



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

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, May 4, 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/84913889101?pwd=cjZ2VExPcHArDU9jNW9nU2JyR1BCZz09>

Meeting ID: 849 1388 9101

Passcode: WsEAX5

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

Meeting ID: 849 1388 9101

Passcode: 036127

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 Zoning Amendment Application requesting a change in zoning from “Highway Commercial” to “Planned Unit Development” from Johnson City RV Park, LLC for the construction and operation of an RV Park located at 408 N. U.S. Hwy. 281, Johnson City, TX 78636.
3. Public Hearing to give all interested persons the right to appear and be heard on the proposed annexation of the following City-owned properties:

One (1) parcel of property totaling 10.4 acres (BCAD Prop. ID No. 2590, Legal Description: ABS A0561 SURVEY 41 J. SHACKLEFORD, ACRES 10.4, (RIVER AT DAM));

PUBLIC HEARINGS Cont.:

One (1) parcel of property totaling 4 acres (BCAD Prop. ID No. 2594, Legal Description: ABS A0262 SURVEY 167 Z.J. HEMPHILL, ACRES 4.149, (WEST WELLS)); and

One (1) parcel of property totaling 19.84 acres (BCAD Prop. ID No. 5031, Legal Description: ABS A0262 SURVEY 167 Z.J. HEMPHILL, ACRES 19.86, (SOLAR FARM)).

REPORTS:

4. Proclamations, Presentations, and/or Reports.
 - a) Presentation by Mayor Rhonda Stell on a Proclamation honoring firefighter Alton Moreland for sixty (60) years of dedicated service to the Johnson City Volunteer Fire Department.
 - b) Report – Chief Administrative Officer / City Secretary Rick Schroder.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.
 - c) Report – Public Works Director Brent Sultemeier.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.
 - d) Report – Police Chief Ross Allen.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.
 - e) 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.
 - f) 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.
 - g) Report – Johnson City Chamber of Commerce.
Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.

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 three (3) 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 - 7):

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 Special Meetings of the City Council dated April 6, April 12, April 30, and May 3 (if applicable), 2021. (Staff)
7. Approval of the Fiscal Year Ending (FYE) 2021 Revenue and Expenditure, Check Register, and Posted Transaction Reports dated April 30, 2021. (Staff)

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas rezoning 408 N. U.S. Hwy. 281, Johnson City, TX 78636 from “Highway Commercial” to “Planned Unit Development” for the construction and operation of a recreational vehicle (RV) park; declaring a public purpose; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of the Ordinance; incorporating recitals; providing for severability; and adopting an effective date. (Applicant)
9. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas providing for the extension of the Johnson City City Limits by the annexation of a 10.4 acre tract of land described as land situated on the Pedernales River in Blanco County, Texas, and comprises 9.82 acres of land, part of Survey No. 41, patented to Jack Shackelford, by Patent No. 416, Volume 5, dated September 20, 1849, recorded in the Deed Records of Blanco County, Texas, in Volume 55, Page 175, and .58 acre, part of Survey No. 40, W.D. Talley; granting to all inhabitants of said property all of the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; incorporating recitals; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; providing for severability; repealing all ordinances in conflict herewith; setting an effective date; and approving a Municipal Service Plan for such area. (Staff)
10. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas providing for the extension of the Johnson City City Limits by the annexation of a 4 acre tract of land described as 4.0 acres of land situated in Blanco County, Texas, being part of Survey No. 167, originally granted and patented to Zeno J. Hemphill by Patent No. 256, Vol. 1, dated May 28, 1841, Abstract No. 262, and being a portion of that 8.0 acre tract of land, more or less, that was conveyed by The Blanco National Bank to W.T. Wood, et ux, by deed dated January 28, 1957, recorded in Vol. 66, page 296, of the Deed Records of Blanco County, Texas; granting to all inhabitants of said property all of the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; incorporating recitals; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this

ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

Ordinance; providing for severability; repealing all ordinances in conflict herewith; setting an effective date; and approving a Municipal Service Plan for such area. (Staff)

11. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas providing for the extension of the Johnson City City Limits by the annexation of a 19.84 acre tract of land described as a 19.84 acre tract of land being the remaining portion of that certain 30.79 acre tract of land described in Vol. 139, Page 755 of the Deed Records of Blanco County, Texas, situated in the Zeno J. Hemphill Survey No. 167, Abstract No. 262 in said County; granting to all inhabitants of said property all of the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; incorporating recitals; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; providing for severability; repealing all ordinances in conflict herewith; setting an effective date; and approving a Municipal Service Plan for such area. (Staff)
12. Discussion of and action on a Professional Services Agreement between the City of Johnson City, Texas and Crandall & Associates, Inc. for Agent of Record employee insurance services, including, but not limited to, medical, dental, vision, and other voluntary insurances, for Zero Dollars and No Cents (compensated by commissions received from insurance carriers) for a term of three (3) years; and authorizing the Chief Administrative Officer to execute said Agreement on behalf of the City Council of the City of Johnson City, Texas. (Staff)
13. Discussion of and action on Water Leak Adjustment Requests from the following entities related to the receipt of February 28 and/or March 26, 2021 utility bills after the February 2021 winter weather storm:
 - Amy Lyndsay, 400 E. Main St. - \$409.72;
 - Commercial Alternators & Starters, 501 E. Main St. - \$866.41;
 - Fat Boy Burgers, 104 N. U.S. Hwy. 281 - \$531.74;
 - Hill Country Inn, 203 S. U.S. Hwy. 281 - \$1,131.03; and
 - Truvy's Hair Design, 107 N. Nugent Ave. - \$362.92.
14. Discussion of and action on the City of Johnson City Recycling Center, including, but not limited to, an Interlocal Contract for Solid Waste Equipment and Services between the City of Johnson City and the Capital Area Council of Governments (CAPCOG); a remaining amount due to CAPCOG should the City elect to terminate Recycling Center services; and lease agreements dated 1993 and 2005 between the City and North Blanco Co. Emergency Medical Service. (Staff)

Adjourn into Closed Session.

CLOSED SESSION:

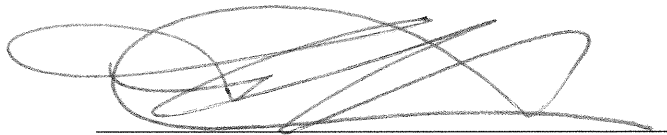
15. The City Council will convene into Closed Session in accordance with Government Code:
- §551.071 *Consultation with Attorney* to receive legal advice regarding payroll liabilities owed to the Internal Revenue Service; and
 - §551.072 *Deliberation Regarding Real Property* to discuss residential and commercial appraisals of real property for 406 W. Main St., Johnson City, TX 78636.

Adjourn into Open Session.

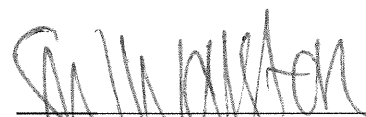
ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

16. Discussion of and action on matters discussed in Closed Session. (City Council)
17. Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas canvassing the returns and declaring the results of the General Election held Saturday, May 1, 2021 for the purpose of electing a Mayor and two (2) Council Members to the City Council. (Staff)

Adjourn.


for Rhonda Stell
Mayor

I certify that this Agenda was posted on May 1, 2021 at 6:00 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.