



**AGENDA ITEM REQUEST FORM
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL**

ITEM NO. 11

MEETING DATE: September 14, 2021

AGENDA PLACEMENT:

- Ceremonial
- Consent
- Individual
- Closed Session

CAPTION:

Discussion of and direction on existing City of Johnson City welcome signage located at 603 S. U.S. Hwy. 281, 1039 N. U.S. Hwy. 281, and near the intersection of U.S. Hwy. 290 and Flat Creek Road, and the acquisition of access / maintenance easements from the property owners, including, but not limited to, the completion of related survey and easement documentation and exempting certain property owners from the payment of water impact fees. (Staff)

STRATEGIC WORK PLAN:

- | | |
|---|--|
| <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Goal 5: Improve Fire Safety |
| <input type="checkbox"/> Goal 1: Increase Housing Diversity | <input type="checkbox"/> Goal 6: Improve Streets |
| <input type="checkbox"/> Goal 2: Expand Quality Lodging | <input type="checkbox"/> Goal 7: Increase Publicity & Promotion of the Community |
| <input type="checkbox"/> Goal 3: Improve Code Enforcement | <input type="checkbox"/> Goal 8: Increase Economic Development Activities |
| <input checked="" type="checkbox"/> Goal 4: Improve Streetscaping & Signage | |

EXECUTIVE SUMMARY:

As discussed in March 2021 at the City's Strategic Work Planning Session, City Staff contacted three (3) property owners with Johnson City welcome signage located on their respective properties to acquire access / maintenance easements for the signage.

1. 603 S. U.S. Hwy. 281
Chris Lindig is agreeable to providing an access / maintenance easement from 281 Loop; however, he would like the City to exempt him from the payment of water impact fees. He desires to connect to an existing water line servicing the welcome sign for a new office building in front of Security Storage.
2. 1039 N. U.S. Hwy. 281
City Staff has not yet communicated with the property owner following receipt of the letter.

3. TX-290-1031, LLC

Jeff Carter owns the property near the intersection of U.S. Hwy. 290 and Flat Creek Road. He is amenable to providing an access / maintenance easement to the City.

FINANCIAL:

The City would be responsible for the completion of related survey and easement documentation. Moreover, Mr. Lindig's water impact fee exemption cost is \$3,113.00.

ATTACHMENTS:

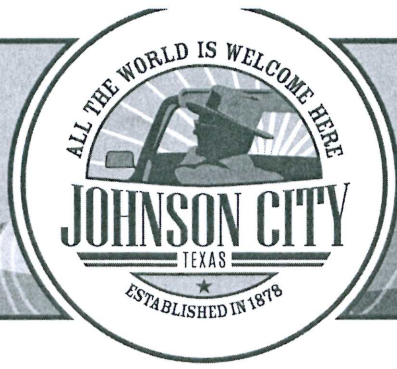
- City Staff letter to property owners;
- Letter from Mr. Carter to City Staff; and
- Location maps.

SUGGESTED ACTION:

Direction for City Staff to proceed with the acquisition of access / maintenance easements from the property owners, including, but not limited to, the completion of related survey and easement documentation and exempting Mr. Chris Lindig from the payment of water impact fees associated with the connection to an existing water line servicing the welcome sign for a new office building in front of Security Storage.

PREPARED BY: City Staff

DATE SUBMITTED: 9/10/21



303 E. Pecan Dr. Johnson City, TX 78636 | P.O. Box 369 Johnson City, TX 78636
Phone: 830.868.7111 | Fax: 830.868.7718 | Web: www.JohnsonCityTX.org

August 26, 2021

Security Storage
C/o Mr. Chris Lindig
P.O. Box 183
Johnson City, Texas 78636

**Re: 603 S. U.S. Hwy. 281
City of Johnson City Welcome Signage**

Mr. Lindig,

For decades, various community partners and local volunteers have maintained welcome signage located in front of Security Storage at 603 S. U.S. Hwy. 281. The existing welcome sign is unique to our community, and it has greeted residents returning home and tourists visiting our City since President Lyndon B. Johnson took office.

Through the years, the number of local volunteers dedicated to the preservation of these signs have decreased, and the signs require additional routine maintenance befitting the City and its history. With your permission, we endeavor to perform maintenance on these signs and accessory equipment moving forward.

It is our understanding that the existing sign located at 603 S. U.S. Hwy. 281 is situated on private property, and we, first, want to thank you for allowing us to continue to place and maintain welcome signage on your property. The City would like to work with you on acquiring an access easement of minimal size for City personnel and subcontractors to access the property and perform whatever maintenance is required on the sign. Requisite surveying and recordation of the access easement would be fully funded by the City; we only ask for your cooperation and approval of the easement.

Please contact me at your earliest convenience on this matter. I may be reached by telephone at 830-868-7111, Ext. 8, or by email at rschroder@johnsoncitytx.org. Thank you in advance.

Best,

Rick A. Schroder
Chief Administrative Officer

Rick Schroder

From: Jeff Carter <jcarter@sprucegroveinc.com>
Sent: Wednesday, September 8, 2021 12:56 PM
To: Rick Schroder
Subject: Johnson City Welcome Sign Easement

Rick,

I received your letter about putting an easement in place on our property for the Welcome to Johnson City signage. We would be glad to cooperate with the City to get a maintenance easement recorded. Just let us know what you need us to do.

This is for ABS A0262 SURVEY 167 Z.J. HEMPHILL, ACRES 44.31

The new ownership entity is TX-290-1031, LLC.

Feel free to reach out with any questions.

Sincerely,

Jeff Carter | President | Spruce Grove, Inc.

3719 S. Plaza Drive | Santa Ana, CA 92704

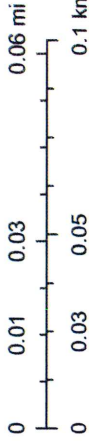
Phone: 714.546.4255 Ext. 303 | Fax: 714.242.7330 | jcarter@sprucegroveinc.com



603 S. U.S. Hwy. 281



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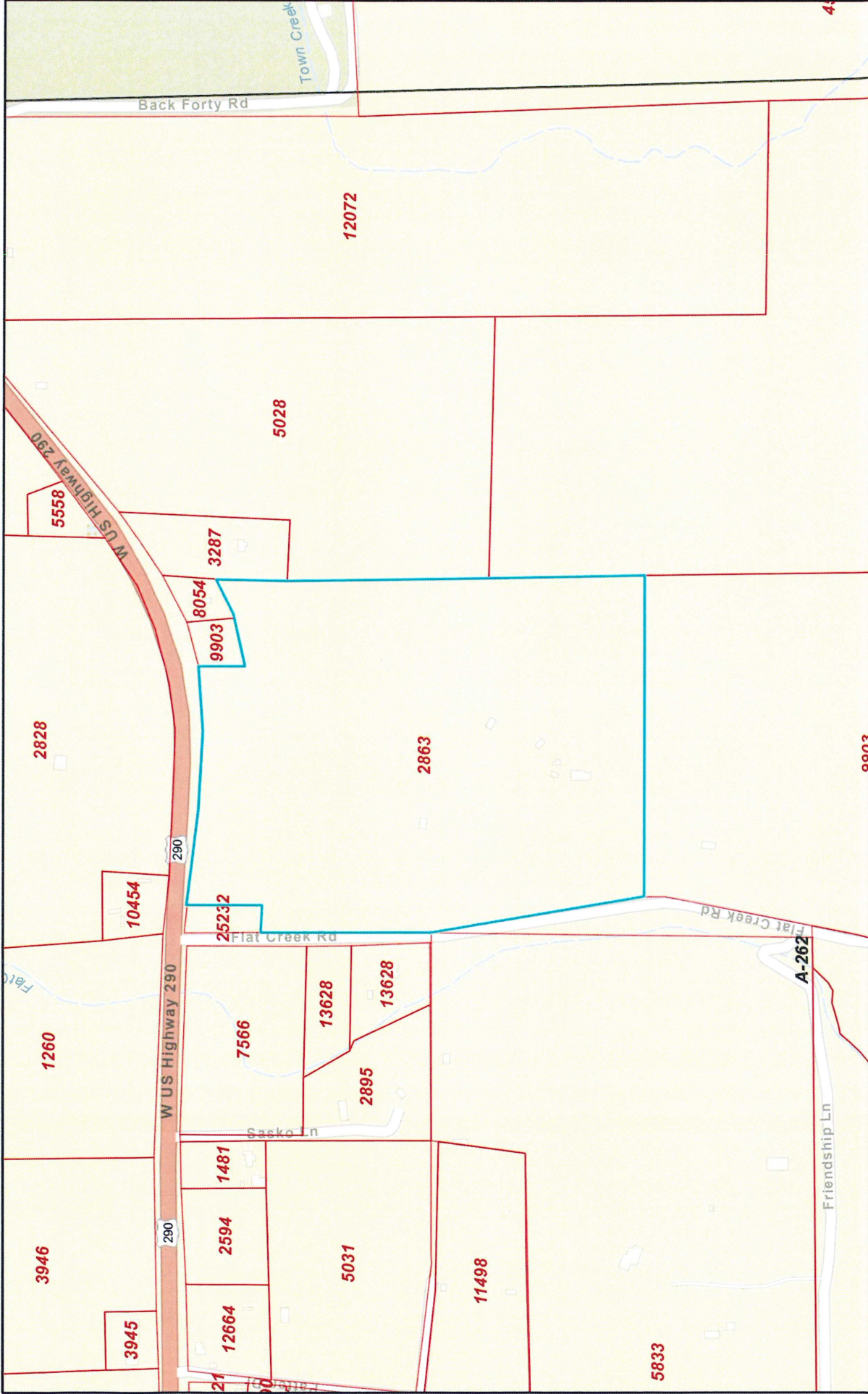


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- Parcels
- Abstracts

Disclaimer: This product is for informational purposes only, and has not been reviewed by, or is suitable for, local jurisdictions for local applications or purposes. It does not represent an official measurement or boundary.

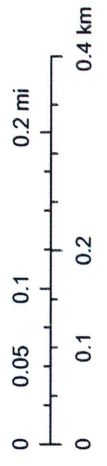
TX-290-1031, LLC



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- Parcels
- Abstracts

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This product is for informational purposes only, and has not been reviewed for or is suitable for land acquisition or valuation purposes. It does not represent an official appraisal or valuation. The accuracy of the information is not guaranteed.

