

Alyssa Linenkugel, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3



James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
OCTOBER 24, 2024
415 N. COLLEGE AVE.
5:30 PM

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: *“Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible”*

B) 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 sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

1. Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 - Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
 - Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
 - Range Creek Developers Agreement
 - Trafford Terrace Developers Agreement
 - Treeline Development
2. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.
 - Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, redevelopment, and economic development) pursuant to Section 551.072, Texas Government Code.

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

D) PROCLAMATION(S)

1. Presentation of a proclamation recognizing the month of October as Breast Cancer Awareness month.
2. Presentation of a proclamation recognizing October 23-31, 2024 as Red Ribbon Week.
3. Presentation of a proclamation recognizing November 4-8, 2024 as Municipal Courts Week.
4. Presentation of a proclamation recognizing November 1st as Arbor Day in the City of Justin.

E) REPORT(S)

1. Receive an update from Dr. Foust with Northwest Independent School District.
2. Receive a Quarterly Investment Report.
3. Receive a Mayor's Luncheon Report.

F) WORKSHOP ITEM(S)

1. Receive and discuss a presentation regarding the Unified Development Code.
2. Receive a report on a Utility Rate Study and Fee Schedule Update.
3. Discuss and review a proposed 2025 City Council Meeting Calendar.

G) UPCOMING MEETINGS AND EVENTS

1. The following is a list of upcoming meetings and events:
 - October 25, 2024, Library Haunted House from 11:00 a.m. to 7:00 p.m.
 - October 26, 2024, Fall Clean Up from 8:00 a.m. to 12:00 p.m. at City Hall
 - November 01, 2024, Arbor Day from 10:00 a.m. to 12:00 p.m. at City Hall
 - November 11, 2024 Veteran's Day/City Hall closed
 - November 12, 2024, Park Board Meeting at 6:00 p.m.
 - November 14, 2024, City Council meeting at 5:30 p.m.
 - November 15, 2024 City Hall open 8:00 a.m. to 11 a.m./half day for Staff Development
 - November 19, 2024, Planning and Zoning Commission meeting at 6:30 p.m.
 - November 21, 2024, Economic Development Corporation/CDC Meeting at 5:30 p.m.
 - Boards and Commissions Recruitment - Applications open through November 4th

H) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens 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.

I) CONSENT AGENDA

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

1. Consider approving City Council minutes dated September 26, 2024; and take appropriate action.
2. Consider adopting Ordinance 790-24, second reading, approving the City of Justin's Texas Municipal Retirement System Benefit authorizing annual updated service credits; and take appropriate action.
3. Consider adopting Ordinance 791-24, second reading, for a Specific Use Permit for a Temporary Batch Plant for LaDera Timberbrook legally described as A0439A M. Garnett, Tract 3E, generally located north of FM 407 and Timberbrook Parkway; and take appropriate action.
4. Consider approving Resolution 713-24 authorizing the City Manager to enter into an interlocal agreement with Denton County for Library Services; and take appropriate action.
5. Consider adopting Ordinance 792-24 accepting all matters incident and related to the issuance and sale of "City of Justin, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Series 2024" including the adoption of an ordinance authorizing the issuance of such certificates in the amount not to exceed \$2,500,000 to finance the costs of paying contractual obligations to be incurred for (i) the construction of public works, to wit: constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water system properties and facilities, including land and rights-of-way therefor and (ii) professional services rendered in relation to such projects and the financing thereof; and take appropriate action.
6. Consider approving Resolution 717-24 for a Final Plat for The Preserve Phase II, generally located southwest from the intersection of FM 407 and Boss Range Road; and take appropriate action.
7. Consider approving Resolution 718-24 for a Preliminary Plat for Treeline Phase II, generally located southwest from the intersection of FM 407 and Timberbrook Parkway; and take appropriate action.
8. Consider approving Resolution 720-24 adopting the 2025 City Council Meeting Calendar; and take appropriate action.

J) ITEMS PULLED FROM CONSENT AGENDA

K) PUBLIC HEARING(S)

1. Conduct a Public Hearing to consider approving Resolution 719-24 waiving all building permit and impact fees for the Habitat for Humanity Project; and take appropriate action.

L) ACTION ITEM(S)

1. Consider approving Resolution 715-24 approving the Range Creek Developer's Agreement; and take appropriate action.
2. Consider approving Resolution 716-24 approving the Capital Improvement Plan; and take appropriate action.

3. Consider approving Resolution 714-24 authorizing the City Manager to execute a Project Work Order with Westwood Professional Services, Inc. in the amount not to exceed \$99,741 for design, Project Management, and Coordination of the City of Justin Phase 2 SWIFT Water Improvements; and take appropriate action

M) MAYORS RECAP

N) FUTURE AGENDA ITEMS

O) ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Avenue, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 10/16/24 at 12:00 p.m., at least 72 hours preceding the scheduled meeting time.

Amy Piukana

Amy Piukana, TRMC, City Secretary