



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

The City of Johnson City City Council will meet for a Special Meeting on Tuesday, October 11, 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/84756665659?pwd=VnB2T3JnYWtCd0hUMUhJWFllL3lFdz09>

Meeting ID: 847 5666 5659

Passcode: y2gRQg

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

Meeting ID: 847 5666 5659

Passcode: 590103

1. Call to order.

PUBLIC HEARINGS:

2. Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Timothy Foster for a change in zoning from “Commercial District” (CD) to “Industrial Park District” (IP) for property located at 103 Bill Watson Dr., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 14941.
3. Public Hearing to give all interested persons the right to appear and be heard on proposed amendments to the Municipal Code of Ordinances related to floodplain regulation and management. Specifically, proposed amendments include the following:
 - Section 2.8 *Plat Application Packet Requirements* of Article 10.02 *Subdivision Ordinance* in Chapter 10 *Subdivision Regulation*;
 - Article 10.03 *Stormwater Detention and Drainage* in Chapter 10 *Subdivision Regulation*;
 - Section 3 *Storm Drainage Facilities* and Section 4 *Vegetation* in Appendix B. *Design Standards and Specifications Manual* of Article 10.02 *Subdivision Ordinance* in Chapter 10 *Subdivision Regulation*; and
 - Article 3.04 *Flood Damage Prevention*.

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 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) 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) Building Permit Report.
Provide progress update to City Council on permits issued since the prior City Council meeting.
 - g) Work Order Report.
Provide progress update to City Council on work orders issued since the prior City Council meeting.
 - h) 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.
 - i) Quarterly Report – Grant Development Services.
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. 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 and Special Meetings of the Johnson City City Council dated, respectively, September 6, 2022 and September 20, 2022. (Staff)
7. Approval of the Fiscal Year Ending (FYE) 2022 Revenue and Expense, Check Register, and Balance Sheet Reports dated September 30, 2022. (Staff)
8. Approval of an Ordinance of the City Council of the City of Johnson City, Texas authorizing certain budget amendments pertaining to the adopted FYE 2022 Budgets; 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; and setting an effective date. (Staff)
9. Approval of the City of Johnson City Quarterly Investment Report for quarter ending September 30, 2022. (Staff)
10. Approval of a directive to City Staff ordering that any invoice received after October 31, 2022 be paid from FYE 2023 Municipal Budget(s). (Staff)

ITEMS FOR INDIVIDUAL CONSIDERATION:

11. Discussion of and action on a Zoning Amendment Application from Timothy Foster for a change in zoning from "Commercial District" (CD) to "Industrial Park District" (IP) for property located at 103 Bill Watson Dr., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 14941. (Applicant)
12. Discussion of and action on a request for a variance by Sultemeier Surveying & Engineering from Municipal Code of Ordinances Chapter 10 *Subdivision Regulation*, Article 10.02 *Subdivision Ordinance*, Sections 10.02.093 (c)(2)(Q)(iv) and 10.02.214 regarding critical environmental features and streets for the Ranches at Lost Draw Subdivision located near the intersection of Flat Creek Road and U.S. Hwy. 290, more particularly described as BCAD Prop. ID No. 8152. (Applicant)
13. Presentation by Quiddity Engineering and discussion of and direction on wastewater capacity and related developments within the City of Johnson City, Texas. (City Engineer)
14. Pursuant to Section 5 *Management of Funds* of a Hotel Occupancy Tax (HOT) Funding Agreement dated February 2021 between the City of Johnson City, Texas and the Johnson City Chamber of Commerce, discussion of and action on the Chamber's FYE 2023 HOT Fund Budget. (Chamber/Council)

ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

15. Discussion of and action on FYE 2023 Outside Agency / Hotel Occupancy Tax Funding Applications from the following entities:
 - a. Lights Spectacular Hill Country Style, Inc. -
 - a. \$5,000.00 (HOT); and
 - b. \$10,000.00 (Outside Agency);
 - b. Capital Area Rural Transportation System (CARTS) - \$2,000.00 (Outside Agency);
 - c. Blanco County 4-H - \$2,199.00 (Outside Agency); and
 - d. Johnson City Young Life - Up To \$7,000.00 (Outside Agency). (Outside Agencies)
16. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas revising and amending Chapter 13 *Utilities*, Article 13.02 *Water and Sewers* of the City Code of Ordinances related to the collection of delinquent utility billing accounts receivable, including, but not limited to, the following:
 - a. A memorandum dated June 10, 2022 terminating a Contract for Court Collection Services and an Agreement for Cloud System Services between the City of Johnson City, Texas and Graves Humphries Stahl, Ltd. effective October 27, 2022 and September 30, 2022, respectively;
 - b. A Contract for the Collection of Delinquent Municipal Court Fines and Fees between the City of Johnson City, Texas and McCreary, Veselka, Bragg, and Allen, P.C. (MVBA) for specific legal services and the collection of delinquent Municipal Court fines, fees, Court costs, restitution, debts, and accounts receivable; and
 - c. A Contract for the Collection of Delinquent Accounts Receivable between the City of Johnson City, Texas and MVBA for the collection of delinquent utility billing accounts receivable. (Staff)
17. Discussion of and direction on the Municipal sale of bulk water, including, but not limited to, Municipal Code of Ordinances Chapter 13 *Utilities*, Article 13.02 *Water and Sewers*, Division 2 *Sale of Bulk Water*. (Staff)
18. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas revising and amending Chapter 2 *Animal Control*, Article 2.01 *General Provisions*, Section 2.01.005 *Prohibitions* of the City Code of Ordinances related to the feeding of animals; providing for a penalty; and providing for an effective date. (Mayor Stell)
19. Pursuant to Municipal Code of Ordinances Chapter 14 *Zoning*, Article IV *Zoning Applications and Amendments*, Section 4-1 *Initiation of Zoning Amendments and Changes*, discussion of and action on the zoning district classification of properties located along Plum Short, including, but not limited to, 102 Plum Short, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 4632. (Staff)

ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

- 20. 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)
- 21. Discussion of and action on the appointment of Richard Paul Babb to the Capital Improvement Advisory Committee and/or the Planning and Zoning Commission. (Applicant)
- 22. Pursuant to U.S. Environmental Protection Agency requirements, discussion of and action on a Master License Agreement between the City of Johnson City, Texas and BlueConduit for the completion of a lead service line inventory for the City's Public Water System in the amount of Twelve Thousand Nine Hundred Dollars and No Cents (\$12,900.00). (Staff)

Adjourn into Closed Session.

CLOSED SESSION:

- 23. The City Council will convene into Closed Session in accordance with Government Codes: §551.071 *Consultation with Attorney* and §551.087 *Deliberation regarding Economic Development Negotiations* to receive legal advice and deliberate a Chapter 380 Economic Development Award and Loan Agreement between the City of Johnson City, Texas and Titan Milling, Inc. for the relocation of the entity's business operations to the City and the renovation of 401 E. Main St., Johnson City, Texas 78636 in the amount of Twenty-Five Thousand Dollars and No Cents (\$25,000.00). (Staff)

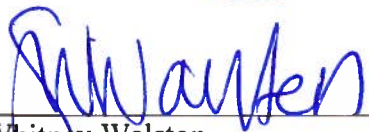
Adjourn into Open Session.

- 24. Discussion of and action on matters discussed in Closed Session. (Council)

Adjourn meeting.

for 
Rhonda Stell
Mayor

I certify that this Agenda was posted on October 7, 2022 at 5 a.m. / 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.