

**Minutes  
City of Johnson City, Texas  
City Council**

The City of Johnson City City Council met 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 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:** Rick Schroder, CAO  
Whitney Walston, City Secretary  
BJ Sultemeier, Public Works Director  
Ross Allen, Police Chief  
Elizabeth Elleson, City Attorney  
Alan Moon, City Engineer

**Citizens Present:** Trish Hartmann, JCRC  
Chris DeBremacker  
Sherry Conlon  
Bob & Lin Corrigan  
Walter and Melissa Baldress  
Jenice Adams  
Zeb Miller  
James Carter  
Dan Geary  
Vera Neinast  
Lisa Atckison  
Kris Smale  
Jamie Whitfill  
Nancy and Mark Hood  
Lynn Moore  
Debbie Regino  
Sarah Barrett  
Don Barrett  
Jimmy Boatright  
Barbara Hudson  
Robert & Lydia Nida  
Diane Burke  
Adelle Moreland

1. **Call to order.**

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

OPEN SESSION:

2. **Citizens to be heard.**

Chris DeBremaecker, Zeb Miller, Don Deary, Diane Burke, Lisa Atckison, Vera Neinast, Sherry Conlon, Kris Smale, Mark Hood, Adelle Moreland, Don Barrett, Sarah Barrett, and Debbie Regino spoke during the open session. Susan Armstrong Fisher submitted written comments.

REPORTS:

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

- a) **Report – Chief Administrative Officer Rick Schroder.**  
CAO Schroder presented and spoke on the topic included in his written report.
- 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 300 people who had stopped by the Center. The mixer has an attendance of 60 people.

CONSENT AGENDA (ITEM NOS. 4 - 5):

- 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)**

Councilmember Fisher motioned for the approval of the consent agenda. Councilmember Coleman seconded the motion. All were in favor and the consent agenda was approved.

**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)**

Councilmember Dildine made the motion to approve the request by Pecan Street Brewing. Councilmember Guthrie seconded the motion. All were in favor and the motion passed.

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)**

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

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)**

Councilmember Coleman motioned to approve a \$20 and \$15 per hour pay scale and for staff to continue discussions with the Chamber of Commerce. Councilmember Fisher seconded the motion. All were in favor and the motion was approved.

*The council took a short break at 7:19 pm and returned to session at 7:29 pm.*

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)**

The council requested that a parkland dedication be included in the development agreement along with increasing the rainwater catchment system to 50,000 gallons, and a phased approach to additional buildings be included. There was no action on this item.

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)**

Councilmember Coleman made the motion to authorize the Professional Services Agreement in the amount of \$4,500. Councilmember Babb seconded the motion. All were in favor and the agreement was approved.

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)**

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

With no further business before the council, the meeting was adjourned at 9:27 pm.

  
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Rhonda Stell, Mayor

ATTEST:

  
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Whitney Walston, City Secretary