



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

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, January 4, 2022 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**

The City of Johnson City utilizes Zoom Technologies:

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82638712269?pwd=NGlzM0c0NXBHVUw3RGJVRDNYWkr2QT09>

Meeting ID: 826 3871 2269

Passcode: dxM1D6

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

Meeting ID: 826 3871 2269

Passcode: 721550

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

**PUBLIC HEARING:**

2. Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Old Annex Office Solutions, LLC for a Conditional Use Permit for a Permanent Mobile Food Court located at 200 N. Ave. G, Johnson City, Texas 78636. (Applicant)

**OPEN SESSION:**

3. 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.

## **REPORTS:**

4. Proclamations, Presentations, and/or Reports.
  - a) Report – Chief Administrative Officer Rick Schroder.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - b) Report – Public Works Director Brent Sultemeier.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - c) Report – Police Chief Ross Allen.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - d) Report – Code Enforcement Officer Jessica Oestreich.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - e) Report – Municipal Court Judge Tom Walston and Court Clerk Patricia Mikla.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - f) Report – Johnson City Chamber of Commerce and Visitor’s Center.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - g) Report – Grant Development Services (GDS).  
*Provide progress update to City Council on work performed / objectives achieved regarding Coronavirus State and Local Fiscal Recovery Funds (CSLRF) and associated capital improvement projects.*

## **CONSENT AGENDA (ITEM NOS. 5 - 11):**

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.

5. Approval of the minutes of the Regular Meeting of the City Council dated December 7, 2021. (Staff)
6. Approval of the Fiscal Year Ending (FYE) 2022 Revenue and Expense, Check Register, and Balance Sheet Reports dated December 31, 2021. (Staff)
7. Approval of the Quarterly Investment Report for the City of Johnson City for quarter ending December 31, 2021. (Staff)
8. Approval of the certification of a petition received from the Honorable Blanco County Judge Brett Bray for annexation of Old River Crossing between, generally, U.S. Hwy. 281 and Trail Rock Drive, more particularly described as being 4.799 acres of land out of the

**CONSENT AGENDA Cont.:**

- Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, Texas, and directing City Staff to commence annexation proceedings of the subject parcel(s). (Staff)
9. Approval of an Omnibus Resolution regarding civil rights and other funding requirements under the American Rescue Plan Act for the City of Johnson City, Texas; CSLFRF Contract 167-TX8005 (TX1747). (GDS)
  10. Approval of an Omnibus Resolution regarding civil rights and other funding requirements for the City of Johnson City, Texas. (GDS)
  11. Approval of an Agreement between the City of Johnson City, Texas and Trac-n-trol, Inc. for the construction of a SCADA System, including, but not limited to, the installation of new back panels, PLCs and panel equipment, flow meters, motor starters, surge suppression, battery back-up, and miscellaneous items at various water/wastewater locations, for an amount not to exceed One Hundred Eighty Four Thousand Five Hundred Twenty Four Dollars and No Cents (\$184,524.00); authorizing Mayor Rhonda Stell to execute said Agreement on behalf of the City; and authorizing the Chief Administrative Officer to execute and issue a Notice of Award to the contractor. (Staff)

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

12. Presentation by Texas Department of Transportation (TxDOT) Representative Shelby Sultemeier and discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas requesting that TxDOT implement a dedicated center turn lane on U.S. Hwy. 290 from its intersection with U.S. Hwy. 281 to its intersection with Avenue J; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (TxDOT)
13. Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas waiving provisions requiring the Housing Authority of the City of Johnson City, Texas to remit payment in lieu of taxes to the City, as contained within a Cooperation Agreement dated March 9, 1965 between the City of Johnson City, Texas and the Housing Authority; and requesting that the Housing Authority adopt a similar resolution waiving Cooperation Agreement provisions requiring the City to provide public services and facilities to the Housing Authority without cost or charge. (Housing Authority)
14. Discussion of and action on a preliminary and final plat establishing the Everman West Subdivision situated in the James Fentress Survey No. 171, Abstract No. 193, City of Johnson City, Blanco County, Texas, including, but not limited to, a related variance to Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, Exhibit A *Subdivision Ordinance*, Section 19 *Lots* requesting that each lot front upon or have access through a dedicated driveway easement connecting to a public street. (Applicant)

**ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:**

15. Discussion of and action on a Zoning Amendment Application from Old Annex Office Solutions, LLC for a Conditional Use Permit for a Permanent Mobile Food Court located at 200 N. Ave. G, Johnson City, Texas 78636. (Applicant)
16. Presentation by Clearstream Wastewater Systems Representatives John D. Swift and Mike Brew and discussion of and action on Clearstream Wastewater Systems' water and wastewater consumption, discharge, and associated billing statements for property located at 400 Haley Road, Johnson City, Texas 78636. (Applicant)
17. Discussion of and action on the following:
  - a. an Ordinance of the City Council of the City of Johnson City, Texas repealing and replacing Municipal Code of Ordinances Chapter 10 *Subdivision Regulation*; and providing for an effective date. (Staff)
  - b. an Ordinance of the City Council of the City of Johnson City, Texas amending Municipal Code of Ordinances Chapter 10 *Subdivision Regulation* by adding Article 10.03 *Tree and Landscape Regulations*; and providing for an effective date. (Staff)
  - c. an Ordinance of the City Council of the City of Johnson City, Texas amending Municipal Code of Ordinances Chapter 10 *Subdivision Regulation* by adding Article 10.04 *Stormwater Detention and Drainage*; and providing for an effective date. (Staff)
  - d. an Ordinance of the City Council of the City of Johnson City, Texas amending Municipal Code of Ordinances Chapter 10 *Subdivision Regulation* by adding Article 10.05 *Parkland Dedication*; and providing for an effective date. (Staff)
18. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas adopting an Official Zoning Map for the City; repealing all prior zoning maps; providing for maintenance and filing of the Official Zoning Map; and providing for related matters. (Staff)
19. Discussion of and direction on a Noise Ordinance for the City of Johnson City, Texas. (Staff)

***Adjourn into Closed Session.***

**CLOSED SESSION:**

20. The City Council will convene into Closed Session in accordance with Government Code:
  - §551.071 *Consultation with Attorney* to receive legal advice and deliberate the disclosure of previously redacted portions of annual financial reports for fiscal years ending 2017 – 2020.

**CLOSED SESSION Cont.:**

- §551.071 *Consultation with Attorney* and §551.072 *Deliberation Regarding Real Property* to receive legal advice and deliberate residential and commercial real estate appraisals and the associated sale of 406 W. Main St., Johnson City, Texas 78636.


***Adjourn into Open Session.***

21. Discussion of and action on matters discussed in Closed Session. (Staff)

***Adjourn meeting.***

  
for Rhonda Stell  
Mayor

I certify that this Agenda was posted on December 31, 2021 on or before 6:00 p.m.

  
for Whitney Walston  
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 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.**