



**MINUTES OF CITY
HEARING**

COUNCIL MEETING & PUBLIC

DECEMBER 16, 2025

The Talty City Council held their regularly scheduled meeting on Tuesday, December 16 2025 beginning at 7:00 p.m. at Talty City Hall, 9700 CR 213, Talty, Texas.

- I. **Call Meeting to Order:** Mayor Frank Garrison called the meeting to order at 7:00 p.m. and announced a quorum. All council members were present: John Davis, Nathaniel Caro, Bobby Crowley, Judy Trevino and Brad Davis.
- II. **Invocation and Pledge:** was led by John Davis. All recited the Pledge of Allegiance.
- III. **Public Hearing:** opened at 7:02 p.m. A public hearing was held on a proposed preliminary plat for the Delta Point Logistics Addition. The proposed plat contains three lots on approximately 20.37 acres. The area is in the City's extraterritorial jurisdiction ("ETJ") on the northeast side of FM 1641 and includes the area currently identified as parcels 16085, 16096, 16105 and 16159 on the Kaufman County Central Appraisal District website. Stephanie with Delta Point Logistics was in attendance to answer any questions. No one wished to speak. The Public Hearing was closed at 7:02 p.m.

IV

Citizen Participation:

- Kelly Sluder addressed the council regarding the debris on CR 215 a/k/a Michael Talty Avenue. She requested code enforcement monitor this area closer and seek improvements in this light industrial, especially around Lone Wolf Auction. The city manager and police department will contact the owners of the buildings and auction.

IV. Action Items:

1. Council reviewed and discussed the Minutes of November 18, 2025.
A Motion was made by John Davis to approve the Minutes of November 18, 2025, and add new language on #5 as submitted.
Second: Bobby Crowley
Vote: 3-2; Brad Davis and Judy Trevino abstained.
Motion carried
2. Council discussed the November 2025 Financial Report prepared by MCPA, PC f/k/a Murrey, Paschall & Caperton P.C.
A Motion was made by Bobby Crowley to accept the November 2025 Financial Reports as submitted.
Second: John Davis

Vote: 5-0; Motion carried

3. Council discussed the proposed preliminary plat for the Delta Point Logistics Addition. The area is in the City's ETJ on the northeast side of FM 1641 and includes the area currently identified as Parcels 16085, 16096, 16105 and 16159 on the Kaufman County Central Appraisal District website. Planning & Zoning approved the preliminary plat on 12/08/25 contingent upon compliance with the referenced engineering notes and plat markup.

A Motion was made by John Davis to approve the preliminary plat with the P&Z contingencies for the Delta Point Logistics Addition in Talty's ETJ.

Seconded: Brad Davis

Vote: 5-0; Motion carried

4. Council discussed and took action on **Ordinance 2025-10** adopting registration, permitting and inspection requirements for residential rental properties; providing a repealing clause; providing a severability clause; providing a penalty of fine clause, not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

A Motion was made by John Davis to adopt Ordinance 2025-10 requiring registration, permitting and inspections for residential rental properties, and providing a repealing clause; a severability clause; a penalty of fine clause not to exceed \$2,000.00 for each offense and providing an effective date.

Seconded: Brad Davis

Vote: 5-0; Motion carried

5. The Council discussed and took action on **Ordinance 2025-11** to provide for inclusion of the provisions of the 2024 Property Maintenance Code and regional amendments to the adopted provisions in Ordinance 2025-04;

A Motion was made by Brad Davis to adopt Ordinance 2025-11 providing for inclusion of the provisions of the 2024 Property Maintenance Code and regional amendments to the adopted provisions in Ordinance 2025-94.

Seconded: Bobby Crowley

Vote: 5-0; Motion carried

6. City Manager, James Stroman, discussed a new contract with an audit firm for the Fiscal 2025.

A Motion was made by Bobby Crowley to authorize James Stroman and Mayor Garrison execute a contract with a firm to perform the Fiscal 2025 audit.

Seconded: John Davis

Vote: 5-0; Motion carried

V. Meeting adjourned at 7:45 p.m.

Date: January 20, 2026

Mayor Frank Garrison

Monica Lambert, City Secretary