

Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, 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 AMENDED AGENDA
AUGUST 14, 2025
415 N. COLLEGE AVE.
5:00 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:
 - Trafford Terrace Developers Agreement
 - Justin Crossing Developers Agreement
 - Cuesta Developers Agreement
2. Under Section 551.087 the City Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the City of Justin has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below
 - Dream Complex Developers Agreement
 - Cobblestone Agreement
3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property located north of Wilkerson Lane and Boss Range Road, south of Timberbrook Parkway and FM 156, east of Timberbrook Parkway and FM 407, and west of FM 156
4. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to Water Infrastructure

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

D) UPCOMING MEETINGS AND EVENT(S)

1. The following is a list of upcoming meetings and events:
 - August 18, 2025, Open House Old Town Plan Discussion @ 6 p.m. at City Hall
 - August 19, 2025, Planning and Zoning Commission meeting @ 6:30 p.m. at City Hall
 - August 21, 2025, Economic/Community Development Corporation meeting @ 5:30 p.m. at City Hall
 - August 28, 2025, City Council meeting @ 5:30 p.m. @ City Hall
 - September 1, 2025, City Offices Closed for Labor Day
 - September 2, 2025, Municipal Court @ 5 p.m.

E) PRESENTATION(S) AND WORKSHOP ITEM(S)

1. Receive a Biannual Parks and Recreation Board Update
2. Receive an update on a proposed renovation of the Joe Merle Morris Community Center and the design of a new gymnasium from FGMA.
3. Discussion regarding a no parking zone around Justin Elementary School (in Timberbrook).

F) 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 time limitation for each citizen to speak with a seasonal limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic. 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.

G) CONSENT AGENDA

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

1. Consider approving the following City Council meeting minutes; and take appropriate action
 - July 8, 2025 Special Called City Council meeting (Orientation)
 - July 9, 2025 Special Called City Council meeting (Orientation)
 - July 10, 2025 Regular City Council meeting
2. Consider approving Resolution 770-25 to amend the Waste Management Franchise Agreement with Waste Connections; and take appropriate action
3. Consider adopting Ordinance 815-25 amending the speed limit in School Zones; and take appropriate action
4. Consider and act upon Resolution 775-25 of the City of Justin, Texas, determining the costs of certain Improvement Area #3 Improvements to be financed within Improvement Area #3 of

Timberbrook Public Improvement District No. 1; approving a preliminary 2025 amended and restated service plan and assessment plan, including a proposed Improvement Area #3 Assessment Roll; directing the filing of the proposed Improvement Area #3 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on August 28, 2025, to consider an ordinance levying assessments on property located within Improvement Area #3 of Timberbrook Public Improvement District No.1.

5. Consider approving Resolution 739-25 awarding bid to Atkins Bros. Equipment Co. in the amount of \$3,621,121.50 for the SWIFT 2 Project waterline improvements; and take appropriate action.

H) ITEMS PULLED FROM CONSENT AGENDA

I) PUBLIC HEARING(S)

1. Conduct a Public Hearing on a proposed tax rate of \$0.700000 per \$100 of taxable value. A tax rate of \$0.700000 per \$100 valuation has been proposed for adoption by the governing body of the City of Justin. This rate exceeds the no new revenue tax rate and the voter approval tax rate but does not exceed the de minimis rate for the City of Justin, Texas, for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

J) ACTION ITEM(S)

1. Consider adopting Ordinance 812-25 approving the FY 2025-2026 City of Justin Municipal Budget; and take appropriate action.
A tax rate of \$0.700000 per \$100 valuation has been proposed for adoption by the governing body of the City of Justin. This rate exceeds the no new revenue rate and the voter approval tax rate but does not exceed the de minimis rate for the City of Justin, Texas, for the fiscal year beginning October 1, 2025, and ending September 30, 2026.
2. Consider adopting Ordinance 818-25 to ratify the property tax revenue increase in the FY 2025-2026 City of Justin Municipal Budget; and take appropriate action.
3. Consider adopting Ordinance 813-25 to adopt a tax rate of \$0.700000 per \$100 valuation, which is made up of a rate of \$0.554420 per \$100 valuation for Maintenance and Operations; and a rate of \$0.145580 per \$100 valuation for servicing currently outstanding Debt; and take appropriate action.
4. Consider an Ordinance ordering a bond election to be held in the City of Justin, Texas, making provisions for the conduct of the election and resolving other matters incident and related to such election; and take appropriate action.
5. Consider approving Resolution 774-25 authorizing the City Manager to enter into an agreement with Denton County for Election Services; and take appropriate action.

K) FUTURE AGENDA ITEM(S)

1. Consider a future agenda item requested by Mayor Pro Tem St. Claire; and take appropriate action

L) 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 Ave., Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 8/8/25 by 5 p.m., at least 72 hours preceding the scheduled meeting time.

Amy Piukana

Amy Piukana, TRMC, City Secretary