approve Ordinance No. 2022-09-27-01. Second by Daniel Klepac. The motion was approved by a unanimous vote.

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.

Jeff Seidel made a motion to approve the agreement, subject to the 10-year rate change. No second.





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Jeff Seidel made a second motion to table the item for further negotiations. Second by Daniel Klepac. The motion was approved by a unanimous vote

3.5 Consideration and action regarding the development agreement between Schwertner Farms Inc., and the City of Jarrell, Texas.

Daniel Klepac made a motion to approve. Second by Jeff Seidel. The motion was approved by a unanimous vote.

3.6 Opened 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.

Closed Public Hearing.

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.

The ordinance caption was read by Mayor Pro-Tem Rusty Bryson. Daniel Klepac made a motion to approve Ordinance No. 2022-09-27-02. Second by Tanya Clawson. The motion was approved by a unanimous vote.

3.8



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.

The ordinance caption was read by Mayor Pro-Tem Rusty Bryson. Tanya Clawson made a motion to approve Ordinance No. 2022-09-27-01. Second by Daniel Klepac. The motion was approved by a unanimous vote.

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

Jeff Seidel made a motion to approve. Second by Daniel Klepac. The motion was approved by a unanimous vote.

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.





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4.6 Discussion and possible action on Resolution No. 2022-0927-04, appointing the City Attorney.

Daniel Klepac made a motion to approve the Consent Agenda items as presented. Second by Tanya Clawson. The motion was approved by a unanimous vote.

5. REGULAR AGENDA ITEMS

5.1 Presentation, Discussion and possible action regarding the Jarrell Community Library.

Jarrell Community Library presentation by Janet Hage. Rusty Bryson made a motion to approve an amount not to exceed what is needed to achieve and maintain accreditation as long as they receive continued support from Sonterra MUD and grant from St. David's and/or other grants for a period of 3 years with yearly evaluation. They must maintain financial accountability and not be used for salaries. Second by Tanya Clawson. The motion was approved by a unanimous vote.

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.

Item 5.2 was pulled from the agenda.

5.3 Discussion regarding a Tax Increment Reinvestment Zone (TIRZ).

Presentation by Traci Anderson, JEDC Director. No formal action was taken.

5.4 Consideration and possible action regarding awarding of the bid for the 2020 CDBG Avenue A Water Line Project.

Jeff Seidel made a motion to approve the bid. Second by Tanya Clawson. The motion was approved by a unanimous vote.

5.5 Consideration and possible action regarding awarding of the bid for the 2021 CDBG County Road 307 Water Line Project.

Jeff Seidel made a motion to approve the bid. Second by Tanya Clawson. The motion was approved by a unanimous vote.



5.6 Consideration and possible action regarding awarding of the bid for the County Road 305 Water Line Project.

Daniel Klepac made a motion to approve. Second by Tanya Clawson. The motion was approved by a unanimous vote.

5.7 Consideration and possible action regarding Resolution 2022-0927-05, A Resolution of the City of Jarrell Adopting a Drought Contingency Plan.

Jeff Seidel made a motion to approve Resolution No. 2022-0927-05. Second by Daniel Klepac. The motion was approved by a unanimous vote.

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.

Jeff Seidel made a motion to approve Resolution No. 2022-0927-06. Second by Daniel Klepac. The motion was approved by a unanimous vote.

5.9 Road Repair Update

Road Repair updates by Alderman Daniel Klepac. No Formal Action Was Taken.

5.10 Police Chief Updates

Updates by Police Chief Kevin Denney. No Formal Action Was Taken.

5.11 Mayor Updates

No Formal Action Was Taken.

6. ADJOURNED INTO EXECUTIVE SESSION AT 8:56 P.M.:

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.

6.2 RECONVENE INTO OPEN SESSION AT 9:55 P.M.





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

No Formal Action Was Taken.

7. ADJOURNED AT 9:56 P.M.

PASSED AND APPROVED on 25th day of OCTOBER 2022.

CITY OF JARRELL, TEXAS


Larry Bush, Mayor



Attest:


Dianne Peace, Municipal Clerk

