

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
SEPTEMBER 17, 2026
415 N. COLLEGE AVE.
4:30 PM

A) CALL TO ORDER (4:30 PM)

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:
 - * Justin Ranch Developers Agreement
 - * Magnolia Ridge
 - * Haddock Tract Developers Agreement
 - * City of Justin and Town of Northlake CCN Amendment
 - * Treeline Retail Water Agreement
 - * Legacy Fields
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 located, 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.
 - * Project Love Boat
 - * Justin Industrial Business Park
 - * Project Five & Dime
 - * Dream Complex
 - * Old Town
3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to the following:
 - * Justin Town Square
 - * New Fairview water service

C) CALL TO ORDER - REGULAR MEETING (5:30 PM)

D) TAKE ACTION AS A RESULT OF CLOSED SESSION

E) UPCOMING MEETING(S) AND EVENT(S)

1. * September 24, 2026 - City Council Regular Meeting at 4:30 p.m.
* October 5, 2026 - Municipal Court at 2:00 p.m.
* October 6, 2026 - National Night Out event at City Hall
* October 17, 2026 - Fall Clean Up, 8:00 a.m. to noon.
* October 24, 2026 - Fire Station #2 Grand Opening/Open House
* October 29 - 30, 2026 - Haunted Library
* November 14, 2026 - Veterans' Day Event
* December 12, 2026 - Justin's Old Town Christmas, Tree Lighting & Lighted Parade, noon to 6 p.m.

F) WORKSHOP ITEM(S) & REPORTS

1. Business Spotlight
2. Discussion regarding banning ALPR equipment and technology in the City of Justin

G) 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 three business days notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

H) 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 City Council minutes dated August 13, 2026 and August 27, 2026.
2. Consider adoption of Ordinance 860-26, second reading, amending Chapter 52 of the Code of Ordinances to revise the Definitions section and modify the Schedule of Uses through the adoption of an amended use chart; and take appropriate action.
3. Consider approval of Resolution 856-26 appointing a member to the Parks and Recreation Board Place 7; and take appropriate action.
4. Consider approval of Resolution 859-26 authorizing the City Manager or designee to negotiate and execute a contract with Glacier Property Management for continued real estate services.
5. Consider approval of Resolution No. 860-26 reconstituting and appointing members to the Board of Directors of Tax Increment Reinvestment Zone (TIRZ) No. 1.

6. Consider approval of Resolution No. 861-26 approving the creation of the City of Justin Public Finance Corporation, approving the Articles of Incorporation, and appointing the initial Board of Directors.
7. Consider approval of Resolution 862-26 authorizing the City Manager or designee to select a qualified vendor and negotiate and execute a Professional Services Agreement for services related to the disposition, marketing, and/or development of City-owned property.
8. Consider approval of Resolution 863-26 approving, subject to City Attorney review, Amendment No. 1 to the Interlocal Cooperation Agreement between the City of Justin and Denton County regarding the FM 407 Project.

I) ITEMS PULLED FROM CONSENT AGENDA

J) PUBLIC HEARINGS

1. Conduct a public hearing to receive public comments regarding the City of Justin Fiscal Year 2026-2027 Proposed Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

TAXPAYER IMPACT STATEMENT
FISCAL YEAR 2026-27

This Taxpayer Impact Statement is required by Government Code § 551.043(c) to be posted on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body, and shows the median-value homestead property in the City of Justin, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

	FY2026 Adopted	FY2027 No- New-Revenue Tax Rate	FY2027 Proposed Tax Rate
Total tax rate (per \$100 of value)	\$0.670000	\$0.641816	\$0.658175
Median homestead taxable value	\$398,843	\$403,850	\$403,850
Tax on average homestead	\$2,672.25	\$2,591.97	\$2,658.01
Difference to current year tax bill \$		\$ (80.28)	\$ (14.21)

2. PUBLIC HEARING ON PROPOSED PROPERTY TAX INCREASE

Hold a public hearing and receive citizen input on the proposed property tax increase for tax year 2026. The proposed tax rate is \$0.658175 per \$100 valuation, which exceeds the no-new-revenue tax rate of \$0.641816 per \$100 valuation but does not exceed the voter-approval tax rate of \$0.658175 per \$100 valuation.

3. Conduct a Public Hearing and consider approving Resolution 839-26 for a Replat with an exception to the subdivision standards, legally described as Lots 2R and 3R, Block A, Roberson Addition, and Lots 1 and 2, Block 5, Hardeman Ranch Estates.

K) ACTION ITEMS

1. Consider adoption of Ordinance No. 861-26 of the City of Justin, Texas, adopting the Fiscal Year 2026-2027 Annual Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027; appropriating funds from available resources; authorizing budget administration as provided in the ordinance; requiring a record vote; providing for filing and posting as required by law; and take appropriate action.

TAXPAYER IMPACT STATEMENT

FISCAL YEAR 2026-27

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Difference to current year tax bill \$		\$ (80.28)	\$ (14.21)

2. Consider adoption of Ordinance 862-26 of the City of Justin, Texas, levying the ad valorem property tax of the City of Justin, Texas, for tax year 2026 (Fiscal Year 2026-2027); adopting a tax rate of \$0.658175 per \$100 valuation, consisting of \$0.534620 for maintenance and operations and \$0.123555 for payment of principal and interest on outstanding debt obligations; providing for due and delinquent dates, penalties, and interest; providing a severability clause; and providing an effective date. .

This rate exceeds the no-new-revenue tax rate but does not exceed the voter-approval tax rate or the de minimis rate for the City of Justin, Texas, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

3. Consider adoption of Ordinance 863-26 of the City of Justin, Texas, approving the 2026 tax rolls; providing an effective date; and take appropriate action.

4. Consider adoption of Ordinance 866-26 ratifying the property tax revenue increase reflected in the Fiscal Year 2026-2027 City of Justin Annual Budget as a result of the City receiving more revenues from property taxes in the 2026-2027 budget than in the previous fiscal year; and take appropriate action.
5. Consider approval of Resolution 839-26 for a Waiver to Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates; and take appropriate action.
6. Consider adoption of Ordinance 868-26 regarding the City of Justin's Texas Municipal Retirement System (TMRS) benefits, increasing the employee contribution rate from 7% to 8% effective October 1, 2026; reauthorizing annually accruing Updated Service Credits at 75% effective January 1, 2027; removing the statutory maximum City contribution rate limit; and take appropriate action.

L) FUTURE AGENDA ITEMS

1. Discuss Future Agenda Item requests by Mayor Pro Tem St. Claire.

M) 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 on 9/11/2026, in compliance with the Texas Open Meetings Act.

City Secretary