

MINUTES  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL

The City of Johnson City City Council met for a Regular Meeting on Tuesday, March 2, 2021, 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: Rhonda Stell, Mayor  
Patricia Dildine, Mayor Pro Tem  
Gayla Guthrie  
Teresa Babb  
Shelton Coleman  
Clayton Young

Staff Present: Rick Schroder, CAO/City Secretary  
Whitney Walston, Deputy City Secretary  
Ross Allen, Police Chief  
BJ Sultemeier, Public Works Director  
Elizabeth Elleson, City Attorney

Citizens Present: Patty Chimene  
Frances Ann Giron  
Crystal Tammillo  
Stephanie Fisher  
Kay Odiorne  
Jason Hohenberger  
Gandolf Burris  
Casey Smith  
Tricia Hartman, JCRC

1. **Call to order.**

Mayor Stell opened the meeting at 6:00 p.m. The invocation was led by Casey Smith and the Pledge of Allegiance followed.

OPEN SESSION:

2. **Citizens to be heard.**

There were no citizen comments.

OLD BUSINESS:

3. **Discussion of and action on the Fiscal Year Ending (FYE) 2018 Annual Financial Report for the City of Johnson City, Texas. (Neffendorf & Knopp, P.C.)**

There was no discussion on this item. Councilmember Coleman made a motion to accept the FYE 2018 Audit. Councilmember Dildine seconded the motion. All were in favor and the audit was accepted.

4. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas amending Municipal Code of Ordinances Chapter 13 *Utilities*, Article 13.02 *Water and Sewers*, Division 1 *Generally*, Section 13.02.001 *Water and Sewer Rates*, Section 13.02.014 *Mandatory Connection to City Water and Wastewater Systems*; and adding Section 13.02.017 *Definitions* to provide for consideration of a variance request from mandatory sewer connection; and providing for an effective date. (Staff)**

There was no discussion on this item. Councilmember Dildine made a motion to amend the ordinance. Councilmember Young seconded the motion. Councilmen Dildine, Guthrie, Coleman, and Young voted in favor of the amendment. Councilmember Babb was opposed.

5. **Discussion of and action on a request for a variance from Municipal Code of Ordinances Chapter 13 *Utilities*, Article 13.02 *Water and Sewers*, Division 1 *Generally*, Section 13.02.014 *Mandatory Connection to City Water and Wastewater Systems* by Jason and Allison Hohenberger authorizing the installation of an on-site septic system in lieu of connecting to the City's wastewater system for 118 Crestview Drive, more particularly described as ABS A0561 Survey 41 J. Shackelford, Acres 7.17. (Applicant)**

Homeowner Jason Hohenberger spoke about what was all involved with placing a sewer line on the property that would connect to City services. Connecting to City services would involve using a rock saw to place the line which would disturb several mature oak groves. The elevation difference also posed a problem. There is about a 6-foot rise in elevation from the front of the property to the rear. This would require multiple check valves and a lift station with a grinder. Councilmember Coleman asked a question about the cost comparison between the two options. Hohenberger stated that putting in a septic system would be 6-8k less than hooking up to the City sewer line. Mayor Stell asked if the application that he had previously submitted still valid. CAO Schroder said that it is not and would need to resubmit a new application and go through the process outline in the recently approved ordinance. Councilmember Coleman made a motion to table the item. Councilmember Guthrie seconded the motion. All were in favor and the item was tabled.

REPORTS:

6. Proclamations, Presentations, and/or Reports.

- a) **Report – Chief Administrative Officer / City Secretary Rick Schroder.**  
**Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting. Topics include, but may not be limited to, financial accounting, auditing, process improvements, Host Compliance integration, iWorQ computerized maintenance management system, a strategic planning session for the City of Johnson City, and a recommendation from the Evaluation Committee on engineering services proposals received for the 2021-2022 Community Development Block Grant Program application cycle and naming the firm evaluated as most qualified.**

CAO Schroder spoke about the above-listed items.

- b) **Report – Public Works Director Brent Sultemeier.**  
**Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting. Topics include, but may not be limited to, water and sewer infrastructure and usage, wastewater treatment plant operations, pending and completed work orders, and street paving.**

Public Works Director spoke about the above-listed items

- c) **Report – Police Chief Ross Allen.**  
**Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting. Topics include, but may not be limited to, Department statistics, personnel issues, public safety, and a Racial Profiling Report dated February 4, 2021.**

Police Chief Ross Allen spoke about the above-listed items.

- d) **Report – Johnson City Chamber of Commerce.**  
**Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.**

The Chamber reported that had 16 visitors for the month. They have expanded their operating hours to Monday-Saturday 10 a.m. to 4 p.m. Masks are still required in the building since it is Federally owned. The Visitor Center website and Facebook page are launched and operational. They are hoping to start planning for upcoming market days.

- e) **Report – Lights Spectacular Hill Country Style, Inc.**  
**Provide progress update to City Council on the 2020 – 2021 Lights Spectacular event. Topics include, but may not be limited to, event details and statistics, financial accounting, and the introduction of new Board Members.**

Lights Spectacular reported that they raised a total of \$34k which will allow for startup funds for next season and to be able to gift \$250 to each non-profit that was

apart of the 2019 program. They will also be offering two \$500 scholarships. There has been growth in their board with the total number of board members now at 12.

CONSENT AGENDA (ITEM NOS. 7 - 8):

7. **Approval of the minutes of the Regular and Special Meetings of the City Council dated February 2 and February 12, 2021. (Staff)**
8. **Approval of the FYE 2021 Revenue and Expenditure, Check Register, and Posted Transaction Reports dated February 28, 2021. (Staff)**

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

ITEMS FOR INDIVIDUAL CONSIDERATION:

9. **Discussion of and action on the selection of an engineering firm rated as most qualified by the Evaluation Committee for the 2021-2022 Community Development Block Grant Program grant application preparation and, if funded, project implementation. (Staff)**

Councilmember Dildine made a motion to accept the recommendation of the scoring committee. Councilmember Guthrie seconded the motion. All were in favor and the engineering firm S.D. Kallman was selected.

10. **Discussion of and direction on a proposed Lease Agreement between the City of Johnson City, Texas and the Blanco County Emergency Services District No. 1 for the lease of property located, generally, south of Ranch Road 2766 and east of Block 2 of the Winters-Furr Subdivision and currently housing the Johnson City Recycling Center. (ESD No. 1)**

Councilmember Coleman asked what the balance owed was on the recycling agreement. CAO said it was \$51K. The new lease requires additional insurances and that the City return the property to its original state at the end of the lease. The City would have 15 days to complete the return or would have to pay for the cost of having it done. CAO Schroder does not suggest that the City buy out the remainder of its agreement with CAPCOG. Council also had questions on if the previous lease is still valid. An option discussed was to move the center to a new location. Also discussed was renegotiating the suggested new lease terms. It was also questioned if the contract is enforceable as it stands now and what is CAPCOG's option on moving the center to a new location. Councilmember Coleman made a motion to table the item, Councilmember Guthrie seconded the motion. All were in favor and the item was tabled.


**11. Discussion of and action on proposed City Council Policies and Procedures establishing City Council and other Board and/or Commission responsibilities, processes, and conduct. (Staff)**

Council had questions regarding the policies for the Planning and Zoning Commission. Also, how does it compare to previous ordinances? Councilmember Guthrie made a motion to table the item. Councilmember Young seconded the motion. All were in favor and the item was tabled.

**12. Discussion of and action on the creation of an online commercial property, site selection, and analysis database for economic development purposes for the City of Johnson City, Texas, and authorizing the Chief Administrative Officer to negotiate and execute contracts with REsimplifi and GIS WebTech in the amount of \$3,750.00 and \$7,750.00, respectively, for the same. (Staff)**

Council discussed if there was a large enough volume of properties to warrant the need for the system. There were also questions if both programs were needed or could just one portion be used. Councilmember Coleman made a motion to table the item. Councilmember Babb seconded it. All were in favor and the item was tabled.

With no additional business to come before the Council, the meeting was adjourned at 8:52 p.m.

  
Rhonda Stell, Mayor

ATTEST:

  
Whitney Walston, Deputy City Secretary

