



**AMENDED AGENDA  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL**

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, April 4, 2023 at 6:00 p.m. in the Community Park Building & Event Center, 620 N. Nugent Ave., Johnson City, Texas 78636. This is an open meeting, subject to the open meeting laws of the State of Texas.

**SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE**

The City of Johnson City utilizes Zoom Technologies; however, due to a change in venue, the telephone and/or video conferencing information below may not operate correctly during the above stated meeting. The public is encouraged to attend the meeting in person.

Join Zoom Meeting:

<https://us02web.zoom.us/j/84644183698?pwd=Z3d6SEJzcHV5ZWpNamVISnFCMFVidz09>

Meeting ID: 846 4418 3698

Passcode: QbhS63

Dial by your location: +1 346 248 7799 US (Houston)

Meeting ID: 846 4418 3698

Passcode: 746797

1. Call to order.
  - Invocation.
  - Pledge of Allegiance.

**OPEN SESSION:**

2. Citizens to be heard. The City Council may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). Speakers should provide comments at the podium, and they should provide their name and address prior to speaking. Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.

**REPORTS:**

3. Proclamations, Presentations, and/or Reports.
  - a) Report – Chief Administrative Officer Rick Schroder.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*

## **REPORTS Cont.:**

- b) Report – Public Works Director Brent Sultemeier.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
- c) Report – Police Chief Ross Allen.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
- d) Report – Code Enforcement Officer Jessica Oestreich.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
- e) Report – Municipal Court Judge Tom Walston and Court Clerk Patricia Mikla.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
- f) Building Permit Report.  
*Provide progress update to City Council on permits issued since the prior City Council meeting.*
- g) Work Order Report.  
*Provide progress update to City Council on work orders issued since the prior City Council meeting.*
- h) Report – Johnson City Chamber of Commerce and Visitor’s Center.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*

## **CONSENT AGENDA (ITEM NOS. 4 - 5):**

All Consent Agenda items listed below are considered routine by City Staff and are intended to be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember requests it, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

- 4. Approval of the minutes of the Regular Meetings of the Johnson City City Council dated March 7 and March 21, 2023. (Staff)
- 5. Approval of the Fiscal Year Ending (FYE) 2023 Revenue and Expense, Check Register, and Balance Sheet Reports dated March 31, 2023. (Staff)

## **ITEMS FOR INDIVIDUAL CONSIDERATION:**

- 6. Pursuant to Municipal Code of Ordinances Chapter 14 *Zoning*, Article III *Zoning Districts*, Division 2 *Historic Preservation*, discussion of and action on a request by Pecan Street Brewing located at 106 E. Pecan Dr. to replace a front awning and associated roofing with a new awning and associated thermoplastic polyolefin (TPO) roofing supported by columns, property more particularly described as BCAD Property ID No. 2618. (Applicant)

**ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:**

7. Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas authorizing and approving publication and posting of Notice of Intention to issue City of Johnson City, Texas combination tax and surplus revenue certificates of obligation in a maximum aggregate principal amount not to exceed \$1,500,000 and providing an effective date. (Bond Counsel)
8. Discussion of and action on a request by the Johnson City Chamber of Commerce for approval of an FYE 2023 Hotel Occupancy Tax (HOT) Fund Budget for April 1, 2023 through September 30, 2023 for Visitor Center and related operations. (Chamber)
9. Discussion of a Development Agreement between the City of Johnson City, Texas and TX-290-1031, LLC, including questions from City Councilpersons on the same for City Staff and related persons, for the construction of a mixed-use development consisting of multifamily residential units and related amenities, commercial / retail development, and self-storage facilities on approximately 50.48 acres of land located on the south side of U.S. Hwy. 290 W. approximately 0.70 miles west of N. Nugent Ave., including, but not limited to, an Impact Fee Credit Agreement authorizing TX-290-1031, LLC to construct, at its expense, capital improvements or facility expansions identified within the City's Capital Improvements Plan and Impact Fee Study dated July 2022. (Councilmembers Babb & Fisher)
10. Discussion of and action on a Professional Services Agreement between the City of Johnson City, Texas and Short Elliott Hendrickson, Inc. (SEH) for services related to upgrading and improving the wastewater treatment plant's aeration basins, including, but not limited to, sewer loading calculations, electrical output, evaluation of sewer aeration basin sizes, and dissolved oxygen level ranges. (Public Works Director)
11. Discussion of and action on the James Polk Johnson Cemetery located at the Northeast corner of the intersection of W. Pecan Dr. and N. Ave. L, including, but not limited to, tree trimming, brush and other vegetative material removal, and a proposal from Texas Cemetery Restoration, LLC to conduct a ground penetrating radar survey. (Staff)

***Adjourn meeting.***



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for Rhonda Stell  
Mayor

I certify that this Agenda was posted on April 1, 2023 on or before 6:00 p.m.



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Whitney Walston  
City Secretary

**NOTE: It is possible that a quorum of other Municipal advisory and governmental bodies may attend the above stated meeting. No action will be taken by the other Municipal advisory and governmental bodies at the above stated meeting, other than the body specifically referred to in the above notice.**

**The City Council reserves the right to adjourn into Closed Session at any time during this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.**

**Pursuant to Texas Penal Code § 30.06 *Trespass by License Holder with a Concealed Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a concealed handgun.**

**Pursuant to Texas Penal Code § 30.07 *Trespass by License Holder with an Openly Carried Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a handgun that is carried openly.**