

NOTICE OF A REGULAR CALLED COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF JOURDANTON AND JOINT MEETING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION AT THE JOURDANTON MUNICIPAL COMPLEX COUNCIL CHAMBERS AT 1604 HIGHWAY 97 E, JOURDANTON, TEXAS, 78026, ON APRIL 18, 2022 AT 6:00 P.M.

Notice is hereby given that a Regular Called Council Meeting of the City Council of the City of Jourdanton will be held on April 18, 2022 at 6:00 p.m. in the Jourdanton Municipal Complex Council Chambers of the City Hall, 1604 Highway 97 E, Jourdanton, Texas.

Any disruptive behavior, including shouting or derogatory statements or comments, will be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal. (Ordinance #505)

The Mayor reserves the right to change the order of items on the agenda in his/her discretion and in the interest of the public concern.

CALL TO ORDER OF THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION, INVOCATION, AND PLEDGES OF ALLEGIANCE (Mayor Robert Williams)

HEARING OF RESIDENTS

City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each). The City Council welcomes citizen participation and comments at all regular council meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you wish to speak that you follow these guidelines. Failure to follow these guidelines may result in a forfeiture of your remaining time to speak and removal from the meeting:

- (a) Limit your discussion to one or two issues that you wish to address rather than a generalized statement; and
- (b) Show the City Council the same respect and courtesy that you expect to be shown to you.

JOINT MEETING

1.1 Joint Meeting of Planning & Zoning Commission and City Council.

The City of Jourdanton, Texas, proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following territory located with the City of Jourdanton extraterritorial jurisdiction:

- a. Joint Public Hearing on a zoning application requested by MMAP Investments, LLC to zone approximately 33.025 acres of land to SF-GH, Garden Home Single Family Residential. The land is more specifically described as a tract of land containing 33.025 acre tract of land comprised of the remaining portion of a called 29.27 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 160028 of the Official Public Records of Atascosa County, Texas and the remaining portion of a called 21.264 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 1601028 of said Official Public Records, being out of the J. Poitevent Survey No. 1, Abstract No. 1239, Atascosa County, Texas. Said 33.025.

Planning and Zoning Commission:

- b. Consideration and recommendation on a zoning application requested by MMAP Investments, LLC to zone approximately 33.025 acres of land to SF-GH, Garden Home Single Family Residential. The land is more specifically described as a tract of land containing 33.025 acre tract of land comprised of the remaining portion of a called 29.27 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 160028 of the Official Public Records of Atascosa County, Texas and the remaining portion of a called 21.264 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 1601028 of said Official Public Records, being out of the J. Poitevent Survey No. 1, Abstract No. 1239, Atascosa County, Texas. Said 33.025.
- c. Adjourn the Planning and Zoning Commission

City Council:

- d. Public hearing, consideration and possible action on an ordinance providing for the extension of the city limits of the City of Jourdanton, Texas by the annexation a 33.025 acre tract of land comprised of the remaining portion of a called 29.27 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 160028 of the Official Public Records of Atascosa County, Texas and the remaining portion of a called 21.264 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 1601028 of said Official Public Records, being out of the J. Poitevent Survey No. 1, Abstract No. 1239, Atascosa County, Texas. Said 33.025.
- e. Consideration and possible action to approve/disapprove a zoning application requested by MMAP Investments, LLC to zone approximately 33.025 acres of land to SF-GH, Garden Home Single Family Residential. The land is more specifically described as a tract of land containing 33.025 acre tract of land comprised of the remaining portion of a called 29.27 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 160028 of the Official Public Records of Atascosa County, Texas and the remaining portion of a called 21.264 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 1601028 of said Official Public Records, being out of the J. Poitevent Survey No. 1, Abstract No. 1239, Atascosa County, Texas. Said 33.025.

CONSENT AGENDA ITEM

(All items listed below are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be removed from the Consent Agenda and will be considered as part of the order of business.)

- 2.1 Minutes -- Approval of the minutes for the Regular Called Meeting March 7, 2022 and March 21, 2022. (Mayor Williams and City Secretary Debbie Molina)

ITEMS CONSIDERATION/DISCUSSION

- 3.1 Public hearing, discussion and possible action upon an Ordinance to approve or deny an application for special use permit for property located at 2701 Campbell Ave., and legally described as BLK 199 LTS 1 & 3, Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single - Family Residential Property. The applicant, Rene Martinez Jr. is seeking a special use permit to allow a manufactured home on the property. (City Manager Lamar Schulz and Code Compliance Specialist Rachel Garza)
- 3.2 Public hearing, discussion and possible action upon an Ordinance to approve or deny an application for special use permit for property located at 812 Hackberry St., and legally described as BLK 197 LTS 10 & 12, Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single - Family Residential Property. The applicant, Rafael DeLaTorre is seeking a special use permit to allow a manufactured home on the property. (City Manager Lamar Schulz and Code Compliance Specialist Rachel Garza)
- 3.3 Discussion and possible action upon a Resolution to rename the Jourdanton Sports Complex and Pool to Jourdanton Sports Complex and Aquatic Center. (City Manager Lamar Schulz)
- 3.4 Discussion and possible action to approve job descriptions for:
(City Manager Lamar Schulz)
 - a. Aquatic Center Manager
 - b. Lifeguard
 - c. Splash Pad Attendant
 - d. Cashier
 - e. Concession Worker
 - f. Code Compliance Specialist
 - g. Code Compliance/Animal Control Specialist.

- 3.5 Discussion and possible action regarding the following options available for lifeguard training for the aquatic center to include: (Council Member Karen Pesek)
 - a. Discussion and possible action to authorize hiring the personnel and then funding the training and certification for the lifeguards.
 - b. Discussion and possible action to increase the proposed rate of pay for aquatic lifeguard position to \$13.00 per hour.
- 3.6 Discussion and possible action to approve an Ordinance of the City of Jourdanton, Texas (city) amending city code Appendix A Fee Schedule, Article A4.000 Business Related Fees by adding Sec. A4.009 Mobile Food Vendor; adopting new fees for Mobile Food Vendor implementing new charges as shown on the exhibit attached hereto; authorizing the Mayor to order the implementation of the amended fee schedule within and without the City; declaring a public purpose; providing for severability; and setting an effective date. (Mayor Pro Tem Chester Gonzales)
- 3.7 Discussion and possible action to authorize the City Manager to pay invoice number 4326, dated November 23, 2021, in the amount of \$27,147.50 from Moy's Water Well Drilling & Services of Texas, Inc. for work at Pecan Well No. 2. (City Manager Lamar Schulz)
- 3.8 Discussion and possible action on Alsay Incorporated Change Order submitted April 13, 2022, to replace twelve joints of the 8' pipe out of 16 due to the loss of materials, pitting observed and washouts for Pecan Well No. 2 in the amount of \$17,230.00. (City Manager Lamar Schulz)
- 3.9 Discussion and possible action to approve the budget calendar for Fiscal Year 2022/2023. (City Manager Lamar Schulz)
- 3.10 Discussion and possible action to approve a Resolution of the City of Jourdanton Texas finding that AEP Texas Inc.'s application to amend its distribution cost recover factors to increase distributing rates within the City should be denied; authorizing participation with the cities served by AEP Texas; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel. (City Manager Lamar Schulz)

STAFF/BOARD REPORTS

- 4.1 City Manager, Lamar Schulz will update the City Council on the following (no action)
 - a. Armstrong, Vaughan, & Associates, P.C.
 - b. Aquatic Center
 - c. New LED Streetlight Installed
 - d. New City Employees.

MONTHLY REPORTS (Information available in City Council Packets. No Discussion or action to occur)

- 5.1 Police, Utility Billing, Code Compliance, Permits, Fire Department, and Atascosa Animal Control
- 5.2 March 2022 Financial and Accounts Payable Report. (unaudited)

CITY COUNCIL REQUESTING AND ANNOUNCEMENTS

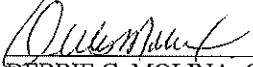
- 6.1 Discussion and possible action of social calendar of events. (Mayor Williams)

ADJOURN

7.1 Adjourn.

“Pursuant to Section 551.071 of the Texas Government Code, the City of Jourdanton reserves the right to consult in closed session with its attorney to receive legal advice regarding a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter”, to include any item listed on this agenda.

I, the undersigned do hereby certify that the Notice of Meeting of the City Council of the City of Jourdanton is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at the Jourdanton Municipal Complex in Jourdanton, Texas, a place convenient and readily accessible to the general public and individuals with disabilities at all times and said Notice was posted no later than 5:30 p.m. on April 14, 2022 and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



DEBBIE G. MOLINA, CITY SECRETARY