



Vacant, Place 1
Tomas Mendoza, Place 2
John Mounce, Mayor Pro Tem, Place 3

Alyssa Linenkugel, Place 4
Dylan James, Place 5
Chrissa Hartle, Place 6

James Clark, Mayor

MINUTES

**State of Texas
County of Denton
City of Justin**

Justin City Council Regular Session Meeting - May 23, 2024

CALL TO ORDER

The Justin City Council Meeting convened into a Regular Session being open to the public on May 23, 2024 at 5:33 PM in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit:

Members:

Mayor Clark, Mayor Pro Tem Mounce, Council Member Mendoza, Council Member James, Council Member Hartle (*absent*), Council Member Linenkugel

City Staff: Assistant City Manager Abbey Reece, City Secretary Amy Piukana, Public Works Director Josh Little, Director of Development Services Matt Cyr, and City Attorney, Matthew Butler.

Convene into Session: Mayor Clark called the meeting to order at 5:33PM Invocation
led by: Beaux Hinote with First Baptist Church of Justin

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories:

- Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 - o Danheim Complaint Against the City of Justin; PUCT Docket No. 53836

- o Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
 - o Range Creek Developers Agreement
 - o Fieldhouse Developers Agreement
 - o Justin Town Square 380 Agreement
 - o Trafford Terrace Developers Agreement
 - o Oncor Transmission Line
- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - o City Manager

Mayor Clark announced the City Council would recess into closed executive session at 5:38 p.m. City Attorney Matthew Butler read the closed session captions to be discussed.

TAKE ANY ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION ITEM(S)

Mayor Clark reconvened into open session at 6:54 p.m.

As a result of closed session, a motion was made by Deputy Mayor Pro Tem Mounce to approve a first amendment employment agreement with Jarrod Greenwood consistent with the City Council discussion in executive session and to authorize the Mayor to execute the agreement. Motion seconded by Council Member Linenkugel. Motion approved unanimously.

PRESENTATION

1. Justin Fun Day Recap

Communications Manager Krystal Gonzales provided a recap on the annual Justin Fun Day Event. Mayor Clark recognized the sponsors in attendance and expressed his appreciation for their community support.

PROCLAMATION

2. Presentation of a Proclamation declaring May as Motorcycle Awareness Safety Month.

Mayor Clark presented a proclamation declaring May as Motorcycle Awareness Safety month and Mayor Clark noted he agreed to add share the road signage in the city.

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens with the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

- Julia Gowing, 230 S. Snyder Avenue, expressed her appreciation with Mr. Greenwood for assisting with low cable wires. She expressed concerns about train noise, traffic and her neighbors' fence height.
- Tom Grobyer 806 12th Street, expressed concerns about train noise and suggested having

expiration dates for Developers Agreement. *(suggested 3-year expiration date)*

CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

Mayor Clark noted Consent Agenda Items 4 and 5, would be pulled from the Consent Agenda to allow further discussion.

Deputy Mayor Pro Tem Mounce made a motion to approve Consent Item Numbers 3, 6, and 7, as presented. Motion seconded by Council Member Mendoza. Motion approved unanimously.

3. Consider and take appropriate action to approve the following City Council meeting minutes:

- April 25, 2024 Regular City Council Meeting
- May 9, 2024 Special Called City Council Meeting
- May 9, 2024 Regular City Council Meeting
- May 15, 2024 Special City Council Meeting

4. Consider and take appropriate action regarding Resolution 681-24 affirming a Performance Agreement between the EDC, CDC, and Justin Town Center, LTD.

Development Director Matt Cyr briefed City Council regarding this item. Mr. Cyr explained the item has been pulled to note the recommended changes from the EDC, CDC are included. He further stated the recommendation is to approve with the amendments that the years be reduced to a shorter time frame and the claw back provision went from 80% to 75%.

After discussion, a motion was made by Council Member James to approve Resolution 681-24 with the amendments recommended by EDC, CDC. Motion seconded by Council Member Mendoza. Motion approved unanimously.

5. Consider and take appropriate action adopting Ordinance 782-24 amending the FY 23-24 EDC/CDC Budgets.

Mayor Clark noted this item was pulled to allow revisions to be made to Agenda Item 4.

Council Member James made a motion to adopt Ordinance 782-24, as presented. Motion seconded by Council Member Linenkugel. Motion approved unanimously.

6. Consider and take appropriate action approving Resolution 679-24 awarding a contract to Clark Adamson Insurance for Justin employee consulting and brokerage services.

7. Consider and take appropriate action on resolution 682-24 Preliminary Plat for Treeline Phase 2, consisting of 1,173 lots. Generally located south of FM 407.

Development Director Matt Cyr briefed the City Council regarding this item. Mr. Cyr clarified the joint facility with range is for Tree Line only.

ITEMS PULLED FROM CONSENT AGENDA

Items 4 and 5 were pulled from consent by Mayor Clark.

POSSIBLE ACTION ITEMS

- 8. Consider appropriate action for Resolution 678-24 for a contract with Grod Construction LLC for Boss Range Road Improvements in the amount of \$979,212.50 with a 10% Contingency.**

Public Works Director Josh Little briefed the City Council regarding this item. Chris Shaw and Guillen Rodriguez of GROD Construction were present to answer any questions.

After discussion, a motion was made by Council Member James to approve Resolution 678-24, as presented. Motion seconded by Council Member Linenkugel. Motion approved unanimously.

- 9. Consider and take appropriate action on Resolution 680-24 authorizing the City Manager to execute a Developers Agreement with AMS PROPERTY HOLDINGS 2.**

Development Director Matthew Cyr briefed the City Council regarding this item.

After discussion, a motion was made by Council Member Linenkugel to approve Resolution 680-24, as presented. Motion seconded by Mayor Pro Tem Mounce. Motion approved by vote of 4-1, Council Member James voting against. Motion passed.

Mayor Clark noted that the City Manager has been tasked with executing a Developers Agreement and will also discuss out of compliance signage and set expectations for moving forward.

- 10. Consider and take appropriate action on first reading for Ordinance 781-24 approving the Parks, Recreation, and Open Space Plan.**

Development Director Matt Cyr briefed the City Council regarding this item.

After discussion, a motion was made by Council Member Linenkugel to adopt Ordinance 781-24, as presented. Motion seconded by Council Member Mendoza. Motion approved unanimously.

CEREMONIAL ITEM(S)

- 11. Recognition of outgoing City Council Members**

Mayor Clark recognized outgoing Council Members Dylan James, Alyssa Linenkugel and Chrissa Hartle (not in attendance) providing each a recognition plaque for serving as City Council Members.

- 12. Provide Oath of Office and Certificate of Election for Newly Elected City Council Members.**

City Secretary Amy Piukana provided the oath of office to newly elected officials.

FUTURE AGENDA ITEMS

- 13. Consider a Future Agenda Item Request by Council Member Mendoza to discuss Public Comments and Decorum; and take appropriate action.**

Mayor Clark reviewed the current process for requesting future agenda items.

Council Member Mendoza requested a future discussion on how to address public comments at

meetings. The consensus from the City Council was to add this topic as an agenda item for Council Orientation.

14. Consider a Future Agenda Item Request by Council Member Mendoza to discuss Ethics Board Reports and Ethics Complaint Process; and take appropriate action.

Council Member Mendoza requested discussion of what legal reporting is allowed for Ethics Board Reports and Complaints. The consensus from the Council was to add this item to the Council Orientation.

15. Consider a Future Agenda Item Request by Council Member Mendoza to discuss the Council Appointment Process for Filling Vacancies.

Council Member Mendoza requested a future agenda item discussion on the Council appointment process. After discussion, Mayor Clark agreed to add this item to the City Council orientation.

Mayor Pro Tem Mounce requested a future agenda item to discuss Short Term Rentals. The consensus of City Council was to add this item to a future City Council agenda.

ADJOURN

Mayor Clark adjourned the meeting at 8:11 p.m.

Signed by:

James Clark
Mayor James Clark



Attested by:

Amy M. Piukana
Amy M. Piukana, City Secretary