



**AGENDA
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL**

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, April 6, 2021 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This is an open meeting, subject to the open meeting laws of the State of Texas.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE

Due to COVID-19, the Governor of Texas issued an order on March 16, 2020 suspending various provisions of the Open Meetings Act. In order to advance the public health goal of social distancing, meeting participation by videoconference and / or teleconference is now allowed. The City of Johnson City utilizes Zoom Technologies:

Join Zoom Meeting

<https://us02web.zoom.us/j/85302504589?pwd=Y1V6OWFsSmU3WXhFdG9iWWRwS01BQT09>

Meeting ID: 853 0250 4589

Passcode: UH94BQ

Dial by your location: +1 346 248 7799 US (Houston)

Meeting ID: 853 0250 4589

Passcode: 460773

1. Call to order.
 - Invocation.
 - Pledge of Allegiance.

PUBLIC HEARINGS:

2. Public Hearing to give all interested persons the right to appear and be heard on a Conditional Use Permit Application from Reck'em Right Brewing Company for the placement and operation of a food trailer on City right-of-way located at 102 S. Ave. G, Johnson City, TX 78636. (Applicant)
3. Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Texas Housing Foundation for a change in zoning from "Highway Commercial" to "Mixed Residential" for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., Johnson City, TX 78636. (Applicant)
4. Public Hearing to give all interested persons the right to appear and be heard on a Board of Adjustment Application from Texas Housing Foundation for side and rear-yard setback

PUBLIC HEARINGS Cont.:

variances for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., Johnson City, TX 78636. (Applicant)

OPEN SESSION:

5. Citizens to be heard. The City Council may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). Speakers should provide comments at the podium, and they should provide their name and address prior to speaking. Comments are limited to five (5) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.

CONSENT AGENDA (ITEM NOS. 6 - 9):

All Consent Agenda items listed below are considered routine by City Staff and are intended to be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember requests it, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

6. Approval of the minutes of the Regular and Work Session Meetings of the City Council dated March 2 and 6, 2021, respectively. (Staff)
7. (a) Approval of the Fiscal Year Ending (FYE) 2021 Revenue and Expenditure, Check Register, and Posted Transaction Reports dated March 31, 2021. (Staff)

(b) Approval of the Quarterly Investment Report for calendar quarter ending March 31, 2021. (Staff)
8. Approval of a Resolution of the City Council of the City of Johnson City, Texas authorizing the submission of a Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for the Community Development Fund; and authorizing the Chief Administrative Officer to act as the City's Executive Officer and authorized representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program. (Staff)
9. Approval of an Engineering Services Agreement between the City of Johnson City, Texas and S.D. Kallman, L.P. for the Texas Community Development Block Grant Program, including, but not limited to, the addition, repair, and/or replacement of fire hydrants and valves for fire protection and water loss mitigation purposes for an amount not to exceed Thirty-Nine Thousand Five Hundred Dollars (\$39,500.00). (Staff)

ITEMS FOR INDIVIDUAL CONSIDERATION:

10. Discussion of and action on a Conditional Use Permit Application from Reck'em Right Brewing Company for the placement and operation of a food trailer on City right-of-way located at 102 S. Ave. G, Johnson City, TX 78636. (Applicant)

ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

11. Discussion of and action on Zoning Amendment and Board of Adjustment Applications from Texas Housing Foundation for a change in zoning from “Highway Commercial” to “Mixed Residential” and side and rear-yard setback variances for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., Johnson City, TX 78636. (Applicant)
12. Discussion of and action on Water Leak Adjustment Requests from the following entities related to the receipt of February 28, 2021 utility bills after the February 2021 winter weather storm:
 - Commercial Alternators & Starters, 501 E. Main St. - \$866.41;
 - Truvy’s Hair Design, 107 N. Nugent Ave. - \$362.92; and
 - Hill Country Inn, 203 S. U.S. Hwy. 281 - \$1,131.03. (Applicants)
13. Discussion of and action on upgrading the City of Johnson City’s water and wastewater supervisory control and data acquisition (SCADA) system and awarding a contract for the same to TraC-n-trol in the amount of Thirty-seven Thousand Nine Hundred Thirty-seven Dollars (\$37,937.00); and authorizing the Chief Administrative Officer to execute a Sales Quotation with TraC-n-trol for said improvements on behalf of the City. (Staff)
14. Discussion of and action on relocating the City of Johnson City’s Police Department from its current location at 406 W. Main St. to the Municipal Complex located at 303 E. Pecan Dr.; authorizing the Chief Administrative Officer to select and contract with an appraiser and realtor for the planned sale of 406 W. Main St.; and utilizing funds from the sale of said property for the purchase and/or lease and installation of a modular building within the Municipal Complex for Police Department administrative and law enforcement operations. (Staff)
15. Discussion of and action on the certification of a petition received from City Staff for annexation of Lake Johnson City, it being a portion of the Pedernales River, and 1709 U.S. 290 W. and 201 Patten Dr., commonly referred to as the PEC Solar Farm and the Hohenberger Home, all currently owned by the City of Johnson City, and directing City Staff to commence annexation proceedings of the subject parcels. (Staff)

OLD BUSINESS:

16. Discussion of and action on proposed City Council Policies and Procedures establishing City Council and other Board and/or Commission responsibilities, processes, and conduct. (Staff)
17. Discussion of and action on the creation of an online commercial property, site selection, and analysis database for economic development purposes for the City of Johnson City, Texas, and authorizing the Chief Administrative Officer to negotiate and execute contracts

OLD BUSINESS CONT.:

with RESimplifi and GIS WebTech in the amount of \$3,750.00 and \$7,750.00, respectively, for the same. (Staff)

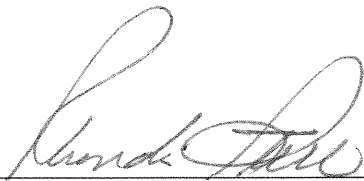
ITEMS FOR INDIVIDUAL CONSIDERATION:

18. Discussion of and action on a Strategic Work Plan for the City of Johnson City, Texas. (Staff)
19. Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas expressing opposition to House Bill No. 2092 being proposed by Representative Scott Sanford during the 87th Legislative Session; authorizing the Chief Administrative Officer / City Secretary to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (Mayor Stell)

REPORTS:

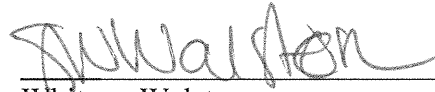
20. Proclamations, Presentations, and/or Reports.
 - a) Report – Chief Administrative Officer / City Secretary Rick Schroder.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.
 - b) Report – Public Works Director Brent Sultemeier.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.
 - c) Report – Police Chief Ross Allen.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.
 - d) Report – Court Clerk Patricia Mikla and Municipal Court Judge Tom Walston.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.
 - e) Report – Monthly Work Orders and Building Permits.
Provide progress update to City Council on work orders and building permits issued since prior City Council meeting.
 - f) Report – Johnson City Chamber of Commerce.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.

Adjourn.



Rhonda Stell
Mayor

I certify that this Agenda was posted on April 15th, 2021 at 5 a.m. / p.m.



Whitney Walston
Deputy City Secretary

NOTE: It is possible that a quorum of other Municipal advisory and governmental bodies may attend the above stated meeting. No action will be taken by the other Municipal advisory and governmental bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

Pursuant to Texas Penal Code § 30.06 *Trespass by License Holder with a Concealed Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a concealed handgun.

Pursuant to Texas Penal Code § 30.07 *Trespass by License Holder with an Openly Carried Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a handgun that is carried openly.