

MINUTES
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL

The City of Johnson City City Council met for a Special Meeting on Tuesday, June 21, 2022 at 2:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Rhonda Stell, Mayor
Gayla Guthrie
Shelton Coleman
Stephanie Fisher
Teresa Babb
Patricia Dildine

Staff Present: Rick Schroder, CAO
Whitney Walston, City Secretary
BJ Sultemeier, Public Works Director
Ross Allen, Police Chief
Elizabeth Elleson, City Attorney

Citizens: Tricia Hartmann
Christina Harris
Tim Mitchell
Gandolf Burrus

1. **Call to order.**

Mayor Stell called the meeting to order at 2:00 pm.

PUBLIC HEARING:

2. **Public Hearing to give all interested persons the right to appear and be heard on the submission of an application to the Texas Department of Agriculture (TDA) for a 2022 Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program for firefighting equipment. The purpose of the Public Hearing is to allow citizens an opportunity to discuss the citizen participation plan, development of local housing and community development needs, the amount of TxCDBG F.A.S.T. funding available, all eligible TxCDBG and TxCDBG F.A.S.T. activities, and the use of past TxCDBG funds.**

The hearing opened at 2 pm and closed at 2:05 pm. Gandolf Burrus with Grant Development Services gave a short presentation. There were no other comments.

OPEN SESSION:

3. **Citizens to be heard.**

Christina Harris spoke in support of the Homestead at Deer Creek platting.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. **Discussion of and action on the following Professional Services Agreements:**

- a. **An Agreement between the City of Johnson City, Texas and Grant Development Services, Inc. for professional grant application services related to the submission of an application to the Texas Department of Agriculture (TDA) for a 2022 Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program for firefighting equipment; and**
- b. **If awarded, an Agreement between the City of Johnson City, Texas and Grant Development Services, Inc. for professional grant administration services related to the submission of an application to the Texas Department of Agriculture (TDA) for a 2022 Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program for firefighting equipment. (Staff / GDS)**

Councilmember Dildine made the motion to approve the item. Councilmember Guthrie seconded the motion. All were in favor and the item was approved.

5. **Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas approving a Memorandum of Understanding between the City of Johnson City, Texas and the Johnson City Volunteer Fire Department (JCVFD) for the submission of an application to the Texas Department of Agriculture (TDA) for a 2022 Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program for firefighting equipment and other matters related thereto; and authorizing the Chief Administrative Officer to execute said Memorandum of Understanding on behalf of the City. (Staff / GDS / JCVFD)**

Councilmember Dildine made the motion to approve the item. Councilmember Guthrie seconded the motion. All were in favor and the item was approved.

6. **Discussion of and action on a Final Plat Application from Legacy Capital Funding, LLC establishing Phase One of the Homesteads at Deer Creek consisting of seventy-three (73) lots, three (3) blocks, and five (5) tracts out of the Joseph Duel Survey, Abstract No. 147 and Elijah Marshall Survey Abstract No. 393, Blanco County, Texas, more particularly described as 217 281 Loop Rd., Johnson City, Texas 78636 and BCAD Prop. ID No. 8609, including, but not limited to, the following:**

- a. **A Dedication Instrument for the Homesteads at Deer Creek, Phase I, a Subdivision in the City of Johnson City, Blanco County, Texas; and**
- b. **A 15' Utility Right of Way Easement. (Applicant)**

Councilmember Babb noted that she was working with several clients who had interest in the property.

Councilmember Dildine made the motion to approve the final plat for the Homesteads at Deer Creek, Phase One, Subdivision, subject to the following conditions:

1. Revise the final plat to delineate the exact flood hazard "AE" floodplain and base flood elevations to match the effective FEMA FIRM Panel dated February 6, 1991; and

The revised final plat shall be reviewed and approved by the City Engineer following floodplain and base flood elevation revisions and before plat recordation. Moreover, this approval does not include the approval of the submitted construction documents, which shall be reviewed and approved by the City Engineer separately prior to plat recordation.

Following final plat approval and recordation, but before construction of improvements, the developer shall ensure that sufficient cash has been deposited with the City or a surety bond has been furnished to the City to secure the completion of all those improvements so required which are incomplete. The cash deposit or surety bond shall be in an amount equal to the value of the planned improvements, and the City Engineer shall certify that said amounts are correct prior to submittal to the City Attorney for review and approval.

As a part of this motion, the developer shall respond to the City Engineer's comments, questions, and directives and correct, if necessary, all related construction documents and permit applications, as all such documents shall be reviewed and approved by the City Engineer.

Lastly, this motion authorizes the Chief Administrative Officer to negotiate and execute a cost sharing agreement with the developer for the replacement of an existing 4" water line along portions of U.S. Hwy. 281 and 281 Loop Road.

This motion is based on the Municipal Code of Ordinances Chapter 3 Building Regulations, Division 9 Fire Code and Article 3.04 Flood Damage Prevention; Chapter 5 Fire Prevention and Protection; Chapter 10 Subdivision Regulation; Chapter 13 Utilities; and Chapter 14 Zoning.

Councilmember Guthrie seconded the motion.

Councilmember Fisher requested to amend the motion by requiring the developer to draft and provide to the City all necessary documents for the creation of the Homeowner's Association (HOA), including Declaration of Covenants, Conditions, and Restrictions (CC&Rs), prior to the approval of the Subdivision's construction documents.

Both Councilmember Dildine and Guthrie agreed to the amendment to the motion.

All were in favor and the motion was approved.

7. **Discussion of and action on the appointment of members to the Johnson City Police Department Building and Construction Advisory Committee. (Staff)**

Councilmember Coleman made the motion to not move forward with a committee and have staff engage a planner. Councilmember Fisher seconded the motion. All were in favor and the item was approved.

8. **Discussion of and action on a request by the Johnson City Independent School District (JCISD) requesting that the City of Johnson City deed a portion of N. LBJ Dr. between, generally, E. Pecan Dr. and E. Cypress St. to the School District. (JCISD)**

Councilmember Babb made the motion to approve the motion as stated. Councilmember Fisher seconded the motion. All were in favor and the item was approved.

9. **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)**

Councilmember Fisher requested that lowering the speed along Hwy 281 be added to the work plan along with exploring the idea of the pocket park along Lady Bird Lane be utilized for off street parking. Councilmember Babb requested that street remain a focus and the city keep working towards repair. There was a consensus among the council with the current work product, accomplishments, and challenges.

With no further business before the council, the meeting was adjourned at 4:13 pm.



Rhonda Stell, Mayor
City of Johnson City, Texas

ATTEST:



Whitney Walston, City Secretary