



MINUTES OF CITY COUNCIL MEETING

March 17, 2026

The Talty City Council held their regularly scheduled meeting at 7:00 p.m. on Tuesday, March 17, 2026 at Talty City Hall, 9700 CR 213, Talty, Texas.

- I. **Call Meeting to Order:** Mayor Frank Garrison called the meeting to order at 7:04 p.m. and announced a quorum. Council members present were Bobby Crowley, Judy Trevino and Nathaniel Caro. Absent- Brad Davis and John Davis.
- II. **Invocation and Pledge-** Led by Bobby Crowley
- III. **Public Hearing:**
 1. At 7:05 Mayor Frank Garrison opened a public hearing on proposed preliminary plat for Maplewood Meadows Phase 3, a subdivision with 163 residential and 3 common lots on approximately 42.826 acres in the City's extraterritorial jurisdiction within the John Moore Survey on the southern side of FM 2932. The area is identified on the Kaufman Central Appraisal District website as parcel number 241475. No comments from the public. Public hearing was closed at 7:06.
- IV. **Citizen's Participation-** None
- V. **Agenda Items:**
 1. A motion was made by Bobby Crowley to accept the January and February, 2026 Financial Reports.

Seconded: Judy Trevino Vote: 3-0; Motion carried.
 2. A motion was made by Bobby Crowley to approve January 20 , 2026 minutes.

Seconded: Judy Trevino Vote: 3-0; Motion carried.
 3. Discussion and action on a proposed preliminary plat for Maplewood Meadows Phase 3, a subdivision with 163 residential and 3 common lots on appr. 42.826 acres in the City's extraterritorial jurisdiction within the John Moore Survey on the southern side of FM 2932. The area is identified on Kaufman Central Appraisal District website as parcel number 241475.

Lance Stewart of Pape-Dawson Engineers was present. City Manager James Stroman reported the Planning and Zoning Commission met on the issue and discussed aspects of

the report from city engineers. Most of the P&Z discussion dealt with ensuring provisions allowed for managing the location where Ragnar Street will be a dead end pending a connection with the Kingsborough subdivision. (A letter dated yesterday from LGI, the Kingsborough developer, confirms their land plan includes this connection.) At P&Z, Stewart stated a stub out from the outer portion of the Mosslight Way/Ragnar transition curve would be installed to provide a permanent means for traffic to turn around. No residences will be located on this outer side of the curve. This, along with the widened area present due to the curve, shall ease the ability of all types of vehicles to turn around. After the Kingsborough connection eliminates the dead end, this shall remain advantageous due to the significant distance along the entirety of this long corridor between FM 2932 and Evans Road.

Other points discussed at P&Z and with the council included providing a permanently maintained barrier at the end to the extension from Mosslight Way/Ragnar Drive, a temporary one at the end of Ragnar Drive and verification of necessary documentations from Talty SUD and Atmos Energy mentioned in the City's engineering report.

Stroman reported the P&Z Commissioner Allison Weaver had motioned to recommend the city council approve the proposed preliminary plat with the requested rear lot easement variance contingent on the assurances and points mentioned above being included on the preliminary plat, its notes or being satisfactorily confirmed. Her motion had been seconded by Commissioner Wes Kucera. The P&Z approved this 4-0.

A council motion was made by Bobby Crowley to approve the proposed preliminary plat completely consistent with the action taken by the Planning and Zoning Commission.

Seconded: Nathaniel Caro Vote: 3-0, Motion carried.

4. Discussion and action supporting a proclamation designating April, 2026 as Child Abuse Prevention Month.

Kimberly Gardner from Lone Star Court Appointed Child Advocates (CASA) spoke on the proclamation and Lone Star CASA's program. A motion was made by Judy Trevino to approve the proclamation.

Seconded: Nathaniel Caro Vote: 3-0; Motion carried.

5. Status of Harvest Run Phase 1.

City Engineer Carl Krogness (BGE) and representatives from the development team, including Landon Darwin and Humberto Johnson, were present. Stroman reported that during a similar item on the recent P&Z agenda, commissioners were updated on the ongoing Harvest Run Phase 1 issues based on outstanding issues detailed in recent correspondence between parties. Mayor Garrison asked about drainage issues and studies. Darwin spoke about seeking updates on matters, including potential variances to

side yard setbacks, and recommended the City consider replacing the current practice of facilitating reimbursement of review fees with a fixed fee.

6. Discussion and action on 2026 HMA Pavement Maintenance Project

Carl Krogness discussed the long-standing maintenance plan calling for chip sealing the roadways upgraded during two phases of improvements designed in 2017. The treatments are recommended every seven to nine years. The first step would be to approve a proposed agreement with BGE to provide engineering and bid phase services for \$20,000. A motion to approve the agreement was made by Judy Trevino.

Seconded: Bobby Crowley Vote: 3-0; Motion carried.

7. Discussion and action on CR 214 road maintenance project.

James Williams submitted a proposal to provide maintenance services on CR 214 for \$7750. In addition to services provided in past projects, Williams' current proposal recommends the addition of five loads of rock. A motion was made by Bobby Crowley to approve the proposal.

Seconded: Nathaniel Caro Vote: 3-0; Motion carried.

8. Subdivision ordinance update.

Stroman noted a draft with accompanying illustrations and exhibits has been before the P&Z and council for some time. P&Z recently had a discussion on its intent to read and act on the ordinance. They also recommend council become familiar with the draft in anticipation of doing the same. Krogness recommended the updated ordinance; especially to bring drainage policies up to standards currently typical with area entities.

VI. Meeting adjourned at 7:52 p.m.

Dated: _____

Mayor Frank Garrison

Monica Lambert, City Secretary