

Ricky Jones, 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**

**CITY OF JUSTIN  
CITY COUNCIL MEETING AGENDA  
SEPTEMBER 12, 2023  
415 N. COLLEGE AVE.  
JUSTIN, TX 76247  
5:30 P.M.**

**CALL TO ORDER**

**EXECUTIVE SESSION** – *City Council will convene into regular session following the 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.

- Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
  - Dannheim Complaint Against The City of Justin; PUCT Docket No. 53836
  - Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
  - Treeline Development Agreement
  - Oncor Transmission Line
- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
  - City Manager

Convene into executive session.

Adjourn into the open meeting.

1. Discuss, consider, and act on items discussed in Executive Session.

**REGULAR 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”*

### **UPCOMING MEETINGS AND EVENTS**

September 19 – EDC/CDC  
September 21– Planning and Zoning Commission  
September 26 – City Council  
October 2 – Jury Trial  
October 3 – National Night Out  
October 3 – Parks and Recreation Board  
October 9 – Municipal Court  
October 10 – Special Town Hall for AMR System  
October 12 – City Council  
October 17 – Library Board Meeting  
October 21 – Fall Cleanup Event  
October 21 – 50<sup>th</sup> Annual Layne Wilkerson Fish Fry Event  
October 24 – Fall Business Roundtable  
October 26 – City Council  
October 26-27 – Haunted Library  
October 27 – City Hall Trick-or-Treat Event

### **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, for which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

### **PROCLAMATION**

- Suicide Prevention Awareness Month

### **CONSENT AGENDA**

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

2. Consider and take appropriate action to approve City Council minutes dated August 21, 2023, and August 22, 2023.

### **ITEMS PULLED FROM THE CONSENT AGENDA**

### **PUBLIC HEARING ITEMS**

3. Conduct a public hearing on the proposed FY 2023-2024 budget.
  - a. Open public hearing
  - b. Close public hearing
4. Conduct a public hearing on a proposed tax rate of \$0.628363 per \$100 of taxable value.

"A tax rate of \$0.628363 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, 2023, and ending September 30, 2024."

  - a. Open public hearing
  - b. Close public hearing

### **WORKSHOP ITEMS**

5. Discussion regarding PID overview.
6. Discuss Animal Control options.
7. Discussion regarding City Council Liaison positions.
8. Discuss the Oncor Ramhorn Hill transmission line.
9. Discuss future agenda items.

### **POSSIBLE ACTION ITEMS**

10. Consider and take appropriate action on first reading to approve Ordinance 760-23 to adopt the FY 2023-2024 City of Justin budget.
11. Consider and take appropriate action to approve Ordinance 761-23 to adopt a tax rate of \$0.628363 per \$100 valuation, which is made up of a rate of \$0.537569 per \$100 valuation for Maintenance and Operations; and a rate of \$0.090794 per \$100 valuation for servicing currently outstanding Debt.
12. Consider and take appropriate action to approve Ordinance 762-23 ratifying a property tax increase reflected in the City of Justin's budget for fiscal year beginning October 1<sup>st</sup>, 2023 and ending September 30, 2024.
13. Consider and take appropriate action approving Resolution 621-23 accepting a petition and calling a public hearing on the creation of the Timberbrook Public Improvement District No. 2

### **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 8th day of September 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

*Brittany Andrews*

Brittany Andrews, City Secretary

# **AGENDA**

## **ITEM**

### **1**

# **AGENDA**

## **ITEM**

### **2**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 2 (Consent)

Title: Consider approving City Council minutes dated August 21, 2023, and August 22, 2023.

Department: Administration

Contact: City Secretary, Brittany Andrews

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Recommendation:

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City Attorney Review:

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Attachments:

1. Draft August 21, 2023
2. Draft August 22, 2023

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



Dylan James, Place 5  
Chrissa Hartle, Place 6

**Mayor, James Clark**

**MINUTES**

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

**Justin City Council Regular Session Meeting- August 21, 2023**

The Justin City Council Meeting convened into a Regular Session being open to the public the 21<sup>st</sup> day of August 2023 at 6:05 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date, and subject thereof having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor, James Clark, Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, Dylan James, and Ricky Jones. City Staff: City Manager, Jarrod Greenwood, City Secretary, Brittany Andrews, Director of Development Services, Matt Cyr. Not present: Councilwoman Hartle.

**CALL TO ORDER**

Mayor Clark called the meeting to order at 6:05 PM.

**POSSIBLE ACTION**

1. Consider Ordinance 759-23 of the City of Justin, Texas, authorizing and ordering a Special Election to be held in the City of Justin on November 7, 2023, for the purpose of submitting to the qualified voters of the City of Justin, Texas, a question as to the issuance of bonds, prescribing the time and designating the locations and manner of conducting the election to be in accordance with the Joint Election Agreement and Contract for Election Services with Denton County and the Denton County Elections Administrator; authorizing the City Manager to execute the Agreement and Contract; and providing an effective date.

**Mayor Pro Tem, Mounce moved to approve Ordinance 759-23.**

**Mayor Clark made an amendment to the motion to indicate the change of order as discussed. Mayor Pro Tem, Mounce accepted the amendment.**

**Seconded by: Councilman Mendoza**

**Aye votes: Councilmembers Mendoza, Mounce, Clark, James, and Jones**

**Not present: Councilwoman Hartle**

**Motion carries**

**ADJOURN**

**With there being no further business, the meeting was adjourned at 6:39 PM**



Brittany Andrews

Brittany Andrews, City Secretary

Seal:

Ricky Jones, 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

**Mayor, James Clark**

## **MINUTES**

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

### **Justin City Council Regular Session Meeting- August 22, 2023**

The Justin City Council Meeting convened into a Regular Session being open to the public the 22<sup>nd</sup> day of August 2023 at 5:30 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date, and subject thereof having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor, James Clark, Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, Dylan James, Ricky Jones, and Councilwoman Hartle. City Staff: City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, Public Works Director, Josh Little, City Secretary, Brittany Andrews, Director of Development Services, Matt Cyr, City Engineer, Chris Cha, and City Attorney, Matthew Boyle.

## **CALL TO ORDER**

Mayor Clark called the meeting to order at 5:30 p.m.

## **PUBLIC HEARING**

1. Continue Public Hearing from June 27, 2023, to consider approving Resolution 612-23 for the appointment of City Council member, Place 4 for the remainder of the term.

**Mayor closed the public hearing from June 27<sup>th</sup> at 5:34 PM**

**Mayor Pro Tem, Mounce moved to approve Resolution 612-23 appointing Alyssa Linenkugel into Place 4 on City Council for the remainder of the term.**

**Seconded by: Councilman Mendoza**

**Aye votes: Councilmembers Clark, James, Hartle, Mounce, Mendoza and Jones  
Motion carries**

2. Administer Oath and Statement of Office to the newly appointed City Council member, Place 4.

**Mayor Clark administered the Oath of Office to Alyssa Linenkugel, Place 4.**

## **PARLIAMENTARY PROCEDURE REVIEW – MAYOR CLARK**

**EXECUTIVE SESSION –** *City Council will convene into regular session following the 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.

- Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
  - City of Justin/Town of Northlake Interlocal Cooperative Agreement for Wastewater Improvements
  - Dannheim Complaint Against The City of Justin; PUCT Docket No. 53836
  - Petition of Town of Northlake and City of Justin ; PUCT Docket No. 54243
  - Treeline Development Agreement
  - Oncor Transmission Line

Convene into executive session at 5:39 PM

Adjourn into open meeting at 6:38 PM

3. Discuss, consider, and act on items discussed in Executive Session.

**REGULAR SESSION**

Invocation and Pledge of Allegiance led by Councilman James  
American Flag

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

**UPCOMING MEETINGS AND EVENTS**

September 4 – Labor Day, City Hall Closed  
September 5- Parks and Recreation Advisory Board  
September 11- Municipal Court  
September 12- City Council  
September 19 – EDC/CDC  
September 21– Planning and Zoning Commission  
September 26 – City Council

**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 has 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.

**Traci Kirkpatrick – address on file, comment on record**  
**Tom Cronberger – address on file, comment on record**

**All public comments received through email or that were not submitted during the meeting were read into the record and are attached as Exhibit A.**

### **PROCLAMATION/ RECOGNITIONS**

- Live United Month, September 2023
- Development Services Team Awards and Recognition

### **CONSENT AGENDA**

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

4. Consider and take appropriate action to approve City Council minutes dated August 8, 2023.
5. Consider and take appropriate action regarding appointments to and membership of the Planning and Zoning Commission.
6. Consider approval of Resolution 619-23 regarding the negotiated settlement between the Atmos Steering Committee and Atmos Energy Corp, Mid-Tex division regarding the 2023 rate review mechanism filings.
7. Consider and act upon a Preliminary Plat for LaDera Timberbrook described as Lot 1, Lot 2, Block A generally located northeast of Strader Lane and FM 407.

**Councilman moved to approve consent items 4, 6, and 7 as presented**

**Seconded by: Councilman**

**Aye votes: Councilmembers Clark, James, Hartle, Linenkugel, Mounce, Mendoza and Jones**

**Motion carries**

### **ITEMS PULLED FROM THE CONSENT AGENDA**

5. Consider and take appropriate action regarding appointments to and membership of the Planning and Zoning Commission.

**Councilman Jones moved to approve consent item 5 as presented.**

**Seconded by: Councilwoman Hartle**

**Aye votes: Councilmembers Clark, James, Hartle, Linenkugel, Mounce, Mendoza and Jones**

**Motion carries**

## **STAFF REPORTS**

8. Quarterly Investment Report.
9. Planning and deliverables calendar
10. 2023 Legislative Report

## **WORKSHOP**

11. Audit Presentation.
12. Discuss Fiscal Year 2023-2024 budget.
13. Discussion regarding City Council Liaison positions.
14. Discussion regarding the Board of Ethics.
15. Discuss the Oncor Ramhorn Hill transmission line.
16. Discuss future agenda items.

## **POSSIBLE ACTION ITEMS**

17. Consider and take appropriate action approving amendments to the Personnel Policy.

**Councilman James moved to approve item 17 as presented.**

**Seconded by: Councilwoman Hartle**

**Aye votes: Councilmembers Clark, James, Hartle, Linenkugel, Mounce, Mendoza and Jones**

**Motion carries**

18. Consider and take appropriate action approving Resolution 620-23 authorizing the execution and delivery of a joint agreement between the City of Justin, the Town of Northlake, and the Trinity River Authority for certain wastewater collection mains and the transportation of wastewater.

**Councilwoman Linenkugel moved to approve Resolution 620-23 as presented.**

**Seconded by: Mayor Pro Tem, Mounce**

**Aye votes: Councilmembers Clark, James, Hartle, Linenkugel, Mounce, Mendoza and Jones**

**Motion carries**

19. Consider and take appropriate action approving and authorizing the City Manager to negotiate and execute an agreement with Texas Stix West, LLC for the use of facilities located at Community Park beginning September 3, 2023.

**Councilman Jones moved to deny item 19 as presented.**

**Seconded by: Mayor Pro Tem, Mounce**

**Aye votes: Councilmembers Clark, James, Hartle, Linenkugel, Mounce, Mendoza and Jones**

**Motion carries**

## **ADJOURN**

**With there being no further business, the meeting was adjourned at 9:59 PM**

*Brittany Andrews*

Brittany Andrews, City Secretary

Seal:

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 5:07:28 PM

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## Public Comment Form

City Council meetings and public hearings are recorded. They are part of the permanent and public record of The Justin City Council.

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1. Pursuant to State Open Meetings Law, all individuals intending to offer oral or written testimony should complete this public input form prior to making a statement.

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2. Give completed forms and any documentation to the City Secretary.

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3. Testimony should be concise and present information not previously addressed. Testimony may be limited to three (3) minutes, in order to allow all participants to address the City Council.

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4. City Council is restricted in discussing or taking action on items not posted on the agenda. Members of the City Council may ask questions of persons presenting oral testimony. Action on your statement can be taken only at a future meeting.

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First Name	Amy
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Last Name	Godwin
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Address	3617 Ridge Point Dr
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City	Northlake
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State	TX
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Zip Code	76226
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Phone Number	8019208024
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Agenda Item	Baseball fields
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	I am in support of JYSA maintaining rights to the baseball and softball fields in Justin. JYSA has had to cap the number of youth able to join because we have not been able to use fields on Sunday's but now another organization is allowed. It will end up turning into that organization with more money being able to take over more days and eventually push JYSA (which is all a lot of
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families in the area can afford) out.

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Supporting documents: *Field not completed.*

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#### Rules for public comments at City Council meetings:

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**Public Comments/Regular and Consent Agendas:** The City Council welcomes written and oral comments from the public at regular meetings. Individuals wishing to speak on matters posted on the regular or consent agendas, or in the City Council's jurisdiction but not posted on the regular or consent agendas, must submit a completed form to the City Manager's Office at City Hall in advance of the seventy-five (75) hour deadline. Individuals wishing to speak to matters posted on the consent or regular agendas only, must submit a completed form to the City Council meeting attendant thirty (30) minutes prior to the beginning of the meeting. Speakers will have one opportunity to speak during the allotted time period, and they must observe the three-minute time limit. Time cannot be transferred. When a speaker yields the floor, he/she waives any remaining time, but that remaining time does not get added to another speaker's time.

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**Written Comments I Handouts:** Individuals may use the comment sheets provided online, or in the City Manager's Office at City Hall. Comment sheets submitted at the City Council meeting thirty (30) minutes or more prior to its start will be copied and distributed to the Council Members. An individual who wishes to submit other written material should submit 10 copies to the City Manager, in advance, or to the attendant at the meeting for distribution to Council Members and senior staff.

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**Public Hearing:** Registering to speak at a Public Hearing is by the same method as for a regular agenda item. After a Public Hearing is closed, if Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

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**Additional Rules for Speakers:** 1. Speakers must state their name and address for the record. 2. Speakers must address all comments and questions to the presiding officer. 3. Speakers must limit their comments to three (3) minutes. 4. Speakers may not employ tactics of defamation, intimidation, personal affronts, profanity, or threats of violence.

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Email not displaying correctly? [View it in your browser.](#)



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 1:24:48 PM

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1. Pursuant to State Open Meetings Law, all individuals intending to offer oral or written testimony should complete this public input form prior to making a statement.

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2. Give completed forms and any documentation to the City Secretary.

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3. Testimony should be concise and present information not previously addressed. Testimony may be limited to three (3) minutes, in order to allow all participants to address the City Council.

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4. City Council is restricted in discussing or taking action on items not posted on the agenda. Members of the City Council may ask questions of persons presenting oral testimony. Action on your statement can be taken only at a future meeting.

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First Name	Brett
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Last Name	Campbell
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Address	1913 Caddo Springs Dr
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City	Justin
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State	TX
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Zip Code	76247
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Phone Number	3606880152
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I wish to speak
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Comments	<a href="https://www.samford.edu/sports-analytics/fans/2017/Data-Shows-Travel-Teams-Killing-Youth-Sports">https://www.samford.edu/sports-analytics/fans/2017/Data-Shows-Travel-Teams-Killing-Youth-Sports</a>
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Supporting documents:	<i>Field not completed.</i>
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 2:39:43 PM

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1. Pursuant to State Open Meetings Law, all individuals intending to offer oral or written testimony should complete this public input form prior to making a statement.

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2. Give completed forms and any documentation to the City Secretary.

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3. Testimony should be concise and present information not previously addressed. Testimony may be limited to three (3) minutes, in order to allow all participants to address the City Council.

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First Name	Brooke
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Last Name	Hellstern
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Address	14712 Crystal Spring
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City	Justin
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State	Tx
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Zip Code	76247
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Phone Number	9729655635
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	Signing a contract with an organization outside of Justin when you have organization inside if Justin that have tried to rent them for years is ridiculous and not in the best interest of the city of Justin or our youth
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Supporting documents:	<i>Field not completed.</i>
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## Rules for public comments at City Council meetings:

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 10:45:27 AM

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2. Give completed forms and any documentation to the City Secretary.

3. Testimony should be concise and present information not previously addressed. Testimony may be limited to three (3) minutes, in order to allow all participants to address the City Council.

4. City Council is restricted in discussing or taking action on items not posted on the agenda. Members of the City Council may ask questions of persons presenting oral testimony. Action on your statement can be taken only at a future meeting.

First Name	Bryce
Last Name	Frerichs
Address	9100 Hidden Pond St.
City	Justin
State	TEXAS
Zip Code	76247
Phone Number	6603515524
Agenda Item	Item 19-negotiation and execution of a contract with Texas Stix West LLC
For or Against Item	Against Item
Speaking	I wish to speak
Comments	Hello my name is Bryce Frerichs and I live at 9100 Hidden Pond St., Justin TEXAS 76247. I have come today to voice my opinion and concerns about the contract being voted on. My family has been apart of JYSA since 2018 and I have been on the board as vice president of baseball

since January of 2021. Over the years we've had great experiences with JYSA and had some questions about the league and the field uses but once I was voted in and got into the weeds of things I quickly came to realize that this not for profit association was being contractual constrained by a municipality and verbally told things that didn't line up with the contract. This youth association that carries Justin in its title has been continuously put on the back burner by a development minded city that wants to bring more families to the area while not providing the youth anything to do. There are multiple cities around the area that have youth sports associations and those associations have the backing of their municipalities. We have a great organization that has been held back from growing. If the municipality truly wanted Justin to flourish, maybe instead of looking outside, maybe we should start looking inside. As a town that is growing I've heard multiple discussions about fields being torn down and fields coming in. In the long wrong it's just been discussions. I'm a firm believer that we need to have rec program, an advanced rec program and a select program. There is a home for all of these levels if it is managed correctly and not forced. JYSA has a board and we have a good understanding that we communicate with our board before making final decisions. We were delivered a conversation, no documents at the time, at our August meeting and our executive board had many questions and concerns. We followed those up with an email on the 10th and heard from outside resources on the 18th that the city was moving forward with a contract. Again, I believe that we can make things happen but if this is forced and takes our already busting at the seams fields and we fill them more, we are looking at hurting a youth association and potentially a community.

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Supporting documents: *Field not completed.*

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Public Hearing: Registering to speak at a Public Hearing is by the same method as for a regular agenda item. After a Public Hearing is closed, if Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 4:59:38 PM

---

## Public Comment Form

City Council meetings and public hearings are recorded. They are part of the permanent and public record of The Justin City Council.

---

1. Pursuant to State Open Meetings Law, all individuals intending to offer oral or written testimony should complete this public input form prior to making a statement.

---

2. Give completed forms and any documentation to the City Secretary.

---

3. Testimony should be concise and present information not previously addressed. Testimony may be limited to three (3) minutes, in order to allow all participants to address the City Council.

---

4. City Council is restricted in discussing or taking action on items not posted on the agenda. Members of the City Council may ask questions of persons presenting oral testimony. Action on your statement can be taken only at a future meeting.

---

First Name	Cindy
------------	-------

---

Last Name	Shiplet
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---

Address	Amistad lane
---------	--------------

---

City	Argyle
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---

State	Tx
-------	----

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Zip Code	76226
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Phone Number	5303566482
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---

Agenda Item	19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	I do Not support agenda 19.
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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Public Comments/Regular and Consent Agendas: The City Council welcomes written and oral comments from the public at regular meetings. Individuals wishing to speak on matters posted on the regular or consent agendas, or in the City Council's jurisdiction but not posted on the regular or consent agendas, must submit a completed form to the City Manager's Office at City Hall in advance of the seventy-five (75) hour deadline. Individuals wishing to speak to matters posted on the consent or regular agendas only, must submit a completed form to the City Council meeting attendant thirty (30) minutes prior to the beginning of the meeting. Speakers will have one opportunity to speak during the allotted time period, and they must observe the three-minute time limit. Time cannot be transferred. When a speaker yields the floor, he/she waives any remaining time, but that remaining time does not get added to another speaker's time.

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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 5:01:49 PM

---

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---

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---

First Name	Dan
------------	-----

---

Last Name	Corbin
-----------	--------

---

Address	1605 Bunting Dr
---------	-----------------

---

City	Argyle
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State	Texas
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Zip Code	76226
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Phone Number	5305240907
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Agenda Item	-9
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	Na
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 2:38:06 PM

---

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---

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---

First Name	Debbie
Last Name	Raymond
Address	7225 E Nirvana Cir
City	North Richland Hills
State	Texas
Zip Code	76182
Phone Number	8067291832
Agenda Item	19
For or Against Item	Against Item
Speaking	I do not wish to speak, but please record my position.
Comments	Signing up with contract outside of Justin doesn't benefit the local youth
Supporting documents:	<i>Field not completed.</i>

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Rules for public comments at City Council meetings:

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Public Comments/Regular and Consent Agendas: The City Council welcomes written and oral comments from the public at regular meetings. Individuals wishing to speak on matters posted on the regular or consent agendas, or in the City Council's jurisdiction but not posted on the regular or consent agendas, must submit a completed form to the City Manager's Office at City Hall in advance of the seventy-five (75) hour deadline. Individuals wishing to speak to matters posted on the consent or regular agendas only, must submit a completed form to the City Council meeting attendant thirty (30) minutes prior to the beginning of the meeting. Speakers will have one opportunity to speak during the allotted time period, and they must observe the three-minute time limit. Time cannot be transferred. When a speaker yields the floor, he/she waives any remaining time, but that remaining time does not get added to another speaker's time.

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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 2:42:31 PM

---

## Public Comment Form

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---

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---

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---

First Name	Hannah
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Last Name	Archer
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---

Address	2436 Clay Creek Lane
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City	Fort Worth
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State	TX
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Zip Code	76177
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Phone Number	2566046411
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	NA
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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Public Comments/Regular and Consent Agendas: The City Council welcomes written and oral comments from the public at regular meetings. Individuals wishing to speak on matters posted on the regular or consent agendas, or in the City Council's jurisdiction but not posted on the regular or consent agendas, must submit a completed form to the City Manager's Office at City Hall in advance of the seventy-five (75) hour deadline. Individuals wishing to speak to matters posted on the consent or regular agendas only, must submit a completed form to the City Council meeting attendant thirty (30) minutes prior to the beginning of the meeting. Speakers will have one opportunity to speak during the allotted time period, and they must observe the three-minute time limit. Time cannot be transferred. When a speaker yields the floor, he/she waives any remaining time, but that remaining time does not get added to another speaker's time.

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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 4:51:17 PM

---

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---

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---

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---

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---

First Name	Heather
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Last Name	Bailey
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---

Address	14901 Lost Wagon
---------	------------------

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City	Justin
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State	TX
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Zip Code	76247
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Phone Number	8177939681
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Agenda Item	19 field contract
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	The Stix need to rent the fields like everyone else without a special contract.
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:

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Public Comments/Regular and Consent Agendas: The City Council welcomes written and oral comments from the public at regular meetings. Individuals wishing to speak on matters posted on the regular or consent agendas, or in the City Council's jurisdiction but not posted on the regular or consent agendas, must submit a completed form to the City Manager's Office at City Hall in advance of the seventy-five (75) hour deadline. Individuals wishing to speak to matters posted on the consent or regular agendas only, must submit a completed form to the City Council meeting attendant thirty (30) minutes prior to the beginning of the meeting. Speakers will have one opportunity to speak during the allotted time period, and they must observe the three-minute time limit. Time cannot be transferred. When a speaker yields the floor, he/she waives any remaining time, but that remaining time does not get added to another speaker's time.

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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 4:53:11 PM

---

## Public Comment Form

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---

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---

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---

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---

First Name	Hillary
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Last Name	Jaquez
-----------	--------

---

Address	716 Gannet Trail
---------	------------------

---

City	Argyle
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State	TX
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Zip Code	76226
----------	-------

---

Phone Number	5303564066
--------------	------------

---

Agenda Item	19
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For or Against Item	Against Item
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---

Speaking	I do not wish to speak, but please record my position.
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Comments	N/a
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Saturday, August 19, 2023 12:37:34 PM

---

## Public Comment Form

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---

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---

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---

First Name	James
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Last Name	Hamilton
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Address	279 Ovaletta Drive
---------	--------------------

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City	JUSTIN
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State	TX
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Zip Code	76247
----------	-------

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Phone Number	16362621337
--------------	-------------

---

Agenda Item	Possible Action Item 19
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For or Against Item	Against Item
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Speaking	I wish to speak
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---

Comments	I have my public comments typed out and will bring to the meeting to present to council on Tuesday evening.
----------	---

---

Supporting documents:	<i>Field not completed.</i>
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---

Rules for public comments at City Council meetings:

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 4:12:38 PM

---

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---

First Name	Jason
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Last Name	Phillips
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---

Address	9420 Tay Ln
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City	Justin
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State	TX
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Zip Code	76247
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Phone Number	8054284884
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---

Agenda Item	Item #19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	.
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Monday, August 21, 2023 2:27:31 PM

---

## Public Comment Form

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---

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---

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---

First Name	Jesse
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---

Last Name	Slyder
-----------	--------

---

Address	6692 OLIVER CREEK RD.
---------	-----------------------

---

City	JUSTIN
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State	TX
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Zip Code	76247
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Phone Number	18087220243
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Agenda Item	Agenda Item 19
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For or Against Item	Against Item
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Speaking	I wish to speak
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Comments	I plan to speak regarding how this will affect JYSA
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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Public Comments/Regular and Consent Agendas: The City Council welcomes written and oral comments from the public at regular meetings. Individuals wishing to speak on matters posted on the regular or consent agendas, or in the City Council's jurisdiction but not posted on the regular or consent agendas, must submit a completed form to the City Manager's Office at City Hall in advance of the seventy-five (75) hour deadline. Individuals wishing to speak to matters posted on the consent or regular agendas only, must submit a completed form to the City Council meeting attendant thirty (30) minutes prior to the beginning of the meeting. Speakers will have one opportunity to speak during the allotted time period, and they must observe the three-minute time limit. Time cannot be transferred. When a speaker yields the floor, he/she waives any remaining time, but that remaining time does not get added to another speaker's time.

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---

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 2:52:49 PM

---

## Public Comment Form

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---

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2. Give completed forms and any documentation to the City Secretary.

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---

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First Name	Jonathon
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Last Name	Linn
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Address	15821 OAK POINTE DR
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City	FORT WORTH
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State	TX
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Zip Code	76177
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Phone Number	8172295342
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	The kids deserve to play ball
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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August 21, 2023

Justin City Council  
Re: Action Item #19

Tim Simmons  
322 Hardeman Blvd  
Justin, TX 76247

Justin Council Members,

I apologize for not being able to attend the meeting dated 8/22/2023, during which I will be coaching a team of boys at the Community Park with JYSA. Please allow this letter to speak for me regarding Action Item #19. I will be directly affected on two fronts by the decision that the board makes regarding the allowing of Texas Stix West, LLC (Stix) to utilize the fields and facilities at Justin Community Park. First, as a nearby homeowner adjacent to the above park, and, secondly, as a coach and parent of a player with JYSA.

My concern as a member of the neighborhood falls within the issues that the additional use of the fields from people not aware of Justin's street routes would have on neighborhood traffic. My house is located at the end of Hardeman Blvd. Often people are attempting to utilize our road to reach the ball fields only to be caught at a dead end resulting in an awkward turn around. Twice this has resulted in cars knocking over my brick mailbox. Currently Hardeman is wide enough to be a thoroughfare as is Windmill Rd. On the other hand, Cedar Crest and Hilltop are not wide enough for heavier traffic. With this in mind, I do request that proper large signage be posted at the corner of Hardeman and Hilltop directing vehicles to turn at Hilltop to get to the Community Park (See Addendum JC19-A).

Secondly, our current ball fields and facilities have been utilized by JYSA for quite a while and the JYSA seasons have just started. Because of the long standing relationship that JYSA has had with the City of Justin, I propose that JYSA have preferential treatment regarding

scheduling of the ballparks. My recommendation would be that the City Manager work with the President of JYSA to block scheduling prior to offering availability to Stix.

I further understand that Stix is a competitive league that has a much higher budget than JYSA. I would also propose that the use of these fields by Stix would financially benefit the City of Justin Parks and Recreation budget specifically used to update and maintain the current baseball fields. The fees to use the fields should be the higher of either what Stix was paying to utilize the Grapevine Baseball Fields last year or the median cost that Stix pays to all of the other fields that they have contracted for this season. Doing so could help facilitate a win-win-win relationship between JYSA, Stix and the City of Justin.

In conclusion, I am not against Stix utilizing the fields as long as (1) directional signage to the baseball fields are placed in Hardeman Estates, (2) JYSA gets preferential treatment regarding scheduling, and (3) the City of Justin charge a rate that is beneficial to all parties involved.

Thank you for your service to this great city that we call home. Feel free to contact me if need be.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Simmons', with a horizontal line extending to the left.

Tim Simmons  
322 Hardeman Blvd (Justin, TX)  
940-368-2029



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 5:21:25 PM

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---

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First Name	Justin
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Last Name	Lee
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Address	13331 McAllen Ln
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City	Justin
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State	TX
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Zip Code	76247
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Phone Number	3037630026
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Agenda Item	#19 - Justin Baseball Fields
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	Justin Baseball Fields should be available for Justin Baseball kids.
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 9:08:46 PM

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First Name Kassidy

Last Name Hinds

Address 2024 navada way

City Justin

State Texas

Zip Code 76247

Phone Number 2175524879

Agenda Item 19

For or Against Item Against Item

Speaking I do not wish to speak, but please record my position.

Comments We do not feel it would be fair to potentially take away the fields for the kids that live in this town and these are the only fields for them to play on. Bringing on other organizations could potentially leave room for fields to be damaged and our kids not being able to play. We pay taxes to upkeep those fields not the people wanting to rent them out. We also pay part of our registration fee

for jysa to rent those fields. It would be unfair to our kids to pass this

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Supporting documents: *Field not completed.*

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**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 4:53:27 PM

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First Name	Mallory
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Last Name	Corbin
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Address	1605 Bunting Dr
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City	Argyle
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State	Texas
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Zip Code	76226
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Phone Number	5303566483
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	NA
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 1:46:08 PM

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---

First Name	Nick
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Last Name	Schneider
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Address	294 Heather Ln.
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City	Decatur
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State	TX
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Zip Code	76234
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Phone Number	972-672-6700
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Agenda Item	Agenda Item: 19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	Please see atached document to be read into the record.
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Supporting documents: [Agenda Item 19 Mr. Schneider.docx](#)

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**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 1:29:52 PM

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First Name	Rachel
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Last Name	Collyer
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Address	108 Santa Fe Trl
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City	Justin
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State	Texas
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Zip Code	76247
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Phone Number	9729537340
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I wish to speak
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Comments	I'm against the city renting out our baseball/softball fields to a select league.
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Supporting documents:	<i>Field not completed.</i>
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**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 2:38:00 PM

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---

First Name	Rachel
Last Name	Linn
Address	15821 Oak Pointe Dr
City	Fort Worth
State	TX
Zip Code	76177
Phone Number	8067290867
Agenda Item	19
For or Against Item	Against Item
Speaking	I do not wish to speak, but please record my position.
Comments	We would love to keep the baseball fields available for the use of public use of Justin Youth organizations.
Supporting documents:	<i>Field not completed.</i>

---

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**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 11:48:23 AM

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First Name	Roberto
------------	---------

Last Name	Gonzalez
-----------	----------

Address	16713 Windthorst Way
---------	----------------------

City	Justin
------	--------

State	TX
-------	----

Zip Code	76247
----------	-------

Phone Number	9564550498
--------------	------------

Agenda Item	19
-------------	----

For or Against Item	Against Item
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Speaking	I wish to speak
----------	-----------------

Comments	First of all, I have been a coach for JYSA softball for about 8 years now. I know it will come up that I live in Harriet Creek Ranch but I am as much part of this community as anyone else. I have been coaching children of all from the city of Justin and surrounding communities for the last 8 years and plan to keep doing so. My understanding this is for Sunday use only. Will this
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change in the future? How many years is this contract for Sundays only? Will it be changing later to other days as well in the future? JYSA is the only recreational league the services Justin and having a private team take over the fields now or in the future will affect at least 1000 kids in this area by not having any recreational team sports. Most of our kids are not good enough to play at the elite level which is why JYSA is more of a recreational league serving both boys and girls ages 4-16. If we allow private teams to take over the fields then our kids we lose out by the City of Justin not providing any type of sports for our kids that aren't rich enough or good enough to be part of an elite private team.

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Supporting documents: *Field not completed.*

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#### Rules for public comments at City Council meetings:

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Public Hearing: Registering to speak at a Public Hearing is by the same method as for a regular agenda item. After a Public Hearing is closed, if Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 1:19:32 PM

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2. Give completed forms and any documentation to the City Secretary.

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First Name	Sarah
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Last Name	Green
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Address	3609 Ridge Point Drive
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City	Northlake
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State	Texas
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Zip Code	76226
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Phone Number	2145778944
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Agenda Item	Justin Baseball Fields - Stix Contract
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	Hello, I'm Sarah Green VP Basketball for JYSA. I'm writing with concerns around bringing an outside organization in utilizing our fields when we don't have the same availability to use them during that time frame. Our verbal agreement that fields cannot be accessed by JYSA on Sundays has been honored, however a contract is being considered allowing just that. I don't believe
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proper steps or efforts were made by the City of Justin to discuss the opportunity, rather assumptions made about JYSA's capabilities. Our successful Baseball/Softball programs have been capped due to not enough fields/availability. JYSA has always put kids first, but now more than ever has a growing group of individuals supporting each other and our #1 initiative, "Our mission is to give children the chance to learn a sport in a safe and supportive environment". We would love the opportunity to utilize the fields while partnering with the City of Justin and its increased revenue goals. We have volunteers that are experts in areas that could save the city money in taking care of the fields. The opportunity to discuss and allow us to create the game plan can be accomplished if given the chance. I have children in JYSA, both my husband and I were college athletes and we have chosen this path to allow our children to start and learn what they want to do, what hard work means, and how to be part of a team. JYSA has given us the opportunity to create the most special priceless moments in watching and coaching our own children, along with creating special moments and experiences for other children and their families. I can't tell you the number of videos, pictures, I've sent to total strangers in effort for them to celebrate those successes with their children and build confidence. That doesn't happen everywhere, especially in a large metro plex, but it does in JYSA. JYSA Basketball currently partners with NISD for Basketball courts, and we are continuing to build a great partnership, starting with the completion of our first Summer Basketball program. They are giving us the opportunity to partner and work together for the betterment of the children. My hope is City of Justin will do the same and this is a start to growing both organizations. We can work together to accomplish both the City of Justin and JYSA's main goals.

Thank you,  
Sarah Green

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Supporting documents: *Field not completed.*

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Rules for public comments at City Council meetings:

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 2:43:03 PM

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First Name	Stacy
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Last Name	McIntosh
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Address	1625 Continental Dr
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City	Blue Mound
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State	TX
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Zip Code	76131
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Phone Number	6829709584
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	N/A
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 3:28:15 PM

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First Name	Stasia
Last Name	Crunk
Address	215 Cheyenne Trl N
City	Rhome
State	TX
Zip Code	76078
Phone Number	18179197581
Agenda Item	19. City Manager negotiating and executing an agreement with Texas Stix West, LLC
For or Against Item	Against Item
Speaking	I do not wish to speak, but please record my position.
Comments	Revised Statement -

Good evening, everyone!  
I wish to make a statement against item 19 on the agenda. I am not a Justin resident, in fact I am a city of Rhome resident;

however, I have a child that plays both Spring and Fall ball for Justin Youth Sports Association. Prior to Fall of 2022, she played baseball in Decatur. We had played in Decatur since Spring of 2018. Last Fall, I saw a Facebook post advertising a free week-long clinic for baseball and softball offered to youth in Justin and the surrounding communities and hosted by Justin Youth Sports Association (JYSA). At the time, I asked my daughter if she wanted to play in a different community. She was unsure, but reluctantly agreed. You see, she loves to play ball, and that was enough to get her to give JYSA a shot. JYSA is now her home and our home. Her father and I volunteer our time coaching, and this past June, I became a member of the JYSA Board as Director of Uniforms.

Over the past few months, due to my position, I have come to know just how little space and opportunity JYSA has for growth due to the limited number of fields available to the youth in Justin and the surrounding communities that feed into JYSA. We actually have to limit registrations because there are not enough fields and practice times to support more teams and growth of the baseball and softball programs. Historically, we have been told that Sunday was a day of rest for the fields. However, now the city is entertaining the idea of entering into a contract with another organization for use of the fields on Sundays. Why? Why would you do that if there's already not enough space for the children of your community? Not to mention, this community is growing at record pace only further limiting opportunities for the children of this community. Why is that time not being offered to JYSA in order to grow the baseball and softball programs and afford more children the opportunity to play in their hometown?

I have read the mayor's comments on a FB page, and to be honest, I am quite offended. He specifically says, "We need non-Justin people to come here and spend non-Justin money IN Justin businesses." Do I not count? I am a non-Justin person who was brought into Justin by Justin Youth Sports Association. I spend my non-Justin money in Justin businesses at least 4-5 times per week. We have tried many of the Justin restaurants, shopped in the grocery store, stopped at the Dollar store, purchased gas and snow cones and make numerous purchases on the regular, right here in Justin. And now, because of the proximity of this community to Rhome, we now make the short trip over (on nights we are not playing ball) on a regular basis to spend our non-Justin money here in Justin. Sure, adding a select organization might bring money here one day a week, but does it bring in money from people that are just passing through or people that turn into regular customers? I can speak for the teams we have coached over the past few seasons. About half of our families, live right here in Justin, but the other half are coming from surrounding communities such as Haslet, Northlake, Rhome, and New Fairview to name a few, and they too are

spending their non-Justin money right here in Justin. Additionally, we now drive another night per week to Justin on Sunday evenings to play in the adult softball league hosted by JYSA (and we used to drive to Denton for the same thing and spend our money there). My point is, JYSA is not only bringing money into Justin, but it also gives back to the community. It is our mission and purpose as a non-profit organization. Do you think an organization like Stix intends to do the same?

Youth sports are wonderful and teach many life lessons. As a registered nurse that has spent my career in the Emergency Department, and now teaching nursing, I spend a lot of time looking at research and statistics. Participation in youth sports is associated with increased levels of physical activity and improved physical and mental health among children and adolescents. According to the CDC, children whose parents have lower education levels and lower family income are less likely to have opportunities to participate in organized sports. Makes sense, doesn't it? Did you know JYSA has worked to create a scholarship program to provide opportunities for children with hardships? Those same children will likely never have the opportunity to play in an organization like Stix. Is that the message you want to send to the community? That you care more about the children whose families have higher incomes because you want their money? Do you make a decision that provides opportunity for a "select" few, or do you opt to make a decision that does the greatest amount of good for the greatest number of children in your community? I urge you to act with a servant's heart and place the youth of your community at the forefront of your decision making.

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Supporting documents: [City Council Statement Against Item 19.docx](#)

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**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 2:16:24 PM

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First Name	Tiffany
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Last Name	Notley-Cain
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Address	13341 McAllen Lane
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City	Justin
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State	TX
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Zip Code	76247
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Phone Number	9728498178
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	August 22, 2023 To the Members of the Justin City Council Re: Agenda item 19
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I am a parent of two children who have been and are team members on JYSA sports teams for several years in both

Basketball and Softball. We are in fact NOT residents of Justin proper for voting purposes but are a part of this community. We moved to this community for all it had to offer as a community and certainly the ability to add our children to a recreational sports association. Extra curricular sports opportunities are very limited in the elementary schools so having the JYSA league to join has been such a unique blessing. We have been exposed to the basics of sports as well as teamwork and sportsmanship. My children have grown exponentially in being a part of JYSA in more ways than I will be able to enumerate. We have loved being a part of something that is bigger for our children than even they realize. One of the greatest takeaways from moving to this area IS the small town mentality. To be able to head four miles east to the ball fields and avoid any major traffic yet have our own traffic in the parks is true Americana. It's Justin. No matter how many added rooftops are planned, the small town feel and the sports in the local parks can not be overshadowed.

The growth I have personally witnessed with JYSA enrollments has been amazing and inspiring. So many of our kids get to play together, learn together and BE together when many times they are separated within the schools based on class sizes. This has been such a special way for these kids to continue to grow their friendships AND their skills.

It is with profound sadness that I am learning of another organization attempting to utilize the fields for their own games and tournaments when our local league, the JYSA, is actually in need of its own expansion. We simply cannot find enough space and time for the amount of children who are so deeply interested in playing on these recreational teams. The thought of having to limit how many of our own local children can join this opportunity in their own backyard is incredibly disappointing. Not all families can afford to join select teams and travel teams. Not all families have the time to travel for these more intense teams. Sports are always an investment in time and resources for families however with the JYSA, those opportunities are so much more attainable. The reality is, additional fields and additional times would be a huge investment in the Justin community. As we all know, Mother Nature can really challenge a season and with already stretched schedules for the current teams, how can we take care of our own when we are not allowing for incidents but instead, packing the schedule with more groups who are not even a part of Justin?

In any case, JustinStrong should mean, JUSTIN. This community is growing by leaps and bounds and is already outgrowing the local facilities. Perhaps investment should lay in our own children so their sports futures can be further determined as they age and potentially join district or select teams. Additionally, invest in the children who may not be the most skilled players but who desire

to be a part of something greater and grow a teamwork, sportsmanship mentality. I urge you to favor the youth of this community and encourage the growth of the JYSA over outside sources who bring nothing more than dollars.

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Supporting documents: *Field not completed.*

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**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 4:05:12 PM

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First Name	Tim
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Last Name	Bailey
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Address	415 Topeka
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City	Justin
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State	TX
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Zip Code	76247
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Phone Number	817-694-4302
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Agenda Item	#19 - Field Rentals
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	Thank you for the opportunity to hear my concerns about agenda #19 with the proposed field contract. First, I would like to say that I reached out to Mayor James Clark and City Manager Jarrod Greenwood starting on Aug 1st about my concerns. I requested a chance to talk and discuss this proposed contract. I also invited them to my place of business so they could see first-hand what
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we have to offer. Unfortunately, I didn't get a response from either of them. I own and operate The Sports Hangar which is located at 415 Topeka here in Justin. This is an independent family-owned business which we started back in 2017. We provide training for baseball & softball players of all ages and skill levels. Our facility consists of indoor batting cages, weight training area and a turfed outdoor space. We offer memberships, rentals, lessons and operate select teams. We are currently under the umbrella of USA Prime one of the biggest national programs in the United States. We have had everyone from 5 year olds all the up to current Major League Baseball players workout at our facility. We bring players and families from as far away as Melissa, Prosper and Springtown into our small town on a weekly basis for our programs.

The current (until last week apparently) process of renting fields was voted in by city council back in 2019. They voted to allow rentals when JYSA was not using the fields and set the rental prices at that time. This helped the city earn additional revenue on the fields through rentals and also opened up the fields for use by anyone who wanted to rent them. It was a win for everyone and didn't affect JYSA at all. The question is how can that policy change without council approval? It has in fact changed as I had rentals booked and approved by the city until last Thursday. All our previously approved dates were then cancelled beyond this weekend. I was told this was because we do not have a contract with the city. Does someone in the city have the authority to overrule a previously voted on council item? If so that's a whole different concern. If not, how did this happen? If procedure was in fact broken, I hope the current city council does their due diligence to find out who was behind this and appropriate action be taken.

Next question is why can Stix not just rent the field like the rest of us? Rentals are first come first served. Pick your times and dates and submit an application to the city. The idea that one organization gets everything that is not used by JYSA is not right and not fair to the thousands of other kids in this area. Everyone outside of JYSA should have the same opportunity. That includes my team, Stix and others. Nobody should be given preferential treatment.

If the city is set on providing a contract and wants additional league games and tournaments to take place in Justin why not consider other organizations? Why not consider an existing Justin business like mine? Why not give JYSA the opportunity? I personally reached out to Mayor Clark while he was a councilman about the opportunity of expanding the use of those fields back in 2021. He said we would talk and then eventually just stopped responding to me. I've had more than a dozen conversations with the city over the last 7 years about this. This contract gives complete control of our city fields to JYSA and Stix. Supporters of this contract claim that is not the case. However, the actions already taken by the city in cancelling

previously approved rentals starting in September prove that is exactly what is happening. If you approve this, you will be taking kids and families out of our city park which was built and maintained by our tax dollars. Our city slogan is, "Everything a hometown should be". I'm sorry but a hometown shouldn't kick their own kids out of the parks in order for a business to profit. Mayor Clark stated on Facebook Saturday afternoon that this is not a revenue generating move for the city. That is correct. The only one generating revenue from this will be the Stix organization and its ownership. I truly hope council thinks this through and considers the impact this will have in our community and on our kids.

Thank you for your time,  
Tim Bailey

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Supporting documents: *Field not completed.*

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Public Hearing: Registering to speak at a Public Hearing is by the same method as for a regular agenda item. After a Public Hearing is closed, if Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

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Additional Rules for Speakers: 1. Speakers must state their name and address for the record. 2. Speakers must address all comments and questions to the presiding officer. 3. Speakers must limit their comments to three (3) minutes. 4. Speakers may not employ tactics of defamation, intimidation, personal affronts, profanity, or threats of violence.

---

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 4:21:16 PM

---

## Public Comment Form

City Council meetings and public hearings are recorded. They are part of the permanent and public record of The Justin City Council.

---

1. Pursuant to State Open Meetings Law, all individuals intending to offer oral or written testimony should complete this public input form prior to making a statement.

---

2. Give completed forms and any documentation to the City Secretary.

---

3. Testimony should be concise and present information not previously addressed. Testimony may be limited to three (3) minutes, in order to allow all participants to address the City Council.

---

4. City Council is restricted in discussing or taking action on items not posted on the agenda. Members of the City Council may ask questions of persons presenting oral testimony. Action on your statement can be taken only at a future meeting.

---

First Name	Tonya
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---

Last Name	Lee
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---

Address	13331 McAllen Ln
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City	Justin
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State	Tx
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Zip Code	76247
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Phone Number	7203718930
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Agenda Item	19
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	Baseball fields in the city of Justin should be available to teams from Justin as a priority. Xs
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:

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Public Comments/Regular and Consent Agendas: The City Council welcomes written and oral comments from the public at regular meetings. Individuals wishing to speak on matters posted on the regular or consent agendas, or in the City Council's jurisdiction but not posted on the regular or consent agendas, must submit a completed form to the City Manager's Office at City Hall in advance of the seventy-five (75) hour deadline. Individuals wishing to speak to matters posted on the consent or regular agendas only, must submit a completed form to the City Council meeting attendant thirty (30) minutes prior to the beginning of the meeting. Speakers will have one opportunity to speak during the allotted time period, and they must observe the three-minute time limit. Time cannot be transferred. When a speaker yields the floor, he/she waives any remaining time, but that remaining time does not get added to another speaker's time.

---

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 3:52:31 PM

---

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---

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---

2. Give completed forms and any documentation to the City Secretary.

---

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---

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---

First Name	Weston
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Last Name	Wood
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Address	1007 Wrenwood Drive
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City	Justin
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State	Texas
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Zip Code	76247
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Phone Number	817-614-1797
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Agenda Item	Stix contract
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For or Against Item	Against Item
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Speaking	I do not wish to speak, but please record my position.
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Comments	Please see the attached letter of opposition regarding the Stix contract consideration to be heard this evening. Thank you for your time.
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Supporting documents:	<a href="#">Stix opposition.pdf</a>
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## Rules for public comments at City Council meetings:

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**To:** [Brittany Andrews](#)  
**Subject:** Online Form Submittal: Public Comment Form  
**Date:** Tuesday, August 22, 2023 12:06:25 PM

---

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---

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---

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First Name	William
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Last Name	Terry
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---

Address	1837 Finch Trail
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City	Northlake
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State	TX
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Zip Code	76226
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Phone Number	2147248437
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Agenda Item	Item 19
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For or Against Item	Against Item
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Speaking	I wish to speak
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Comments	N/a
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Supporting documents:	<i>Field not completed.</i>
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Rules for public comments at City Council meetings:	
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---

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# **AGENDA**

## **ITEM**

### **3**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 3 (Public Hearing)

Title: Conduct a public hearing on the proposed FY 2023-2024 budget.

Department: Finance

Contact: Finance Director, Josh Armstrong

---

Recommendation: ***This item is a public hearing; no action will be taken.***

Open the public hearing, hear comments for or against, and close public hearing.

---

Background:

The proposed budget was available Monday, August 7, 2023, on the website and in the City Secretary's office. The purpose of the public hearing is to allow the public an opportunity to comment on the proposed budget that will be put forward for the council's consideration. The proposed budget is built on a tax rate of \$0.628363/ \$100 valuation.

---

City Attorney Review:

---

Attachments:

1. N/A

# **AGENDA**

## **ITEM**

### **4**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 4 (Public Hearing)

Title: Conduct a public hearing on a proposed tax rate of \$0.628363 per \$100 of taxable value.

"A tax rate of \$0.628363 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, 2023, and ending September 30, 2024."

Department: Finance

Contact: Finance Director, Josh Armstrong

---

Recommendation: ***This item is a public hearing; no action will be taken.***

Open the public hearing, hear comments for or against, and close public hearing.

---

Background:

This public hearing is being held pursuant to the Texas Tax Code §26.05(d). Action to adopt the tax rate will take place during the possible action items portion of this meeting.

---

City Attorney Review:

---

Attachments:

1.

# **AGENDA**

## **ITEM**

### **5**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 5

Title: Discussion regarding PID overview.

Department: Administration

Contact: Assistant City Manager, Abbey Reece; Controller, Miles Walker

---

Recommendation: ***This item is a workshop item, no action will be taken.***

---

Background: The Timberbrook development has progressed to a point where Bloomfield is ready to move forward with their plan for Timberbrook PID No. 2. Bloomfield has submitted the necessary documents to the City for the City Council to consider creating the new district. This item is just a discussion item with a presentation from P3Works and Hilltop Securities to discuss the details with Council. Staff, P3Works, Hilltop, and Bloomfield will be available to answer any questions. There is an action item to follow later in this meeting – this action item is not creating the PID, it only calls a public hearing for the first meeting in October. In other words, City Council is not deciding on creating this district until October.

---

City Attorney Review:

---

Attachments:

1. N/A



# **AGENDA**

## **ITEM**

### **6**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 6

Title: Discuss Animal Control Options

Department:

Contact: Administration

---

Recommendation: *This item is for council discussion and to provide staff direction; no action will be taken.*

---

Background:

Councilman Mounce has asked for this item to be placed on the agenda for Council discussion to determine if this item would be placed on a future Council Meeting as a workshop item.

---

City Attorney Review:

---

Attachments:

1.

# **AGENDA**

## **ITEM**

### **7**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 7

Title: Discussion regarding City Council Liaison positions.

Department:

Contact: Administration

---

Recommendation: *This item is for council discussion and to provide staff direction.*

---

Background:

The City has 4 boards that meet regularly.

1. Parks and Recreation Advisory Board (monthly)
2. Planning and Zoning Commission (monthly)
3. Economic Development and Community Development Corporations (monthly)
4. Library Board (quarterly)

Secondary to the above; the Home Rule Charter states...Section 3.06 (2) If any member of the City Council is absent from three (3) consecutive regular meetings or 50 percent of the regular council meetings within a 3-month period, the Mayor shall call a hearing of the City Council to determine whether the office of such Councilmember should be declared vacant. The public hearing may be held at a regularly scheduled City Council meeting. The City Secretary shall notify the Councilmember subject of the hearing of the date and time of the hearing. The hearing may not take place less than seven days after the date the Councilmember is notified of the hearing. At the public hearing, such Councilmember shall have the opportunity to present evidence to justify any absences. After the hearing, a majority of the remaining members of the City Council may declare, by resolution, the office vacant.

For the assigned liaisons, it has been suggested to rotate the liaisons each quarter to allow all council members the ability to sit with each of the boards. A tentative schedule can be created once the Council has decided which members will liaison each board for the initial/current quarter.

---

---

City Attorney Review:

---

Attachments:

1. Draft calendar
2. Parks and Recreation Board Creation Ordinance
3. Planning and Zoning Commission Creation Ordinance
4. Library Board Creation Ordinance

# **AGENDA**

## **ITEM**

### **8**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 8

Title: Discuss Oncor Ramhorn Hill transmission line.

Department: Administration

Contact: City Manager, Jarrod Greenwood

---

Recommendation: **This item provides the opportunity for City Council to update and discuss with residents the Oncor transmission line.**

---

Background: The majority of those who filed were individual landowners, but several businesses as well as the City of Northlake also filed testimony. Below is a recap as it relates to the City of Justin, Links J3 and J4, and Preferred Route 179.

On August 29<sup>th</sup>, Mayor Clark and I attended the “Hearing on the Merits” identified in the Table below. A virtual meeting was held with the City’s Utility Attorney, Thomas Brocato, for Justin residents (that are still intervenors) to ask questions about the “Briefs” that were due on September 7<sup>th</sup>. Staff provided a link to these residents to some example legal Briefs in order for them to write their own. Mr. Brocato did file a Brief on behalf of the City in our continued objection to Routes J3 and J4 on September 7<sup>th</sup>.

**August 22<sup>nd</sup> Agenda**

Approximately 90 intervenors filed testimony or a statement of position. Similar to the testimony that the City of Justin filed, the majority of the arguments were related to property values, health, environmental, and aesthetic concerns.

- 45 intervenors either supported Route 179 or did not oppose Route 179
  - o A lot of these were filed by residents whose addresses are in Justin, Texas, and who oppose Link M8. These residents do not oppose Route 179 since Link M8 is not within this route.
- 21 intervenors either oppose Link J3, Link J4, or Route 179
  - o 7 opposed Link J3
  - o 9 opposed Link J4
  - o 5 opposed Link 179

- The majority of the remaining testimony relate to links that do not affect the City of Justin or are silent on oppose Route 179.

The Mayor, our Attorney, and City staff participated in the Settlement Conference that occurred on August 17, 2023 at 10:00 am. Due to the number of parties that had conflicting interest, no settlement was reached. Oncor has recommended that the project map be divided into 3 different segment: 1) east of I-35; 2) I-35 to Segment "L2"; and 3) Segment "L2" to Ramhon Hill. This would allow each interested party to choose which section in which to participate in further settlement discussions.

On August 28, 2023 a hearing on the merits will convene at 9:00 a.m. (CT), via Zoom videoconference. The hearing is expected to last four days. The parties may attend in one of these ways:

By computer go to  
<https://soah-texas.zoomgov.com> and  
Meeting ID: 161 943 7039  
Video Passcode: PUC67E

By phone  
Call +1 669 254 5252, and enter:  
Meeting ID: 161 943 7039 enter:  
Telephone Passcode: 130221



<b>Event</b>	<b>Date</b>
Prehearing Conference; Technical Conference	June 26, 2023
<b>Intervention Deadline</b>	<b>July 24, 2023</b>
Deadline for Filing Testimony or Position Statement Challenging Route Adequacy (if any), and Request for Route Adequacy Hearing	July 31, 2023
Objections to Applicant's Direct Testimony	July 31, 2023
Deadline for Serving Discovery on Applicant's Direct Case	July 31, 2023
Request for Hearing on the Merits	July 31, 2023
<b>Intervenor Direct Testimony or Statement of Position</b>	<b>July 31, 2023</b>
Response to Objections to Intervenor Direct Testimony	August 10, 2023
<b>Staff Direct Testimony</b>	<b>August 14, 2023</b>
<b>Intervenor Cross-Rebuttal Testimony</b>	<b>August 14, 2023</b>
<b>In-Person Settlement Conference</b>	<b>August 17, 2023</b>
Objections to Staff Direct Testimony	August 17, 2023
Objections to Intervenor Cross-Rebuttal Testimony	August 17, 2023
Discovery on Staff Direct Testimony, Intervenor Direct Testimony, and Intervenor Cross-Rebuttal Testimony	August 17, 2023
Replies to Objections to Staff Direct Testimony	August 21, 2023
Replies to Objections to Cross-Rebuttal Testimony	August 21, 2023
<b>Applicant's Rebuttal Testimony</b>	<b>August 21, 2023</b>
Objections to Applicant's Rebuttal Testimony	August 23, 2023
Deadline for Serving Discovery on Applicant's Rebuttal Testimony	August 23, 2023
Pre-Hearing Submissions (Exhibit List, Intervenor Witness Cross-Examination List, etc. filed on PUCT Interchange. Exhibits and Exhibit Lists uploaded to Electronic Repository by 5 PM)	August 25, 2023
Response to Objections to Applicant's Rebuttal Testimony (live at hearing)	August 28, 2023
<b>Final Prehearing Conference</b>	<b>August 28, 2023</b>
<b>Hearing on the Merits</b>	<b>August 28-31, 2023</b>
Initial Briefs	September 7, 2023
Reply Briefs (with Proposed Findings of Fact, Conclusions of Law, and Ordering Paragraphs)	September 14, 2023
Approximate Date for PFD	November 13, 2023
Exceptions to PFD	November 17, 2023
Replies to Exceptions	November 21, 2023
<b>Commission Decision - Per 16 TAC § 25.101(b)(3)(D) 180 day timeline</b>	<b>December 5, 2023</b>
<b>Commission Decision Extended for Good Cause</b>	<b>December 21, 2023</b>

Attachments:

1.

# **AGENDA**

## **ITEM**

### **9**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 9

Title: Discuss future agenda items.

Department: Administration

Contact: City Manager, Jarrod Greenwood

---

Recommendation: **Discuss and provide staff direction. This item is for discussion only.**

---

Background:

Mayor Clark has asked that the Council send their future agenda items to the City Manager. The City Manager will present a list of items during this discussion for approval and consideration on future agendas.

The recent items that have been sent by the council for discussion and possible future action at a future meeting are...

Councilman Mendoza

1. Ethics
2. Social Media Policy
3. Moral Turpitude definition
4. Fiscal consideration on developments for modifications

Staff have compiled a spreadsheet as a way to track these items and have attached the document for review.

---

City Attorney Review:

---

Attachments:

1. Future agenda items spreadsheet

---

**Secs. 34-28—34-43. Reserved.**

*DIVISION 2. PARK BOARD<sup>1</sup>*

**Sec. 34-44. Parks and recreation board created.**

There is hereby created a parks and recreation board of the city. The board shall consist of seven members who reside in city or within the city's extraterritorial jurisdiction. Members of the park and recreation board shall be appointed by the city council for two-year terms.

(Ord. No. 623-17, § 1, 5-30-2017; Ord. No. 706-21, § 2, 8-10-2021)

**Sec. 34-45. Same—Duties.**

The board shall also assist with strategic planning efforts related to public parks and recreation in the city.

(Ord. No. 623-17, § 1, 5-30-2017)

**Sec. 34-46. Same—Members.**

Board members shall be designated as place numbers one through seven. The terms of those appointed to positions in odd-numbered places shall expire December 31 of odd-numbered years, and the terms of those appointed in even-numbered places shall expire December 31 of even-numbered years. The city council may remove a member at any time. In case of a vacancy, the city council shall appoint a successor in accordance with current city policy for boards and commissions.

(Ord. No. 623-17, § 1, 5-30-2017)

**Sec. 34-47. Organization.**

Each year in October, the board shall select a chair and vice-chair from among its membership. In the event a chair or vice-chair leaves the board, his or her position will be filled at the next regular meeting of the board. The board shall meet at least 11 times each year. City staff will coordinate meetings and will be responsible for creation of the agenda and minutes.

(Ord. No. 623-17, § 1, 5-30-2017)

**Secs. 34-48—34-67. Reserved.**

---

<sup>1</sup>Editor's note(s)—Ord. No. 623-17, § 1, adopted May 30, 2017, amended art. II, div. 2 in its entirety to read as herein set out. Former art. II, div. 2, §§ 34-44—34-47, pertained to similar subject matter and derived from Code 1994, § 1.1107—1.1110; and Ord. No. 390, § 1, adopted May 9, 2005.

---

**Sec. 2-110. Planning and zoning commission.**

- (a) The word "commission" or "planning commission" or "zoning commission" shall be construed to mean the planning and zoning commission.
- (b) Organization and procedure.
  - (1) A planning and zoning commission has been created by the comprehensive zoning ordinance of the city (see chapter 52 hereof), in accordance with the provisions of Chapter 211 of the Local Government Code;
  - (2) The commission shall consist of seven members who are residents of the city and who shall be appointed by the city council for two-year terms beginning on January 1. All members shall be designated as place numbers one through seven. The terms of those appointed to positions in odd-numbered places shall expire December 31 of odd-numbered years, and the terms of those appointed in even-numbered places shall expire December 31 of even-numbered years. The city council may remove a member at any time. In case of a vacancy, the city council shall appoint a successor in accordance with current city policy for boards and commissions.
  - (3) Each year in October, the commission shall select a chair and vice-chair from among its membership. In the event a chair or vice-chair leaves the commission, his or her position will be filled at the next regular meeting of the commission. City staff will coordinate meetings and will be responsible for creation of the agenda and minutes.

(Ord. No. 623-17, § 1, 5-30-2017)

- CODE OF ORDINANCES  
Chapter 34 - PARKS, RECREATIONAL FACILITIES, LIBRARIES AND CEMETERIES  
ARTICLE III. - LIBRARY  
DIVISION 2. COMMUNITY LIBRARY BOARD

---

***DIVISION 2. COMMUNITY LIBRARY BOARD<sup>1</sup>***

**Sec. 34-158. Board established; membership.**

As of the effective date of the ordinance from which this division is derived, there is established the city community library board, which shall be composed of seven members. The members shall be residents within the city or within the city's extraterritorial jurisdiction with genuine interest in the community library, the city, and improving the services of both.

All members shall be appointed by the city council for two-year terms beginning on January 1. Board members shall be designated as place numbers one through seven. The terms of those appointed to positions in odd-numbered places shall expire December 31 of odd-numbered years, and the terms of those appointed in even-numbered places shall expire December 31 of even-numbered years. The city council may remove a member at any time. In case of a vacancy, the city council shall appoint a successor in accordance with current city policy for boards and commissions.

(Code 1994, § 1.1201; Ord. No 165, § I, 10-24-1988; Ord. No. 623-17, § 1, 5-30-2017; Ord. No. 738-22 , § 2, 9-13-2022)

**Sec. 34-159. Ratification of prior acts of board.**

All acts heretofore made by the library board and by its members, both past and present, in their capacity as members of the community library board are in all things ratified and confirmed.

(Code 1994, § 1.1202; Ord. No 165, § II, 10-24-1988)

**Sec. 34-160. Board purpose; meetings.**

The purpose of the board shall be to serve in an advisory capacity for the city council for strategic planning efforts related to the library. The board shall also annually review policies and procedures for possible updates.

The board shall meet at least two times each year. City staff will coordinate meetings and will be responsible for creation of the agenda and minutes.

(Ord. No. 623-17, § 1, 5-30-2017)

Editor's note(s)—Ord. No. 623-17, § 1, adopted May 30, 2017, amended § 34-160 in its entirety to read as herein set out. Former § 34-160 pertained to board purpose and derived from Code 1994, § 1.1203; and Ord. No 165, § III, adopted Oct. 24, 1988.

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<sup>1</sup>Editor's note(s)—Ord. No. 623-17, § 1, adopted May 30, 2017, amended the title of art. III, div. 2 from library board to community library board.

---

**Sec. 34-161. Organization.**

Each year in October, the board shall select a chair and vice-chair from among its membership. In the event a chair or vice-chair leaves the board, his or her position will be filled at the next regular meeting of the board.

(Ord. No. 623-17, § 1, 5-30-2017)



# **AGENDA**

## **ITEM**

### **10**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 10

Title: Consider and take appropriate action on the first reading to approve Ordinance 760-23 to adopt the FY 2023-2024 City of Justin budget.

Department: Finance

Contact: Finance Director, Josh Armstrong

---

Recommendation: Approve Ordinance 760-23, approving and adopting the Fiscal Year 24 budget.

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Background:

Over the past few months, we have worked with Department Heads and the City Council to identify priorities and goals for the upcoming fiscal year. Staff has previously presented the Draft Budget to Council during the July 11<sup>th</sup> and August 8<sup>th</sup> Council Meetings. As previously presented to Council, this budget provides a 5% COLA for employees, brings the Fire Department into line with the rest of City departments for minimum market and provides a back pay for the FD for FY23. This budget includes the Chapter 52 rewrite costs, as well as the priority list from departments provided to Council.

City Attorney Review:

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Attachments:

1. Ordinance 760-23

## **ORDINANCE NO. 760-23**

**AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AND ADOPTING THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; PROVIDING BUDGETARY APPROPRIATIONS FOR THE VARIOUS OPERATING FUNDS OF THE CITY; AUTHORIZING THE CITY MANAGER TO ADJUST AMOUNTS WITHIN FUND APPROPRIATIONS; RATIFYING PREVIOUS ADJUSTMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Manager of the City of Justin has submitted to the City Council a proposed budget of anticipated revenues and expenditures for conducting the affairs of the City and providing a complete financial plan for FY 2023-2024; and

**WHEREAS**, a copy of the City Manager's proposed budget and all supporting schedules has been received by the City Council, and a copy filed with the City Secretary of the City of Justin; and

**WHEREAS**, the proposed budget was made available for public inspection; and

**WHEREAS**, following due notice, a public hearing was held on the proposed budget on September 12, 2023 at which time all interested persons were given an opportunity to be heard for or against the estimates of any items therein; and

**WHEREAS**, upon full consideration of the matter, the City Council made such changes to the proposed budget which in its judgment are warranted and in the best interest of the taxpayers of the City of Justin

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:**

**SECTION 1.** Subject to the applicable provisions of State law, the budget of anticipated revenues, resources, and the detailed estimates of expenditures desired for each project and operation proposed to be undertaken, together with estimated amounts of all other proposed expenditures necessary for conducting the affairs of the City of Justin and providing a financial plan for the ensuing Fiscal Year beginning October 1, 2023 and ending September 30, 2024, as submitted by the City Manager and adjusted by the City Council, attached hereto as Exhibit "A" and incorporated herein by reference, is hereby adopted as the Budget of the City of Justin for the Fiscal Year 2023-2024.

**SECTION 2.** The appropriations for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024 for the operation of different funds and purposes of the City of Justin shall be in accordance with Exhibit “A”.

**SECTION 3.** Expenditures during the Fiscal Year shall be made in accordance with the budgeted appropriations approved by this Ordinance and made a part hereof for all purposes.

**SECTION 4.** Specific authority is given to the City Manager to adjust amounts within fund appropriations, including: (1) reduction of allowed expenditures of a department under the City Manager if, in the judgment of the City Manager, actual or probable receipts are less than the amount estimated for expenditure, and (2) transfer of appropriations within funds.

**SECTION 5.** The City Council reserves the authority to transfer appropriations budgeted from the one account or activity to another within any individual activity of the City and to transfer appropriations from designated appropriations to any individual department or activity. That all transfers by the City Manager of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2023-2024 are hereby ratified and the Budget Ordinance for 2023-2024 is hereby amended to the extent of such transfers for all purposes.

**SECTION 6.** All provisions of the ordinances of the City of Justin in conflict with provisions of this Ordinance are hereby repealed.

**SECTION 7.** Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same should not affect the validity of this Ordinance, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional.

**SECTION 8.** This Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

**PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 12<sup>th</sup> DAY OF SEPTEMBER, 2023.**

**PASSED ON SECOND READING BY THE CITY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**APPROVED:**

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**JAMES CLARK,  
MAYOR**

**ATTEST:**

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**BRITTANY ANDREWS,  
CITY SECRETARY**

**APPROVED AS TO FORM:**

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**MATTHEW BOYLE  
CITY ATTORNEY**

# **AGENDA**

## **ITEM**

### **11**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 11

Title: Consider and take appropriate action to approve Ordinance 761-23 to adopt a tax rate of \$0.628363 per \$100 valuation, which is made up of a rate of \$0.537569 per \$100 valuation for Maintenance and Operations; and a rate of \$0.090794 per \$100 valuation for servicing currently outstanding Debt.

Department: Finance

Contact: Finance Director, Josh Armstrong

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Recommendation: Approve the ordinance adopting a tax rate of \$0.628363 per \$100 valuation for the fiscal year beginning October 1<sup>st</sup>, 2023 and ending on September 30<sup>th</sup>, 2024.

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Background:

Pursuant to Texas Tax Code §26.05(b) a motion to approve this tax rate must be made in the following form: **“I move that the property tax rate be increased by the adoption of a tax rate of \$0.628363 per \$100 valuation, which is effectively a 16.97 percent increase in the tax rate.**

The proposed tax rate is \$0.00233 per \$100 valuation lower than the rate for the current fiscal year. Texas law requires the motion to be made verbatim in the form specified above. The percent increase expressed in the above motion language is the percentage by which the proposed tax rate exceeds the no-new-revenue tax rate.

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City Attorney Review:

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Attachments:

1. Tax Rate Ordinance 761-23

**CITY OF JUSTIN**

**ORDINANCE NO. 761-23**

**AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE TAX YEAR 2023 ON ALL PROPERTY SITUATED IN THE CITY OF JUSTIN, TEXAS.**

**WHEREAS**, the City of Justin, Texas is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this ordinance; and

**WHEREAS**, the passage of this ordinance is necessary to promote the public, health, safety, and welfare of the City; and

**WHEREAS**, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:**

That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

That, for the tax year 2023, there is hereby levied an ad valorem tax of \$0.628363 on each \$100.00 of assessed valuation of all taxable property, real, personal or mixed, located in the City of Justin on the 1st day of January 2023, and not exempted from taxation by the constitution and laws of the State of Texas. The tax is apportioned and distributed as follows: for the purpose of defraying the current maintenance and operation expenses of the City: \$0.537569; for the purpose of creating a Debt Service Fund to pay the interest and principal on all outstanding indebtedness which shall be applied to the payment of such interest and maturities of all outstanding bonded indebtedness: \$0.090794.

**THAT, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.**

**THAT, THE TAX RATE WILL EFFECTIVELY BE RAISED BY 5.19% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$27.92.**

That said tax shall be for the purpose of defraying current expense of the municipal government of the City of Justin, Texas, for the fiscal year 2023-2024.

That said tax shall be due and payable October 1, 2023.

That all constitutional provisions and laws of the State of Texas that pertain to delinquencies and collection procedures are applicable to this 2023 levy.

**PASSED AND APPROVED** this the 12<sup>th</sup> day of September 2023 by the following record vote:



	<b>Aye</b>	<b>Nay</b>
Jim Tate	_____	_____
James Clark	_____	_____
John Mounce	_____	_____
Chrissa Hartle	_____	_____
Tomas Mendoza	_____	_____

\_\_\_\_\_  
**James Clark, Mayor**

**ATTESTED:**

\_\_\_\_\_  
**Brittany Andrews,**  
**City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Matthew Boyle, City Attorney**

# **AGENDA**

## **ITEM**

### **12**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 12

Title: Consider and take appropriate action to approve Ordinance 762-23 ratifying a property tax increase reflected in the City of Justin's budget for fiscal year beginning October 1<sup>st</sup>, 2023 and ending September 30, 2024.

Department: Finance

Contact: Finance Director, Josh Armstrong

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Recommendation: Approve Ordinance 762-23 ratifying a property tax increase reflected in the approved FY24 budget.

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Background:

Local Government Code Section §102.007 requires the governing body to hold a separate vote to ratify the property tax increase reflected in the budget. Chapter 26 of the state Tax Code requires this vote will be in addition to and separate from the vote to adopt the budget or a vote to set the tax rate.

The City's tax rate will raise more total property taxes than last year's budget by \$1,344,294 or 30.58% and of that amount, \$646,107 is tax revenue to be raised from new properties added to the tax roll this year.

City Attorney Review:

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Attachments:

1. Ordinance 762-23

**CITY OF JUSTIN**

**ORDINANCE NO. ???-23**

**AN ORDINANCE BY THE TOWN COUNCIL OF THE CITY OF JUSTIN, TEXAS, RATIFYING A PROPERTY TAX INCREASE REFLECTED IN THE CITY OF JUSTIN BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 102.007; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City Council finds the proposed budget for the 2023-2024 Fiscal Year for the City of Justin will require raising more revenue from property taxes than in the previous fiscal year; and

**WHEREAS**, the City Council finds Section 102.007 of the Texas Local Government Code requires a separate vote by the City Council to ratify a property tax increase when adopting a budget that will require raising more revenue from property taxes than in the previous fiscal year; and

**WHEREAS**, the City Council finds this vote is in addition to and separate from the vote to adopt the budget and the vote to set the tax rate.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:**

**SECTION 1.** All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this ordinance as if copied in their entirety.

**SECTION 2.** The budget for the City of Justin for the fiscal year beginning October 1, 2023, and ending September 30, 2024, will raise more revenue from property taxes than the previous fiscal year's budget by \$1,344,294 or 30.58%, and of that amount, \$646,107 is tax revenue to be raised from new property added to the tax roll this year. The property tax increase that is reflected in the budget for the City of Justin for the fiscal year beginning October 1, 2023, and ending September 30, 2024, is hereby ratified.

**SECTION 3.** Any person, firm or corporation violating any of the provisions of this Ordinance shall be punished in accordance to Section 1.01.009 of the City of Justin Code of Ordinances, and no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

**SECTION 4.** With the exception of those Ordinances expressly repealed herein, this Ordinance shall be cumulative of all provisions of Ordinances of the City of Justin, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more stringent provision shall apply and the less stringent provision, whether contained within this Ordinance or in any prior Ordinance of the City, whether codified or un-codified, is hereby repealed to the extent of the conflict, but all other provisions of the Ordinances of the City, whether codified or un-codified, which are not in conflict with the provisions of the

Ordinance, shall remain in full force and effect.

**SECTION 5.** All rights and remedies of the City are expressly saved as to any and all violations of the provisions of this Ordinance, or any other Ordinances affecting the matters addressed herein, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by the Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 6.** The City Secretary of the City of Justin is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this Ordinance.

**SECTION 7.** This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

That all constitutional provisions and laws of the State of Texas that pertain to delinquencies and collection procedures are applicable to this 2023 levy.

**PASSED AND APPROVED** this the 12<sup>th</sup> day of September 2023 by the following record vote:

	<b>Aye</b>	<b>Nay</b>
Jim Tate	_____	_____
James Clark	_____	_____
John Mounce	_____	_____
Chrissa Hartle	_____	_____
Tomas Mendoza	_____	_____

\_\_\_\_\_  
**James Clark, Mayor**

**ATTESTED:**

\_\_\_\_\_  
**Brittany Andrews,**  
**City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Matthew Boyle, City Attorney**

# **AGENDA**

## **ITEM**

### **13**

City Council Meeting

September 12, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 13

Title: Consider and take appropriate action approving Resolution 621-23 accepting a petition and calling a public hearing on the creation of the Timberbrook Public Improvement District No. 2.

Department: Administration

Contact: Assistant City Manager, Abbey Reece; Controller, Miles Walker

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Recommendation: Approve resolution 621-23 accepting the petition and calling a public hearing on the creating of Timberbrook PID No. 2.

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Background: The Timberbrook development has progressed to a point where Bloomfield is ready to move forward with their plan for Timberbrook PID No. 2. Bloomfield has submitted the necessary documents to the City for the City Council to consider creating the new district. Approving this resolution calls for a public hearing for the first meeting in October, where council can then decide whether to approve the district or not. Staff, P3Works, Hilltop, and Bloomfield will be available to answer any questions.

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City Attorney Review: Reviewed by Bond Counsel.

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Attachments:

1. Resolution with Exhibits included.

**CITY OF JUSTIN, TEXAS**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING A PETITION TO CREATE THE TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2; SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF THE TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF JUSTIN, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF JUSTIN, TEXAS REGARDING THE PUBLIC HEARING.**

**WHEREAS**, the City of Justin, Texas (the “City”), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the “Act”), to create a public improvement district within its corporate limits and/or its extraterritorial jurisdiction; and

**WHEREAS**, on August 17, 2023, Bloomfield Homes, L.P., a Texas limited partnership, the owner of (1) taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal, within the extraterritorial jurisdiction of the City, submitted and filed with the City Secretary of the City (the “City Secretary”) a “Petition for Creation of the Timberbrook Public Improvement District No. 2 within the extraterritorial jurisdiction of the City of Justin, Texas” (the “Petition”), attached hereto as **Exhibit A** and incorporated herein for all purposes, requesting the establishment of the Timberbrook Public Improvement District No. 2 (the “District”) for the property described in the Petition; and

**WHEREAS**, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

**WHEREAS**, the Act further requires that prior to the adoption of the resolution creating the District, the City Council of the City (the “City Council”) must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City.

**WHEREAS**, the City Council of Justin, Texas (the “City Council”) will hold a public hearing in accordance with Section 372.009 of the Act regarding the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs; and

**WHEREAS**, in order to hold a public hearing for the creation of a public improvement district, notice must be: (i) published in a newspaper of general circulation in the City and in the



portion of the City's extraterritorial jurisdiction in which the District is to be located or in which the improvements are to be undertaken, and (ii) mailed to the address of each owner of property located in the proposed District, as reflected on the tax rolls, before the fifteenth (15<sup>th</sup>) day before the date of the hearing in accordance with the Act; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:**

**Section 1:** The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

**Section 2:** City staff reviewed the Petition attached hereto as **Exhibit A** and determined that the same complied with the requirements of the Act, and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

**Section 3:** The City Council calls a public hearing to be scheduled at or after 5:00 p.m. on October 12, 2023, to be held at *City Hall – City Council Chambers, 415 N. College Avenue, Justin, Texas 76247* or such other location as designated by the City and issued pursuant to the form of the Notice (hereinafter defined) attached hereto as **Exhibit B**, for the purpose of hearing public testimony with respect to the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs.

**Section 4:** At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and the City Council may, within its sole discretion, consider the adoption of a resolution authorizing the creation of the proposed public improvement district.

**Section 5:** Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing (the "Notice"), the form and substance of which is hereby adopted and approved; provided that the Notice may be updated as determined necessary by the City to comply with the Act.

**Section 6:** The City Council hereby authorizes and directs the City Secretary, on or before September 23, 2023, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the City and in the portion of the City's extraterritorial jurisdiction in which the District is to be located or in which the improvements are to be undertaken; and (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

**Section 7:** If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this resolution without the invalid provision.

**Section 8:** This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

**PASSED AND APPROVED ON THIS SEPTEMBER 12, 2023.**

**CITY OF JUSTIN, TEXAS**

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James Clark, Mayor

**ATTEST:**

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Brittany Andrews, City Secretary

**EXHIBIT A**  
**PETITION FOR CREATION**

**PETITION FOR CREATION OF TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT  
NO. 2 WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF JUSTIN,  
TEXAS**

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF JUSTIN, TEXAS:

COMES NOW Bloomfield Homes, L.P., a Texas limited partnership (“Petitioner”), the owner of certain taxable real property, and pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), hereby petitions the City of Justin, Texas (“City”) to establish the Timberbrook Public Improvement District No. 2 (the “District”) to include property owned by the Petitioner and located within the extraterritorial jurisdiction of the City (the “Property”). In support of same, Petitioner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit A attached hereto and incorporated by reference herein.

II.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with special supplemental services for the improvement and promotion of the District; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the “Authorized Improvements”).

III.

The estimated total cost of the proposed Authorized Improvements is \$100,000,000.

IV.

The City shall levy assessments on each parcel within the District in a manner that results

in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness related to those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied in the District. No City property in the District shall be assessed. The Petitioner may fund certain improvements from other funds available to the Petitioner.

VI.

The management of the District will be by the City, with the assistance of one or more consultants, who shall, from time to time, advise the City regarding certain operations of the District.

VII.

The persons or entities (through authorized representatives) signing this Petition concur with the establishment of the District and have the corporate authority to execute and deliver the Petition.

VIII.

The Petitioner proposes the District be established and managed without the creation of an advisory board. However, if an advisory board is created, the Petitioner requests a representative of the Petitioner be appointed to the advisory board.

IX.

The persons or entities (through authorized representatives) signing this Petition are also owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and the record owners of real property liable for assessment under the proposal who (a) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, and (b) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition will be filed with the City Secretary, City of Justin, Texas, in support of the creation of the District by the City Council of the City as herein provided.

EXECUTED on this August 17, 2023.

**PETITIONER**

**BLOOMFIELD HOMES, L.P.,**  
a Texas limited partnership

By: Bloomfield Properties, Inc.,  
a Texas corporation, its General Partner

By: 

Donald J. Dykstra, President

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, William Reed Survey, Abstract No. 1071, Joseph Sutton Survey, Abstract No. 1151, Carl Boeger Survey, Abstract No. 121, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2016-55837 of the Deed Records of Denton County, Texas (DRDCT), part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 5/8" iron rod found for the Southeast corner of said 241.210 acre tract, the Southwest corner of a called 9.001 acre tract described in a deed to Milestone Church recorded in Document No. 2022-170409 (DRDCT), and being in the North right-of-way line of Farm-to Market Highway No. 407 (90' right-of-way width);

**THENCE** South 89 deg. 20 min. 19 sec. West along the South line of said 241.210 acre tract and said North right-of-way line, a distance of 559.43 feet to a 1/2" capped iron rod found stamped "GMcivil", from which a wood highway post bears North 77 deg. 58 min. 45 sec. East - 1.77 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 21 deg. 56 min. 53 sec., and being subtended by a chord which bears South 78 deg. 21 min. 53 sec. West - 235.27 feet;

**THENCE** in a westerly direction along said curve to the left, the South line of said 241.210 acre tract, and said North right-of-way line, a distance of 236.72 feet to a 1/2" capped iron rod found stamped "GMcivil", from which a 5/8" iron rod found bears South 55 deg. 10 min. 08 sec. West - 4.21 feet;

**THENCE** South 89 deg. 23 min. 23 sec. West non-tangent to said curve, departing said North right-of-way line and continue along said South line, a distance of 256.24 feet to a 1/2" capped iron rod found stamped "GMcivil" for the Southwest corner of said 241.210 acre tract;

**THENCE** North 00 deg. 34 min. 11 sec. West along the West line of said 241.210 acre tract, a distance of 3,076.82 feet to a 5/8" iron rod found for an ell corner of same;

**THENCE** South 85 deg. 36 min. 42 sec. East departing said West line, a distance of 17.09 feet;

**THENCE** North 00 deg. 22 min. 06 sec. West, a distance of 201.64 feet;

**THENCE** North 89 deg. 37 min. 54 sec. East, a distance of 60.00 feet;

**THENCE** North 00 deg. 22 min. 06 sec. West, a distance of 110.00 feet;

**THENCE** North 89 deg. 37 min. 54 sec. East, a distance of 190.28 feet;

**THENCE** North 04 deg. 54 min. 30 sec. East, a distance of 2,281.01 feet to the North line of said 241.210 acre tract;

**THENCE** North 88 deg. 14 min. 56 sec. East, at 574.38 feet pass a 1/2" capped iron rod found stamped "GMcivil" for the Northwest corner of said 241.210 acre tract and the Northwest corner of said 411.268 acre tract, continue a total distance of 1,229.45 feet point in Oliver Creek;

**THENCE** North 03 deg. 52 min. 41 sec. West along a West line of said 411.268 acre tract, a distance of 134.57 feet 10" cedar fence post for the most northerly Northwest corner of same;

**THENCE** North 77 deg. 31 min. 56 sec. East along the North line of said 411.268 acre tract, a distance of 74.88 feet to a 20" double pecan tree;

**THENCE** North 74 deg. 21 min. 14 sec. East along said North line, a distance of 163.65 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 26 deg. 01 min. 14 sec., and being subtended by a chord which bears South 13 deg. 59 min. 29 sec. West - 1,188.66 feet;

**THENCE** in a southerly direction along said curve to the left and departing said North line, a distance of 1,198.94 feet;

**THENCE** South 00 deg. 25 min. 43 sec. East non-tangent to said curve, a distance of 2,736.00 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 08 deg. 17 min. 28 sec., and being subtended by a chord which bears South 08 deg. 13 min. 52 sec. East - 381.70 feet;



**THENCE** in a southerly direction along said curve to the left, a distance of 382.03 feet to the North line of a called 32.216 acre tract described in a deed to JT Ladera, LLC recorded in Document No. 2022-169892 (DRDCT);

**THENCE** South 89 deg. 27 min. 48 sec. West non-tangent to said curve and continue along said North line, a distance of 633.74 feet to a 1/2" capped iron rod found stamped "McADAMS" for the Northwest corner of said 32.216 acre tract and being in the East line of said 241.210 acre tract;

**THENCE** South 00 deg. 25 min. 43 sec. East along the East line of said 241.210 acre tract, the West line of said 32.216 acre tract, and the West line of said 9.001 acre tract, a distance of 1,563.76 feet to the **POINT OF BEGINNING**, containing 7,530,727 square feet or 172.882 acres of land, more or less.

**EXCEPT FROM THEREOF:**

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

**COMMENCING** at a 5/8" iron rod found for the Southeast corner of said 241.210 acre tract, the Southwest corner of a called 9.001 acre tract described in a deed to Milestone Church recorded in Document No. 2022-170409 (DRDCT) and being in the North right-of-way line of Farm-to-Market Road No. 407 (90' width right-of-way);

**THENCE** North 00 deg. 25 min. 43 sec. West departing said North right-of-way line and continue along the East line of said 241.210 acre tract and the West line of said 9.001 acre tract, at 680.15 feet pass a 1/2" capped iron rod found stamped "MCADAMS" for the Northwest corner of said 9.001 acre tract and the Southwest corner of a called 32.216 acre tract described in a deed to JT Ladera, LLC recorded in Document No. 2022-169892 (DRDCT), continue along said East line and the West line of said 32.216 acre tract, at 883.60 feet pass a 1/2" capped iron rod found stamped "MCADAMS" for the Northwest corner of said 32.216 acre tract, continue along said East line and the West line of a called 411.268 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2016-55837 (DRDCT) a total distance of 1,563.75 feet

to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

**THENCE** South 89 deg. 34 min. 28 sec. West departing said East and West lines, a distance of 274.63 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 50.00 feet, a central angle of 96 deg. 29 min. 26 sec., and being subtended by a chord which bears North 77 deg. 28 min. 33 sec. West - 74.60 feet;

**THENCE** in a westerly direction along said curve to the left, a distance of 84.20 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 535.00 feet, a central angle of 18 deg. 47 min. 58 sec., and being subtended by a chord which bears South 75 deg. 13 min. 40 sec. West - 174.75 feet;

**THENCE** in a westerly direction along said curve to the left, a distance of 175.54 feet to a 1/2" capped iron rod set;

**THENCE** South 65 deg. 49 min. 41 sec. West tangent to said curve, a distance of 354.36 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 465.00 feet, a central angle of 12 deg. 04 min. 33 sec., and being subtended by a chord which bears South 71 deg. 51 min. 57 sec. West - 97.82 feet;

**THENCE** in a westerly direction along said curve to the right, a distance of 98.00 feet to a 1/2" capped iron rod set;

**THENCE** North 56 deg. 10 min. 04 sec. West non-tangent to said curve, a distance of 14.06 feet to a 1/2" capped iron rod set;

**THENCE** North 10 deg. 51 min. 19 sec. West, a distance of 109.87 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 770.00 feet, a central angle of 10 deg. 29 min. 14 sec., and being subtended by a chord which bears North 05 deg. 36 min. 43 sec. West - 140.74 feet;

**THENCE** in a northerly direction along said curve to the right, a distance of 140.94 feet to a 1/2" capped iron rod set;

**THENCE** North 00 deg. 22 min. 06 sec. West tangent to said curve, a distance of 514.51 feet to a 1/2" capped iron rod set;

**THENCE** North 44 deg. 37 min. 54 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** North 89 deg. 37 min. 54 sec. East, a distance of 520.83 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 770.00 feet, a central angle of 08 deg. 53 min. 31 sec., and being subtended by a chord which bears South 85 deg. 55 min. 20 sec. East - 119.38 feet;

**THENCE** in an easterly direction along said curve to the right, a distance of 119.50 feet to a 1/2" capped iron rod set;

**THENCE** South 81 deg. 28 min. 35 sec. East tangent to said curve, a distance of 179.26 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 830.00 feet, a central angle of 03 deg. 12 min. 52 sec., and being subtended by a chord which bears South 83 deg. 05 min. 01 sec. East - 46.56 feet;

**THENCE** in an easterly direction along said curve to the left, a distance of 46.57 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the left, having a radius of 300.00 feet, a central angle of 10 deg. 48 min. 17 sec., and being subtended by a chord which bears North 89 deg. 54 min. 25 sec. East - 56.49 feet;

**THENCE** in an easterly direction along said curve to the left, a distance of 56.57 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 300.00 feet, a central angle of 05 deg. 04 min. 00 sec., and being subtended by a chord which bears North 87 deg. 02 min. 17 sec. East - 26.52 feet;

**THENCE** in an easterly direction along said curve to the right, a distance of 26.53 feet to a 1/2" capped iron rod set;

**THENCE** North 89 deg. 34 min. 17 sec. East tangent to said curve, a distance of 21.79 feet to a 1/2" capped iron rod set in the East line of said 241.210 acre tract and the West line of said 411.268 acre tract, from which a 1/2" iron rod found for the Northeast corner of said 241.210 acre tract and the Northwest corner of said 411.268 acre tract bears North 00 deg. 25 min. 43 sec. West - 3,463.58 feet;

**THENCE** South 00 deg. 25 min. 43 sec. East along said East and West lines, a distance of 538.71 feet to the **POINT OF BEGINNING**, containing 610,641 square feet or 14.018 acres of land, more or less.

**EXCEPT FROM THEREOF:**

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, Margaret Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 1/2" capped iron rod found stamped "GMcivil" for the Southwest corner of said 241.210 acre tract;

**THENCE** North 00 deg. 34 min. 11 sec. West along the West line of said 241.210 acre tract, a distance of 3,076.82 feet to a 5/8" iron rod found for an ell corner of same;

**THENCE** South 85 deg. 36 min. 42 sec. East departing said West line, a distance of 17.09 feet;

**THENCE** South 00 deg. 22 min. 06 sec. East, a distance of 1,349.32 feet to a Point of Curvature of a circular curve to the left, having a radius of 830.00 feet, a central angle of 10 deg. 29 min. 14 sec., and being subtended by a chord which bears South 05 deg. 36 min. 43 sec. East - 151.71 feet;

**THENCE** in a southerly direction along said curve to the left, a distance of 151.92 feet;

**THENCE** South 10 deg. 51 min. 19 sec. East tangent to said curve, a distance of 335.04 feet to a Point of Curvature of a circular curve to the right, having a radius of 770.00 feet, a central angle of 19 deg. 56 min. 14 sec., and being subtended by a chord which bears South 00 deg. 53 min. 12 sec. East - 266.59 feet;

**THENCE** in a southerly direction along said curve to the right, a distance of 267.94 feet;

**THENCE** South 09 deg. 04 min. 55 sec. West tangent to said curve, a distance of 248.67 feet to a Point of Curvature of a circular curve to the left, having a radius of 630.00 feet, a central angle of 33 deg. 46 min. 31 sec., and being subtended by a chord which bears South 07 deg. 48 min. 21 sec. East - 366.02 feet;

**THENCE** in a southerly direction along said curve to the left, a distance of 371.38 feet;

**THENCE** South 24 deg. 41 min. 36 sec. East tangent to said curve, a distance of 101.19 feet to a Point of Curvature of a circular curve to the right, having a radius of 370.00 feet, a central angle of 21 deg. 09 min. 57 sec., and being subtended by a chord which bears South 14 deg. 06 min. 38 sec. East - 135.91 feet;

**THENCE** in a southerly direction along said curve to the right, a distance of 136.68 feet;

**THENCE** South 03 deg. 31 min. 40 sec. East tangent to said curve, a distance of 13.88 feet to a Point of Curvature of a circular curve to the left, having a radius of 430.00 feet, a central angle of 15 deg. 33 min. 29 sec., and being subtended by a chord which bears South 11 deg. 18 min. 24 sec. East - 116.40 feet;

**THENCE** in a southerly direction along said curve to the left, a distance of 116.76 feet;

**THENCE** South 23 deg. 54 min. 56 sec. West non-tangent to said curve, a distance of 19.29 feet;

**THENCE** South 89 deg. 23 min. 23 sec. West, a distance of 178.91 feet to the **POINT OF BEGINNING**, containing 155,855 square feet or 3.578 acres of land, more or less.

**LEAVING A NET AREA OF 6,764,231 SQUARE FEET OR 155.285 ACRES OF LAND, MORE OR LESS.**

*Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.*

## EXHIBIT B

### CITY OF JUSTIN, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Justin, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Bloomfield Homes, L.P., a Texas limited partnership (the “Owner”), requesting that the City create the Timberbrook Public Improvement District No. 2 (the “District”) to include property owned by the Owner and further described herein (the “Property”).

**Time and Place of the Hearing.** The public hearing will start at or after 5:00 p.m. on October 10, 2023 at City Hall – City Council Chambers, 415 N. College Avenue, Justin, Texas 7624.

**General Nature of the Proposed Authorized Improvements.** The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with special supplemental services for the improvement and promotion of the District; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the “Authorized Improvements”).

**Estimated Cost of the Authorized Improvements.** The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is not to exceed \$100,000,000.

**Proposed District Boundaries.** The District is proposed to include approximately 158.863 acres of land generally located west of N. Farm to Market Road 156 and north of Farm to Market Road 407, located within the extraterritorial jurisdiction of the City and as more particularly described by a metes and bounds description available at the Justin City Hall – City Council Chambers, located at 415 N. College Avenue, Justin, Texas 76247 and available for public inspection during regular business hours.

**Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in part or in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

**Proposed Apportionment of Cost between the District and the City.** The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on real property within the District. No municipal property in the District shall be assessed. The Owner may also pay certain costs of the improvements from other funds available to it as developer of the District.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.