

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 AGENDA
AUGUST 28, 2025
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:
 - 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
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
5. Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment,

duties, discipline, or dismissal of a public officer or employee. (City Manager)

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

D) UPCOMING MEETING(S) AND EVENT(S)

1. The following is a list of upcoming meetings and events:
 - September 1, 2025, City Offices Closed for Labor Day
 - September 2, 2025, Municipal Court @ 5 p.m.
 - September 9, 2025, Park Board meeting @ 6 p.m.
 - September 11, 2025, City Council meeting @ 5:30 p.m.
 - September 16, 2025, Planning & Zoning meeting @ 6:30 p.m.
 - September 18, 2025, Economic/Community Development Corporation meeting @ 5:30 p.m.

E) RECOGNITION

1. Recognition of City Employee(s)

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 and take appropriate action to approve the following City Council minutes:
 - August 5, 2025, Special Called City Council meeting
 - August 12, 2025 Special Called City Council meeting
 - August 14, 2025, Regular City Council meeting
2. Consider approving Resolution 767-25 authorizing an interlocal agreement with Denton County Sheriff's Office for consolidated Radio Communications; and take appropriate action

H) ITEMS PULLED FROM CONSENT AGENDA

I) PUBLIC HEARING(S)

1. Conduct a public hearing to hear testimony and make a consideration accepting and approving a final Timberbrook Public Improvement District No. 1 2025 Amended and Restated Service and Assessment Plan, including the Improvement Area #3 Assessment Roll; making a finding of special benefit to property within Improvement Area #3 of the Timberbrook Public Improvement District No. 1; levying special assessments against such property and establishing a lien on such

property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and take appropriate action.

2. Consider and act upon Ordinance 822-25 to rezone the subject property from Residential Estate Single Family (SF-RE) to Planned Development Light Industrial legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

J) POSSIBLE ACTION ITEMS

1. Consider and act upon Ordinance 819-25 accepting and approving a final Timberbrook Public Improvement District No. 1 2025 Amended and Restated Service and Assessment Plan, updated assessment rolls for Improvement Area #1, Improvement Area #2-A, Improvement Area #2-B and the Major Improvement Area, and the Improvement Area #3 assessment roll; making a finding of special benefit to property within Improvement Area #3 of Timberbrook Public Improvement District No. 1; approving the Timberbrook Public Improvement District No. 1 2025 Amended and Restated Service and Assessment Plan as the 2025 Annual Service Plan Update for the District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Improvement Area #3 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and take appropriate action.
2. Consider adopting Ordinance 820-25 of the City of Justin, Texas, approving and authorizing the issuance and sale of the City of Justin, Texas, Special Assessment Revenue Bonds, Series 2025 (Timberbrook Public Improvement District No. 1 Improvement Area #3 Project); approving and authorizing related agreements; and providing an effective date; and take appropriate action.
3. Consider and act upon Ordinance 821-25 of the City Council of the City of Justin, Texas approving the 2025 Annual Service Plan Update for Timberbrook Public Improvement District No. 2; and take appropriate action.

K) FUTURE AGENDA ITEMS

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 Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 8/21/25 by 4 p.m., at least 72 hours preceding the scheduled meeting time.

Amy Piukana

Amy Piukana, TRMC, City Secretary