

MINUTES
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL

The City of Johnson City City Council will meet for a Special Meeting on Thursday, July 7, 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
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
Gandolf Burrus, GDS
Patty Chimene, Chamber of Commerce
Frank Blagg, 300 Club
Diana Gonzalez, PEC
Jamie Whitfill
Steve Sanchez

1. **Call to order.**

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

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 public hearing opened at 6:04 p.m. and closed at 6:06 p.m. There were no public comments.

OPEN SESSION:

3. **Citizens to be heard.**

There were no citizens to be heard.

REPORTS:

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

- a) **Proclamation – Mayor Rhonda Stell.**
Mayor Stell presented a proclamation proclaiming July 2022 as First Responders Month in the City of Johnson City, Texas to Mr. Frank Blagg of the Hill Country 300 Club.
- 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 Building 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 spoke on behalf of the Chamber and Visitor’s Center
- j) **Quarterly Report – Grant Development Services.**
The report was provided in the council packet.
- k) **Report – Capital Improvements Advisory Committee.**
The report was provided in the council packet.

CONSENT AGENDA (ITEM NOS. 5 - 8):

5. **Approval of the minutes of the Regular and Special Meetings of the Johnson City City Council dated June 4, 2022, June 7, 2022 and June 21, 2022. (Staff)**
6. **Approval of the Fiscal Year Ending (FYE) 2022 Revenue and Expense, Check Register, and Balance Sheet Reports dated June 30, 2022. (Staff)**
7. **Approval of the City of Johnson City Quarterly Investment Report for quarter ending June 30, 2022. (Staff)**
8. **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 Dildine made the motion to approve the consent agenda as presented. Councilmember Coleman seconded the motion. All were in favor and the consent agenda was approved.

ITEMS FOR INDIVIDUAL CONSIDERATION:

9. **Discussion of and action on a request by Mr. / Mrs. Robert Castro for a credit on Utility Billing Account No. 001-00177-00 related to prior water usage for properties located at 401 N. Ave. N and 212 N. Ave. O, Johnson City, Texas 78636, more particularly described as BCAD Property ID Nos. 84644 and 5656. (Applicant)**

Councilmember Guthrie made the motion to table the item was made until the applicant can present the completed report with proof of fixing recommended issues. Councilmember Fisher seconded the item. All were in favor and the item was tabled.

10. **Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas authorizing the submission of a Texas Community Development Block Grant (TxCDBG) Fire, Ambulance, and Safety Trucks (F.A.S.T.) Program Application to the Texas Department of Agriculture (TDA) for firefighting vehicles, equipment, and related items; and authorizing the Chief Administrative Officer to act as the City's Executive Officer and authorized representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program. (GDS)**

A memorandum of understanding will be completed between the City and the VFD along with the VFD paying all required costs. Councilmember Coleman made the motion to approve the resolution. Councilmember Dildine seconded the motion. All were in favor and the resolution was approved.

11. **Discussion of and action on Pedernales Electric Cooperative security lighting paid for by the City of Johnson City and located within City and Texas Department of Transportation (TxDOT) rights-of-way. (Staff)**

Councilmember Coleman made a motion for staff to evaluate the security lightning. Councilmember Guthrie seconded the motion. All were in favor and the motion was approved.

12. **Discussion of and action on updates to 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 made the motion to accept the strategic work plan as presented. Councilmember Babb seconded the motion. All were in favor and the plan was approved.

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

Councilmember Fisher made the motion to reappoint Councilmember Coleman as the President Pro Tempore. Councilmember Guthrie seconded the motion. All were in favor and Councilmember Coleman was appointed to the position.

With no further business before the council, the meeting was adjourned at 8:08 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, July 26, 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 Sultermeier, Public Works Director
Ross Allen, Police Chief
Elizabeth Elleson, City Attorney

Citizens: Tricia Hartmann
Sara Allen, Titan Milling, Inc
Blaine Schwartz, Harvest Point Church
Alan Moon, Quiddity

1. **Call to order.**

Mayor Stell called the meeting to order at 6 p.m.

PUBLIC HEARING:

2. **Public Hearing to give all interested persons the right to appear and be heard on updates to the land use assumptions and capital improvements plan and the imposition of an impact fee per service unit.**

The public hearing opened at 6 pm and closed at 6:01 p.m. There were no public comments.

OPEN SESSION:

3. **Citizens to be heard.**

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas providing for the approval and adoption of the 2022 Impact Fee Study revising and updating land use assumptions, capital improvement plans for water and wastewater facilities, and impact fees; providing for the adoption of Article 13.07 *Impact Fees of Chapter 13 Utilities of the City of Johnson City Code of Ordinances for the administration of impact fees; and providing for an effective date. (Staff)***

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

5. **Discussion of and action on a request for a variance, pursuant to Municipal Code of Ordinances Chapter 10 *Subdivision Regulation, Division 2 Plat Procedures, Sec. 10.02.094 Variance*, from commercial driveway regulations contained within Appendices A *City of Johnson City Major Thoroughfare Plan* and B *Design Standards and Specifications Manual* of the same Chapter for Harvest Point Church located at 316 Old River Crossing, Johnson City, Texas 78636, more particularly described as BCAD Property ID No. 12245. (Applicant)**

Councilmember Coleman made the motion to approve the requested variance along with allowing Harvest Point Church to deviated from the standard design as outlines in standard drawing PAV-07 and use hot mix in its stead. Councilmember Guthrie seconded the motion. All were in favor and the variance was approved.

6. **Discussion of and action on a Chapter 380 Economic Development Program Application for Economic Incentives received from Titan Milling, Inc. in the amount of Twenty-Five Thousand Dollars (\$25,000.00) for building renovations, including the replacement of heating, ventilation, and air conditioning (HVAC) system equipment and the construction of an Americans with Disabilities Act (ADA) accessible restroom, on property located at 401 E. Main St., Johnson City, Texas 78636, more particularly described as BCAD Property ID No. 7514. (Applicant)**

Councilmember Dildine made the motion for staff to reach a 380 agreement with Titan Milling and present it at a future council meeting. Councilmember Coleman seconded the motion. All were in favor and the motion was approved.

7. **Discussion of and action on the Fiscal Year Ending (FYE) 2023 Budget Calendar for the City of Johnson City, Texas. (Staff)**

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

8. **Discussion of and action on nominations to the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool. (TML-IRP)**

Councilmember Coleman made the motion to table the item. Councilmember Babb seconded the motion, and the item was tabled.

9. **Discussion of and direction on requiring the construction of sidewalk and related facilities within new residential and commercial subdivision developments within the City of Johnson City, Texas. (Coleman)**

Councilmember Coleman requested that the item be disregarded as our code of ordinances already requires sidewalks with in new residential and commercial developments.

CLOSED SESSION:

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

§551.071 *Consultation with Attorney* to receive legal advice and deliberate the City of Johnson City's collection of sales and use taxes in newly annexed areas, including, but not limited to, the following:

- **Tax Code Chapter 321 *Municipal Sales and Use Tax Act*;**
- **Health and Safety Code Chapter 775 *Emergency Services Districts (ESDs)*;**
- **Blanco County ESD No. 1 sales and use tax collections; and**
- **An agreement allocating sales and use tax collections among the aforementioned entities. (Staff)**

City Council adjourned into closed session at 8:00 pm. And resumed the open session at 8:49 pm.

11. **Discussion of and action on matters discussed in Closed Session. (Council)**

No action was taken regarding the matters discussed in Closed Session.

With no further business before the council, the meeting was adjourned at 8:50 pm.

Rhonda Stell, Mayor
City of Johnson City, Texas

ATTEST:

Whitney Walston, City Secretary