

AGENDA
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL

The City of Johnson City City Council met for a Regular Meeting on Tuesday, March 7, 2023 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
Shelton Coleman (By Zoom)
Gayla Guthrie
Patricia Dildine
Stephanie Fisher
Teresa Babb

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

Citizens Present: Trish Hartmann, JCRC
Debbie Moore
JoAnn Bales
Bob & Lin Corrigan
Lynn Moore
Sherry Conlon
Jonathan Manley
James Carter
Adelle Moreland
Benjamin Ramey
Diane Burke
Aaron Humphrey
Zach Johnson
Walter Mays
Lisa Atckison
Lydia & Robert Nida
Jamie Whitfill
Margot Piper
Matt Piper
Emmeline Prince

1. **Call to order.**

Mayor Stell called the meeting to order at 6:00 pm. Councilmember Babb led the invocation.

OPEN SESSION:

2. **Citizens to be heard.**

Sherry Conlon, Diane Burke, & Adelle Moreland spoke during the open session.

REPORTS:

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

- a) **Report – Chief Administrative Officer Rick Schroder.**
No report was given.
- a) **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.
- b) **Report – Police Chief Ross Allen.**
Police Chief Ross Allen presented the racial profiling report and spoke on the topics included in his report. The report was provided in the council packet.
- c) **Report – Code Enforcement Officer Jessica Oestreich.**
The report was provided in the council packet.
- d) **Report – Municipal Court Judge Tom Walston and Court Clerk Patricia Mikla.**
The report was provided in the council packet.
- e) **Building Permit Report.**
The report was provided in the council packet.
- f) **Work Order Report.**
The report was provided in the council packet.
- g) **Report – Johnson City Chamber of Commerce and Visitor’s Center.**
The Chamber reported that there were 217 visitors and are planning a mixer for March 30th.
- h) **Report – Lights Spectacular Hill Country Style, Inc.**
An update was given on the parade route, additional board members, budget and grant applications, and a tentative plan for Memorial Park.

CONSENT AGENDA (ITEM NOS. 4 - 6):

- 4. **Approval of the minutes of the Regular Meeting of the Johnson City City Council dated February 7, 2023. (Staff)**
- 5. **Approval of the Fiscal Year Ending (FYE) 2023 Revenue and Expense, Check Register, and Balance Sheet Reports dated February 28, 2023. (Staff)**
- 6. **Approval of the following Forms for Texas Participating Subdivisions related to opioid-related claims against the following entities, and authorizing Mayor Rhonda Stell to execute said Forms on behalf of the City of Johnson City, Texas:**

- a. **Subdivision Participation and Release Form related to Walgreens Settlement;**
- b. **Subdivision Participation Form related to Walmart Settlement;**
- c. **Subdivision and Special District Settlement Participation Form related to Allergan Settlement; and**
- d. **Subdivision Participation and Release Form related to CVS Settlement. (Staff)**

Councilmember Babb made the motion to approve the consent agenda. Councilmember Fisher seconded the motion. All were in favor and the consent agenda was approved.

ITEMS FOR INDIVIDUAL CONSIDERATION:

7. **Presentation by Anne Burger Entrekkin, Senior Managing Director of Hilltop Securities, Inc. and discussion of and direction on the issuance of debt in the approximate amount of One Million, Five Hundred Thousand Dollars and No Cents (\$1,500,000.00) for street maintenance / improvement projects, including the following “complete streets” projects / activities:**

- a. **Removal / maintenance of vegetation;**
- b. **Repair / cleaning / maintenance / installation of drainage culverts and other drainage structures within rights-of-way;**
- c. **Repair / maintenance of existing sidewalks;**
- d. **Repair / maintenance / installation of street signage;**
- e. **Repair / maintenance / installation of street pavement; and**
- f. **Repair / maintenance / installation of street striping. (Staff)**

Anne Burger Entrekkin presented about the above item. Council directed staff to proceed with the debt issuance process.

8. **Presentations by the following firms and/or entities on Statements of Qualifications / Proposals (SFQ / P) received on or before January 27, 2023 for a full-service marketing firm and/or entity to conduct marketing, creative, media buying, and public relations services that directly promote tourism and the convention / hotel industry within the City:**

- a. **Deep Roots Small Business Services;**
- b. **Travel by Causal IQ; and**
- c. **Johnson City Chamber of Commerce. (Staff)**

A presentation was made by both Deep Roots Small Business Services and Travel by Causal IQ. The Chamber withdrew from the presentation.

A break was taken by council at 7:36 pm.

9. **Discussion of and action on a Development Agreement between the City of Johnson City, Texas and TX-290-1031, LLC 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. (Staff)

Councilmember Guthrie made the motion to table the item. Councilmember Fisher seconded the motion. All were in favor and the item was tabled.

10. **Discussion of and direction on a proposal from 360 Zone to complete Google Business View tours and photos of businesses located within the City of Johnson City, Texas. (Staff)**

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

11. **Discussion of and direction on Municipal Code of Ordinances Chapter 5 *Fire Prevention and Protection*, Article 5.03 *Outdoor Burning*. (Mayor Stell)**

Council directed staff to amend the current ordinance to reflect changes and repropose at the next meeting.

With no further business before the council, the meeting was adjourned at 9:32 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 Regular Meeting on Tuesday, March 21, 2023 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
Shelton Coleman
Gayla Guthrie
Patricia Dildine
Stephanie Fisher
Teresa Babb

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

Citizens Present: Trish Hartmann, JCRC
Jamie Whitfill
Bob & Lin Corrigan
Sarah Allen
Robert & Lydia Nida
Diane Burke
Adelle Moreland

1. **Call to order.**

Mayor Stell called the meeting to order at 6:00 pm. Pastor Bob Collier led the invocation.

OPEN SESSION:

2. **Citizens to be heard.**

Jamie Whitfill, Diane Burke, and Adelle Moreland spoke during the open session.

REPORT:

3. **Report – Chief Administrative Officer Rick Schroder.**

A written report was provided to Council and CAO Schroder spoke on the topics in his report.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. **Discussion of and action on Statements of Qualifications / Proposals (SFQ / P) received on January 27, 2023 for a full-service marketing firm to conduct marketing, creative, media buying, and public relations services that directly promote tourism and the convention / hotel industry within the City of Johnson City, Texas. (Staff)**

Councilmember Babb made the motion to accept the proposal from Deep Roots Small Business Services. Councilmember Fisher seconded the motion. All were in favor and the item passed.

5. **Discussion of and direction on a proposal from 360 Zone to complete Google Business View tours and photos of businesses located within the City of Johnson City, Texas. (Staff)**

Council directed staff to prepare and official proposal in the amount of ten thousand dollars.

6. **Discussion of and action on a request by the Adult Co-Ed Softball League to utilize / lease the Community Park Softball Field for the 2023 season commencing on April 1, 2023, including, but not limited to, insurance, indemnity, and/or health permit requirements. (Event Sponsor)**

Councilmember Babb made the motion to approve the request with the condition of each participating individual submit a signed hold harmless agreement. Councilmember Guthrie seconded the motion. All were in favor and the request was approved.

7. **Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas approving an Interlocal Cost Sharing Agreement between the City and the North Blanco Co. Emergency Services District No. 1 regarding the FY 2021-2022 Community Development Block Grant for fire protection. (Staff)**

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

8. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas amending Municipal Code of Ordinances Chapter 5 *Fire Prevention and Protection*, Article 5.03 *Outdoor Burning*. (Staff)**

Councilmember Coleman made the motion to approve the Ordinance. Councilmember Dildine seconded the motion. Councilmembers Dildine, Coleman, Guthrie, and Fisher were in favor of the motion with Babb dissenting.

9. **Pursuant to Municipal Code of Ordinances Chapter 5 *Fire Prevention and Protection*, Article 5.04 *Fireworks*, discussion of and action on a Fireworks Permit Application for the City of Johnson City, Texas 4th Fest Parade and Fireworks display event to be held on July 1, 2023. (Staff)**

Councilmember Fisher made the motion to approve the 4th Fest Parade and Fireworks with a 15 minute fireworks show. Councilmember Guthrie seconded the motion. All were in favor and the item was approved. There was also a request to try and shoot the fireworks off in the same location as Light Spectacular.

10. **Discussion of a Development Agreement between the City of Johnson City, Texas and TX-290-1031, LLC 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)**

Councilmember Guthrie made the motion to table the item. Councilmember Dildine seconded the motion. Councilmembers Coleman, Guthrie, and Dildine were in favor of the motion with Councilmembers Fisher and Babb dissenting.

With no further business before the council, the meeting was adjourned at 7:31 pm.

Rhonda Stell, Mayor

ATTEST:

Whitney Walston, City Secretary