

MINUTES
CITY OF JOHNSON CITY
CITY COUNCIL SPECIAL CALLED MEETING

1. CALL TO ORDER

The City Council Members of the City of Johnson City, Texas held a Special Called Meeting on Monday, May 15, 2017 in the City Council Chambers located at City Park Building, 620 North Nugent Ave, Johnson City Texas.

City Council members present were: Mayor Dawn Capra, Mayor Pro-Tem Rhonda Stell, Gayla Guthrie, Mitchell Liesmann, Pat Dildine and Shelton K. Coleman. A quorum was present.

Mayor Dawn Capra called the meeting to order at 6:00 p.m.

City staff members present were: City Secretary Anthony Holland, Public Works Director Michael Ulbig and City Attorney Elizabeth Elleson.

Citizens Present: Steve Mathews, Charlotte Mathews, Larry Scott, Tina Scott, Thomas Reeves, Sandra Lorenz, Mark Macola, Donna Macola, Mike Yerington, Jon Thompson, Trey Walker, Morgan Moreland-Weeks, Jake Breakiron, Telie Pabon, and Kellie Bucy.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS AND ANNOUNCEMENTS:

Mayor Capra provided the City Council and the public with an update regarding the Skate Park and the possible funding of a USDA grant in the next fiscal year. She noted that the granite benches were on order and should be installed next Thursday. The benches are being donated by the Marley Porter.

**5. DISCUSSION AND ACTION TO APPROVE ORDINANCE # 17-0504
CANVASSING RETURNS AND DECLARING RESULTS OF THE MAY 6,
2017 GENERAL ELECTION FOR THE PURPOSE OF ELECTING THE
MAYOR, AND THREE COUNCIL MEMBERS.**

Council Member Mitchell Liesmann made a motion to approve Ordinance # 17-0504 canvassing returns and declaring results of the May 6, 2017 General Election. Mayor Pro-Tem Stell seconded the motion and the motion was carried unanimously.

6. DISCUSSION AND ACTION REGARDING THE SELECTION OF A MAYOR PRO-TEM FOR ONE YEAR.

Council Member Liesmann made a motion to select Rhonda Stell as Mayor Pro-Tem for one year. Council Member Dildine seconded the motion and the motion was carried unanimously.

7. PUBLIC HEARING:

A. RECEIVE CITIZEN COMMENTS REGARDING THE RE-ZONING REQUEST SUBMITTED BY ROBERT PENICK JR. LOCATED AT 701 WEST PECAN STREET FROM SINGLE FAMILY RESIDENTAL TO MULTI-FAMILY RESIDENTAL DISTRICT. (LEGAL DESCRIPTION: SUMMY ADDITION, LOT PT 9 & 10, ACRES 0.49)

B. RECEIVE CITITZEN COMMENTS REGARDING THE RE-ZONING REQUEST SUBMITTED BY CONNIE YERINGTON FOR THE UNDEVELOPED PROPERTY LOCATED ON ASH DRIVE FROM SINGLE FAMILY RESIDENTAL TO MULTI-FAMILY RESIDENTAL. (JOHNSON CITY, BLOCK 101, LOT 4, ACRES 0.2146)

Mayor Dawn Capra opened the Public Hearing at 6:09 p.m. and took comments from the following members of the public:

- Mr. Mathews expressed his concern that a duplex at 701 W. Pecan could cause property values to decrease and he felt that the street was already busy and would cause a major parking issue.
- Tina Scott was concerned about the safety of having a rental on close to her property. She asked the developer what type of background checks were conducted prior to the rental of the unit. Additionally, she was concerned that adding multiple units of rentals would decrease property values because renters do not always take care of their property.
- Thomas Reeves was very concerned with the safety of his children when they are playing in the front yard of their home if rentals were added at 701 W. Pecan. He also commented on parking issue that would arise if they added a duplex where those tenants would be parking.
- Mark Macola was concerned that the City would be paving Ave O and of the high traffic that is already caused by people trying to turn around at the dead end. He was also concerned that adding multi-family dwelling in that part (701 W. Pecan) was not a good idea. He and Donna urged the City Council to seek alternatives places where multi-family dwelling could be placed. He wanted to keep this part of town as single family residences. Additionally, both Mark and Donna were opposed to the developments on Ash as they have a property located close to the area.
- Mike Yerington expressed his concern with not being allowed to develop the multi-units on Ash Street. Yerington discussed his background as a developer and simply wanted to bring affordable housing to the area. If he was not allowed

to building the duplex he would move forward with building a four to five bedroom home to fit a larger family.

- Jon Thompson, representative for the buyer of 701 W. Pecan, was present and discussed the plans to build a duplex and advised the Council that his client was simply trying to bring affordable housing to Johnson City. He noted that their plans were aligned with the City's approved master comprehensive plan.
- Trey Walker expressed his concern as a developer of affordable housing in Johnson City. He said that his units are always rented and that his renters go through a strict background check before he allows them to rent one of his homes.
- Morgan Moreland -Weeks was concerned about having multiple rentals behind her future home. She would prefer that the lot stay single family residential. She was also concerned with background checks done on renters prior to rental as it could turn into a public safety issue.

Mayor Capra closed the public hearing at 6:50 p.m.

8. DISCUSSION AND ACTION TO APPROVE THE RE-ZONING REQUEST SUBMITTED BY ROBERT PENICK JR FOR THE PROPERTY LOCATED AT 701 WEST PECAN STREET FROM SINGLE FAMILY TO MULTI-FAMILY RESIDENTIAL DISTRICT.

Mayor Pro-Tem Stell made a motion to not approve the re-zoning request submitted by Robert Penick Jr for 701 W. Pecan Street. Council Member Coleman seconded the motion and the motion passed unanimously.

9. DISCUSSION AND ACTION TO APPROVE THE RE-ZONING REQUEST SUBMITTED BY CONNIE YERINGTON FOR THE UNDEVELOPED PROPERTY LOCATED ON ASH DRIVE (JOHNSON CITY, BLOCK 101, LOT 4, ACRES 0.2146) FROM SINGLE FAMILY TO MULTI-FAMILY RESIDENTIAL DISTRICT.

Council Member Liesmann made a motion to not approve the re-zoning request submitted by Connie Yerington for the lot on Ash Street. Council Member Guthrie seconded the motion and the motion was carried unanimously.

10. DISCUSSION AND ACTION TO AWARD LONE STAR PAVING THE ANNUAL PAVING PROJECT IN THE AMOUNT OF \$156,756.25 FROM THE GENERAL RESERVES.

Council Member Dildine made a motion to approve the paving bid submitted by Lone Star Paving in the amount of \$ 156,756.25 from the general reserves. Council Member Coleman seconded the motion and the motion was carried unanimously.

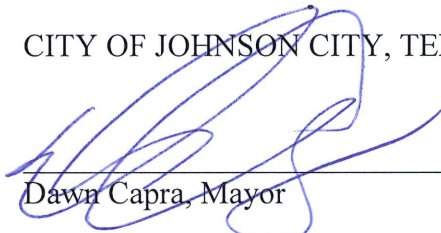
11. DISCUSSION AND ACTION TO ACCEPT THE RESIGNATION OF CITY COUNCIL MEMBER MITCHELL LIESMANN.

Council Member Coleman made a motion to approve the resignation of City Council Member Mitchell Liesmann. Mayor Pro-Tem Stell seconded the motion and the motion was carried unanimously.

12. ADJOURN

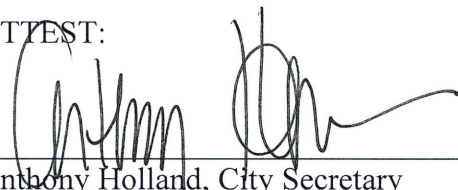
Mayor Capra adjourned the meeting at 6:57 p.m.

CITY OF JOHNSON CITY, TEXAS



Dawn Capra, Mayor

ATTEST:



Anthony Holland, City Secretary

