

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

The City of Johnson City City Council met for a Regular Meeting on Tuesday, December 7, 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  
Teresa Babb

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

**Citizens Present:** Trish Hartmann, JCRC  
Gandolf Burris, GDS  
Greg Steele  
Anna Schultz  
Robert Castro  
Michael Morisoli  
Rayette Bible

**1. Call to order.**

Mayor Stell called the meeting to order at 6 p.m. Pastor Steve Sanchez led the invocation.

**PUBLIC HEARINGS:**

- 2. Public Hearing to give all interested persons the right to appear and be heard on proposed revisions to Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, an Ordinance regulating the subdivision of land within the corporate City limits and extraterritorial jurisdiction (ETJ), including, but not limited to, stormwater, tree and landscaping, and parkland dedication regulations.**

The public hearing opened at 6:02 p.m. Greg Steele expressed concerns over the implications of the regulations in the ETJ. The public hearing closed at 6:08 p.m.

- 3. Public Hearing to give all interested persons the right to appear and be heard on repealing Municipal Code of Ordinances Chapter 1 *General Provisions*, Article 1.09 *Historic Preservation* in its entirety and amending Chapter 14 *Zoning*, Article 14.02**

***Zoning Ordinance, Exhibit A Zoning Ordinance, Article III. Zoning Districts by enacting Division 2. Historic Preservation.***

The public hearing opened at 6:08 p.m. and closed at 6:11 p.m. There were no comments.

4. **Public Hearing to give all interested persons the right to appear and be heard on reaffirming and/or establishing Zoning District boundaries for the City of Johnson City, Texas.**

The public hearing opened at 6:11 p.m. and closed at 6:12 p.m. There were no comments.

**OPEN SESSION:**

5. **Citizens to be heard.**

Anna Schultz spoke about the need for a noise ordinance and requested that if an ordinance is put into place, specific language be used to include base as it can not be measured in decibels. She requested that it be included that the base can not be felt 50 feet from the property line. She also requested that there be a uniform understanding on disorderly contact so it can be enforced.

Robert Castro spoke about his utility bill, specifically the water usage being extremely high some months and not the others. He said he had spoken with Staff and also confirmed that there was no visible leak and that he irrigates via well.

Michael Morisoli spoke about the development agreement between the City and proposed RV park..

**REPORTS:**

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

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

CAO Schroder provided a report 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 – 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 – 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) **Report – Johnson City Chamber of Commerce and Visitor’s Center.**

Rayette Bible spoke on behalf of the Chamber. She said that the Visitor Center construction should be completed in early spring. The center is still seeing very low foot traffic into the center, but it is increasing. They have also seen an increase in phone calls. She also spoke about the board openings, and they have 5 new applications.

CONSENT AGENDA (ITEM NOS. 7 - 11):

7. **Approval of the minutes of the Regular Meeting of the City Council dated November 2, 2021. (Staff)**
8. **Approval of the Fiscal Year Ending (FYE) 2022 Revenue and Expense, Check Register, and Balance Sheet Reports dated November 30, 2021. (Staff)**
9. **Approval of a Permanent Access Easement granting permission of ingress and egress over and on a tract of land described as 0.017 acres of land out of the Joseph Duel Survey No. 172, Abstract No. 147, in Blanco County, Texas, and being a portion of that certain 5.533 acre tract described in Volume 144, Page 595 of the Deed Records of said Blanco County, Texas, more generally described as a portion of 603 S. U.S. Hwy. 281, for access to a metal billboard sign located on Grantor’s dominant estate property and inscribed “*Johnson City Home Town of Lyndon B. Johnson*” for the installation, construction, operation, use, maintenance, repair, modification, upgrade, monitoring, inspecting, replacement, and removal, if necessary, of the signage by the City of Johnson City. (Staff)**
10. **Approval of the certification of a petition received from the Honorable Blanco County Judge Brett Bray for annexation of Old River Crossing between, generally, U.S. Hwy. 281 and Trail Rock Drive, more particularly described as being 4.799 acres of land out of the Jack Shackelford Survey No. 41, Abstract No. 561 in Blanco County, Texas, and directing City Staff to commence annexation proceedings of the subject parcel(s). (Staff)**

Councilmember Fisher requested the item to be pulled from the consent agenda. Fisher requested clarification on if the RV park developer had submitted a zoning change request as its outlined in the development agreement. City Attorney Elleson spoke that the city had received the annexation agreement but nor the rezoning change at this point. Mayor Stell spoke that the item was about the annexation of the country road only. Councilmember

Guthrie made a motion to table the item until the next regular meeting. Councilmember Fisher seconded the motion. All were in favor and the item was tabled.

11. **Approval of an Ordinance of the City Council of the City of Johnson City, Texas repealing Municipal Code of Ordinances Chapter 1 *General Provisions*, Article 1.09 *Historic Preservation* in its entirety and amending Chapter 14 *Zoning*, Article 14.02 *Zoning Ordinance*, Exhibit A *Zoning Ordinance*, Article III. *Zoning Districts* by enacting Division 2. *Historic Preservation*; and providing for an effective date. (Staff)**

Item 10 was pulled for further discussion. Councilmember Coleman made the motion to approve the consent agenda with the removal of item 10. Councilmember Babb seconded the motion. All were in favor and the consent agenda was approved.

#### ITEMS FOR INDIVIDUAL CONSIDERATION:

12. **Presentation by Texas Department of Transportation (TxDOT) Representative Shelby Sultemeier and discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas requesting that 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. (TxDOT)**

The TxDOT Representative was not present. Councilmember Guthrie had concerns about removing the parking from only one side of the highway and was concerned the public would not approve. She felt that the public should be able to offer opinions. Councilmember Fisher questioned why a turn lane just at the light was not an option. Councilmember Coleman requested an overview view of the proposed markings and center turn line. Councilmember Fisher asked if there was any alternative to the turn lane such as an additional light to slow traffic to allow turning. The council also questioned how much the turn lane would actually help. Councilmember Coleman made a motion to table the item. Councilmember Babb seconded the motion. All were in favor and the item was tabled.

13. **Discussion of and action on the selection of an engineering firm rated as most qualified by the Evaluation Committee for the Coronavirus State and Local Fiscal Recovery Funds (SLRF) Funded Construction Projects. (Staff)**

Councilmember Guthrie made the motion to select S.D. Kallman as the engineering firm based on their score of 277 by the evaluation committee. Councilmember Fisher seconded the motion. All were in favor and the firm was selected.

14. **Discussion of and action on the 2024 Blanco County Eclipse Planning Task Force, including, but not limited to, the appointment of a City representative to the Task Force. (Councilmember Coleman)**

Mayor Stell spoke that she had regularly been attending the Task Force meetings prior to this point. Councilmember Fisher made a motion to appoint Mayor Stell as the City representative. Councilmember Coleman seconded the motion. All were in favor and the appointment was approved.

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

Councilmember Guthrie nominated Councilmember Coleman as the President (Mayor) Pro Tempore. Councilmember Babb seconded the motion. All were in favor with Councilmember Coleman abstaining from the vote.

**16. Discussion of and action on the City of Johnson City Personnel Policies and Procedures Manual. (Staff)**

Upon request from staff, this item was tabled until the next regular meeting.

*Adjourn into Closed Session.*

**CLOSED SESSION:**

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

- **§551.071 Consultation with Attorney and §551.072 Deliberation Regarding Real Property to receive legal advice and deliberate residential and commercial real estate appraisals and the associated sale of 406 W. Main St., Johnson City, Texas 78636 (Staff); and**
- **§551.071 Consultation with Attorney and §551.074 Personnel Matters regarding legal issues concerning Municipal Police Department policy, administration, and personnel operations of the Department.**

The Council adjourned into closed session at 7:47 p.m. and adjourned into open session at 8:40 p.m.

*Adjourn into Open Session.*

**18. Discussion of and action on matters discussed in Closed Session. (Staff)**

No action was taken on the matters discussed in closed session.

With no additional business to come before the council, the meeting was adjourned at 8:45 p.m.