

**MINUTES  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL**

The City of Johnson City City Council met for a Regular Meeting on Tuesday, August 1, 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:** Stephanie Fisher, Mayor  
Shelton Coleman, Mayor Pro Tem  
Gayla Guthrie  
Patricia Dildine  
Kari Thomas  
Teresa Babb

**Staff Present:** Rick Schroder, CAO  
Whitney Walston, City Secretary  
Brent Sultemeier, Public Works Director  
Ross Allen, Police Chief  
Elizabeth Elleson, City Attorney

**Citizens Present:** Bob and Lin Corrigan  
Bart Burkhard  
Rhonda Stell  
Wesley Thomas  
Paul Watt  
Brian Vickers  
Heather & Garrett Navarro  
Diana Gonzales  
Joe Stewart

**1. Call to order.**

Mayor Fisher called the meeting to order at 6:00 pm. Joe Stewart led the invocation.

**OPEN SESSION:**

**2. Citizens to be heard.**

Brian Vickers spoke about speeding on S. Avenue F; Diana Gonzales spoke about the 85<sup>th</sup> anniversary of PEC; Paul Watt spoke about bees in the City Limits.

## REPORTS:

3. Proclamations, Presentations, and/or Reports.
  - a) **Report – Chief Administrative Officer Rick Schroder.**  
CAO Schroder did not have a report.
  - b) **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.
  - c) **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.
  - d) **Report – Code Enforcement Officer Jessica Oestreich.**  
The report was provided in the council packet.
  - e) **Report – Municipal Court Judge Tom Walston and Court Clerk Patricia Mikla.**  
The report was provided in the council packet.
  - f) **Building Permit Report.**  
The report was provided in the council packet.
  - g) **Work Order Report.**  
The report was provided in the council packet.
  - h) **Report – Johnson City Chamber of Commerce and Visitor’s Center.**  
There were 300 visitors at the center this month. There will be a mixer on the 21<sup>st</sup>.

## CONSENT AGENDA (ITEM NOS. 4 - 5):

4. **Approval of the minutes of the Special and Budget Workshop Meetings of the Johnson City City Council dated July 11, 2023 and July 18, 2023. (Staff)**
5. **Approval of the Fiscal Year Ending (FYE) 2023 Revenue and Expense, Check Register, and Balance Sheet Reports dated July 31, 2023. (Staff)**

Councilmember Coleman motioned to approve the consent agenda. Councilmember Guthrie seconded the motion. All were in favor and the motion was approved.

## ITEMS FOR INDIVIDUAL CONSIDERATION:

6. **Discussion of and action on drought restrictions, contingencies, and/or water usage, including, but not limited to, Municipal Code of Ordinances Chapter 13 *Utilities*, Article 13.05 *Water Conservation and Drought Contingency Plan*, Municipal well pumpage, and aquifer recharge rates within Blanco County and the City of Johnson City, Texas. (Mayor Fisher)**

Councilmember Coleman motioned to move into Stage 1 Water Restrictions. Councilmember Babb seconded the motion. All were in favor and the motion was approved.

7. **Discussion of and action on a request for a variance from Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, Section 3.06.004 *Definitions and Specific Restrictions* by The Sundae Bar for two (2) sidewalk signs to be located at or near 209 E. Main St., Ste. C, Johnson City, Texas 78636, property more particularly described as BCAD Prop. ID No. 5822. (Applicant)**

Councilmember Thomas recused herself due to ownership in the business. Councilmember Coleman made the motion to approve the variance as presented. Councilmember Guthrie seconded the motion. All were in favor and the item was approved.

8. **Discussion of and direction on the appropriate review and approval process for the establishment of residential uses within commercially-zoned property, including, but not limited to, a request by David Conlon for the construction / installation of a residential structure to house Tech Con Trenching, Inc. employees on property zoned Highway Commercial Corridor District located at 512 N. U.S. Hwy. 281, Johnson City, Texas 78636, property more particularly described as BCAD Prop. ID No. 9059. (Property Owner / Councilmember Coleman)**

The council directed staff to have the applicant go through the conditional use permit process.

9. **Discussion of and direction on the appropriate review and approval process for the receipt of a variance and the installation of an on-site sewage facility (OSSF) (septic system), including, but not limited to, the installation of a septic system within the Cockshutt Subdivision, being an 8.513-acre tract of land out of the J. Duel Survey No. 172, Abstract No. 147, and the process through which the City of Johnson City can become a Texas On-Site Sewage Facility (Septic System) Authorized Agent. (Staff)**

The council directed staff to start the OSSF process and provided direction of the appropriate review and approval process for the receipt of a variance.

10. **Discussion of and direction on the Johnson City Cross Country 6-Mile Relay, including, but not limited to, outside agency funding and the use of fireworks / cannonry within the City of Johnson City, Texas. (Mayor Fisher)**

Councilmember Coleman directed staff to fund \$2,000.00 for the event from the outside agency fund budget.

Council convened for a short break at 8:25 pm.

11. **Presentation of and discussion on proposed City of Johnson City FYE 2024 Budget(s), including, but not limited to, the following (Mayor Fisher and Staff):**

- **General (Maintenance & Operations) Fund;**
- **Debt Service (Interest & Sinking) Fund;**
- **Water & Wastewater Utility Fund;**

- **Hotel Occupancy Tax (HOT) Fund;**
- **Capital Replacement Fund;**
- **Municipal Court Security & Technology Funds;**
- **Vehicle & Equipment Replacement Program (VERP) Fund;**
- **Parks & Recreation Fund;**
- **Local Truancy Prevention & Diversion Fund;**
- **Municipal Court Jury Fund;**
- **Impact Fee Fund;**
- **Opioid Abatement Fund;**
- **Splash Pad Fund;**
- **Proposed ad valorem (property) tax rate;**
- **Proposed personnel position, salary, benefit, and holiday schedule amendments; and**
- **Proposed Municipal Fee Schedule amendments.**

No action taken.

12. **Discussion of and action on placing a proposal to adopt an ad valorem (property) tax rate for Tax Year 2023 on the September 5, 2023 Meeting Agenda of the City Council of the City of Johnson City, Texas. (Staff)**

Councilmember Coleman motioned place a proposal to adopt an ad valorem (property) tax rate for the Tax Year 2023 at the rate of \$0.3715 per \$100 valuation on the September 5, 2023 Meeting Agenda of the City Council of the City of Johnson City, Texas. Councilmember Guthrie seconded the motion.

Shelton Coleman - Yes  
 Gayla Guthrie - Yes  
 Patricia Dildine - Yes  
 Kari Thomas - Yes  
 Teresa Babb – Yes

The motion was approved.

13. **Discussion of and action on setting Public Hearings on the proposed FYE 2024 Budget(s) on the August 15 and September 5, 2023 Meeting Agendas of the City Council of the City of Johnson City, Texas to be held at 6:00 p.m. C.S.T. in the City Hall Council Chamber, 303 E. Pecan Dr., Johnson City, Texas 78636. (Staff)**

Councilmember Thomas mad the motion to set Public Hearings on the proposed FYE 2024 Budget(s) on the August 15 and September 5, 2023 Meeting Agendas of the City Council of the City of Johnson City, Texas to be held at 6:00 p.m. C.S.T. in the City Hall Council Chamber, 303 E. Pecan Dr., Johnson City, Texas 78636. Councilmember Coleman seconded the motion. All were in favor and the motion was approved.

14. **Discussion of and action on setting Public Hearings on the proposed Tax Year 2023 ad valorem (property) tax rate on the August 15 and September 5, 2023 Meeting Agendas of the City Council of the City of Johnson City, Texas to be held at 6:00 p.m. C.S.T. in the City Hall Council Chamber, 303 E. Pecan Dr., Johnson City, Texas 78636. (Staff)**

Councilmember Babb made the motion to set Public Hearings on the proposed Tax Year 2023 ad valorem (property) tax rate on the August 15 and September 5, 2023 Meeting Agendas of the City Council of the City of Johnson City, Texas to be held at 6:00 p.m. C.S.T. in the City Hall Council Chamber, 303 E. Pecan Dr., Johnson City, Texas 78636. Councilmember Thomas seconded the motion. All were in favor and the motion was approved.

With no further business before the council, the meeting was adjourned at 10:02 pm.

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Stephanie Fisher, Mayor

ATTEST:

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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, August 15, 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: Stephanie Fisher, Mayor  
Shelton Coleman, Mayor Pro Tem  
Gayla Guthrie  
Patricia Dildine  
Kari Thomas  
Teresa Babb

Staff Present: Rick Schroder, CAO  
Whitney Walston, City Secretary  
Brent Sultemeier, Public Works Director  
Ross Allen, Police Chief  
Elizabeth Elleson, City Attorney

Citizens Present: Bob and Lin Corrigan  
Debbie Moore  
Sherry Jenkins  
Clay Simpson  
Dennis Kyhos, TWDB  
Lynn Moore

1. **Call to order.**

Mayor Fisher called the meeting to order at 6:00 pm. Councilwoman Babb led the invocation.

PUBLIC HEARINGS:

2. **Public Hearing to give all interested persons the right to appear and be heard on the proposed Fiscal Year Ending (FYE) 2024 Budget(s). (Staff)**

The public hearing opened at 6:00 pm and closed at 6:01 pm. There were no comments.

3. **Public Hearing to give all interested persons the right to appear and be heard on the proposed Tax Year 2023 ad valorem (property) tax rate. (Staff)**

The public hearing opened and closed at 6:01 pm. There were no comments.

OPEN SESSION:

4. **Citizens to be heard.**

Debbie Moore spoke about issues in her neighborhood.

ITEMS FOR INDIVIDUAL CONSIDERATION:

5. **Discussion of and action on a request by the Johnson City High School Cross Country Team for Outside Agency Funding for the Johnson City Cross Country 6-Mile Relay event, and, pursuant to City Council direction received on August 1, 2023, ratification of the issuance of a check in the amount of Two Thousand Dollars and No Cents (\$2,000.00) by the Chief Administrative Officer for the same. (Staff)**

Councilmember Coleman motioned to approve the request from the Johnson City High School Cross Country Team for Outside Agency Funding for the Johnson City Cross Country 6-Mile Relay event. Councilmember Thomas seconded the motion. All were in favor and the item was approved.

6. **Presentation by Sherry Jenkins and discussion of and action on a Blanco County Veteran's Memorial to be located near the intersection of N. Nugent Ave. and E. Bluebonnet Ln., property more particularly addressed as 101 E. Cypress St., Johnson City, Texas 78636, including, but not limited to, requested variances from Municipal Code of Ordinances Chapter 15 *Environment*, tree preservation and removal, the installation of temporary / community service signage on the property, and associated permits and related fees. (Mrs. Jenkins)**

Councilmember Guthrie motioned to approve the requested variances from Municipal Code of Ordinances Chapter 15 *Environment*, tree preservation and removal, the installation of temporary / community service signage on the property, and associated permits and related fees. Councilmember Dildine seconded the motion. All were in favor and the motion passed.

7. **Discussion of and action on the Texas Water Development Board (TWDB) CFO To Go Program, including, but not limited to, the following policies and procedures for the City of Johnson City, Texas:**

- **Accounts Payable Reconciliation Policy;**
- **Accounts Receivable Reconciliation and Revenue Recognition Policy;**
- **Cash Management Policy;**
- **Fixed Assets Policy;**
- **IT Access and Recovery Policy;**
- **New Service Policy; and**
- **Notes Payable Reconciliation Policy. (TWDB)**

Councilmember Babb motioned to table the police and procedures until the September 5, 2023, meeting. Councilmember Coleman seconded the motion. All were in favor and the item was tabled.

8. **Discussion of and action on a First Amendment to an Exclusive Franchise and Contract between the City of Johnson City, Texas and Hill Country Waste Solutions for the Collection and Disposal of Municipal Solid Waste and Recyclable Materials in the City of Johnson City, Texas. (Staff)**

Councilmember Coleman motioned to approve the First Amendment to an Exclusive Franchise and Contract between the City of Johnson City, Texas and Hill Country Waste Solutions for the Collection and Disposal of Municipal Solid Waste and Recyclable Materials in the City of Johnson City, Texas. Councilmember Guthrie seconded the motion. All were in favor and the motion was approved.

9. **Discussion of and action on a Geophysical Survey of the James Polk Johnson Cemetery located near the intersection of W. Pecan Dr. and N. Ave. L, including, but not limited to, a Monument Restoration Quote from Texas Cemetery Restoration, LLC for monument leveling, cleaning, letter painting, and related repairs. (Councilmember Dildine)**

Councilmember Babb motioned to move forward with the monument leveling, cleaning, letter painting, and related repairs from Texas Cemetery Restoration, LLC. Councilmember Guthrie seconded the motion. All were in favor and the motion passed unanimously.

10. **Presentation of and discussion on proposed City of Johnson City FYE 2024 Budget(s), including, but not limited to, the following (Mayor Fisher and Staff):**

- General (Maintenance & Operations) Fund;
- Debt Service (Interest & Sinking) Fund;
- Water & Wastewater Utility Fund;
- Hotel Occupancy Tax (HOT) Fund;
- Capital Replacement Fund;
- Municipal Court Security & Technology Funds;
- Vehicle & Equipment Replacement Program (VERP) Fund;
- Parks & Recreation Fund;
- Local Truancy Prevention & Diversion Fund;
- Municipal Court Jury Fund;
- Impact Fee Fund;
- Opioid Abatement Fund;
- Splash Pad Fund;
- Proposed ad valorem (property) tax rate;
- Proposed personnel position, salary, benefit, and holiday schedule amendments; and



- Proposed Municipal Fee Schedule amendments.

There was no action on this item.

***Council adjourned into closed session at 7:10 pm.***

**CLOSED SESSION:**

11. The City Council will convene into Closed Session in accordance with Government Code:

§551.071 *Consultation with Attorney* to receive legal advice and deliberate the disannexation of certain properties within the corporate City limits of the City of Johnson City, Texas, pursuant to Texas Local Government Code Chapter 43 *Municipal Annexation*, Subchapter G *Disannexation*. (Mayor Fisher)

***Council adjourned the closed session at 8:40 pm***

12. Discussion of and action on matters discussed in Closed Session. (Council)

There was no action on the item.

With no further business before council, the meeting was adjourned at 8:41 pm.

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Stephanie Fisher, Mayor

ATTEST:

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Whitney Walston, City Secretary