



**AGENDA
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL**

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, January 20, 2026 at 6:00 PM in the City Hall Council Chambers, 303 E. Pecan Dr., Johnson City, TX 78636. This is an open meeting, subject to the open meeting laws of the State of Texas.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE

The City of Johnson City utilizes Zoom Technologies:

Join Zoom Meeting: [https://us02web.zoom.us/j/88197205056?](https://us02web.zoom.us/j/88197205056?pwd=xEgi15UCMEfA1eAV5aq2bqwcaMM3u8.1)

[pwd=xEgi15UCMEfA1eAV5aq2bqwcaMM3u8.1](https://us02web.zoom.us/j/88197205056?pwd=xEgi15UCMEfA1eAV5aq2bqwcaMM3u8.1)

Meeting ID: 881 9720 5056

Passcode: C4en4u

Join instructions: <https://us02web.zoom.us/join/88197205056?pwd=xEgi15UCMEfA1eAV5aq2bqwcaMM3u8.1>
signature=uQifR2ajLbCDxkrK0Ro2xFCxi_f-hUjoaWnyYaOLZ9w

1. Call to order.

- Invocation.
- Pledge of Allegiance.

OPEN SESSION:

2. Public Comments.

Visitors shall be limited to no more than three (3) minutes to address the Council or at the discretion of the Mayor. In accordance with Section 551.042 of the Texas Government Code, an inquiry made at a meeting shall be conducted as follows:

(a.) If at a meeting of a governmental body, a member of the public or the governmental body inquiries about a subject for which notice has not been given, as required by this subchapter, the notice provisions of this subchapter do not apply to:

A statement of specific information given in response to the inquiry; and
A recitation of existing policy in response to the inquiry; and

(b.) Any deliberation of or a decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

3. **REPORT:**

- a. Report - Short Elliott Hendrickson, Inc.
Provide progress update to City Council on work performed / objectives achieved regarding a Wastewater Preliminary Engineering Report for the City of Johnson City Wastewater

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on a request by the Blanco County Appraisal District (BCAD) to retain a portion of surplus funds for the BCAD's reserve fund, credit remaining surplus funds to taxing units' allocations, and adopt a Fiscal Year Ending (FYE) 2026 budget amendment. (BCAD)
BCAD Request
5. Discussion of and action on a Resolution of the City Council of the City of Johnson City, Texas calling for a General Election to be held on Saturday, May 2, 2026 for the purpose of electing three (3) Council Members for two-year terms; providing for early voting and for notice of the Election; making provisions for the conduct of the Election; incorporating a Contract for Election Services with Blanco County, Texas; and resolving other matters related to such Election. (City Secretary)
Proposed Resolution

Adjourn into Closed Session.

CLOSED SESSION:

6. The City Council will convene into Closed Session in accordance with:
 - Government Code 551.071 *Consultation with Attorney* and Government Code 551.072 *Deliberation regarding Real Property* to deliberate the possible relocation of the Johnson City Visitors Center; and
 - Government Code 551.071 *Consultation with Attorney* and Government Code 551.087 *Deliberation regarding Economic Development Negotiation* to deliberate a Development Agreement and an Impact Fee Credit Agreement, as amended, between the City of Johnson City, Texas and TX-290-1031, LLC, for 50.48 acres of land located on the South side of U.S. Hwy. 290 W. and approximately 0.70 miles West of N. Nugent Ave., including, but not limited to, the City Council's November 4th, 2025 approval of the Developer's 60-day extension request for construction timeframes established within the aforementioned Agreements.

Adjourn into Open Session.

7. Discussion of and action on matters deliberated in Closed Session. (City Council)

Adjourn meeting.

Executed

Stephanie Fisher

Mayor

I certify that this Agenda was posted on or before January 13, 2026 at 5:00 p.m.

Executed

Whitney Walston

City Secretary

NOTICE:

It is possible that a quorum of other Municipal advisory and governmental bodies may attend the above stated meeting. No action will be taken by the other Municipal advisory and governmental bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The City Council reserves the right to adjourn into Closed Session at any time during this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

Pursuant to Texas Penal Code § 30.06 *Trespass by License Holder with a Concealed Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a concealed handgun.

Pursuant to Texas Penal Code § 30.07 *Trespass by License Holder with an Openly Carried Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a handgun that is carried openly.



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for All of Us®

MEMORANDUM

TO: Brent Sultemeier and Rick Schroder

FROM: Colin Marcusen, PE (Lic. MN, ND, SD, IA, NE, PA, TX)

DATE: December 31, 2025

RE: Wastewater Preliminary Engineering Report
Monthly Progress Report
SEH No. JOHCT 188513 14.00

The intention of this memorandum is to provide updates on the development of a Preliminary Engineering Report (PER) for the City of Johnson City's Wastewater Collection and Treatment Facilities.

Happening Now

The project is in report development phase and SEH is in the process of gathering information from the City.

- A project kickoff meeting was held with SEH staff and City staff on December 9, 2025. The purpose of the meeting was to develop a communication plan, review project critical success factors, review the PER format and requirements, discuss information that SEH will need from the City in order to develop the report, discuss SEH's contact with local USDA Rural Development representatives, and to get a general idea for site visits to other wastewater facilities, inspection of existing tankage, and overall report development. Minutes from this meeting were shared with Johnson City staff on December 12, 2025.
- SEH has reached out to treatment equipment manufacturer's representatives to begin to identify wastewater treatment facilities to visit so that Johnson City staff may gain a better understanding of the operation of the proposed equipment.
- SEH has been in contact with our structural engineering team to look at scheduling the structural condition assessment of existing facilities at the wastewater treatment facility. We've also been researching pump rental equipment for the City to use to prepare for the inspections.
- SEH has sent an information request to the City as part of the meeting minutes from the kickoff meeting. City staff have been gathering information and providing to SEH.

Next Tasks

Our team will be working on gathering information that will inform the recommendations in the PER.

- We have engaged an SEH municipal engineer to help us with the analysis of the collection system. We'll work on development of a city-wide wastewater collection system map. After that is developed, we'll schedule an in-person meeting with City staff to review each segment of the collection system and gauge its condition and/or any issues present.
- Based on input from the City and our structural engineering team, we'll work on scheduling the structural condition assessment. The inspection will be followed by a memo detailing the findings.
- We will work together with City staff to schedule at least two site visits to nearby wastewater treatment facilities. The goal of the visits is to view a number of different treatment processes in action including the following processes; screening, grit removal, secondary treatment, disinfection, sludge conditioning and dewatering, and sludge storage.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 2351 Connecticut Avenue, Suite 300, Sartell, MN 56377-2485

320.229.4300 | 800.572.0617 | 888.908.8166 fax

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Memorandum
December 31, 2025
Page 2

- Based on the information provided by the City, we will continue to develop the report text for background information.

Schedule

We plan to schedule site visit, structural condition assessment, and review of the collection system meetings in January and February, 2026. Based on those findings we will be able to develop an alternative analysis, which we'll discuss with City staff in March, 2026. We hope to finalize the PER in April, 2026.

clm/mrb

c: Cameron Bruce, SEH
Daniela Garnica, SEH

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BLANCO COUNTY APPRAISAL DISTRICT

615 N. Nugent Ave. Johnson City, TX
78636

Phone: 830-868-4013 Fax: 830-868-7330



January 5, 2026

City of Johnson City
Mayor Fisher
PO Box 369
Johnson City, TX 78636

RE: Proposed Budget Amendment to 2026 Budget

Dear Ms. Fisher,

The Blanco County Appraisal District ended 2024 with \$112,451 of surplus money between the appraisal and collections budgets. We are asking the taxing units if you would allow us to retain a portion of these funds and place them into our reserve funds. The way we would process this is to have a budget amendment for 2026 designating this money for the fund. The board of directors of the District has proposed to amend the District's 2026 budget by retaining \$50,000 of surplus revenue which was budgeted for District appraisal operations in 2024, but which was not spent. The proposed amendment is enclosed with this letter. The remainder of the unspent budget funds (\$62,451) will be credited to the taxing units' allocations for the 2026 budgets.

This amendment requests the taxing units to allow BCAD to retain surplus funds. *This is not a request for any additional funds.* I have been asked by the Board of Directors to explain to you why unspent revenue in the total amount of \$50,000 is proposed to be retained through the proposed budget amendment (instead of being returned to the taxing units).

How the surplus was generated. For numerous reasons, some involving careful stewardship, the District ended with a surplus for the year 2024. Staffing was short for multiple months of the year due to difficulty in replacing vacancies.

Why BCAD is asking to retain the surplus. As the county continues to grow, BCAD is aware that at some point office expansion will be necessary. After board discussions, we have decided that, with your support, it will be beneficial to make annual contributions to our Capital & Improvement Reserve Fund. With these funds in an account growing with interest, when the time does come, we will have funds to remove at least a portion of that burden from the taxing entities at that time.

The specific budget amendments are as follows:

The District would like to amend the 2026 budget by placing \$50,000 of 2024 unspent budget into the Capital & Improvement Reserve Fund.

RIGHTS OF THE TAXING UNITS

As you are aware, BCAD operations are funded by the constituent taxing units which participate in the district. Pursuant to Chapter 6 of the Texas Property Tax Code, each taxing unit has the right to adopt resolutions disapproving the Appraisal District's budget amendment within 30 days of notification by this letter. If a majority of the taxing units have not adopted resolutions disapproving the amendment the Appraisal District board of directors will formally adopt the proposed amendment to the 2026 budget.

In other words, the taxing units may approve or disapprove the proposed budget amendments, but no action is necessary unless a taxing unit wishes to disapprove the proposed amendment. If a majority of taxing units have not affirmatively adopted resolutions disapproving the amendment within 30 days of receiving the required notice, the proposed budget amendment may be adopted by the BCAD Board of Directors.

CONCLUSION

I would like to personally request each entity's support for this proposed amendment by again emphasizing that it does *not* require any additional contributions from the taxing units. No additional unbudgeted revenue is being requested from any taxing unit.

Should you have any questions, want further explanation, or have any comments then please feel free to contact me.

Sincerely,

Candice Fry, RPA RTA CCA
Chief Appraiser

	A	B	C	D	E	F	G	H	I	J	K	M
	2026 Allocations											
1												
2												
3												
4												
5		City of Blanco			1,542,167.00	2.9458	37,259.13	\$ 9,314.78		\$1,839.68		\$1,472.90
6												
7												
8		City of Johnson City			1,252,732.00	2.3929	30,265.93	\$ 7,566.48		\$1,494.39		\$1,196.45
9												
10												
11		South Blanco ESD#2			2,129,519.00	4.0678	51,450.43	\$ 12,862.61		\$2,540.38		\$2,033.90
12												
13												
14		Blanco County			13,414,801.00	25.6246	324,105.58	\$ 81,026.40		\$16,002.82		\$12,812.30
15												
16												
17		Blanco Pedernales Groundwater			660,129.00	1.261	15,949.41	\$ 3,987.35		\$787.51		\$630.50
18												
19												
20		North Blanco ESD #1			1,962,055.00	3.7479	47,404.26	\$ 11,851.07		\$2,340.60		\$1,873.95
21												
22												
23		Blanco ISD			16,146,839.00	30.8433	390,112.84	\$ 97,528.21		\$19,261.95		\$15,421.65
24												
25												
26		Fredericksburg ISD			230,613.00	0.4405	5,571.53	\$ 1,392.88		\$275.10		\$220.25
27												
28												
29		Johnson City ISD			15,012,338.00	28.6762	362,702.89	\$ 90,675.72		\$17,908.57		\$14,338.10
30												
31					52,351,193.00	100	1,264,822.00			62,451.00		50,000.00
32												
33												
34												
35												

RESOLUTION NO. R26-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS CALLING FOR A GENERAL ELECTION TO BE HELD ON SATURDAY, MAY 2, 2026 FOR THE PURPOSE OF ELECTING THREE (3) COUNCIL MEMBERS FOR TWO-YEAR TERMS; PROVIDING FOR EARLY VOTING AND FOR NOTICE OF THE ELECTION; MAKING PROVISIONS FOR THE CONDUCT OF THE ELECTION; INCORPORATING A CONTRACT FOR ELECTION SERVICES WITH BLANCO COUNTY, TEXAS; AND RESOLVING OTHER MATTERS RELATED TO SUCH ELECTION.

WHEREAS, Section 22.003 of the Texas Local Government Code and State Law provide that a General Election shall be held annually for the election of City Officers; and

WHEREAS, State Law provides that Section 3.001 of the Election Code of the State of Texas is applicable to said election, and, in order to comply with said Code, an order should be passed ordering said election, establishing the procedure to be followed in said election, and designating the voting place for said election; and

WHEREAS, the City desires to conduct a joint general election with Blanco County, Texas, as provided for by Texas Election Code Ann. Section 271.002; and

WHEREAS, the City finds and declares that a joint general election promotes an important public purpose by providing for an efficient, effective, and convenient means of voting for its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS THAT:

SECTION ONE. ORDER OF ELECTION. A joint general election with Blanco County, Texas is hereby ordered to be held on Saturday, May 2, 2026 from 7:00 a.m. to 7:00 p.m. in the City of Johnson City, Texas for the purpose of electing three (3) Council Members, with each to serve a term of two (2) years terminating in May 2028, or when their successors are duly elected and qualified. Order of Election for Municipalities is attached hereto as Exhibit "A."

SECTION TWO. ELECTION FINAL. At said election, each of the aforementioned officers shall be voted upon separately and the persons receiving the highest number of votes for each said office shall be elected to such office.

SECTION THREE. FILING. Qualified persons desiring to be candidates for the aforesaid offices shall file for election as such candidates with the City Secretary beginning on January 14, 2026 and must file no later than 5:00 p.m. on February 13, 2026.

SECTION FOUR. ADMINISTRATION OF ELECTION. The Elections Administrator of Blanco County, Texas shall act as the Contracting Officer and shall appoint

election judges, alternate judges, and clerks, as described in the Contract for Election Services, attached hereto as Exhibit "C", and incorporated herein by reference as if fully copied and set forth at length, said Contract between the City of Johnson City and Blanco County, Texas having been specifically authorized by Tex. Elec. Code Ann. Sec. 31.092.

SECTION FIVE. APPLICATIONS FOR BALLOT. The Contracting Officer shall receive applications for a ballot to be voted by mail until the close of business on April 22, 2026 (received, not postmarked). Requests for applications should be mailed to:

Rosemary Adame
Elections Administrator
P.O. Box 13
Johnson City, Texas 78636

SECTION SIX. EARLY VOTING. The early voting location shall be the Blanco County Annex, Hoppe Room, located at 101 East Cypress Street, Johnson City, Texas 78636. The main early voting location and other early voting locations, if applicable, for the joint general election have been established by the Blanco County Elections Administrator and described in the Contract for Election Services (Exhibit C).

The dates and times for early voting by personal appearance shall be as follows:

Tuesday, April 20, 2026, thru Friday, April 24, 2026	8:00 a.m. to 5:00 p.m.
Monday, April 27, 2026, thru Tuesday, April 28, 2026	8:00 a.m. to 5:00 p.m.
(Subject to change)	

SECTION SEVEN. POLLING PLACE. The polling place for the voting precinct in the City of Johnson City for Election Day on Saturday, May 2, 2026 shall be:

Blanco County Hoppe Room
101 E Cypress St
Johnson City, TX 78636
Hours: 7AM-7PM

Good Shepherd Catholic Church
285 US 281 Loop Road
Johnson City, TX 78636
Hours: 7AM-7PM

SECTION EIGHT. VOTING SYSTEM. Voting at the election, including early voting, shall be by electronic ballots at the foregoing election polling places and for counting the ballots at said election. The voting system is provided, as set forth in the Contract for Election Services, with Elections Administrator Rosemary Adame and having been duly approved by the State of Texas Secretary of State.

SECTION NINE. CUSTODIAN. The City Council appoints the City Secretary as the Custodian of Records ("Custodian") and agent to the Council to perform the duties related to the conduct and maintenance of records of the Election, as required under the Texas Election Code, during the period ending not earlier than the sixtieth (60th) day after the Election.

SECTION TEN. NOTICE. Notice of the Election, attached hereto as Exhibit "B," stating in substance the contents of this Order, shall be published one time in the English and Spanish languages, in a newspaper published within the City's territory at least ten (10) days and no more than thirty (30) days before the Election and as otherwise may be required by the Texas Election Code. Notice of the Election shall also be posted on the bulletin board located at Johnson City City Hall and the City of Johnson City municipal internet site used by the City to post notices of the City's meetings no later than the twenty-first (21st) day before the Election, or, if the twenty-first (21st) day before the Election falls on a weekend or holiday, on the first business day thereafter. The Mayor shall issue all necessary orders and writs for the election.

SECTION ELEVEN. VOTERS. All resident, qualified voters of the City of Johnson City shall be permitted to vote for three (3) Council Members in said general election. In addition, the required election materials, as outlined in Section 272.005 of the Texas Election Code, shall be printed in both English and Spanish for use at the polling places and for early voting for said election.

SECTION TWELVE. CANVASS. The returns of said election shall be made in accordance with the State Election Code and shall be canvassed by the City Council at a regular or special City Council Meeting to be held between May 5, 2026, - May 13, 2026.

SECTION THIRTEEN. AUTHORIZATION. The Mayor is authorized to sign the Order of Election (Exhibit "A") and the Notice of Election (Exhibit "B"). The Contract for Election Services (Exhibit "C") was approved by the City Council on January 6, 2026. The Notice of Election shall be published in accordance with the provisions of the Texas Election Code.

SECTION FOURTEEN. SEVERABILITY. Should any part, section, subsection, paragraph, sentence, clause, or phrase contained in this Resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this Resolution, but in all respects said remaining portion shall be and remain in full force and effect.

SECTION FIFTEEN. EFFECTIVE DATE. This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED this 20th day of January, 2026.

CITY OF JOHNSON CITY, TEXAS

Stephanie Fisher, Mayor

ATTEST:

Whitney Walston, City Secretary

Exhibit "A"**ORDER OF ELECTION FOR MUNICIPALITIES**

General election is hereby ordered to be held on May 2, 2026 for the purpose three (3) Council Members, with each to serve a term of two (2) years terminating in May 2028.

Early voting by personal appearance will be conducted at the Blanco County Annex, Hoppe Room, located at 101 East Cypress Street, Johnson City, Texas 78636. The dates and times for early voting by personal appearance shall be as follows:

Tuesday, April 20, 2026, thru Friday, April 24, 2026	8:00 a.m. to 5:00 p.m.
Monday, April 27, 2026, thru Tuesday, April 28, 2026	8:00 a.m. to 5:00 p.m.
(Subject to change)	

Applications for ballot by mail shall be delivered:

By Mail or in Person:

Rosemary Adame
Blanco County
Elections Administrator
P.O. Box 13 (Mailing)
Johnson City, TX 78636

By E-mail:

electionsadmin@co.blanco.tx.us

Website: <https://www.co.blanco.tx.us/page/blanco.Elections>

Phone: 830-868-7168

Applications for ballot by mail must be received by close of business on April 22, 2026, (received, not postmarked). Federal Post Card Applications (FPCAs) must be received no later than the close of business on April 22, 2026.

Issued this the 20th day of January, 2026.

Stephanie Fisher, Mayor

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before Election Day

Exhibit "B"**NOTICE OF GENERAL ELECTION**

To the registered voters of the City of Johnson City, Texas:

Notice is hereby given that polling places will be open from 7 a.m. to 7 p.m. on May 2, 2026 for voting in General Election to elect one three (3) Council Members, with each to serve a term of two (2) years terminating in May 2028, or when their successors are duly elected and qualified.

LOCATION OF POLLING PLACES

The polling places for the voting precinct in the City of Johnson City for Election Day on Saturday, May 2, 2026 shall be:

Blanco County Hoppe Room
101 E Cypress St
Johnson City, TX 78636
Hours: 7AM-7PM

Good Shepherd Catholic Church
285 US 281 Loop Road
Johnson City, TX 78636
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Website: <https://www.co.blanco.tx.us/page/blanco.Elections>

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Issued this the 20th day of January, 2026..

Stephanie Fisher, Mayor

Exhibit "C"**CONTRACT FOR ELECTION SERVICES**