

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

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, April 5, 2022 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: Rhonda Stell, Mayor
Gayla Guthrie
Shelton Coleman
Stephanie Fisher
Teresa Babb
Clayton Young

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

Citizens: Patty Chimene, Chamber of Commerce
Mike Morisoli
Shelly Levitt
James Whitfill
Diana Gonzales
Mike Batek
Tricia Hartmann
Pat Dildine
Burt Burkhard
Steve Sanchez

1. Call to order.

Mayor Stell called the meeting to order at 6:00 p.m. Pastor Sanchez 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 BSL JCTX, LP for a change in zoning from “Single Family Residential” to “Planned Unit Development” (PUD) for the construction of a recreational vehicle and glamping park located at 675 Old River Crossing, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID Nos. 9296 and 23301. (Applicant)**

The public hearing opened at 6:03 p.m. and closed at 6:13 p.m. Residents of the area Mike Morisoli and Shelly Levitt spoke about the road being broken down by the construction traffic along with construction vehicles on private property. There was also concerns with the glamping site being active and the removal of trees. The developer addressed the above issues. He said that the trees were mostly cedars and other junk trees. He also said that they were proposing a turnaround on the 2 acre tract. He also clarified that the Campwell site is for the tent area only and is only a information landing page.

OPEN SESSION:

3. **Citizens to be heard.**

There were no citizen comments.

REPORTS:

4. Proclamations, Presentations, and/or Reports.

a) **Proclamation – Mayor Rhonda Stell.**

Kim Kankel spoke on behalf of the Highland Lakes Family Crisis Center.

b) **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

c) **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

d) **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.

e) **Report – Code Enforcement Officer Jessica Oestreich.**

The report was provided in the council packet.

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

The report was provided in the council packet.

g) **Report – Monthly Permit Report.**

The report was provided in the council packet.

h) **Report – Monthly Work Order Report.**

The report was provided in the council packet.

i) **Report – Johnson City Chamber of Commerce and Visitor’s Center.**

Patty Chimene reported that the visitor center had 55 visitors for the month. There were 40 market day vendors and a new visitors guide went out Wednesday. They are also hoping that construction will be completed in May. Savor is scheduled for May 22.

j) **Report – Grant Development Services Quarterly Report.**

The report was provided in the council packet.

CONSENT AGENDA (ITEM NOS. 4 - 8):

5. **Approval of the minutes of the Regular and Special Meetings of the Johnson City City Council dated, respectively, March 1, 2022 and March 21, 2022. (Staff)**
6. **Approval of the Fiscal Year Ending (FYE) 2022 Revenue and Expense, Check Register, and Balance Sheet Reports dated April 1, 2022. (Staff)**
7. **Approval of the Quarterly Investment Report for the quarter ending March 31, 2022. (Staff)**
8. **Approval of the City of Johnson City Police Department 2021 Racial Profiling Report dated February 25, 2022. (Staff)**
9. **Approval of a Sign Permit Application from Texas Vintage Motorcycle Museum for projecting and wall signage, pursuant to Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, located within the Historic Overlay District at 100 N. Nugent Ave., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 7572. (Applicant)**

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

ITEMS FOR INDIVIDUAL CONSIDERATION:

10. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas rezoning 675 Old River Crossing Rd., Johnson City, TX 78636 from “Single Family Residential” to “Planned Unit Development” for the construction of a recreational vehicle (RV) and glamping park; declaring a public purpose; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; and adopting an effective date. (Applicant)**

During discussion, Councilmember Fisher asked that the definition of glamping be more specific. Councilmember Fisher made the motion to approve the rezoning of the property with the amended definition of glamping to read a canvas tent on a raised platform with access to water and sewer utilities. Councilmember Young seconded the motion. All were in favor and the item was approved.

11. **Discussion of and direction on a proposal from the Texas Hill Country Wineries Association (THCW) for the funding, design, and construction of a Texas Hill Country American Viticultural Area (AVA) welcome sign. (THCW)**

After a quick question and answer portion with a representative from the Hill Country Wineries Association, the council agreed that they would like to move forward with potential options.

12. **Discussion of and action on a Swimming Pool Management Proposal and Agreement between USA Pools of Texas and the City of Johnson City, Texas for the management and staffing (lifeguard) of the Community Park Pool, including, but not limited to, chemical and cleaning, insurances, and swimming lesson / event services; and authorizing the Chief Administrative Officer to negotiate and execute said Proposal / Agreement on behalf of the City of Johnson City, Texas. (Staff)**

Councilmember Babb made the motion to engage in the proposal with USA Pools of Texas at the platinum level with the approval of the City Attorney. Councilmember Guthrie seconded the motion. All were in favor and the item was approved.

13. Discussion of and direction on restricting short-term rental units within and/or upon multiple family residential dwelling units within the City of Johnson City, Texas. (Councilwoman Fisher)

Discussion included the option to put in place the restriction and repeal later. There was also a request for public hearing to seek community input. Councilmember Fisher requested the City Attorney to research and propose and ordinance that would disallow short term rental permits in multi family housing.

Councilmember Babb: Yes
Councilmember Coleman: Yes
Councilmember Guthrie: Yes
Councilmember Fisher: Yes
Councilmember Young: Yes

With no further business before the council, the meeting was adjourned at 8:44 p.m.

Rhonda Stell, Mayor
City of Johnson City, Texas

ATTEST:

Whitney Walston, City Secretary