



**WORKSHOP AND REGULAR MEETING MINUTES
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL**

The City of Johnson City City Council met for Workshop and Regular Meetings on Tuesday, May 2, 2023 at 4:30 p.m. and 6:00 p.m., respectively, 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: Rick Schroder, CAO
Whitney Walston, City Secretary (zoom)
BJ Sultemeier, Public Works Director
Ross Allen, Police Chief
Elizabeth Elleson, City Attorney
Alan Moon, City Engineer

Citizens Present: Trish Hartmann, JCRC
Sara Allen, DRSBS
Megan Baker, DRSBS

1. Call workshop to order at 4:30 p.m. CST

Mayor Stell called the workshop to order at 4:30 pm.

2. Discussion of and direction on a Professional Services Agreement for Marketing Services between Deep Roots Small Business Services and the City of Johnson City, Texas, including, but not limited to, an associated scope of work, production of services, and compensation. (Deep Roots)

Sara Allen and Megan Baker made a presentation regarding the scope of work contained in the professional services agreement for marketing.

The workshop was adjourned at 5:50 pm.

3. Call regular meeting to order at 6:00 p.m. CST

Mayor Stell called the meeting to order 6:00 p.m. Councilmember Babb led the invocation.

PUBLIC HEARING:

4. 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 6:03 p.m. and closed at 6:05 pm. There were no public comments.

OPEN SESSION:

5. **Citizens to be heard.**

There were no citizens to be heard.

REPORTS:

6. 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.**
There were 381 visitors to center this month and has 8207 reaches on social media with 1436 engagements. Market Days dealt with weather issues on Monday. There are currently 12-14 vendors.

CONSENT AGENDA (ITEM NOS. 7 - 8):

7. **Approval of the minutes of the Ribbon Cutting and Regular Meetings of the Johnson City City Council dated April 4, 2023 and April 18, 2023. (Staff)**
8. **Approval of the Fiscal Year Ending (FYE) 2023 Revenue and Expense, Check Register, and Balance Sheet Reports dated April 30, 2023. (Staff)**

Councilmember Coleman made the motion to approve the consent agenda. Councilmember Fisher seconded the motion. All were in favor and the motion carried.

ITEMS FOR INDIVIDUAL CONSIDERATION:

9. **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 Proof & Cooper, located at 209 E. Main St., Johnson City, Texas 78636, for approval of an illuminated (neon) freestanding / self-supported sign. (Applicant)**

Councilmember Babb made the motion to approve the sign permit pending TxDOT and PEC approval of the sign location. Councilmember Guthrie seconded the motion. All were in favor and the motion passed.

10. **Discussion of and action on a Minor Plat establishing the “Vilmaire Subdivision”, located at 300 W. Main St., Johnson City, Texas 78636, being a portion of Block 50, City of Johnson City, comprised of a 0.75-acre Tract No. 1, described in Document No. 210758, and a 0.75-acre Tract No. 2, described in Document No. 210757, Official Public Records, Blanco County, Texas, including, but not limited to, a request for a variance from Chapter 10 *Subdivision Regulation*, Article 10.02 *Subdivision Ordinance*, Division 4 *Improvements*, Section 10.02.214 *Streets* requiring dedication of future right-of-way for a subdivision adjacent to any existing State-maintained highway. (Applicant)**

Councilmember Guthrie made the motion to approve the minor plat establishing the “Vilmaire Subdivision”. Councilmember Coleman seconded the motion. All were in favor of the item was approved.

With no further items before the council, the meeting was adjourned at 7:05 pm.

Stephanie Fisher, Mayor

ATTEST:

Whitney Walston, City Secretary

Called And Regular Meeting Minutes
City Of Johnson City, Texas
Board Of Adjustment & City Council

The City of Johnson City Board of Adjustment met for a Called Meeting on Tuesday, May 16, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. The City of Johnson City City Council met for a Regular Meeting on Tuesday, May 16, 2023 in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636 following adjournment of the Board of Adjustment. These were open meetings, 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

Citizens Present: Trish Hartmann, JCRC
Patty Chimene
Frances Ann Giron
Tyler Riddle
Bart Burkhard
Sara Allen
Lynn Moore
Lin & Bob Corrigan
Robert and Lydia Nida

1. Call Called Meeting of the Board of Adjustment to order at 6:00 p.m.

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

PUBLIC HEARING:

2. Public Hearing to give all interested persons the right to appear and be heard on a Variance Application from Tyler and Megan Riddle for a variance to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Section 3-3 Single-Family Residential, Subsection (c) requesting a Minimum Side Yard Setback of three

feet (3') in lieu of the ten-foot (10') requirement for property located at 103 N. Ave. C, Johnson City, Texas 78636.

The Public hearing opened at 6:01 pm and closed at 6:02 pm.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. **Discussion of and action on a Variance Application from Tyler and Megan Riddle for a variance to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Section 3-3 Single-Family Residential, Subsection (c) requesting a Minimum Side Yard Setback of three feet (3') in lieu of the ten-foot (10') requirement for property located at 103 N. Ave. C, Johnson City, Texas 78636. (Applicant)**

Councilmember Babb recused herself due to professional relationship with the applicant. Councilmember Coleman made the motion to approve the variance. Councilmember Guthrie seconded the motion. All were in favor and the motion passed.

The Board of Adjustment meeting was adjourned at 6:08 pm.

4. **Call Regular Meeting of the City Council to order following adjournment of the Called Meeting of the Board of Adjustment.**

The regular meeting was called to order at 6:08 pm.

PUBLIC HEARINGS:

5. **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 and closed at 6:09 pm. There were no comments.

6. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Zachary A. Zamora, owner of Variance Design, for a change in zoning from "Commercial District" to "Planned Unit Development District" (PUD) for two (2) properties located at 111 W. Main St., Johnson City, Texas 78636.**

The public hearing opened at 6:10 pm with resident Flora Regar had questions about zoning of the other properties in the area. The public hearing closed at 6:20 pm.

OPEN SESSION:

7. Citizens to be heard.

There were no citizens to be hears.

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas rezoning 111 W. Main St., Johnson City, Texas 78636 from “Commercial District” to “Planned Unit Development District”; declaring a public purpose; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; and adopting an effective date. (Applicant)**

Councilmember Guthrie moved to approve the Ordinance rezoning 111 W. Main St., Johnson City, Texas 78636. Councilmember Dildine seconded the motion. All were in favor and the Ordinance was approved.

9. **Discussion of and action on a Professional Services Agreement for Marketing Services between Deep Roots Small Business Services and the City of Johnson City, Texas, including, but not limited to, an associated scope of work, production of services, and compensation. (Staff)**

Councilmember’s Fisher, Babb, Coleman, and Guthrie agreed to move forward on creating a contract in the amount of \$60,000 for discussed services. Councilmember Dildine was opposed.

10. **Discussion of and action on a Visitor Information Center Services Agreement and Hotel Occupancy Tax Funding Agreement between the City of Johnson City, Texas and the Johnson City Chamber of Commerce for the term April 1, 2023 to May 15, 2023 and consideration of contracting for said services from May 16, 2023 to September 30, 2023, including subsequent renewal periods, with terms in accordance with S.B. No. 1420, a Bill relating to municipal and county hotel occupancy taxes. (City Attorney)**

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

11. **Discussion of and action on a Resolution of the City of Johnson City, Texas canvassing the returns and declaring the results of the General Election held Saturday, May 6, 2023 for the purpose of electing a Mayor. (City Secretary)**

Councilmember Coleman made the motion to approve the Resolution canvassing the returns and declaring the results of the General Election held Saturday, May 6, 2023. Councilmember Guthrie seconded the motion. All were in favor and the Resolution was approved.

With no further business before the council, the meeting was adjourned at 6:50 pm.

Stephanie Fisher, Mayor

ATTEST:

Whitney Walston, City Secretary

**Minutes
City Of Johnson City, Texas
City Council**

The City of Johnson City City Council met for a Special Meeting on Thursday, June 1, 2023 at 3:00 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: Stephanie Fisher
Shelton Coleman
Gayla Guthrie
Patricia Dildine
Kari Thomas
Teresa Babb

Staff Present: Rick Schroder, CAO
Whitney Walston, City Secretary
Brent Sultemeier, Public Works Director
Gandolf Burrus, GDS

1. Call Special Meeting to order.

Mayor Fisher called the meeting to order at 3:00 pm.

OPEN SESSION:

2. Citizens to be heard.

There were no public comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas supporting the City's application to the Texas Department of Transportation's 2023 Transportation Alternatives Set-Aside (TA) Call for Projects. (Staff)

Councilmember Dildine motioned to approve the Resolution supporting the City's application to the Texas Department of Transportation's 2023 Transportation Alternatives Set-Aside (TA) Call for Projects. Councilmember Guthrie seconded the motion. All were in favor and the Resolution was approved.

With no further business before the council, the meeting was adjourned at 3:10 pm.

Stephanie Fisher, Mayor

ATTEST:

Whitney Walston, City Secretary