

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 Sultemeier, 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)**

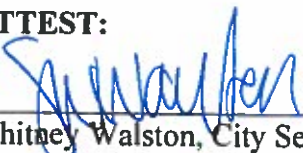
No action was taken regarding the matters discussed in Closed Session.

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