



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

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, May 3, 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/83822461451?pwd=eXVGMDIjWkVpempZMVR0eTh2R0Z6Zz09>

Meeting ID: 838 2246 1451

Passcode: QZ7xaU

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

Meeting ID: 838 2246 1451

Passcode: 410052

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 from Mr. Mark Barge and Mr. Paul Regnier for a Conditional Use Permit for the operation of a "Home for the Aged, Residential" located at 315 N. Winters Furr, Johnson City, TX 78636, more particularly described as BCAD Prop. ID No. 14988.
3. Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Mr. / Mrs. Don Barrett for a change in zoning from "Public Facilities District" to "Commercial District" for the operation of a commercial office located at 406 W. Main St., Johnson City, TX 78636, more particularly described as BCAD Prop. ID No. 2850.

OPEN SESSION:

4. 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

OPEN SESSION Cont.:

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:

5. Proclamations, Presentations, and/or Reports.
 - a) Proclamation – Mayor Rhonda Stell.
Proclamation proclaiming May 15 – 21, 2022 as National Public Works Week in the City of Johnson City, Texas.
 - b) Report – Chief Administrative Officer Rick Schroder.
Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.
 - c) Report – Public Works Director Brent Sultemeier.
Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting, including, but not limited to, a work plan on reducing domestic water loss in the City of Johnson City, Texas.
 - d) Report – Police Chief Ross Allen.
Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.
 - e) Report – Code Enforcement Officer Jessica Oestreich.
Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.
 - f) 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.
 - g) Report – Monthly Permit Report.
Provide progress update to City Council on permits issued since prior City Council meeting.
 - h) Report – Monthly Work Order Report.
Provide progress update to City Council on work orders issued since prior City Council meeting.
 - i) 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.

CONSENT AGENDA (ITEM NOS. 6 - 10):

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 Meeting of the Johnson City City Council dated April 5, 2022. (Staff)

CONSENT AGENDA Cont.:

7. Approval of the Fiscal Year Ending (FYE) 2022 Revenue and Expense, Check Register, and Balance Sheet Reports dated April 30, 2022. (Staff)
8. Approval of a Section 125 Premium Only Plan (POP) Document, commonly referred to as a “Cafeteria Plan”, and Summary Plan Description for the City of Johnson City; and authorizing Mayor Rhonda Stell to execute said Document on behalf of the City Council of the City of Johnson City, Texas. (Staff)
9. Approval of a request by Hauptrief Revocable Trust for Release of Easement for five-foot (5’) and ten-foot (10’) utility easements along each side of the common property line between Lots 33B and 34, Ranchers Estates Subdivision, Unit 1, located, generally, at 613 Ranchview Dr., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 9433; authorizing Mayor Rhonda Stell to execute said Release on behalf of the City Council of the City of Johnson City, Texas; and directing the Chief Administrative Officer to record the Release with the Blanco County Clerk’s Office. (Applicant)
10. Approval of a Sign Permit Application from Liz Waller / Biker Chic for awning / canopy and window signage, pursuant to Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, located within the Historic Overlay District at 100 N. Nugent Ave., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 7572. (Applicant)

ITEMS FOR INDIVIDUAL CONSIDERATION:

11. Discussion of and action on a Zoning Amendment Application from Mr. Mark Barge and Mr. Paul Regnier for a Conditional Use Permit for the operation of a “Home for the Aged, Residential” located at 315 N. Winters Furr, Johnson City, TX 78636, more particularly described as BCAD Prop. ID No. 14988. (Applicant)
12. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas rezoning 406 W. Main St., Johnson City, TX 78636 from “Public Facilities District” to “Commercial District” for the operation of a commercial office; declaring a public purpose; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; and adopting an effective date. (Staff)
13. Discussion of and action on the extension of an approved Conditional Use Permit and Encroachment License and Agreement for Reck’em Right Brewing Co. for the placement and operation of a food / barbeque trailer on City right-of-way located at 102 S. Ave. G, Johnson City, Texas 78636. (Applicant)
14. Discussion of and action on an Ordinance of the City of Johnson City, Texas amending Chapter 13 *Utilities* of the Municipal Code of Ordinances by adding Article 13.07 *Solid Waste Collection and Disposal* providing for regulations regarding solid waste collection;

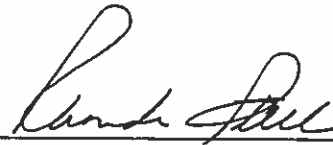
ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

- providing for the issuance of a franchise on same; declaring a misdemeanor violation with penalties not to exceed \$2,000; and setting an effective date. (Staff)
15. Discussion of and action on an Ordinance of the City of Johnson City, Texas approving an Exclusive Franchise and Contract between the City of Johnson City and Hill Country Waste Solutions for the collection and disposal of municipal solid waste and recyclable materials in the City of Johnson City, Texas; and providing an effective date. (Staff)
 16. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas establishing and amending fees, costs, and fines charged by the City of Johnson City; adopting savings, repealer, and penalty clauses; and adopting an effective date. (Staff)
 17. Discussion of and action on City of Johnson City Community Park and Playground facility improvements, including, but not limited to, the funding thereof and the following:
 - a. A Playground Safety Inspection Report dated November 15, 2021;
 - b. A quote from BuyBoard vendor Lea Park & Play, Inc. for Playground repairs and/or improvements;
 - c. A quote from BuyBoard vendor Dobbs Tennis Courts, Inc. for Tennis Court repairs and/or improvements; and
 - d. A quote from Ratliff Remodeling for Tennis Court (backstop / fencing), Pool (fencing), and Softball Field (dugout) repairs and/or improvements. (Staff)
 18. Discussion of and action on the City of Johnson City Strategic Work Plan dated April 6, 2021, including, but not limited to, current work products, accomplishments, and challenges. (Staff)
 19. Discussion of and direction on the City of Johnson City's imposition and collection of sales and use taxes in newly annexed areas contained within the City's Extraterritorial Jurisdiction (ETJ), as amended, including, but not limited to, the following:
 - a. Tax Code Chapter 321 *Municipal Sales and Use Tax Act*;
 - b. Health and Safety Code Chapter 775 *Emergency Services Districts*;
 - c. Blanco County Emergency Services District No. 1 sales and use tax imposition and collections;
 - d. Blanco County North Library District sales and use tax imposition and collections; and
 - e. Future agreements allocating sales and use tax collections among the aforementioned entities. (Staff)
 20. Discussion of and action on the regulation of short-term rental units within the City of Johnson City, Texas, including, but not limited to, the following Ordinances:

ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

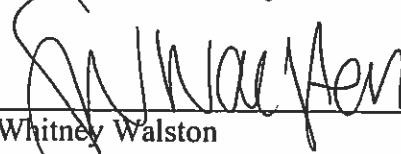
- a. An Ordinance of the City of Johnson City, Texas amending Chapter 4 *Business Regulations* of the Municipal Code of Ordinances by adding Article 4.08 *Short-term Rentals* providing for regulations requiring a permit and regarding the operation of a short-term rental in the City; declaring a misdemeanor violation with penalties not to exceed \$2,000; and setting an effective date; and
- b. An Ordinance of the City of Johnson City, Texas amending Article 14.02 *Zoning Ordinance* of Chapter 14 *Zoning* of the Municipal Code of Ordinances by providing definitions regarding and relating to a short-term rental and amending the permitted chart of uses for a short-term rental in zoning districts in the City; and providing for an effective date. (Councilwoman Fisher / City Attorney)

Adjourn meeting.



Rhonda Stell
Mayor

I certify that this Agenda was posted on April 29, 2022 on or before 6:00 p.m.



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.