

Minutes
City of Johnson City, Texas
City Council

The City of Johnson City City Council met for a Regular Meeting on Tuesday, April 18, 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
Sherry Conlon
Bob & Lin Corrigan
Walter and Melissa Baldree
Zeb Miller
Lisa Atckison
Lynn Moore
Robert & Lydia Nida
Diane Burke
Adelle Moreland
Matt McMMain, Blanco Co. Fire Inspectors Office
Allison Hohenberger
Kari & Wesley Thomas
John Almarez
Dusty Thorpe
CA Cowsert
Megan Baker
Sarah Allen
Gabi Shannon
Walter Mayes
Steven Goeken
Debbie Moore

1. **Call to order.**

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

PUBLIC HEARING:

2. **Public Hearing to give all interested persons the right to appear and be heard on the City of Johnson City's issuance of combination tax and surplus revenue certificates of obligation in the maximum aggregate principal amount not to exceed \$1,500,000 for various capital improvement projects, including street, sidewalk, and drainage improvements.**

The public hearing opened at 6:02 pm and closed at 6:15 pm. Citizens Adelle Moreland, Diane Burke, Sherry Conlon, and CA Cowsert spoke during the hearing.

OPEN SESSION:

3. **Citizens to be heard.**

Matt Mcmain, Lisa Atckison, Kari Thomas, Zeb Miller, Sherry Conlon, Diane Burke, Adelle Moreland, and C.A. Cowsert spoke during the open session.

PROCLAMATION:

4. **A Proclamation proclaiming April 22, 2023 as Earth Day in the City of Johnson City, Texas. (Mayor Stell)**

Mayor Stell read the Proclamation.

CONSENT AGENDA (ITEM NOS. 5 - 6):

5. **Approval of a Professional Services Agreement between John Almarez, dba "360 Zone", and the City of Johnson City, Texas for Google Business Photography, including, but not limited to, an Application and Agreement for the Google Business Photos Service Program and Release and Waiver of Liability form. (City Staff)**
6. **Approval of the City of Johnson City Quarterly Investment Report for quarter ending March 31, 2023. (City Staff)**

Councilmember Fisher motioned to approve the Consent Agenda. Councilmember Dildine seconded the motion. All were in favor and the Consent Agenda was approved.

ITEMS FOR INDIVIDUAL CONSIDERATION:

7. **Presentation by Atchley & Associates, L.L.P. and discussion of and action on the City of Johnson City's Fiscal Year Ending (FYE) 2022 Annual Financial and Independent Auditors' Reports. (Auditor)**

Jeremy Myers from Atchley & Associates presented the FYE 2022 Financial Audit. Councilmember Coleman made the motion to approve the audit. Councilmember Fisher seconded the motion. All were in favor and the item was approved.

8. **Discussion of and direction 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)**

The council directed staff to proceed with the creation of a agreement for \$24,500 for the next 6 months.

9. **Discussion of and action on the affirmation and/or ratification of a 2003 Interlocal Agreement between the City of Johnson City and Blanco County regarding the regulation of subdivision plats and the approval of related permits pursuant to Local Government Code Section 242.001. (County)**

This item was requested to be discussed in a closed session in accordance with §551.071 *Consultation with Attorney* to receive legal advice after item 10.

The Council convened into closed session at 8:55 pm and returned to open session at 9:12 pm.

Councilmember Dildine made the motion to reaffirm the Ratification of a 2003 Interlocal Agreement between the City and Blanco County regarding subdivision plats and approval of related permits. Councilmember Babb seconded the motion. All were in favor and the item was approved.

Council took at short break at 7:06 pm and returned at 7:12 pm.

10. **Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas approving a Development Agreement between the City of Johnson City 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. (City Council)**

Councilmember Guthrie made the motion to approve the Development Agreement between the City of Johnson City and TX-290-1031, LLC and approve the Resolution authorizing the Impact Fee Agreement with revision of Section 1.4.8, 1.4.10 changing clubhouse to stormwater detention and 141.14 parkland dedication. Councilmember Dildine seconded the motion. Councilmember Babb, Coleman, Guthrie, and Dildine were ayes, with Councilmember Fisher dissenting. The motion passed 4-1.

With no more business before the council, the meeting was adjourned at 9:14 pm.



Rhonda Stell, Mayor

ATTEST:



Whitney Walston, City Secretary