

MINUTES  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL

The City of Johnson City City Council met for a Regular Meeting on Tuesday, June 7, 2022 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  
Patricia Dildine

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

Citizens: Tricia Hartmann  
Steve Sanchez  
Lori Corrigan  
Lynn Moore  
Joe Moore  
Bob Corrigan  
Travis Kaatz, Edge  
David McCullough  
Tyrel Mecrory  
Bart Burkhard  
Gandalf Burrus, GDS  
Jamie Whitfill  
Tommy Weir  
Scott Schellhase  
Brett Bray

1. **Call to order.**

Mayor Stell called the meeting to order at 6:03 pm. Pastor Steve Sanchez led the invocation.

PUBLIC HEARINGS:

2. **Public Hearing to give all interested persons the right to appear and be heard on an Ordinance amending Municipal Code of Ordinances Chapter 14 Zoning, Article**

**14.02 Zoning Ordinance** by providing definitions related to and amending the permitted chart of uses for the prohibition of hotels, including, but not limited to, short-term rental units, within multi-family dwelling units located within zoning districts in the City; and providing for an effective date.

Two written comments were made. The hearing opened and closed at 6:05 pm.

3. **Public Hearing to give all interested persons the right to appear and be heard on an Ordinance amending Municipal Code of Ordinances Chapter 4 *Business Regulations*, Article 4.07 *Hotel Permit Registration* by adding regulations regarding the operation of hotels, including, but not limited to, short-term rental units, in the City; prohibiting the operation of hotels within multi-family dwelling units; requiring notice of Countywide burn bans; declaring a misdemeanor violation with penalties not to exceed \$2,000; and setting an effective date.**

There were no comments. The hearing opened and closed at 6:06 pm.

**OPEN SESSION:**

4. **Citizens to be heard.**

There were no citizens to be heard.

**REPORTS:**

5. Proclamations, Presentations, and/or Reports.
  - a) **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
  - 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 – Monthly Permit Report.**  
The report was provided in the council packet.
  - g) **Report – Monthly Work Order Report.**  
The report was provided in the council packet.
  - h) **Report – Johnson City Chamber of Commerce and Visitor’s Center.**

A written statement was provided at the time of the meeting.

*The Mayor requested items 14 & 15 be discussed prior to the consent agenda.*

CONSENT AGENDA (ITEM NOS. 6 - 11):

6. **Approval of the minutes of the Regular Meeting of the Johnson City City Council dated May 3, 2022. (Staff)**
7. **Approval of the Fiscal Year Ending (FYE) 2022 Revenue and Expense, Check Register, and Balance Sheet Reports dated May 31, 2022. (Staff)**
8. **Approval of a Resolution by the City Council of the City of Johnson City, Texas regarding the Chapter 380 Economic Development Agreement between the City of Johnson City and Old Annex Office Solutions, L.L.C.; providing for release of promissory note and forgiveness of economic loan; and providing an effective date. (Applicant)**
9. **Approval of an Ordinance of the City Council of the City of Johnson City, Texas setting a Public Hearing on updates to the Land Use Assumptions and Capital Improvements Plan and the imposition of an Impact Fee per service unit on July 26, 2022; and adopting an effective date. (Staff)**
10. **Approval of an Agreement for Professional Engineering Services between the City of Johnson City and EDGE Engineering, P.L.L.C. for floodplain management services to administer and implement the provisions of Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.04 *Flood Damage Prevention* and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program regulations); and designating EDGE Engineering, P.L.L.C. as the City's Floodplain Administrator. (Staff)**
11. **Approval of an Ordinance of the City Council of the City of Johnson City, Texas authorizing certain budget amendments pertaining to the adopted Fiscal Year Ending (FYE) 2022 Budgets; 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; and setting an effective date. (Staff)**

Councilmember Coleman made a motion to approve the consent agenda pending legal counsel review of the EDGE Engineering contract. Councilmember Fisher seconded the motion. All were in favor and the consent agenda was approved.

ITEMS FOR INDIVIDUAL CONSIDERATION:

12. **Discussion of and action on an Ordinance amending Municipal Code of Ordinances Chapter 14 *Zoning*, Article 14.02 *Zoning Ordinance* by providing definitions related**

**to and amending the permitted chart of uses for the prohibition of hotels, including, but not limited to, short-term rental units, within multi-family dwelling units located within zoning districts in the City; and providing for an effective date. (City Council)**

Councilmember Fisher made the motion to approve the item as presented. Councilmember Guthrie seconded the motion. All were in favor and the item was approved.

13. **Discussion of and action on an Ordinance amending Municipal Code of Ordinances Chapter 4 *Business Regulations*, Article 4.07 *Hotel Permit Registration* by adding regulations regarding the operation of hotels, including, but not limited to, short-term rental units, in the City; prohibiting the operation of hotels within multi-family dwelling units; requiring notice of Countywide burn bans; declaring a misdemeanor violation with penalties not to exceed \$2,000; and setting an effective date. (City Council)**

Councilmember Fisher motioned for the approval of the item as presented. Councilmember Babb seconded the motion. All were in favor and the item was approved.

14. **Discussion of and action on a request by Blanco County for approval of a conceptual design plan for the Blanco County Historic Jailhouse located within the Historic Overlay District at 105 N. Ave. G, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 1726, including, but not limited to, the following:**

- **Site plan;**
- **Building design;**
- **Exterior lighting; and**
- **Signage. (Applicant)**

Councilmember Fisher recused herself due to a professional relationship with the item requestor. Councilmember Coleman made the motion to approve the item as presented. Councilmember Guthrie seconded the motion. All were in favor and the item was approved.

15. **Pursuant to Municipal Code of Ordinances Chapter 10 *Subdivision Regulation*, Article 10.03 *Stormwater Detention and Drainage*, discussion of and action on the approval of a fee-in-lieu of detention for the Blanco County Historic Jailhouse renovation located at 105 N. Ave. G, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 1726. (Applicant)**

Councilmember Fisher recused her self due to a professional relationship with the item requestor.

Discussion included if there was a fee and if the city could exempt the fee. The fee would be around \$311/312 and there are no exemption for the fee. The revenue goes into a special fund. Councilmember Dildine made the motion to approve the fee in lieu of detention.

Councilmember Coleman seconded the motion. All were in favor and the item was approved

16. **Discussion of and action on a Final Plat Application from Legacy Capital Funding, LLC establishing Phase One of the Homesteads at Deer Creek consisting of seventy-three (73) lots, three (3) blocks, and five (5) tracts out of the Joseph Duel Survey, Abstract No. 147 and Elijah Marshall Survey Abstract No. 393, Blanco County, Texas, more particularly described as 217 281 Loop Rd., Johnson City, Texas 78636 and BCAD Prop. ID No. 8609. (Applicant)**

Councilmember Coleman made the motion to table the item till the June 21<sup>st</sup> special meeting. Councilmember Guthrie seconded the motion. All were in favor and the item was tabled.

17. **Discussion of and action on the selection of a grant administration firm rated as most qualified by the Evaluation Committee to assist in the preparation of a Community Development Block Grant F.A.S.T. application for firefighting equipment and, if the project receives a funding award, to provide professional administration services required to implement the project. (Staff)**

Councilmember Dildine made the motion to approve the selection of the grant administrator pending a MOU with the JCVFD. Councilmember Guthrie seconded the motion. All were in favor and the item was approved.

18. **Discussion of and action on the appointment of members to the Johnson City Police Department Building and Construction Advisory Committee. (Staff)**

Councilmember Coleman made the motion to table the item till the special meeting on June 21<sup>st</sup>. Councilmember Babb seconded the motion. All were in favor and the item was tabled.

19. **Discussion of and direction on the continued closure and/or vacation of portions of LBJ Dr. for Johnson City Independent School District (JCISD) purposes between, generally, E. Pecan Dr. and E. Cypress St. (Councilwoman Babb)**

There was no motion as this was a direction item only. Council comments included the City discussing with the school district over the item.

20. **Discussion of and action on a Fireworks Permit Application from the City of Johnson City for a public Independence Day fireworks display and parade to be held on July 2, 2022 at the Blanco Co. Courthouse Square, 101 E. Pecan Dr., Johnson City, Texas 78636, including, but not limited to, the advertising, funding, and staffing thereof. (Staff).**

Councilmember Guthrie made the motion to approve the item. Councilmember Dildine seconded the motion. All were in favor and the item was approved.

With no further business, the meeting adjourned at 7:49 pm.



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Rhonda Stell, Mayor

Attest:



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Whitney Walston, City Secretary