

**MINUTES  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL**

The City of Johnson City City Council met for a Regular Meeting on Tuesday, August 3, 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  
Gayla Guthrie  
Shelton Coleman  
Stephanie Fisher  
Clayton Young

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

Citizens Present: Trish Hartmann, JCRC  
David Canfield  
Michael Morisoli  
Mary Finkelstein  
Shelley Levitt  
Tommy Levitt  
Mike Rosenberg  
Lynda Rosenberg  
Bunnie Sadthoss  
Louis Hoffman  
Al Peterson  
Matt Hainline  
Lonnie D.

**1. Call to order.**

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

**OPEN SESSION:**

**2. Citizens to be heard.**

Michael Morisoli spoke about item 8. He voiced concerns over overflow parking at the fairground, flooding from River, if there is an evacuation plan. He also questions about the waste from the RVs and how the added chemicals would impact the wastewater treatment plant. He also asked where the reported revenue numbers came from.

Mike Rosenberg spoke about item 8. He had comments about a flood safety plan, he cited the Blanco River tragedy and the quick nature of the flooding. He feels like the road would need to be improved to a class A road due to weight. He was also concerned about surface water run off from the improved road.

Shelly Levitt spoke about item 8. She spoke about concerns in flooding in the camp area as the area flash floods. She was also concerned with the road width in the event of an emergency, specifically EMS/fire vehicle passage.

Al Peterson spoke about item 8. He submitted written comments.

### REPORTS:

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

a) **Report – Chief Administrative Officer / City Secretary Rick Schroder.**

CAO Schroder did not present a report.

b) **Report – Public Works Director Brent Sultemeier.**

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

c) **Report – Police Chief Ross Allen.**

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

d) **Report – Court Clerk Patricia Mikla and Municipal Court Judge Tom Walston.**

Municipal Court Clerk Mikla submitted a written report to council.

e) **Report – Johnson City Chamber of Commerce and Visitor's Center.**

The Chamber submitted a written report to council. Patty Chimene also spoke that the Center is now open 7 days a week and they will be moving out of the building in July. They plan to be out for 6-8 months.

f) **Report – Monthly Work Orders and Building Permits.**

The report was included in the council packet.

CONSENT AGENDA:

4. **Approval of the minutes of the Regular Meeting of the City Council dated July 6, 2021. (Staff)**
5. **Approval of the Fiscal Year Ending (FYE) 2021 Revenue and Expenditure, Check Register, and Posted Transaction Reports dated July 30, 2021. (Staff)**

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

ITEMS FOR INDIVIDUAL CONSIDERATION:

6. **Presentation by Johnson City Chamber of Commerce (“Chamber”) Treasurer Patty Chimene and discussion of and action on the construction of sidewalk facilities and the funding thereof within Memorial Park located at 105 E. Main St., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 86729.**

Councilmember Young spoke about the Chambers plan to connect the sidewalk to the gate behind Pecan Street Brewery. He said it doesn’t allow other businesses the same opportunity. That specific sidewalk would only benefit one business. The Chamber spoke that any damage done to the electrical system, waterline, or sprinkler system would be repaired. The ground would be hand excavated. Councilmember Coleman made a motion to allow the proposal as proposed with the removal of the abutting sidewalk to the neighboring property. Councilmember Fisher seconded the motion. All were in favor and the proposal was approved.

7. **Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas requesting that the Texas Department of Transportation (TxDOT) implement a dedicated center turn lane on U.S. Hwy. 290 from its intersection with U.S. Hwy. 281 to its intersection with Avenue J; 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 Guthrie raised concerns over the loss of parking. Councilmember Coleman asked about a protected green turn arrow to allow for direct turning left. Councilmember Young would like TxDOT to do a traffic study and recommend the best option for the area. CAO spoke that we could ask TxDOT to do a full study. Councilmember Guthrie supported the idea of a study. Councilmember Coleman made a motion to table the item indefinitely. Councilmember Guthrie seconded the motion. All were in favor and the item was tabled.

8. **Discussion of and action on a Development and Chapter 380 Economic Development Agreement between the City of Johnson City, Mr. Rodney Topper, Yarrington Land**

**Holdings, and/or BSL JCTX, LP for the annexation and development of a 22.4 acre tract of land into a recreational vehicle campground, said tract located near the intersection of Old River Crossing and Trail Rock Drive and addressed 675 Old River Crossing Road, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 9296. (Staff)**

The Council had many questions including but not limited to: Would the facilities be open to the public? No. Restriction on who can come into the park? Yes, only high end, 10 year or younger models. Age would be the biggest determinant. What would the RV pads compose of? They would be concrete, and the storm water runoff standards would apply. Would there be any RVs on the two acres? No, only tent sites that would be anywhere from 2-10 feet of the ground. Would the new road impact fences or any existing structures? No, the road would stay within the already established easement. What measures are in place in the case of flash flooding? There would be a warning system onsite. Occupants can also walk out if the area with in 3-4 minutes in flood conditions. There would also be two staff members on site 24/7/365 to monitor and assist. What ordinances would apply? The cities building code, storm water codes, and other concerns could be addressed through the PUD zoning process. Councilmember Guthrie made the motion to approve the agreement with striking line 2.4.5.3 and exempting the county from impact fees and mandatory annexation of property unless it was requested. Councilmember Young seconded the motion. All were in favor and the agreement with modifications was approved.

**9. Presentation of and discussion on proposed City of Johnson City FYE 2022 Budget(s), including, but not limited to, the following (Mayor Stell and Staff):**

- **General (Maintenance & Operations) Fund;**
- **Hotel Occupancy Tax (HOT) Fund;**
- **Water & Wastewater Utility Fund;**
- **Debt Service (Interest & Sinking) Fund;**
- **Vehicle & Equipment Replacement Program (VERP) Fund;**
- **Capital Replacement Fund;**
- **Municipal Court Security & Technology Funds;**
- **Parks & Recreation Fund;**
- **Local Truancy Prevention & Diversion Fund;**
- **Municipal Court Jury Fund;**
- **Proposed ad valorem (property) tax rate; and**
- **Proposed personnel position, salary, benefit, and holiday schedule amendments.**

CAO Schroder Present the above budgets.

**10. Discussion of and action on placing a proposal to adopt an ad valorem (property) tax rate for Tax Year 2021 on the September 14, 2021 Meeting Agenda of the City Council of the City of Johnson City, Texas. (Staff)**

Councilmember Young made a motion to approve the above item. Councilmember Guthrie seconded the item. Councilmember Fisher, Coleman, Guthrie, and Young were all ayes. The motion passed.


11. **Discussion of and action on setting Public Hearings on the proposed FYE 2022 Budget(s) on the August 17 and September 7, 2021 Meeting Agendas of the City Council of the City of Johnson City, Texas to be held at 6:00 p.m. C.S.T. in the City Hall Council Chamber, 303 E. Pecan Dr., Johnson City, Texas 78636. (Staff)**

Councilmember Guthrie made a motion to approve the above item. Councilmember Fisher seconded the motion. Councilmember Fisher, Coleman, Guthrie, and Young were all ayes. The motion passed.

12. **Discussion of and action on setting Public Hearings on the proposed Tax Year 2021 ad valorem (property) tax rate on the August 17 and September 7, 2021 Meeting Agendas of the City Council of the City of Johnson City, Texas to be held at 6:00 p.m. C.S.T. in the City Hall Council Chamber, 303 E. Pecan Dr., Johnson City, Texas 78636. (Staff)**

Councilmember Fisher made a motion to approve the above item. Councilmember Guthrie seconded the motion. Councilmember Fisher, Coleman, Guthrie, and Young were all ayes. The motion passed.

With no further business to come before the council, the meeting was adjourned at 9:29 p.m.

  
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Rhonda Stell, Mayor

ATTEST:

  
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Whitney Walston, Deputy City Secretary