

MINUTES
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL

The City of Johnson City City Council met for a Regular Meeting on Tuesday, May 7, 2024 at 6:00 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: Stephanie Fisher, Mayor
Kari Thomas
Gayla Guthrie
Patricia Dildine
Teresa Babb

Staff Present: Rick Schroder, CAO
Whitney Walston, City Secretary
Brent Sultemeier, Public Works Director
Chad Wiggins, Interim Police Chief
Megan Santee, City Attorne

1. **Call to order.**

Mayor Fisher called the meeting to order at 6:00 pm. Councilmember Babb led the invocation.

OPEN SESSION:

2. **Public Comments.**

There were no public comments.

REPORTS:

3. **Proclamations, Presentations, and/or Reports.**

- a) **Proclamations – Mayor Stephanie Fisher**
 - i. **Mayor Fisher proclaimed May 2024 as Historic Preservation Month within the City of Johnson City, Texas; and**
 - ii. **Mayor Fisher also proclaimed May 5 – 11, 2024 as Professional Municipal Clerks Week within the City of Johnson City, Texas.**
- b) **Report – Chief Administrative Officer Rick Schroder.**

CAO Schroder presented and spoke on the topics included in his report. The report was provided in the council packet.
- c) **Report – Public Works Director Brent Sultemeier.**

Public Works Director Brent Sultemeier presented and spoke on the topics included in his report. The report was provided in the council packet.

- d) **Report – Interim Police Chief Chad Wiggins.**
The report was provided in the council packet.
- e) **Report – Code Enforcement Officer Jessica Oestreich.**
The report was provided in the council packet.
- f) **Report – Municipal Court Judge Tom Walston and Court Clerk Patricia Mikla.**
The report was provided in the council packet.
- g) **Building Permit Report.**
The report was provided in the council packet.
- h) **Work Order Report.**
The report was provided in the council packet.
- i) **Report –Visitor’s Center.**
The report was provided in the council packet.
- j) **Report – Blanco County Cat Coalition, Inc.**
The report was provided in the council packet.

CONSENT AGENDA (ITEM NOS. 4 - 6):

- 4. **Approval of the minutes of the Regular Meetings of the Johnson City City Council dated April 2, 2024 and April 16, 2024. (Staff)**
- 5. **Approval of the Fiscal Year Ending (FYE) 2024 Revenue and Expense, Check Register, and Balance Sheet Reports dated April 30, 2024. (Staff)**
- 6. **Approval of a Resolution of the City Council of the City of Johnson City, Texas approving and certifying the Blanco County Appraisal District and Tax Assessor–Collector’s 2023 Tax Toll, as required by State Property Tax Code Ann. §26.09(e); authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (Staff)**

Councilmember Thomas motioned to approve the consent agenda as presented. Councilmember Babb seconded the motion. All were in favor and the consent agenda was approved.

ITEMS FOR INDIVIDUAL CONSIDERATION:

- 7. **Pursuant to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Division 2 Historic Preservation, discussion of and action on a request by Huckleberry’s Closet for approval of signage located at 204 E. Pecan Dr., Johnson City, Texas 78636. (Applicant)**

Councilmember Dildine motioned to approve the request by Huckleberry’s Closet for approval of signage located at 204 E. Pecan Dr., Johnson City, Texas 78636. Councilmember Thomas seconded the motion. All were in favor and the request was approved.

8. **Pursuant to Municipal Code of Ordinances Chapter One *General Provisions*, Article 1.02 *Authority and Powers*, Division Two *Use of Official City Seal and Other Insignia*, discussion of and action on a request by the Armadillo Screen Printing Company to use the City logo for charitable purposes for the Blanco County Veterans Memorial. (Applicant)**

Councilmember Dildine motioned to approve the request by the Armadillo Screen Printing Company to use the City logo for charitable purposes for the Blanco County Veterans Memorial. Councilmember Guthrie seconded the motion. All were in favor and the request was approved.

9. **Discussion of and action on the final acceptance of Public Improvements contained within a Subdivision Improvement Construction Agreement between Legacy Capital Funding, LLC (the "Owner") and the City of Johnson City, Texas and a Final Plat of the Homesteads at Deer Creek, Phase One, Subdivision, including, but not limited to, the acceptance of a Maintenance Bond to secure the Owner's warranty obligations during the maintenance period. (Developer)**

Councilmember Guthrie motioned to accept the Public Improvements contained within a Subdivision Improvement Construction Agreement between Legacy Capital Funding, LLC (the "Owner") and the City of Johnson City, Texas and a Final Plat of the Homesteads at Deer Creek, Phase One, Subdivision, including, but not limited to, the acceptance of a Maintenance Bond to secure the Owner's warranty obligations during the maintenance period on the condition that all testing be finalized, completion of the BAC-T sampling, TV review of lines, Bar Ditch remediation, and locking of utility valves. That written acknowledgment be waived and that the title commitment/policy be waived. Councilmember Dildine seconded the motion. All were in favor and the motion with conditions was approved.

10. **Pursuant to Municipal Code of Ordinances Chapter 10 *Subdivision Regulation*, Article 10.03 *Stormwater Detention and Drainage*, discussion of and action on a request for a Fee-in-Lieu of Detention in the amount of Seventeen Thousand One Hundred Forty-One Dollars and Ninety Cents (\$17,141.90) for the Johnson City RV Park located at 408 N. U.S. Hwy. 281, Johnson City, Texas 78636. (Developer)**

Councilmember Babb motioned to approve request for a Fee-in-Lieu of Detention in the amount of Seventeen Thousand One Hundred Forty-One Dollars and Ninety Cents (\$17,141.90) for the Johnson City RV Park located at 408 N. U.S. Hwy. 281, Johnson City, Texas 78636. Councilmember Thomas seconded the motion. All were in favor and the request was approved.

11. **Discussion of and action on the replacement of commercial water meters throughout the City of Johnson City, Texas, including, but not limited to, the selection and approval of proposals for the procurement of required water meters and associated supplies and the installation of the same. (City Staff)**

Councilmember Thomas motioned to approve Vanguard Utility Service, INC, for the replacement of commercial water meters and authorizing a loan from the Capital Replacement Fund to the Utility Fund for associated costs. Councilmember Guthrie seconded the motion. All were in favor and the motion was approved.

12. **Discussion of and direction on wastewater averaging within the City of Johnson City's Utility Department and the Department's utility billing software. (Citizen)**

Council directed staff to draft an ordinance outlining that commercial customer sewer costs be directly related to the amount of water used for a specific month.

13. **Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas canvassing the returns and declaring the results of the General Election held Saturday, May 4, 2024 for the purpose of electing three (3) Council Members. (City Staff)**

Councilmember Dildine motioned to approve the Resolution of the City Council of the City of Johnson City, Texas canvassing the returns and declaring the results of the General Election held Saturday, May 4, 2024. Councilmember Guthrie seconded the motion. All were in favor and the Resolution was approved.

With no further business before the council, the meeting was adjourned at 7:16 pm.

Stephanie Fisher, Mayor

ATTEST:

Whitney Walston, City Secretary

MINUTES
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL

The City of Johnson City City Council met for the recognition of outgoing Councilmembers Gayla Guthrie and Pat Dildine and a Regular Meeting on Tuesday, May 21, 2024 at 5:30 p.m. and 6:00 p.m., respectively, 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: Stephanie Fisher, Mayor
Shelton Coleman, Mayor Pro Temp
Kari Thomas
Teresa Babb
Kemp Elliott
Sam Richardson

Staff Present: Rick Schroder, CAO
Whitney Walston, City Secretary
Chad Wiggins, Interim Police Chief
Megan Santee, City Attorney

1. **Call to order recognition of outgoing Councilmembers Gayla Guthrie and Pat Dildine at 5:30 p.m.**

Mayor Fisher called the recognition portion of the meeting to order at 5:34 pm.

2. **Call to order Regular Meeting of the Johnson City City Council at 6:00 p.m.**

Mayor Fisher called the Regular Meeting to order at 6:00 p.m. Councilmember Babb led the invocation.

3. **Ceremonial swearing-in and installation of Councilmembers Kemp Elliott and Sam Richardson.**

Councilmembers Elliott, Richardson, and Babb were sworn-in.

PUBLIC HEARING:

4. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Johnson City Coffee Company / Lyndon's Landing LLC dba West Main Streatery for the amendment of an existing Conditional Use Permit for a Permanent Mobile Food Court increasing the maximum allowable food trucks from four (4) to six (6) located at 108 W. Main St. / 205 W. Pecan Dr., Johnson City, TX 78636.**

The public hearing opened at 6:06 pm and closed at 6:07 pm. There were no comments.

OPEN SESSION:

5. **Public Comments.**

There were no public comments.

REPORTS:

6. **Proclamations, Presentations, and/or Reports.**

a) **Proclamation – Mayor Stephanie Fisher.**

Mayor Fisher proclaimed May 19 - 25, 2024 as National Public Works Week within the City of Johnson City, Texas; and

b) **Report – Mr. Bob Corrigan.**

Due to program deficiencies, Mr. Corrigan withdrew his report about the Constellation of Living Memorials Project.

ITEMS FOR INDIVIDUAL CONSIDERATION:

7. **Pursuant to Municipal Code of Ordinances Chapter 5 *Fire Prevention and Protection*, Article 5.04 *Fireworks*, discussion of and action on a Fireworks Permit Application for the City of Johnson City, Texas 4th Fest Parade and Fireworks display event to be held on July 4, 2024. (Staff)**

Councilmember Babb motioned to approve the Fireworks Permit Application and associated contract with the condition that the deposit request language be included in the contract. Councilmember Coleman seconded the motion. All were in favor and the motion was approved.

8. **Discussion of and action on a Zoning Amendment Application and related Ordinance from the Johnson City Coffee Company / Lyndon's Landing LLC dba West Main Sreatery for the amendment of an existing Conditional Use Permit for a Permanent Mobile Food Court increasing the maximum allowable food trucks from four (4) to six (6) located at 108 W. Main St. / 205 W. Pecan Dr., Johnson City, TX 78636. (Applicant)**

Councilmember Babb motioned to approve the Zoning Amendment Application and related Ordinance from the Johnson City Coffee Company / Lyndon's Landing LLC dba West Main Sreatery for the amendment of an existing Conditional Use Permit for a Permanent Mobile Food Court increasing the maximum allowable food trucks from four (4) to six (6) located at 108 W. Main St. / 205 W. Pecan Dr., Johnson City, TX 78636 with the condition that the back parking lot be paved within 6 months. Councilmember Coleman seconded the motion. All were in favor and the request was approved.

9. **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, including amendments to wastewater averaging for commercial utility billing accounts; adopting savings, repealer, and penalty clauses; and adopting an effective date. (Council)**

Councilmember Thomas motioned to approve the 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, including amendments to wastewater averaging for commercial utility billing accounts. Councilmember Coleman seconded the motion. All were in favor and the ordinance was approved.

10. **Discussion of and action on waiving commercial and residential building permit fees for roofing / re-roofing permits associated with the May 9, 2024 storm / hail event. (Mayor Fisher)**

No action was taken.

Adjourn into Closed Session.

Council adjourned into closed session at 6:47 pm.

CLOSED SESSION:

11. **The City Council will convene into Closed Session in accordance with Government Code §551.071 Consultation with Attorney to deliberate a Development Agreement and an Impact Fee Credit Agreement, as amended, between the City of Johnson City, Texas and TX-290-1031, LLC, for 50.48 acres of land located in the Extraterritorial Jurisdiction of the City on the South side of U.S. Hwy. 290 W. and approximately 0.70 miles West of N. Nugent Ave. (Mayor Fisher)**

Adjourn into Open Session.

Council adjourned into open session at 7:20 pm. No action was taken.

With no further business before the council, the meeting was adjourned at 7:20 pm.

Stephanie Fisher, Mayor

ATTEST:

Whitney Walston, City Secretary