

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

The City of Johnson City City Council conducted a Familiarization (FAM) Bus Tour of City facilities on Saturday, June 4, 2022. The bus tour began at 10:00 a.m. at City Hall, 303 E. Pecan Drive, Johnson City, Texas 78636, and it visited the following City facilities. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Rhonda Stell, Mayor
Shelton Coleman
Stephanie Fisher
Teresa Babb

Staff Present: Rick Schroder, CAO
BJ Sultemeier, Public Works Director

- City Hall – 303 E. Pecan Dr. – 10:00 a.m.
- Surface Water Plant – Near 608 N. U.S. Hwy. 281
- Pedernales River – 408 N. U.S. Hwy. 281
- Wastewater Treatment Plant – 408 N. U.S. Hwy. 281
- Pocket Park No. 1 – Intersection of E. Crestview Dr. and Hillcrest Dr.
- Creek View Estates Lift Station (LS) No. 1 – 145 Brianna Circle
- Creek View Estates LS No. 2 – 313 R.R. 2766
- Old Recycling Center LS No. 3 – 105 Bill Watson Dr.
- Gonzales Ave. LS No. 4 – 122 Gonzales Ave.
- Deer Creek LS No. 5 – 101 Deer Creek Dr.
- Heritage Oaks LS No. 6 – Near 708 S. U.S. Hwy. 281
- Post Oak Pressure Pump Station – 100 Post Oak Dr.
- Elevated Water Storage Tank – Near Intersection of E. Ladybird Ln. and Liveoak Dr.
- Pocket Park No. 2 – 101 E. Elm St.
- West Well Site – 1709 U.S. 290 W.
- Pocket Park No. 3 – Intersection of N. Ave. Q and U.S. 290 W.
- Danz Well Site – 813 Danz Well Rd.
- Oak Forest LS No. 7 – 109 Winding Oak Dr.
- Eagle Well Site – 300 N. Ave. J
- Town Creek Properties (Qty. 2) – Ave. I Abandoned Road and 305 N. Nugent Ave.
- Memorial Park – 105 E. Main St.
- Community Park – 620 N. Nugent Ave., including the following:
 - Softball field
 - Skate park
 - Playgrounds
 - Pavilion
 - Restrooms

- Pool
- Tennis courts
- Event center
- LS No. 8
- Walking trail

The tour concluded approximately at 3:45 pm.

Rhonda Stell, Mayor
City of Johnson City, Texas

ATTEST:

Whitney Walston, City Secretary

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 Mecerory
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 21st 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 21st. 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.

Rhonda Stell, Mayor

Attest:

Whitney Walston, City Secretary

MINUTES
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL

The City of Johnson City City Council met for a Special Meeting on Tuesday, June 21, 2022 at 2:00 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
Christina Harris
Tim Mitchell
Gandolf Burrus

1. **Call to order.**

Mayor Stell called the meeting to order at 2:00 pm.

PUBLIC HEARING:

2. **Public Hearing to give all interested persons the right to appear and be heard on the submission of an application to the Texas Department of Agriculture (TDA) for a 2022 Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program for firefighting equipment. The purpose of the Public Hearing is to allow citizens an opportunity to discuss the citizen participation plan, development of local housing and community development needs, the amount of TxCDBG F.A.S.T. funding available, all eligible TxCDBG and TxCDBG F.A.S.T. activities, and the use of past TxCDBG funds.**

The hearing opened at 2 pm and closed at 2:05 pm. Gandolf Burrus with Grant Development Services gave a short presentation. There were no other comments.

OPEN SESSION:

3. Citizens to be heard.

Christina Harris spoke in support of the Homestead at Deer Creek platting.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the following Professional Services Agreements:

- a. An Agreement between the City of Johnson City, Texas and Grant Development Services, Inc. for professional grant application services related to the submission of an application to the Texas Department of Agriculture (TDA) for a 2022 Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program for firefighting equipment; and**
- b. If awarded, an Agreement between the City of Johnson City, Texas and Grant Development Services, Inc. for professional grant administration services related to the submission of an application to the Texas Department of Agriculture (TDA) for a 2022 Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program for firefighting equipment. (Staff / GDS)**

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

5. Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas approving a Memorandum of Understanding between the City of Johnson City, Texas and the Johnson City Volunteer Fire Department (JCVFD) for the submission of an application to the Texas Department of Agriculture (TDA) for a 2022 Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program for firefighting equipment and other matters related thereto; and authorizing the Chief Administrative Officer to execute said Memorandum of Understanding on behalf of the City. (Staff / GDS / JCVFD)

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

6. 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, including, but not limited to, the following:

- a. **A Dedication Instrument for the Homesteads at Deer Creek, Phase I, a Subdivision in the City of Johnson City, Blanco County, Texas; and**
- b. **A 15' Utility Right of Way Easement. (Applicant)**

Councilmember Babb noted that she was working with several clients who had interest in the property.

Councilmember Dildine made the motion to approve the final plat for the Homesteads at Deer Creek, Phase One, Subdivision, subject to the following conditions:

1. Revise the final plat to delineate the exact flood hazard "AE" floodplain and base flood elevations to match the effective FEMA FIRM Panel dated February 6, 1991; and

The revised final plat shall be reviewed and approved by the City Engineer following floodplain and base flood elevation revisions and before plat recordation. Moreover, this approval does not include the approval of the submitted construction documents, which shall be reviewed and approved by the City Engineer separately prior to plat recordation.

Following final plat approval and recordation, but before construction of improvements, the developer shall ensure that sufficient cash has been deposited with the City or a surety bond has been furnished to the City to secure the completion of all those improvements so required which are incomplete. The cash deposit or surety bond shall be in an amount equal to the value of the planned improvements, and the City Engineer shall certify that said amounts are correct prior to submittal to the City Attorney for review and approval.

As a part of this motion, the developer shall respond to the City Engineer's comments, questions, and directives and correct, if necessary, all related construction documents and permit applications, as all such documents shall be reviewed and approved by the City Engineer.

Lastly, this motion authorizes the Chief Administrative Officer to negotiate and execute a cost sharing agreement with the developer for the replacement of an existing 4" water line along portions of U.S. Hwy. 281 and 281 Loop Road.

This motion is based on the Municipal Code of Ordinances Chapter 3 Building Regulations, Division 9 Fire Code and Article 3.04 Flood Damage Prevention; Chapter 5 Fire Prevention and Protection; Chapter 10 Subdivision Regulation; Chapter 13 Utilities; and Chapter 14 Zoning.

Councilmember Guthrie seconded the motion.

Councilmember Fisher requested to amend the motion by requiring the developer to draft and provide to the City all necessary documents for the creation of the Homeowner's Association (HOA), including Declaration of Covenants, Conditions, and Restrictions (CC&Rs), prior to the approval of the Subdivision's construction documents.

Both Councilmember Dildine and Guthrie agreed to the amendment to the motion.

All were in favor and the motion was approved.

7. 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 not move forward with a committee and have staff engage a planner. Councilmember Fisher seconded the motion. All were in favor and the item was approved.

8. Discussion of and action on a request by the Johnson City Independent School District (JCISD) requesting that the City of Johnson City deed a portion of N. LBJ Dr. between, generally, E. Pecan Dr. and E. Cypress St. to the School District. (JCISD)

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

9. Discussion of and action on the City of Johnson City Strategic Work Plan dated April 6, 2021, including, but not limited to, current work products, accomplishments, and challenges. (Staff)

Councilmember Fisher requested that lowering the speed along Hwy 281 be added to the work plan along with exploring the idea of the pocket park along Lady Bird Lane be utilized for off street parking. Councilmember Babb requested that street remain a focus and the city keep working towards repair. There was a consensus among the council with the current work product, accomplishments, and challenges.

With no further business before the council, the meeting was adjourned at 4:13 pm.

Rhonda Stell, Mayor
City of Johnson City, Texas

ATTEST:

Whitney Walston, City Secretary