

4

MINUTES  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL

The City of Johnson City City Council met for a Regular Meeting on Tuesday, June 4, 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  
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.**

Mayor Fisher called the meeting to order at 6:00 pm. Municipal Judge Walston led the invocation.

PUBLIC HEARING:

2. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Texas Vintage Motorcycle Museum for a Conditional Use Permit for a Permanent Mobile Food Court located at 100 N. Nugent Ave., Johnson City, Texas 78636.**

*Note: On May 28, 2024, the Planning and Zoning Commission postponed action on the above referenced item until its next regularly scheduled meeting. Per Municipal Code of Ordinances, the City Council published notice of the Public Hearing in the Johnson City Record Courier and, consequently, is conducting the Public Hearing at this meeting. However, the City Council will not take any action on this item until the Planning and Zoning Commission provides a formal recommendation.*

The public hearing opened at 6:01 and closed at 6:02 pm with no comments.

OPEN SESSION:

3. **Public Comments.**

There were no public comments.

REPORTS:

4. Proclamations, Presentations, and/or Reports.

- a) **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.
- b) **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.
- c) **Report – Interim Police Chief Chad Wiggins.**  
The report was provided in the council packet.
- d) **Report – Code Enforcement Officer Jessica Oestreich.**  
The report was provided in the council packet.
- e) **Report – Municipal Court Judge Tom Walston and Court Clerk Patricia Mikla.**  
The report was provided in the council packet.
- f) **Building Permit Report.**  
The report was provided in the council packet.
- g) **Work Order Report.**  
The report was provided in the council packet.
- h) **Report –Visitor’s Center.**  
The report was provided in the council packet.
- i) **Report – Blanco County Cat Coalition, Inc.**  
The report was provided in the council packet.
- j) **Report – Deep Roots Small Business Services.**  
Deep Roots Small Business Services presented on insights for social media channels and website.

CONSENT AGENDA (ITEM NOS. 5 - 6):

- 5. **Approval of the minutes of the Regular Meetings of the Johnson City City Council dated May 7, 2024 and May 21, 2024. (Staff)**
- 6. **Approval of the Fiscal Year Ending (FYE) 2024 Revenue and Expense, Check Register, and Balance Sheet Reports dated May 31, 2024. (Staff)**

Item 6 was pulled from the Consent Agenda due to a system malfunction. Councilmember Coleman motioned to approve item 5 only. Councilmember Babb seconded the motion. All were in favor and the consent agenda was approved.

ITEMS FOR INDIVIDUAL CONSIDERATION:

7. **Discussion of and action on a preliminary and final plat establishing the Johnson City High School Subdivision, being 72.198 acres of land situated in Johnson City, Blanco County, Texas out of the James Fentress Survey No. 171, ABS No. 193, being a portion of that certain 73.29 acre tract described in a Deed of Record to Johnson City Independent School District in Volume 190, Page 106, Official Public Records of Blanco County, Texas. (Applicant)**

Councilmember Thomas motioned to approve the preliminary and final plat establishing the Johnson City High School Subdivision. Councilmember Elliott seconded the motion. All were in favor and the item was approved.

8. **Discussion of and action on an Encroachment License Application and Agreement between Old Annex Office Solutions and the City of Johnson City, Texas for West and South building façade and appurtenance right-of-way encroachments on property located at 200 N. Ave. G, Johnson City, Texas 78636. (Applicant)**

Councilmember Babb motioned to postpone the item and all staff time to revise the document and waive fees and create a notification process. Councilmember Elliott seconded the motion. All were in favor and the item was postponed.

9. **Discussion of and action on casting a vote in the 2024 Pedernales Electric Cooperative, Inc. 2024 Board of Election Ballot. (PEC)**

No action was taken.

*Council adjourned into closed session at 7:20 pm.*

CLOSED SESSION:

10. **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. (City Council)**

*Council adjourned the closed session and into the open session at 8:01 pm.*

**11. Discussion of and action on matters discussed in Closed Session. (City Council)**

No formal action was taken. Direction to staff was given to give 21-day notice to parties and that the 365-day clock would begin at a determined date unless compliance was met earlier than it would begin on that date.

*With no further business before the council, the meeting was adjourned at 8:03 pm.*

---

Stephanie Fisher, Mayor

ATTEST:

---

Whitney Walston, City Secretary

MINUTES  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, June 18, 2024 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.

Present: Stephanie Fisher, Mayor  
Shelton Coleman, Mayor Pro Temp  
Kari Thomas  
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.**

Mayor Fisher called the meeting to order at 6:00 pm. Public Works Director Sultemeier led the invocation.

OPEN SESSION:

2. **Public Comments.**

Paul Babb spoke about item 10 and would like to see the intersection remain as a two-way stop sign

Mike Arnold spoke about #7.

CONSENT AGENDA (ITEM NOS. 3 - 5):

3. **Approval of the Fiscal Year Ending (FYE) 2024 Revenue and Expense, Check Register, and Balance Sheet Reports dated May 31, 2024. (Staff)**

4. **Approval of a Cyber Liability and Data Breach Response Interlocal Agreement between the City of Johnson City, Texas and the Texas Municipal League Intergovernmental Risk Pool to form a joint self-insurance pool to be named the Texas Municipal League Joint Cyber Liability and Data Breach Response Self-Insurance Fund for the purpose of providing coverages against risks which are inherent in operating a political subdivision. (Staff)**

5. **Approval of a Resolution of the City of Johnson City, Texas formally accepting a dedication of twenty foot (20') wide and five foot (5') wide easements for construction and installation of water mains, and for access to construct, install, maintain, operate, upgrade, replace, remove, and repair same; and addressing related matters. (Staff)**

Councilmember Coleman made the motion to approve the consent agenda as presented. Councilmember Elliott seconded the motion. All were in favor and the consent agenda was approved.

#### ITEMS FOR INDIVIDUAL CONSIDERATION:

6. **Discussion of and action on an Encroachment License Application and Agreement between Old Annex Office Solutions and the City of Johnson City, Texas for West and South building façade and appurtenance right-of-way encroachments on property located at 200 N. Ave. G, Johnson City, Texas 78636. (Applicant)**

Councilmember Richardson motioned to approve the Encroachment License Application and Agreement between Old Annex Office Solutions and the City of Johnson City, Texas for West and South building façade and appurtenance right-of-way encroachments on property located at 200 N. Ave. G, Johnson City, Texas 78636. Councilmember Elliott seconded the motion. All were in favor and the item was approved.

7. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas establishing the width of a specified portion of the public street known as "Avenue J" in the City of Johnson City; repealing all ordinances to the extent they are in conflict; providing for severability; and providing an effective date. (Staff)**

Councilmember Coleman made the motion to approve the Ordinance establishing the width of a specified portion of the public street known as "Avenue J" in the City of Johnson City. Councilmember Elliott seconded the motion. All were in favor and the Ordinance was approved.

8. **Discussion of and action on a Memorandum of Understanding between Hill Country Alliance, US Water Alliance, and the City of Johnson City, TX for no-cost expertise and assistance in identifying and applying for funding for water / wastewater infrastructure improvements. (Staff)**

Councilmember Elliott made the motion to approve the Memorandum of Understanding between Hill Country Alliance, US Water Alliance, and the City of Johnson City, TX for no-cost expertise and assistance in identifying and applying for funding for water / wastewater infrastructure improvements. Councilmember Coleman seconded the motion. All were in favor and the Memorandum of Understanding was approved.

9. **Presentation by Crandall & Associates Insurance and discussion of and action on the selection of employee and retiree medical insurance benefits for FYE 2025. (Staff)**

After a short presentation by Eddie Ruiz of Crandall & Associates Insurance, Councilmember Coleman motioned to approve the renewal of the current plans. Councilmember Thomas seconded the motion. All were in favor and the item was approved.

10. **Discussion of and action on a Traffic Impact Analysis for the Johnson City Independent School District (JCISD) LBJ Middle School project. (Council)**

Councilmember Elliott motioned to move forward with the 2-way stop sign at Avenue L and the LBJ private drive. The 2-way stop sign will be reevaluated as capacity on the LBJ campus increases. A letter of no objection or revision was requested to be provided by the Johnson City Independent School District (JCISD) LBJ Middle School project traffic engineer. Councilmember Thomas seconded the motion. All were in favor and the item was approved.

11. **Discussion of and direction on City of Johnson City and Hill Country Waste Solutions' processes regarding roll-off container orders, deliveries, invoicing, and related matters, including, but not limited to, an Exclusive Franchise and Contract, as amended, between the same for the Collection and Disposal of Municipal Solid Waste and Recyclable Materials. (Councilmember Thomas)**

No action was taken.

12. **Discussion of and direction on the identification and mapping of City of Johnson City Utility Department fire hydrant and water valve and meter locations within the City of Johnson City, Texas. (Councilmember Elliott)**

Staff established that they would begin updating maps with new points currently not noted.

13. **Discussion of and action on the selection of a President (Mayor) Pro Tempore. (Council)**

Councilmember Elliott motioned to appoint Shelton Coleman as the President (Mayor) Pro Tempore. Councilmember Thomas seconded the motion. All were in favor and Councilmember Coleman was appointed.

With no further business before the council, the meeting was adjourned at 8:02 pm.

---

Stephanie Fisher, Mayor

ATTEST:

---

Whitney Walston, City Secretary