

MINUTES  
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: Rick Schroder, CAO  
Whitney Walston, 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

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 30<sup>th</sup>.
- 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 Entekin, 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 Entekin 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