

MINUTES  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL

The City of Johnson City City Council met for a Regular Meeting on Tuesday, May 4, 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: Steve Sanchez  
Stephanie Fisher  
Patty Chimene  
Mark Smith  
Francis Ann Giron  
Karen Gebhardt  
Mark Morrow  
Dawn Capra  
Paula Simpson  
David Canfield  
Gandolf Burrus  
Laurie Canfield  
James Whitfill  
Lisa Richardson  
Sam Richardson  
Amanda Martin  
Tricia Hartman, JCRC

**1. Call to order.**

Mayor Stell called the meeting to order at 6:00 pm. Pastor Steve Sanchez led the invocation and the Pledge of Allegiance followed.

PUBLIC HEARINGS:

2. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application requesting a change in zoning from “Highway Commercial” to “Planned Unit Development” from Johnson City RV Park, LLC for the construction and operation of an RV Park located at 408 N. U.S. Hwy. 281, Johnson City, TX 78636.**

The public hearing opened at 6:01 p.m. David Canfield spoke about his concerns about the ingress/egress off Hwy 281 and the need for turn lanes. Mark Morrow spoke about that the traffic coming in and out of the RV park would not be a heavy flow like Stripes. He also cited that the RV park in Round Mountain, also off HWY 281 does not have a turn lane for customers to access that location. The public hearing closed at 6:04 p.m.

3. **Public Hearing to give all interested persons the right to appear and be heard on the proposed annexation of the following City-owned properties:**

**One (1) parcel of property totaling 10.4 acres (BCAD Prop. ID No. 2590, Legal Description: ABS A0561 SURVEY 41 J. SHACKLEFORD, ACRES 10.4, (RIVER AT DAM)); One (1) parcel of property totaling 4 acres (BCAD Prop. ID No. 2594, Legal Description: ABS A0262 SURVEY 167 Z.J. HEMPHILL, ACRES 4.149, (WEST WELLS)); and**

**One (1) parcel of property totaling 19.84 acres (BCAD Prop. ID No. 5031, Legal Description: ABS A0262 SURVEY 167 Z.J. HEMPHILL, ACRES 19.86, (SOLAR FARM)).**

The public hearing opened at 6:04 p.m. and closed at 6:05 p.m. There were no comments.

REPORTS:

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

- a) **Presentation by Mayor Rhonda Stell on a Proclamation honoring firefighter Alton Moreland for sixty (60) years of dedicated service to the Johnson City Volunteer Fire Department.**

Mayor Stell presented the proclamation to Mr. Moreland in honor of his service.

- b) **Report – Chief Administrative Officer / City Secretary Rick Schroder. Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.**

CAO Schroder spoke about the audit, the modification of the CDBG application to include hot valves versus strictly fire hydrants, the interest rate on the police

department vehicles, an update on the SCADA system, and scheduling a FAM tour for June or July.

- c) **Report – Public Works Director Brent Sultemeier.**  
**Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.**

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

- d) **Report – Police Chief Ross Allen.**  
**Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.**

Police Chief Ross Allen presented and spoke on the topics included in his report. The report was provided in the council packet.

- e) **Report – Court Clerk Patricia Mikla and Municipal Court Judge Tom Walston.**  
**Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.**

A written report was included in the council packet.

- f) **Report – Monthly Work Orders and Building Permits.**  
**Provide progress update to City Council on work orders and building permits issued since prior City Council meeting.**

A written report was included in the council packet.

- g) **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 they had 170 visitors in April compared to 579 in 2019. There seems to be more people out and about around town. The Visitors Centers hours are 10-4 p.m. Monday through Saturday. Sunday hours will resume soon. The bathrooms are available again at the center and masks are requested but not required. The Natl Park Service will be conducting a massive renovation on the building starting in July and last about 6 months. There were 25 vendors at the April Market Days event including 2 food trucks. The plan is to slowly increase the number of vendors to 40 or 50. Lights Spectacular reported a cleanup of the warehouse and awarding two scholarships.

OPEN SESSION:

**5. Citizens to be heard.**

Mark Smith spoke about traffic concerns on Nugent. He has concerns about the speed along the street and the danger it causes with the increase in pedestrian traffic.

Gandolf Burrus spoke about Councilmember Pat Dildine and thanked her for all her years of service.

CONSENT AGENDA (ITEM NOS. 6 - 7):

**6. Approval of the minutes of the Regular and Special Meetings of the City Council dated April 6, April 12, April 30, and May 3 (if applicable), 2021. (Staff)**

**7. Approval of the Fiscal Year Ending (FYE) 2021 Revenue and Expenditure, Check Register, and Posted Transaction Reports dated April 30, 2021. (Staff)**

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

ITEMS FOR INDIVIDUAL CONSIDERATION:

**8. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas rezoning 408 N. U.S. Hwy. 281, Johnson City, TX 78636 from “Highway Commercial” to “Planned Unit Development” for the construction and operation of a recreational vehicle (RV) park; declaring a public purpose; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of the Ordinance; incorporating recitals; providing for severability; and adopting an effective date. (Applicant)**

Applicant Amanda Martin, spoke about the park, that there would be no permanent residents, and booking requirements that require a picture of the RV. Councilmember Babb had question about the total number of days allowed to stay per year. Martin said that 90 was chosen due to the snowbirds that travel here to stay for the winter. There was also a question about setbacks. Only the building would be subject to the established setbacks they were used looking towards future development. At this point, only one building has been planned. Martin also spoke about the layout of the park. It was designed to be as efficient as possible to maximize the use of the land. Councilmember Guthrie made a motion to approve the PUD with schedule A, a maximum length of stay not to exceed 90 calendar days per year, disallow subletting, and remove bar and on-site parking from the PUD. Councilmember Dildine seconded the motion, all were in favor and the PUD was approved.

**9. Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas providing for the extension of the Johnson City City Limits by the**

annexation of a 10.4 acre tract of land described as land situated on the Pedernales River in Blanco County, Texas, and comprises 9.82 acres of land, part of Survey No. 41, patented to Jack Shackelford, by Patent No. 416, Volume 5, dated September 20, 1849, recorded in the Deed Records of Blanco County, Texas, in Volume 55, Page 175, and .58 acre, part of Survey No. 40, W.D. Talley; granting to all inhabitants of said property all of the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; incorporating recitals; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; providing for severability; repealing all ordinances in conflict herewith; setting an effective date; and approving a Municipal Service Plan for such area. (Staff)

There was no discussion. Councilmember Coleman made a motion to approve the Ordinance. Councilmember Babb seconded the motion. All were in favor and the Ordinance was approved.

10. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas providing for the extension of the Johnson City City Limits by the annexation of a 4 acre tract of land described as 4.0 acres of land situated in Blanco County, Texas, being part of Survey No. 167, originally granted and patented to Zeno J. Hemphill by Patent No. 256, Vol. 1, dated May 28, 1841, Abstract No. 262, and being a portion of that 8.0 acre tract of land, more or less, that was conveyed by The Blanco National Bank to W.T. Wood, et ux, by deed dated January 28, 1957, recorded in Vol. 66, page 296, of the Deed Records of Blanco County, Texas; granting to all inhabitants of said property all of the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; incorporating recitals; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; providing for severability; repealing all ordinances in conflict herewith; setting an effective date; and approving a Municipal Service Plan for such area. (Staff)**

There was no discussion. Councilmember Guthrie made a motion to approve the Ordinance. Councilmember Young seconded the motion. All were in favor and the Ordinance was approved.

11. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas providing for the extension of the Johnson City City Limits by the annexation of a 19.84 acre tract of land described as a 19.84 acre tract of land being the remaining portion of that certain 30.79 acre tract of land described in Vol. 139, Page 755 of the Deed Records of Blanco County, Texas, situated in the Zeno J. Hemphill Survey No. 167, Abstract No. 262 in said County; granting to all inhabitants of said property all of the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; incorporating recitals; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; providing for**

**severability; repealing all ordinances in conflict herewith; setting an effective date; and approving a Municipal Service Plan for such area. (Staff)**

There was no discussion. Councilmember Coleman made a motion to approve the Ordinance. Councilmember Young seconded the motion. All were in favor and the Ordinance was approved.

- 12. Discussion of and action on a Professional Services Agreement between the City of Johnson City, Texas and Crandall & Associates, Inc. for Agent of Record employee insurance services, including, but not limited to, medical, dental, vision, and other voluntary insurances, for Zero Dollars and No Cents (compensated by commissions received from insurance carriers) for a term of three (3) years; and authorizing the Chief Administrative Officer to execute said Agreement on behalf of the City Council of the City of Johnson City, Texas. (Staff)**

There was limited discussion. Councilmember Coleman made a motion to approve the PSA with a change from City Administrator to CAO and amending the term to a 30 day notice by either party, correcting the date to 2021 and Blanco County. Councilmember Young seconded the motion. All were in favor and the PSA was approved.

- 13. Discussion of and action on Water Leak Adjustment Requests from the following entities related to the receipt of February 28 and/or March 26, 2021 utility bills after the February 2021 winter weather storm:**

- Amy Lyndsay, 400 E. Main St. - \$409.72;
- Commercial Alternators & Starters, 501 E. Main St. - \$866.41;
- Fat Boy Burgers, 104 N. U.S. Hwy. 281 - \$531.74;
- Hill Country Inn, 203 S. U.S. Hwy. 281 - \$1,131.03; and
- Truvy's Hair Design, 107 N. Nugent Ave. - \$362.92.

After council reviewed the provided documentation, Councilmember Coleman made a motion to for the abovementioned properties to have their utility bills adjusted to reflect the February 2020 amounts.

- 14. Discussion of and action on the City of Johnson City Recycling Center, including, but not limited to, an Interlocal Contract for Solid Waste Equipment and Services between the City of Johnson City and the Capital Area Council of Governments (CAPCOG); a remaining amount due to CAPCOG should the City elect to terminate Recycling Center services; and lease agreements dated 1993 and 2005 between the City and North Blanco Co. Emergency Medical Service. (Staff)**

During discussion, council had many questions including if ESD would purchase the building and if the contract were negotiable. Also discussed was keeping the center open on limited basis and reassigning personnel. Councilmember Coleman made a motion to table the item. Councilmember Dildine seconded the action. All were in favor and the item was tabled.

CLOSED SESSION:

15. **The City Council will convene into Closed Session in accordance with Government Code:**

- **§551.071 *Consultation with Attorney* to receive legal advice regarding payroll liabilities owed to the Internal Revenue Service; and**
- **§551.072 *Deliberation Regarding Real Property* to discuss residential and commercial appraisals of real property for 406 W. Main St., Johnson City, TX 78636.**

The council convened into closed session at 8:03 p.m. and reconvened into open session at 8:40 p.m.

ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:


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

Councilmember Dildine made the motion to expand the scope of work for Greenberg Trauing at the same rate. Councilmember Guthrie seconded the motion. All were in favor and the item was approved.

17. **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 1, 2021 for the purpose of electing a Mayor and two (2) Council Members to the City Council. (Staff)**

Councilmember Coleman made a motion to accept the Resolution. Councilmember Babb seconded the motion. All were in favor and the Resolution was approved.

With no further business to come before the council, the meeting was adjourned at 8:43 p.m.

  
Rhonda Stell, Mayor

ATTEST:

  
Whitney Walston, Deputy City Secretary

