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 AGENDA
NOVEMBER 9, 2023
415 N. COLLEGE AVE.
5:30 PM

CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

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

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:

- Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
- Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
- Range Developers Agreement
- Oncor Transmission Line

Under Section 551.076, to deliberate the deployment or implementation of security personnel or devices:

- Tasers, Body-worn cameras, and fleet camera systems

Under Section 551.087, deliberations regarding economic development negotiations regarding:

- Waste Connections

Convene into executive session.

Adjourn into open meeting.

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

RECOGNITION

- Mayor Clark to recognize Lesa Keith, Court Administrator and Library Director.

Upcoming Meetings and Events

November 6 - Municipal Court
November 7 - Election Day
November 9 - City Council
November 10 - City Hall Closed for Veterans Day
November 14 - Parks and Recreation Board
November 16 - EDC/CDC
November 21 - Planning and Zoning Commission

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

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 31, 2023, and October 12, 2023.

3. Consider and take appropriate action to approve a Memorandum of Understanding between the City of Justin and Gaston House.

4. Consider and take appropriate action approving Resolution 631-23 designating the Denton Record Chronicle as the City of Justin Newspaper of record.

5. Consider and take appropriate action to approve Ordinance 764-23 on the second reading approving an end-of-year budget amendment for the City of Justin Fiscal Year 2022-2023.

6. Consider and take appropriate action to approve the 2024 City Council meeting calendar.

7. Consider and act upon a Final Plat for Timberbrook Phase 5 legally described as LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36. Generally located northeast from the intersection of Timberbrook Parkway and FM 407.

8. Consider and act upon a preliminary plat for Meadowlands Phase II consisting of eleven lots. Generally located southeast from the intersection of Sage Drive and FM 407.

ITEMS PULLED FROM CONSENT AGENDA

WORKSHOP ITEMS

9. Presentation of Tax Increment Reinvestment Zone opportunities.

10. Discussion regarding the Board of Ethics.

11. Discussion regarding City Council roles related to the City Boards and Commission appointments.

12. Discussion regarding the Bond Election.

13. Discuss Oncor Ramhorn Hill transmission line.

POSSIBLE ACTION ITEMS

14. Consider and take appropriate action regarding appointments to and membership of the Board of Ethics.

15. Consider and take appropriate action on first reading for ordinance 765-23 authorizing the creation and designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One.

16. Consider and take appropriate action authorizing the City Manager to enter into an agreement with Axon Enterprises for the purchase of Tasers, Body Cameras, and Fleet Camera Systems for the Justin Police Department.

FUTURE AGENDA ITEMS

COUNCIL RECAP

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 3rd day of November, 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews
Brittany Andrews, City Secretary

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: (RECOGNITION)

Title:

- Mayor Clark to recognize Lesa Keith, Court Administrator and Library Director.

Upcoming Meetings and Events

November 6 - Municipal Court
November 7 - Election Day
November 9 - City Council
November 10 - City Hall Closed for Veterans Day
November 14 - Parks and Recreation Board
November 16 - EDC/CDC
November 21 - Planning and Zoning Commission

Department: Administration

Contact: Brittany Andrews, City Secretary

Recommendation:

Read the recognition and dates.

Background:

Lesa Keith is a recipient of the Excellence Award, awarded by the Texas Court Clerk's Association. "The Excellence Award is one of the highest honors awarded by the TCCA. It recognizes the exemplary performance of an individual in the court profession, serving in a non-judicial capacity, who brings honor, public awareness or enhances the image of the Association, and whose actions through major achievements, benefit the entire membership by consistently demonstrating professionalism and the pursuit of excellence. The award can only be received once in a lifetime and must have previously received the Distinguished Service and Extraordinary Achievement awards."

Upcoming Meetings and Events

November 7 - Election Day
November 9 - City Council
November 10 - City Hall Closed for Veterans Day
November 14 - Parks and Recreation Board

November 16 - EDC/CDC
November 21 - Planning and Zoning Commission

City Attorney Review: No

Attachments:

None

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve City Council minutes dated August 31, 2023, and October 12, 2023.

Department: Administration

Contact: Brittany Andrews, City Secretary

Recommendation:

Approve City Council minutes as presented.

Background:

City Council minutes dated August 31, 2023, and October 12, 2023 are presented for consideration and approval.

City Attorney Review: No

Attachments:

1. October 12, 2023 CC minutes
2. August 31. 2023 Special Meeting minutes

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting- October 12, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 12th day of October 2023 at 5:00 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, Chrissa Hartle, and Alyssa Linenkugel. City Staff: City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, Public Works Director, Josh Little, Director of Planning and Development, Matt Cyr, City Secretary, Brittany Andrews, and City Attorney, Matthew Boyle.

CALL TO ORDER

Mayor Clark called the meeting to order at 5:15 p.m.

EXECUTIVE SESSION – ***The 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
    - Range Developers Agreement
    - Oncor Transmission Line

Convene into executive session at 5:23 PM

Adjourn into the open meeting at 6:51 PM

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

REGULAR SESSION

Invocation and Pledge of Allegiance led by Mayor Clark
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

October 17 – Library Board Meeting
October 19 – Bond Town Hall
October 21 – Fall Cleanup Event
October 21 – 50th 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.

Jessie Slider, 6692 Oliver Creek road Justin, TX 76247 – comment on record
Robin Amerine, 101 Bluebonnet Cir. Justin, TX 76247 – comment on record
Traci Kirkpatrick – address on file, comment on record

PROCLAMATION

- Breast Cancer Awareness Month
- Layne Wilkerson Fish Fry 50th Anniversary

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 September 26, 2023.

3. Consider and take appropriate action approving Resolutions 624-23 and 625-23 to amend the fee schedule and approve a policy relating to Emergency Services outside City Limits.

Councilman James moved to approve consent item 2 as presented.

Seconded by: Councilwoman Linenkugel
Aye votes: Councilmembers Jones, Mendoza, Mounce, Linenkugel, Clark, James and Hartle
Motion Carries

ITEMS PULLED FROM THE CONSENT AGENDA

3. Consider and take appropriate action approving Resolutions 624-23 and 625-23 to amend the fee schedule and approve a policy relating to Emergency Services outside City Limits.

Mayor Pro Tem, Mounce moved to approve item 3.

Seconded by: Councilman Jones
Aye votes: Councilmembers Jones, Mendoza, Mounce, Linenkugel, Clark, James and Hartle
Motion Carries

WORKSHOP ITEMS

4. Discussion regarding a Utility Rate Study.

5. Discuss the Oncor Ramhorn Hill transmission line.

POSSIBLE ACTION ITEMS

6. **PUBLIC HEARING:** Conduct a public hearing to consider testimony regarding the creation of the Timberbrook Public Improvement District No. 2 and act upon Resolution 626-23 creating the Timberbrook Public Improvement District No. 2.

    a. open public hearing at 7:50 PM
    b. close public hearing at 7:51 PM
    c. consider and take appropriate action

Councilman James moved to approve Resolution 626-23 creating the Timberbrook Public Improvement District No. 2.

Seconded by: Mayor Pro Tem, Mounce
Aye votes: Councilmembers Jones, Mendoza, Mounce, Linenkugel, Clark, James and Hartle
Motion Carries

7. **PUBLIC HEARING:** Public Hearing and Ordinance 763-23 on first reading to consider annexation for 74.174 acres legally described as Mary Polk Survey, Abstract No. 993, Denton County, Texas. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

    a. open public hearing at 7:54 PM

b. close public hearing at 7:54 PM
c. consider and take appropriate action

Councilman Mendoza moved to approve Ordinance 763-23 on the first reading to consider annexation for 74.174 acres legally described as Mary Polk Survey, Abstract No. 993, Denton County, Texas. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

Seconded by: Councilwoman Linenkugel
Aye votes: Councilmembers Jones, Mendoza, Mounce, Linenkugel, Clark, James and Hartle
Motion Carries

8. **PUBLIC HEARING:** Public Hearing to consider a Replat for a total of two lots legally described as Lots 1- 1R and Lots 1-1R2, BLOCK 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

   a. open public hearing at 7:56 PM
   b. close public hearing at 7:56 PM
   c. consider and take appropriate action

   Councilwoman Hartle moved to approve a Replat for a total of two lots legally described as Lots 1- 1R and Lots 1-1R2, BLOCK 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

   Seconded by: Mayor Pro Tem, Mounce
   Aye votes: Councilmembers Jones, Mendoza, Mounce, Linenkugel, Clark, James and Hartle
   Motion Carries

9. Consider approving a work order authorization with New Gen for the amount up to $60,000 for the purpose of compiling rates to be in compliance with HB3492 and to conduct an indirect cost allocation model.

   Councilman James moved to approve the work order authorization with New Gen for the amount up to $60,000 for the purpose of compiling rates to be in compliance with HB3492 and to conduct an indirect cost allocation model.

   Seconded by: Councilman Mendoza
   Aye votes: Councilmembers Jones, Mendoza, Mounce, Linenkugel, Clark, James and Hartle
   Motion Carries

10. Consider and take appropriate action regarding a Utility Rate Study.

    Mayor Pro Tem, Mounce moved to approve scenario number 3 directing staff to bring an updated fee schedule with new utility rates to City Council for implementation in January 2024.

Seconded by: Councilman Mendoza
Aye votes: Councilmembers Mendoza, Mounce, Linenkugel, Clark, James and Hartle
Nay votes: Councilman Jones
Motion Carries 6-1

The Council took a break at 8:15 PM and re-convened into the joint workshop at 8:25 PM

FUTURE AGENDA ITEMS

- Agenda item process

ADJOURN INTO JOINT WORKSHOP – The City Council will adjourn into the joint workshop with the Planning and Zoning Commission immediately following the regular City Council meeting to discuss the rewrite of Chapter 52 Zoning Ordinances, Master Water Plan, Master Sewer Plan, and an Ad Valorem Analysis Study.

ADJOURN

With there being no further business, the meeting was adjourned at 9:57 PM

Brittany Andrews
Brittany Andrews, City Secretary Seal:

From: noreply@civicplus.com
To: Brittany Andrews
Subject: Online Form Submittal: Public Comment Form
Date: Thursday, October 12, 2023 3:19:18 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	Jesse
Last Name	Slyder
Address	6692 Oliver Creek Rd, Justin, TX 76247, USA
City	JUSTIN
State	TX
Zip Code	76247
Phone Number	18087220243
Agenda Item	discuss city parks
For or Against Item	For Item
Speaking	I wish to speak
Comments	comments on City Parks usage for benefit of Justin's first responders
Supporting documents:	*Field not completed.*

Rules for public comments at City Council meetings:

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.

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.

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.

Additional Rules for Speakers: I. 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.

Mayor, James Clark

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Special Meeting- August 31, 2023

The Justin City Council Meeting convened into a Special Meeting being open to the public on the 31st day of August 2023 at 1:15 pm located at 801 Byron Nelson Blvd. Roanoke, TX 76262 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, Councilwoman Linenkugel and Councilwoman Hartle. City Staff: City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, City Secretary, Brittany Andrews, and City Attorney, Matthew Boyle.

CALL TO ORDER

City Attorney Matthew Boyle called the meeting to order and convened us into executive session at 1:17 p.m.

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 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
    - City Manager

Convene into executive session at 1:17 PM

Adjourn into open meeting at 1:57 PM

ADJOURN

With there being no further business, the meeting was adjourned at 1:57 PM

Brittany Andrews
Brittany Andrews, City Secretary Seal:

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve a Memorandum of Understanding between the City of Justin and Gaston House.

Department: Administration

Contact: Abbey Reece

Recommendation:

Review and approve the MOU as presented.

Background:

The Justin Hertiage Foundation met with the City Council on September 26th to provide updates on the Gaston House Project and council was also able to review the first draft of the MOU. Council gave staff direction to add two items to the MOU: explicitly stating the council would lease the Gaston House to the Foundation and state the support of the Foundation's plan to turn the property into a park featuring a heritage museum.
This final version has been sent to the Foundation and no comments have been given.

City Attorney Review: Yes

Attachments:

1. J Gaston House MOU Second Draft

THE STATE OF TEXAS

THE CITY OF DENTON

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF JUSTIN, TEXAS, AND THE JUSTIN HERITAGE FOUNDATION

This Memorandum of Understanding ("MOU") is entered into and executed by and between the City of Justin, Texas, a duly organized political subdivision of the State of Texas, hereinafter the "City," and the Justin Heritage Foundation, a 501(c)(3) charitable foundation, hereinafter "Foundation". The City and Foundation are collectively referred to herein as "the Parties." The purpose of this MOU is to set forth the terms and understanding between the City and the Foundation regarding historic Gaston House.

WHEREAS, the Foundation and City have agreed to collaborate on the preservation of the City's history, including preserving artifacts, hosting events, coordinating volunteer activities, preservation site projects, resource allocation and fulfillment for the projects; and

WHEREAS the City has acquired the Gaston House, a property of historical significance which is in need of repair and restoration; and

WHEREAS

WHEREAS, the Foundation desires to enter into an agreement with the City for the renovation and maintenance of the Gaston House; and

WHEREAS, the Parties are authorized to enter into this MOU by their respective governing bodies; and

WHEREAS, all expenditures related to the restoration, maintenance, or repair of the Gaston House or exhibits and the interpretative programs to be made hereunder shall be jointly agreed upon in advance by both Parties.

NOW, THEREFORE, in consideration of the following promises, covenants, conditions, and the mutual benefits to accrue to the Parties to this MOU, the Parties, desiring to cooperate in function, agree as follows:

I.

Premises

All matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety at this point. The Parties agree that each shall act in good faith to effect the terms of this MOU.

II.

Foundation Responsibilities

The Foundation shall:

1. Do everything in its power to help restore and maintain the Gaston House in a manner for the public to enjoy.
2. Provide appropriate funds for the restoration and maintenance of the Gaston House raised through charitable donations, public and private grants, and other appropriate sources.
3. Provide professional staff to oversee the restoration phase of the Gaston House and appoint one liaison to be the direct contact between the Foundation and the City and the appropriate building contractors, artisans and other workers necessary to complete the restoration of the house.
4. Obtain bids from contractors to complete the restoration work on the Gaston House.
5. Execute contracts for such restoration work subject to and conditioned upon the approval of the City Council.
6. Make regular progress reports to the City Council, as needed at the request of Council or at the behest of the Foundation.
7. Once the Gaston House restoration has been completed to the satisfaction of the Foundation and the City, the Foundation shall maintain and operate the Gaston House as a house museum.
8. Be responsible for all costs of maintenance and preservation of the house and all historical furniture and other artifacts which shall be displayed therein.
9. Incur expenses for the exhibit including but not limited to proper lighting, security, exhibit fixtures and furniture.
10. Prepare an interpretive plan for the Gaston House including educational programs and exhibits.
11. With the approval of City Council, charge admission to the Gaston House museum and may hire appropriate staff, paid or volunteer, to serve as docents and guides.
12. Catalog, preserve, maintain, and properly store artifacts related to the history of Justin
13. Aid in research, writing, and production of text and displays for exhibits, and other projects that are created by this agreement.
14. Retain and appropriately store all artifacts not on exhibit.
15. Provide quarterly updates to the City Council on projects being collaborated on together.
16. For events on the grounds, the Foundation agrees to add the City to their liability insurance.

III.

City Responsibilities

The City agrees to:

1. Designate a liaison to the Foundation, and to provide social media campaigns and venues for fund raising and other promotional efforts for the Foundation, and to actively recruit volunteers for the Foundation.
2. Provide display space for an exhibit of artifacts on the history of Justin.
3. Maintain the exhibit and report to the Foundation if anything needs attention.
4. Neither add nor take anything from the exhibits without the consent of the Foundation
5. Assist in securing venues for events the Foundation deems necessary to aid in preservation efforts.
6. Assist in volunteer recruitment for preservation projects.
7. Provide social media campaigns and assistance for projects.
8. Maintain lawn maintenance of the property.
9. Lease the Gaston House solely to the Foundation.
10. Support the Foundation's plan to turn the property into a park featuring a heritage museum.

~~8.~~

IV.

General Conditions

1. Term. The Term of this MOU shall be from the execution date until termination of this MOU, as hereinafter provided.
2. Termination. Any party may terminate this MOU for any reason upon a 30-day written notice to the other party.
3. Amendment. Only upon written concurrence of both parties can this MOU be amended.
4. Cooperation of Parties. It is the intention of the Parties that any detail of providing the services anticipated by this MOU that are not addressed by the Terms of this MOU shall be worked out, in good faith, by both Parties.
5. Notices. Any notices required by this MOU to be in writing shall be addressed to the respective Parties as follows:

For the Foundation:

Copy To:

For the City:

Attn: Jarrod Greenwood, City Manager

City of Justin_____

415 North College Ave.

Justin, Texas 76247

E-mail: jgreenwood@cityofjustin.com

With a copy to: Attn: Matthew Boyle

Boyle Lowry_____

4201 Wingren, Suite 108

Irving, Texas 75062

E-mail:mboyle@boyle-lowry.com_____

Copy To:

Notice must be deemed given as of the date of personal service, Federal Express, certified mail or as the date of deposit of such written notice in the course of transmission in the United States Postal Service.

IN WITNESS WHEREOF, we have hereunto set our hands this_____day of _____, 2023, in duplicate originals.

JUSTIN HERITAGE FOUNDATION

_____

By:

CITY OF JUSTIN

_____

By: City Manager

ATTEST:

_____

By: City Secretary

DRAFT

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider and take appropriate action approving Resolution 631-23 designating the Denton Record-Chronicle as the City of Justin Newspaper of record.

Department: Administration

Contact: Brittany Andrews, City Secretary

Recommendation:

Approve Resolution 631-23 designating Denton Record-Chronicle as the official newspaper of the City of Justin for the fiscal year 2023-2024, authorizing the city manager to contract with such newspaper, and providing for an effective date of November 1, 2023.

Background:

As a reminder, Denton Record Chronicle attained acceptable status to be considered a "paper of record" in 2017, and we have used them since. Staff recommend that the City continue to use the DRC as our paper of record and ask that you approve this resolution.

This is an action that will be taken at the beginning of each fiscal year, per the Texas Local Government Code and City Charter.

City Attorney Review: No

Attachments:

1. DRAFT Newspaper Resolution

RESOLUTION NO. 631-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, DESIGNATING THE DENTON RECORD-CHRONICLE AS THE OFFICIAL NEWSPAPER OF THE CITY FOR FISCAL YEAR 2023-2024; AUTHORIZING THE CITY MANAGER TO CONTRACT WITH THE DENTON RECORD-CHRONICLE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 52.004 of the Texas Local Government Code provides that the City Council shall select an official newspaper to publish notices; and,

WHEREAS, the City Council of the City of Justin, Texas desires to officially designate the official newspaper of the City.

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

SECTION 1. That the City Council of Justin, Texas, hereby designates the Denton Record-Chronicle, a public newspaper of general circulation in the City of Justin, Denton County, Texas, as the official newspaper of the City and shall cause to be published therein all resolutions, notices and other matters required by law or by resolution to be published, unless otherwise required by law.

SECTION 2. The City Manager is hereby given authority to contract with the Denton Record-Chronicle for said newspaper to become the official newspaper of the City of Justin, Texas, and to perform the services set out in Chapter 2, Article I, Section 2-1 of the Justin Code of Ordinances.

SECTION 3. All provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution are hereby rescinded.

SECTION 4. This Resolution shall take effect immediately from and after its passage, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Justin, Texas, on the 9th day of November, 2023.

APPROVED:

_____

James Clark, Mayor

ATTEST:

_____

Brittany Andrews, City Secretary

APPROVED AS TO FORM:

_____

Matthew Boyle, City Attorney

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve Ordinance 764-23 on the second reading approving an end-of-year budget amendment for the City of Justin Fiscal Year 2022-2023.

Department: Finance

Contact: Josh Armstrong, Finance Director

Recommendation:

To approve Ordinance 764-23, approving an end of year budget amendment for the 2022-2023 fiscal year.

Background:

At the end of the fiscal year, the finance department amends the budget to include all additional expenditures and revenues that were not included in the original budget, and also to reflect any changed line items during the fiscal year. In FY22-23, the city underperformed in development revenue by $1million. The shortfall was mostly from building permits and development inspection fees.

The over-budget items consisted of 4 major areas:

- Downtown Parking, Lighting, Roundabout: This item was approved to be paid for out of fund balance by the Council. ($806,109)
- Fees related to City Manager Search. ($83,705)
- Legal Fees outside the scope of regular services. ($150,000)
- Audit Fees: The city had to complete a Federal Single Audit related to the federal funds the city received in 2021 and 2022, and a restatement related to the PID donated assets.

There were savings in almost every department that was used to offset any overages, but the revenue shortfall combined with the Downtown parking project will require the use of an estimated $1,243,000 in fund balance. This will put our estimated fund balance as of September 30,2023 at $1,473,672.

City Attorney Review: No

Attachments:

1. FY22-23 BUDGET Amendment - ORDINANCE

CITY OF JUSTIN, TEXAS

ORDINANCE NUMBER 764-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS AMENDING ORDINANCE NUMBER 736-22, AUTHORIZING CERTAIIN BUDGET AMENDMENTS PERTAINING TO THE FY 2022-2023 BUDGET; AS SET OUT IN EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City Council approved Ordinance number 736-22 Fiscal Year 2022-2023 Budget beginning October 1, 2022 and ending September 30, 2023; and,

WHEREAS, City Departments regularly review their budget appropriations to ensure they are within budget parameters and determine if any changes are necessary; and,

WHEREAS, based on reviews by City Departments, the City Manager and Finance Director have prepared amendments to certain appropriations and expenditures in the Fiscal Year 2022-2023 Budget and submitted to the City Council for approval and a true and correct copy is attached as Exhibit "A"; and,

WHEREAS, the City Council has the authority to approve amendments to Ordinance 736-22; City Budget; and,

WHEREAS, the City Council has determined that the proposed amendments to the Fiscal Year 2022-2023 Budget are in the best interest of the City.

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

SECTION 1. That Ordinance No. 736-22, the Fiscal Year 2022-2023 Budget Ordinance, is hereby amended to incorporate the changes set out in Exhibit "A" and are hereby authorized and approved.

SECTION 2. The City Council further finds the amended budget line items will not cause the total expenditures in the budget to exceed the total original budgeted amount.

SECTION 3. All portions of the existing FY 2022-2023 Budget, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of this ordinance.

SECTION 4. In the event any clause, phrase, provision, sentence, or part of this ordinance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Justin, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 5. That this Ordinance shall become effective from and after its adoption and is so ordained.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 26th DAY OF OCTOBER, 2023.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE ___th DAY OF NOVEMBER, 2023.

_____
James Clark,
Mayor

ATTESTED:

_____
Brittany Andrews,
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve the 2024 City Council meeting calendar.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Approve as presented.

Background:

Council held a workshop discussion during the October 26th Council meeting. Staff were directed to amend the proposed calendar to move the planned Workshop from July 2nd to July 11, 2024.

City Attorney Review: No

Attachments:

1. CoJ 2024 Meeting Calendar Thursdays draft

City of Justin

2024 Meeting Schedule - Thursday Meetings

January 2024

S	M	T	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2024

S	M	T	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March 2024

S	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2024

S	M	T	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May 2024

S	M	T	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June 2024

S	M	T	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July 2024

S	M	T	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	**30**	31			

August 2024

S	M	T	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024

S	M	T	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October 2024

S	M	T	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November 2024

S	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December 2024

S	M	T	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- Council Meetings
- Planning & Zoning Meetings
- Council Orientation
- City Holiday
- Municipal Court
- Parks Board
- EDC/CDC
- Election Day
- Budget / Meeting Retreats/ Council workshop (TBD)

1/02 -16: Call the election

TBD: Council Budget Retreat - All Day

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 7. (CONSENT AGENDA)

Title: Consider and act upon a Final Plat for Timberbrook Phase 5 legally described as LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36. Generally located northeast from the intersection of Timberbrook Parkway and FM 407.

Department: Development

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval based on the plat meeting all of the requisite conditions.

Background:

The Applicant is requesting a final plat for Timberbrook Phase 5 for 109 lots. This is a continuation of the of the existing Timberbrook development. A Developers agreement was approved by City Council in 2016 for the Timberbrook Development.

City Attorney Review: No

Attachments:

1. Timberbrook Phase 5 Supporting Documents
2. Timberbrook Ph 5 Map

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
October 17, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Final Plat for Timberbrook Phase 5 legally described as LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36. Generally located northeast from the intersection of Timberbrook Parkway and FM 407.

APPLICANT: Jason Weaver, GM Civil

EXECUTIVE SUMMARY: The Applicant is requesting a final plat for Timberbrook Phase 5 for 109 lots. This is a continuation of the of the existing Timberbrook development. A Developers agreement was approved by City Council in 2016 for the Timberbrook Development.

ACTION CONSIDERED:

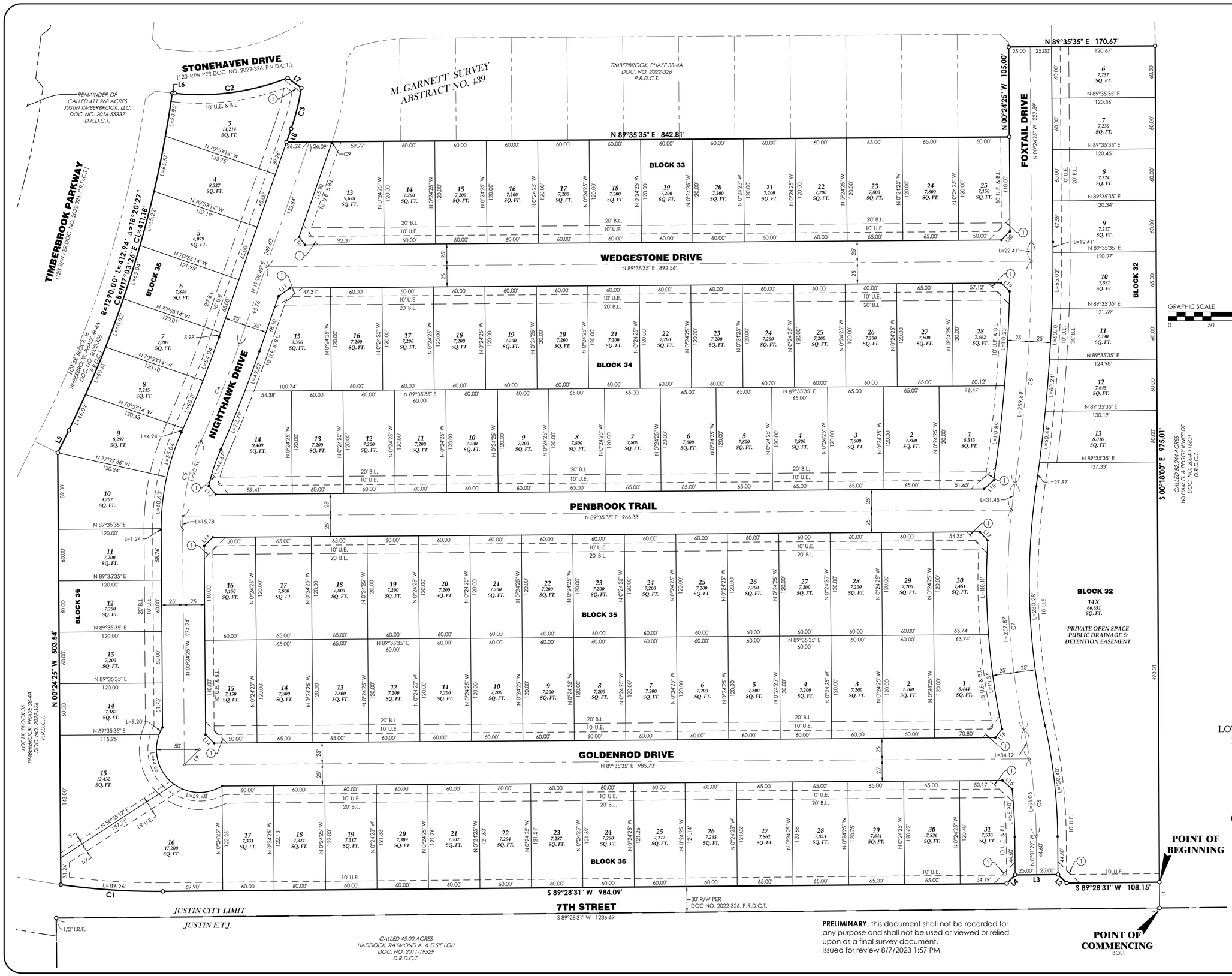
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

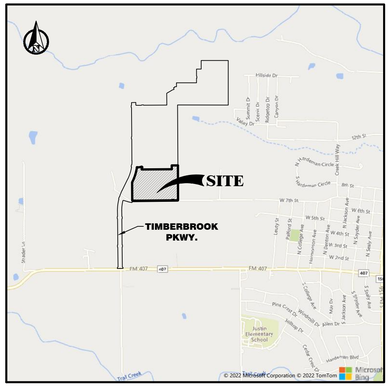
STAFF RECOMMENDATION:

Staff recommends approval based on the plat meeting all of the requisite conditions.

ATTACHMENTS:

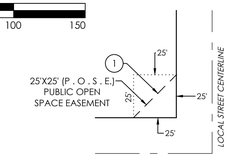
(A) Map
(B) Supporting Documentation





VICINITY MAP
N.T.S.

GRAPHIC SCALE 1"=50'
0 50 100 150



NOTE:
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

TYPICAL STREET INTERSECTION
N.T.S.
25x25 PUBLIC OPEN SPACE EASEMENT

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

FINAL PLAT

OF

LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36

TIMBERBROOK, PHASE 5

BEING

25.633 ACRES

SITUATED IN THE

M. GARNETT SURVEY, ABSTRACT No. 439

CITY OF JUSTIN, DENTON COUNTY, TEXAS

108 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS

Date: August 2023

SHEET 1 of 2

SEE SHEET 2 FOR LINE & CURVE TABLE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 8/7/2023 1:57 PM

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OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

All that certain lot, tract, or parcel of land, situated in a portion of the M. Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 186.362 acre tract described as Tract 1, in a deed to Bloomfield Homes, LP recorded in Document No. 2021-106330 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a Bolt found for an ell corner of said 186.362 acre tract, the Southwest corner of a called 82.044 acre tract described in a deed to William D. & Peggy Ihnfeldt recorded in Document No. 2004-116851 (DRDCT) and in the North line of a called 45.00 acre tract described in a deed to Raymond A. & Elsie Lou Haddock recorded in Document No. 2011-19529 (DRDCT), from which a 1/2" iron rod found for the Northwest corner of said 45.00 acre tract bears South 89 deg. 28 min. 31 sec. West - 1,286.69 feet;

THENCE North 00 deg. 18 min. 00 sec. West departing said North line and continue along the East line of said 186.362 acre tract and the West line of said 82.044 acre tract, a distance of 30.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 28 min. 31 sec. West departing said East and West lines, a distance of 108.15 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 31 min. 29 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 28 min. 31 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 28 min. 31 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 28 min. 31 sec. West, a distance of 984.09 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 800.00 feet, a central angle of 08 deg. 32 min. 28 sec., and being subtended by a chord which bears North 86 deg. 15 min. 15 sec. West - 119.15 feet;

THENCE in a westerly direction along said curve to the right, a distance of 119.26 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 24 min. 25 sec. West non-tangent to said curve, a distance of 503.54 feet to a 1/2" capped iron rod set;

THENCE North 26 deg. 13 min. 39 sec. East, a distance of 29.25 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 1,290.00 feet, a central angle of 18 deg. 20 min. 27 sec., and being subtended by a chord which bears North 17 deg. 03 min. 26 sec. East - 411.18 feet;

THENCE in a northerly direction along said curve to the left, a distance of 412.94 feet to a 1/2" capped iron rod set;

THENCE South 83 deg. 48 min. 32 sec. East non-tangent to said curve, a distance of 2.77 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 275.00 feet, a central angle of 28 deg. 00 min. 25 sec., and being subtended by a chord which bears North 82 deg. 11 min. 15 sec. East - 133.09 feet;

THENCE in an easterly direction along said curve to the left, a distance of 134.42 feet to a 1/2" capped iron rod set;

THENCE South 53 deg. 34 min. 33 sec. East non-tangent to said curve, a distance of 19.80 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 275.00 feet, a central angle of 10 deg. 16 min. 50 sec., and being subtended by a chord which bears South 13 deg. 58 min. 21 sec. West - 49.28 feet;

THENCE in a southerly direction along said curve to the right, a distance of 49.34 feet to a 1/2" capped iron rod set;

THENCE South 19 deg. 06 min. 46 sec. West tangent to said curve, a distance of 16.31 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 35 min. 35 sec. East, a distance of 842.81 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 24 min. 25 sec. West, a distance of 105.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 35 min. 35 sec. East, a distance of 170.67 feet to a 1/2" capped iron rod set in the West line of said 82.044 acre tract and the East line of said 186.362 acre tract;

THENCE South 00 deg. 18 min. 00 sec. East along said East and West lines, a distance of 975.01 feet to the **POINT OF BEGINNING**, containing 1,116,591 square feet or 25.633 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 5, a subdivision to the City of Justin, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS our hand, this the ____ day of _____, 20___.

BLOOMFIELD HOMES, LP
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20___.

_____
Notary Public, State of Texas

My Commission Expires: _____

GENERAL NOTES:

1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
3. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
4. According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, effective April 18, 2011. This subdivision is located in a portion of Flood Insurance Zone "X" (non-shaded), being defined as areas determined to be outside the 0.2% annual chance floodplain (500-year)
5. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol,maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
6. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right-of -way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
7. Lot 14X, Block 32 is a private HOA/Developer owned and maintained by the Timberbrook Homeowner's Association.
8. The offsite Storm Water Detention & All Drainage Easements shall be maintained by the Timberbrook Homeowner's Association.

FLOODPLAIN RESTRICTION

No construction, without the written approval of the City of Justin shall be allowed within a Floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with the FEMA (Federal Emergency Management Agency) guidelines which address acceptance studies, methods, and limits of work done inside the 100 year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creek, creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Justin will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property shall keep the natural drainage channels traversing adjacent to is property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City of Justin shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water over flow and natural bank erosion to an extent that cannot be definitely defined. The City of Justin shall not be reliable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

LEGEND

O	1/2" C.I.R.S. (GOODWIN & MARSHALL) UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
	BOUNDARY LINE
	ADJOINER LINE
	ABSTRACT LINE
	EASEMENT LINE
	CENTERLINE OF CREEK

CERTIFICATE OF SURVEYOR

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground September 2018
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
(817) 329-4373

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review
8/7/2023 1:57 PM

LAND USE TABLE

Development Yield	
Gross Site Area	25.633 Acres
Total Number Lots	108
Residential Lots Area	18.988 Acres
Number Residential Lots	108
Number Single Family Detached	108
Number Dwelling Units	108
Non-Residential Lots Area	1.530 Acres
Number Non-Residential Lots	1
Private Open Space Lots Area	1.530 Acres
Number Private Open Space Lots	1
Right-of-way Area	5.115 Acres
No Public Parks Proposed	

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°18'00"W	30.00'
L2	N45°31'29"W	14.14'
L3	S89°28'31"W	50.00'
L4	S44°28'31"W	14.14'
L5	N26°13'39"E	29.25'
L6	S83°48'32"E	2.77'
L7	S53°34'33"E	19.80'
L8	S19°06'46"W	16.31'
L9	N44°35'35"E	25.00'
L10	N35°38'49"W	11.54'
L11	N54°21'11"E	16.33'
L12	N39°33'04"W	12.63'
L13	N44°35'35"E	14.14'
L14	N45°24'25"W	14.14'
L15	S48°30'00"E	14.88'
L16	S38°39'42"W	12.60'
L17	S43°21'04"E	13.63'
L18	S48°38'21"W	15.16'
L19	S44°35'35"E	13.94'
L20	S44°35'35"W	14.14'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	800.00'	119.26'	8°32'28"	N86°15'15"W	119.15'
C2	275.00'	134.42'	28°00'25"	N82°11'15"E	133.09'
C3	275.00'	49.34'	10°16'50"	S13°58'21"W	49.28'
C4	1435.00'	121.20'	4°50'22"	S21°31'57"W	121.17'
C5	250.00'	106.29'	24°21'32"	S11°46'21"W	105.49'
C6	600.00'	125.18'	11°57'15"	S06°30'06"E	124.96'
C7	800.00'	289.32'	20°43'17"	S02°07'05"E	287.75'
C8	1870.00'	282.30'	8°38'58"	S03°55'04"W	282.03'
C9	325.00'	1.41'	0°14'57"	N18°59'17"E	1.41'

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved by such Commission.

Dated this_____day of_____, 20___.

By:_____
Chairman

ATTEST :

By:_____
Secretary

THE CITY COUNCIL OF JUSTIN ON_____,20___, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

By:_____
Mayor

ATTEST :

By:_____
City Secretary

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 8/7/2023 1:57 PM

FINAL PLAT
OF
LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36
TIMBERBROOK, PHASE 5
BEING
25.633 ACRES
SITUATED IN THE
M. GARNETT SURVEY, ABSTRACT No. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS
108 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: August 2023

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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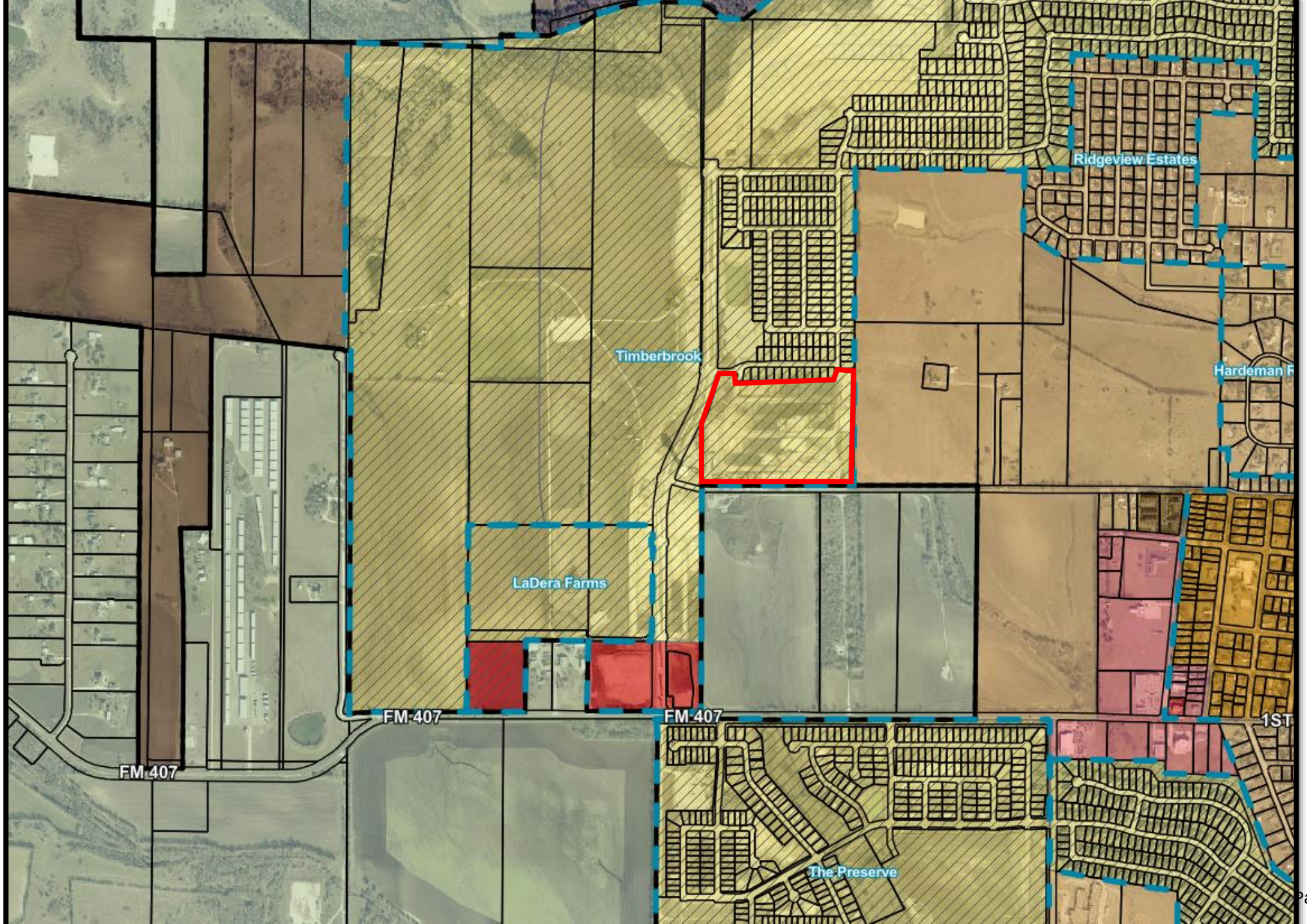

Ridgeview Estates
Timberbrook
Hardeman F
LaDera Farms
FM 407
FM 407
FM 407
1ST
The Preserve

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 8. (CONSENT AGENDA)

Title: Consider and act upon a preliminary plat for Meadowlands Phase II consisting of eleven lots. Generally located southeast from the intersection of Sage Drive and FM 407.

Department: Development

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval based on the preliminary plat meeting all of the requisite regulations.

Background:

The Applicant received approval for a Planned Development in 2018 for 16 lots. However, on February 28, 2023, City Council approved an amendment to the Planned Development to reduce the number of lots from 16 to 11 and increase the setback requirements. The Applicant is now requesting to take the next step in the process with a proposed preliminary plat for the 11 lots.

ACCESS

The Applicant will have access from FM 407.

WATER, SEWER, DRAINAGE

The majority of the drainage flows out to FM 407 going east. The sewer will connect to the existing manhole on the west side of the development with the existing
Meadowlands. There is also a connection an existing 8” water line on the west side of the development as well.

City Attorney Review: No

Attachments:

1. Meadowlands Buffer Map and Supporting Documentation

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
October 17, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a preliminary plat for Meadowlands Phase II consisting of twelve lots. Generally located southeast from the intersection of Sage Drive and FM 407.

EXECUTIVE SUMMARY: The Applicant received approval for a Planned Development in 2018 for 16 lots. However, on February 28, 2023, City Council approved an amendment to the Planned Development to reduce the number of lots from 16 to 11 and increase the setback requirements. The Applicant is now requesting to take the next step in the process with a proposed preliminary plat for the 11 lots.

ACCESS: The Applicant will have access from FM 407.

WATER, SEWER, DRAINAGE: The majority of the drainage flows out to FM 407 going east. The sewer will connect to the existing manhole on the west side of the development with the existing Meadowlands. There is also a connection to an existing 8" water line on the west side of the development as well.

ACTION CONSIDERED:

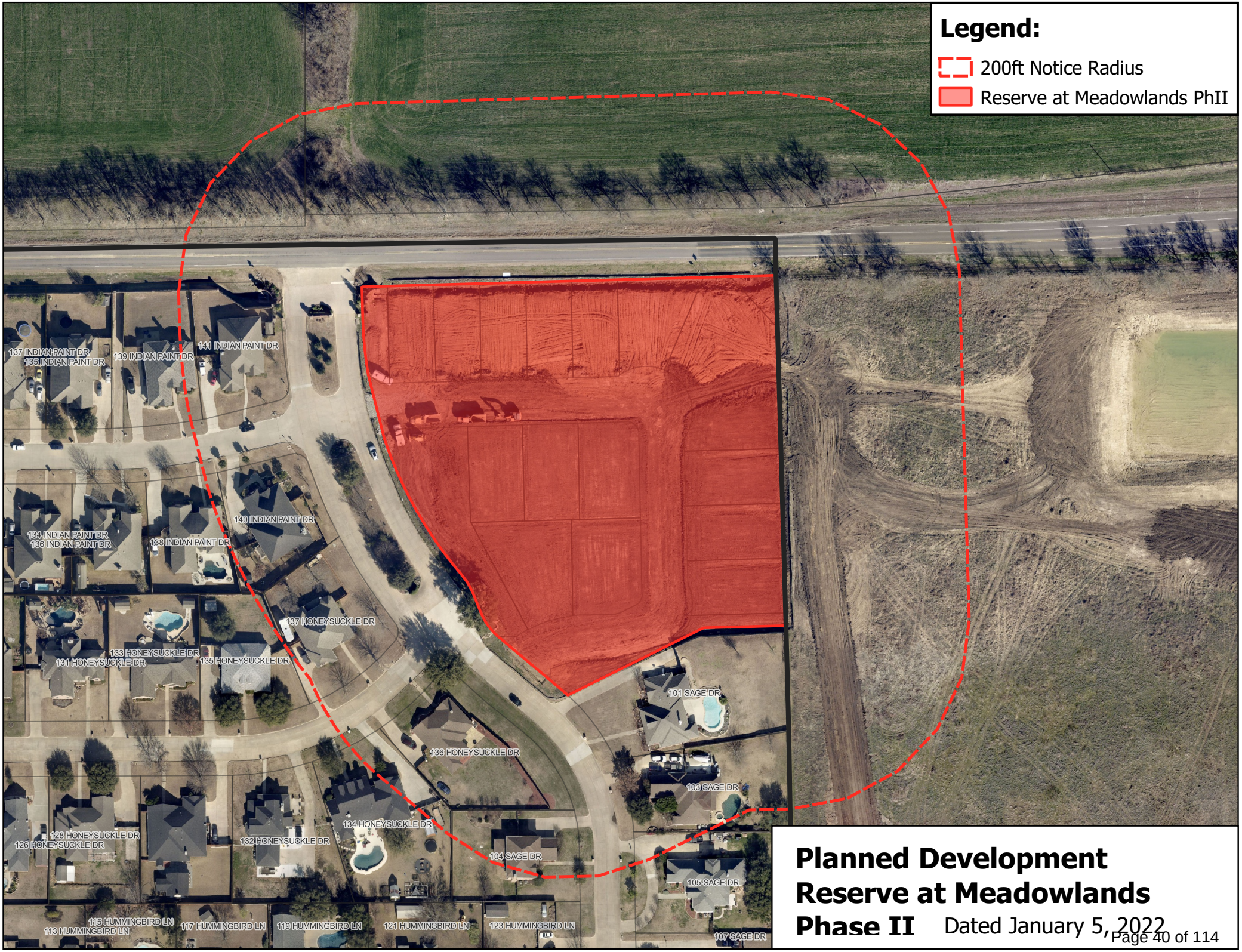
1) The Commission is to make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny the variance requests

STAFF RECOMMENDATION:

Staff recommends approval based on the preliminary plat meeting all of the requisite regulations.

ATTACHMENTS:

1. Supporting Documentation
2. Map



Planned Development
Reserve at Meadowlands
Phase II Dated January 5, 2022

PRELIMINARY PLAT
for
RESERVE AT MEADOWLANDS PHASE II

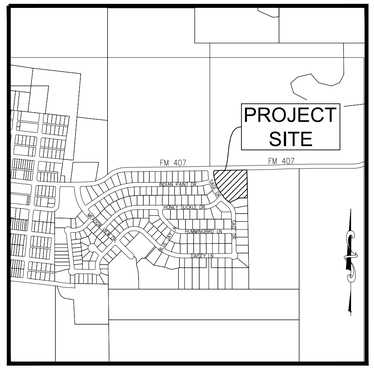
RESERVE AT MEADOWLANDS, PHASE II
LOT 1R-11R, BLOCK A
3.769 Acres
Zoned SF-1 PD-598

in the

E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS
AUGUST 2023

Sheet List Table

PR0.00	COVER SHEET
PR1.02	SITE PLAN
PR3.01	EXISTING DRAINAGE AREA MAP
PR3.02	PROPOSED DRAINAGE AREA MAP
PR4.01	UTILITY PLAN



OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

Contact: R. Von Beougher, P.E.

The John R. McAdams Company, Inc.
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RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: N.T.S.
Revisions:

RWD22001

PR0.00

PRELIMINARY PLAT

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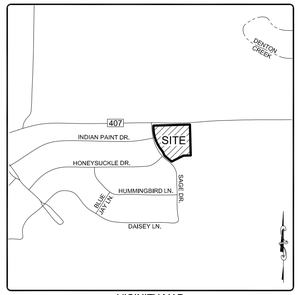


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

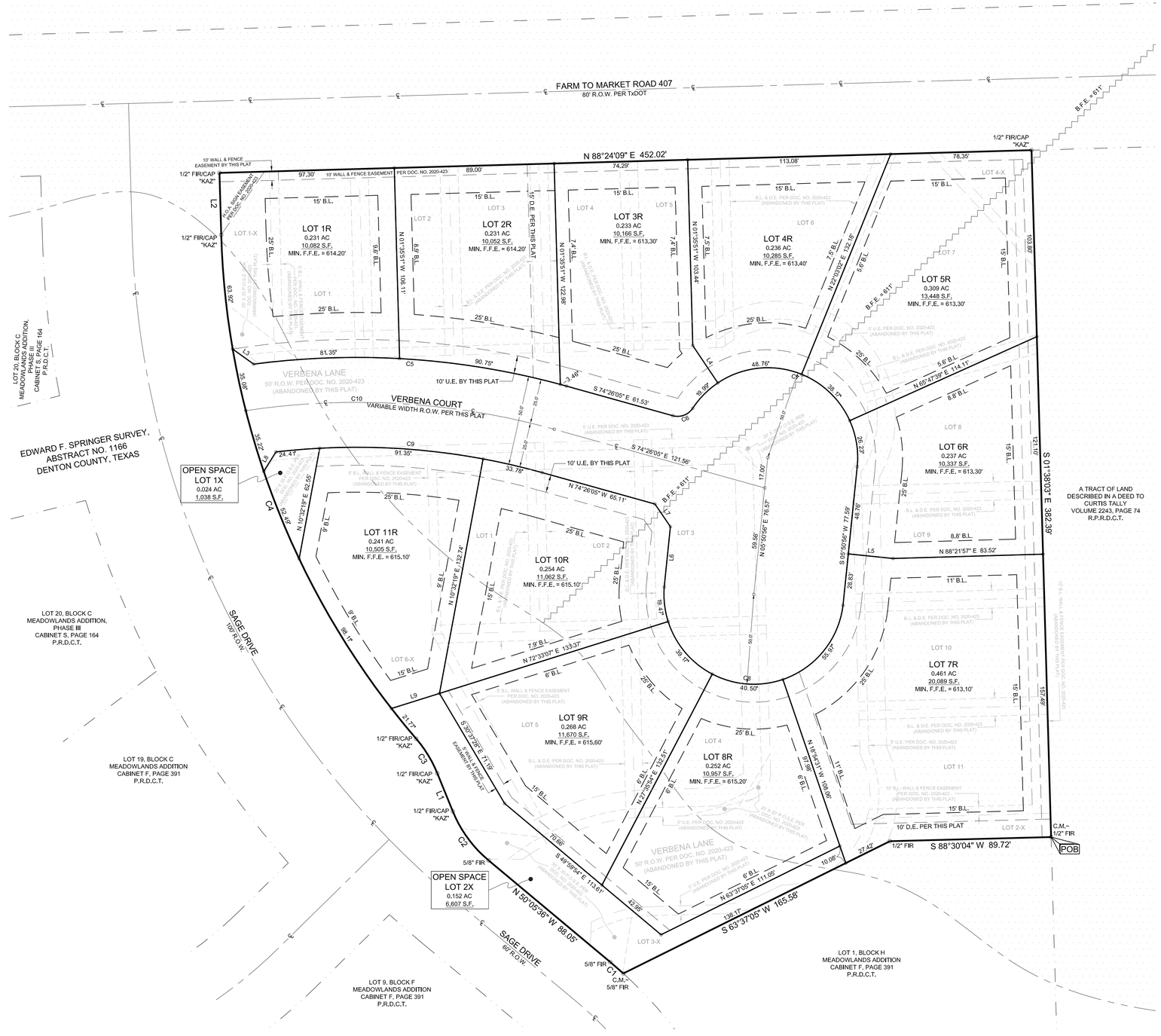
1. I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Justin, Community Number 480778, effective date 04-18-2011, and that map indicates as scaled, that a portion of this property is within **"Non-Shaded Zone X"** defined as "Areas determined to be outside the 0.2% annual chance floodplain", and a portion is within **"Shaded Zone AE"** defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined" as shown on Panel 48121C0485 G of said map.

3. Water is to be provided by:
City of Justin Water Department
415 N. College Avenue
Justin, TX 76247
Phone: 940-648-2541

4: Wastewater services will be provided by the City of Justin.

5. Electricity services is to be provided by:
CoServ Electirc
7701 S. Stemmons Freeway
Corinth, TX 76210
Phone: 940-321-7800

6. The purpose of this Preliminary Plat is to create 11 lots of record from a previously platted subdivision.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	9.75'	9.75'	N 49°05'30" W	2°25'46"
C2	70.00'	34.27'	33.93'	N 36°09'13" W	28°03'05"
C3	70.00'	22.65'	22.55'	N 31°23'53" W	18°32'17"
C4	450.00'	306.59'	300.69'	N 21°08'55" W	39°02'08"
C5	435.00'	175.57'	174.38'	S 85°59'49" E	23°07'29"
C6	10.00'	12.62'	11.80'	N 69°24'52" E	72°18'06"
C7	50.00'	133.16'	97.15'	S 70°26'37" E	152°35'07"
C8	50.01'	155.11'	100.00'	N 84°07'23" W	177°42'33"
C9	385.00'	149.54'	148.60'	N 85°33'42" W	22°15'15"
C10	410.00'	173.27'	171.99'	S 86°32'30" E	24°12'51"
C11	33.00'	103.67'	66.00'	S 84°09'21" E	180°00'00"
C12	33.00'	103.58'	66.00'	N 84°16'16" W	179°50'14"
C13	16.00'	50.27'	32.00'	S 84°09'21" E	180°00'00"
C14	16.00'	50.01'	32.00'	N 84°23'37" W	179°05'05"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 22°07'47" W	22.77'
L2	N 01°37'51" W	34.52'
L3	S 54°18'45" E	14.43'
L4	S 33°49'38" E	25.00'
L5	N 84°09'04" W	25.00'
L6	N 05°51'18" E	33.74'
L7	N 34°17'43" W	15.29'
L8	S 32°16'58" W	12.78'
L9	N 72°33'07" E	28.01'

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; Shelton Real Estate Group, LLC, is the owner of all that certain tract of land lying and being situated in the Edward F. Springer Survey, Abstract Number 1166, Denton County, Texas, being all of that certain tract of land described in a deed to Shelton Real Estate Group, LLC, as recorded in Instrument Number 2022-106899, Real Property Records, Denton County, Texas (R.P.R.D.C.T.), and being all of Lots 1-11, 1-X, 2-X, 3-X & 4-X, Block A, and all of Lots 1-5 & 6-X in Block B of Reserve at Meadowlands, Phase II, an addition to the City of Justin, Denton County, Texas, according to the Plat thereof recorded in Document Number 2020-423, Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, being the Southeast corner of Lot 11 In said Block A and the Northeast corner of Lot 1 In Block H of Meadowlands Addition, recorded in Cabinet F, Page 39, P.R.D.C.T.;

THENCE South 88 degrees 30 minutes 04 seconds West, along a line common to said Reserve at Meadowlands and said Meadowlands addition, a distance of 89.72 feet to a 1/2-inch iron rod found in same, being an angle point in the South line of Lot 11 in said Block A and the North line of Lot 1 in Block H of said Meadowland Addition;

THENCE South 63 degrees 37 minutes 05 seconds West, continuing along said common line, a distance of 165.58 feet to a 5/8-inch iron rod found for corner in the East Right-of-Way line of Sage Drive, being the Southernmost corner of Lot 3-X in said Block A and the Northwest corner of Lot 1 in Block H of said Meadowlands Addition, said point marking the beginning of a non-tangent curve to the left, having a radius of 230.00 feet, and a chord bearing and distance of North 49 degrees 05 minutes 30 seconds West, 9.75 feet;

THENCE along the East Right-of-Way line of Sage Drive and the West line of said Reserves at Meadowland, Phase II, along said curve for an arc distance of 9.75 feet to a 5/8-inch iron rod found, marking the point of tangency of said curve;

THENCE North 50 degrees 05 minutes 36 seconds West, a distance of 88.05 feet to a 5/8-inch iron rod found, marking the beginning of a tangent curve to the right, having a radius of 70.00 feet, and a chord bearing and distance of North 36 degrees 09 minutes 13 seconds West, 33.93 feet;

THENCE along said curve, an arc distance of 34.27 feet to a capped 1/2-inch iron rod stamped "KAZ" found, marking the point of tangency of said curve;

THENCE North 22 degrees 07 minutes 47 seconds West, a distance of 22.77 feet to a capped 1/2-inch iron rod stamped "KAZ" found, marking the beginning of a tangent curve to the left, having a radius of 70.00 feet, and a chord bearing and distance of North 31 degrees 23 minutes 53 seconds West, 22.55 feet;

THENCE along said curve, an arc distance of 22.65 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner at the end of said curve, marking the beginning of a tangent curve to the right, having a radius of 450.00 feet, and a chord bearing and distance of North 21 degrees 08 minutes 55 seconds West, 300.69 feet;

THENCE along said curve, an arc distance of 306.59 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner, marking the point of tangency of said curve;

THENCE North 01 degrees 37 minutes 51 seconds West, a distance of 34.52 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner at the Southeast intersection of Sage Drive and Farm to Market Road 407, being the Northwest corner of said Reserves at Meadowlands, Phase II;

THENCE North 88 degrees 24 minutes 09 seconds East, along the South Right-of-Way line of Farm to Market Road 407 and the North line of said Reserves at Meadowlands, Phase II, a distance of 452.02 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner in said South Right-of-Way line, being the Northeast corner of said Reserves at Meadowlands, Phase II;

THENCE South 01 degrees 38 minutes 03 seconds East, along the East line of said Reserves at Meadowlands, Phase II, a distance of 382.39 feet to the POINT OF BEGINNING, containing 3.769 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Shelton Real Estate Group, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the RESERVE AT MEADOWLANDS, PHASE II, an addition to the City of Justin, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape Improvements may be placed In Landscape Easements, if approved by the City of Justin. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and said use by public utilities being subordinate to the Public's and City of Justin's se thereof. The City of Justin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Justin and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Justin.

WITNESS, my hand, this _____ day of _____, 2023

_____
Shelton Real Estate Group, LLC

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed the same for the purposes and consideraitons therein stated.

Given under my hand and seal of office this _____ day of _____, 2023

_____
Notary Public

My Commission Expires_____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF JUSTIN, DENTON COUNTY, TEXAS.

_____ ___/___/2023
KENNETH A. ZOLLINGER DATE

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2023.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____/____/_____.

Approved by the Planning and Development Department date _____

_____
City Manager

_____
Attest, City Secretary

LEGEND

R.O.W.	= RIGHT-OF-WAY
FIR	= IRON ROD FOUND
SIR/CAP	= CAPPED IRON ROD SET
FIR/CAP	= CAPPED IRON ROD FOUND
PSTM	= METAL FENCE CORNER POST
C.M.~	= CONTROLLING MONUMENT
POB	= POINT OF BEGINNING
R.P.R.D.C.T.	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
P.O.S.E.	= PUBLIC OPEN SPACE EASEMENT
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
B.F.E.	= BASE FLOOD ELEVATION
B.L.	= BUILDING LINE
——℄——	= CENTERLINE
— · · —— · · —	= ADJOINING PROPERTY LINE

N
W E
S
1" = 30'
0 15 30 45 60

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
SHELTON REAL ESTATE GROUP, LLC
1709 JOYNER LN.
KELLER, TX 76248
PHONE: 360-820-0640
CONTACT: ROBERT SHELTON

ENGINEER:
JOHN R. McADAMS COMPANY, INC.
201 COUNTRY VIEW DRIVE
ROANOKE, TEXAS 76262
PHONE: 940-240-1012

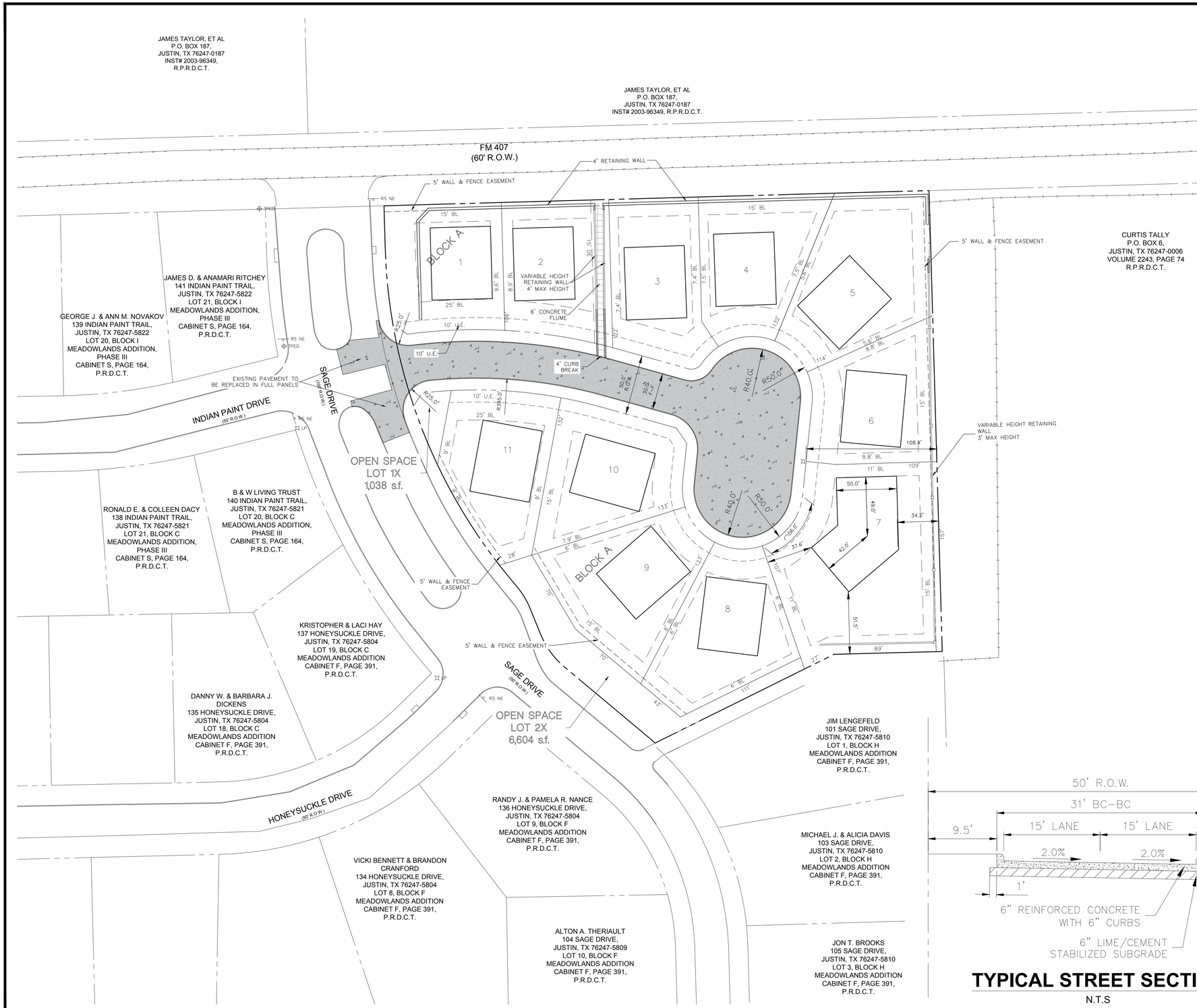
KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

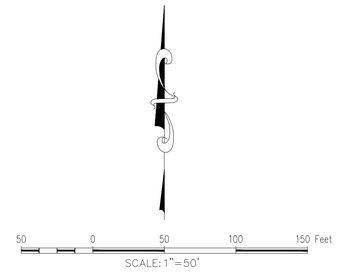
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER:	160746-13
DRAWN BY:	DJJ
DATE:	06-26-2023
R.P.L.S.	KENNETH A. ZOLLINGER

PRELIMINARY PLAT
LOTS 1R-11R, BLOCK A
RESERVE AT MEADOWLANDS, PHASE II

BEING A REPLAT OF LOTS 1-11, 1-X, 2-X, 3-X & 4-X IN BLOCK A, AND LOTS 1-5 & 6-X IN BLOCK B, RESERVE AT MEADOWLANDS, PHASE II, UNDER DOC. NO. 2020-423, P.R.D.C.T., AND BEING 3.769 ACRES IN THE EDWARD F. SPRINGER SURVEY, ABSTRACT NUMBER 1166, CITY OF JUSTIN, DENTON COUNTY, TEXAS





ELEVATIONS ARE BASED ON US COSTAL & GEODETIC BENCHMARK MONUMENT K945, CALLED 627.43'

COORDINATES FOR BENCHMARK ARE SURFACE VALUES. TO CONVERT TO GRID VALUES MULTIPLY BY 0.99985097884. N: 7086148.642, E: 2338364.081, ELEVATION: 627.43'

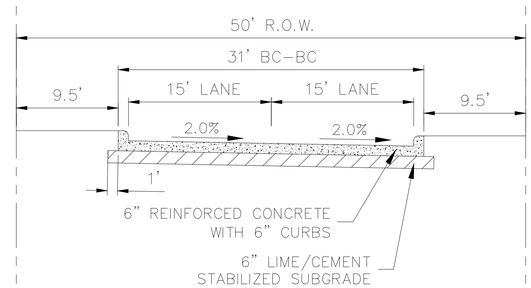
PAVING SPECIFICATIONS:

CONCRETE FLUME:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (HATCH PATTERN DOES NOT REFLECT CONSTRUCTION OR EXPANSION JOINT LOCATIONS). (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

STREET PAVING:
6" 3,600 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON 6" LIME/CEMENT STABILIZED SUBGRADE. (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED DIFFERENT.
2. RETAINING WALL GREATER THAT 3' IN HEIGHT ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL SLEEVING FOR UTILITIES HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR RESPONSIBILITY TO INSURE ALL SLEEVING IS IN PLACE PRIOR TO PLACING PERMANENT PAVING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ECT. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.



TYPICAL STREET SECTION

N.T.S

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

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TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: 1"=50'
Revisions:

RWD22001

PR1.02

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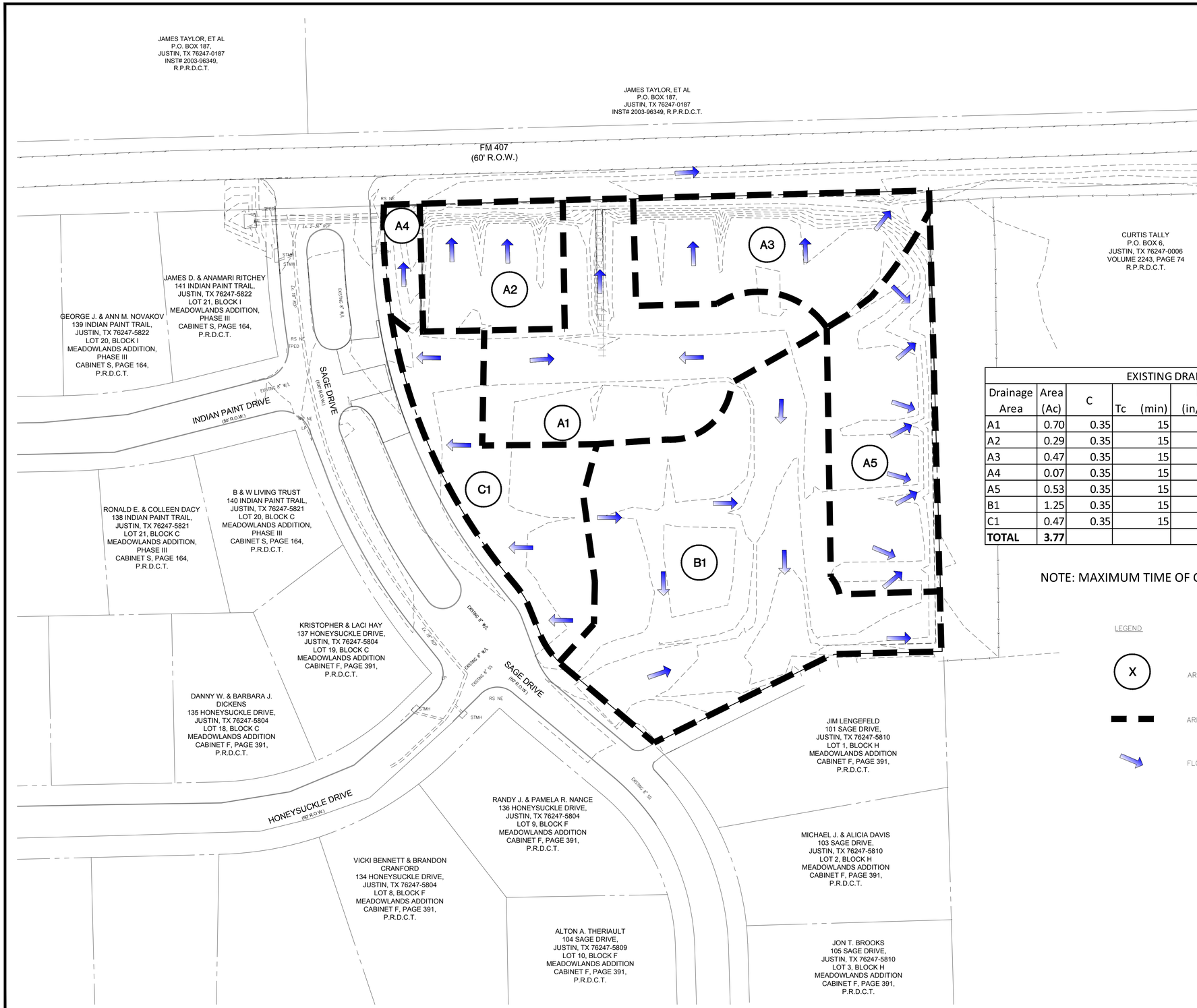

ELEVATIONS ARE BASED ON US COSTAL & GEODETIC BENCHMARK MONUMENT K945, CALLED 627.43'

COORDINATES FOR BENCHMARK ARE SURFACE VALUES. TO CONVERT TO GRID VALUES MULTIPLY BY 0.99985097884. N: 7086148.642, E: 2338364.081, ELEVATION: 627.43'

EXISTING DRAINAGE CALCULATIONS						
Drainage Area	Area (Ac)	C	Tc (min)	I (in/hr)	Q100 (cfs)	Comments
A1	0.70	0.35	15	7.91	1.94	Sheet flow to FM 407 ditch
A2	0.29	0.35	15	7.91	0.80	Sheet flow to FM 407 ditch
A3	0.47	0.35	15	7.91	1.29	Sheet flow to north flume
A4	0.07	0.35	15	7.91	0.19	Sheet flow to FM 407 ditch
A5	0.53	0.35	15	7.91	1.46	Sheet flow to floodplain
B1	1.25	0.35	15	7.91	3.47	Sheet flow to southeast flume
C1	0.47	0.35	15	7.91	1.29	Sheet flow to Sage Drive
TOTAL	**3.77**				**10.44**	

NOTE: MAXIMUM TIME OF CONCENTRATION IS 15 MINUTES

LEGEND

X — AREA NUMBER

AREA DIVIDE

FLOW DIRECTION

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

The John R. McAdams Company, Inc.
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Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 440. 1972

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: 1"=40'
Revisions:

RWD22001

PR3.01

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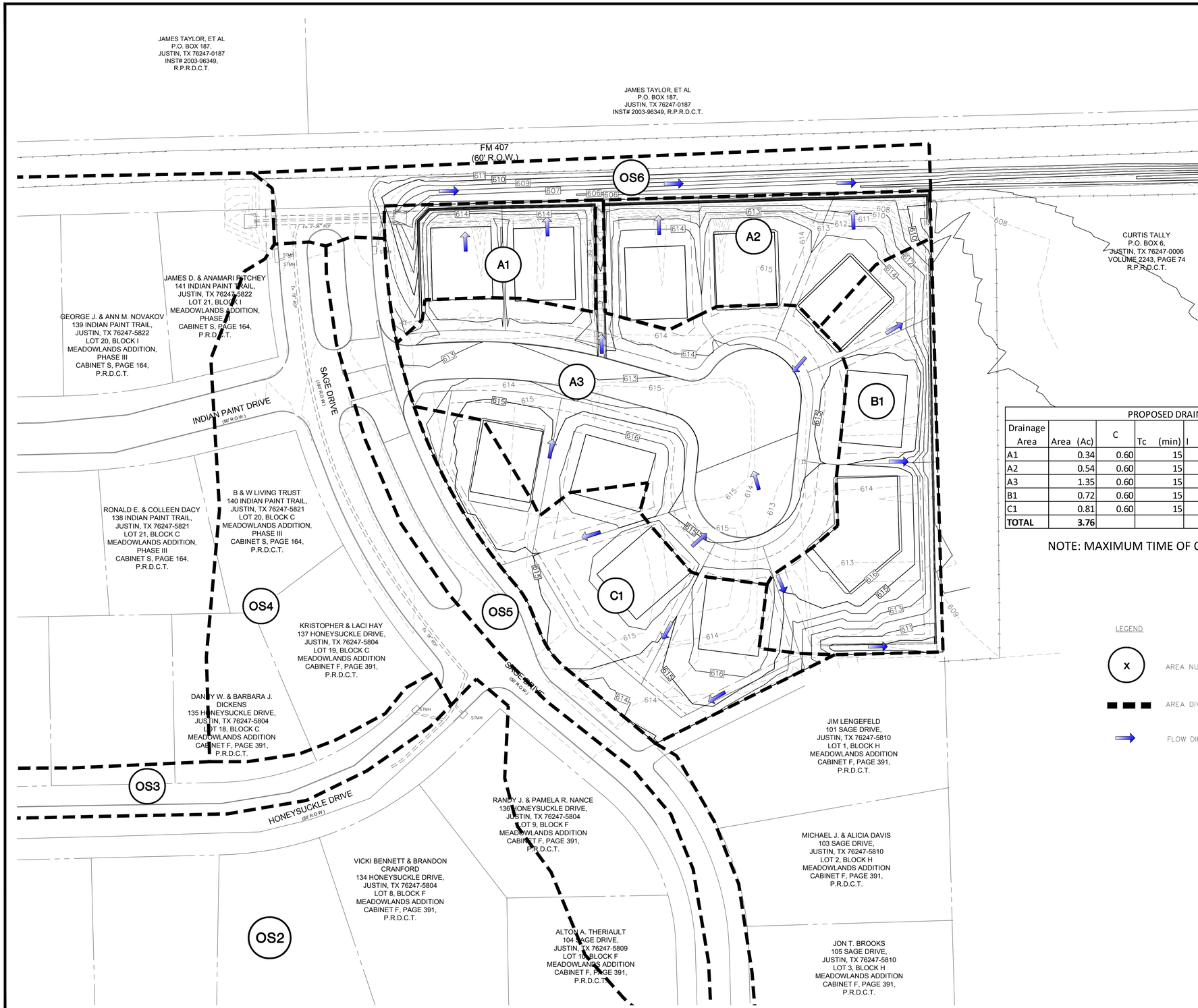


ELEVATIONS ARE BASED ON US COSTAL & GEODETIC BENCHMARK MONUMENT K945, CALLED 627.43'

COORDINATES FOR BENCHMARK ARE SURFACE VALUES. TO CONVERT TO GRID VALUES MULTIPLY BY 0.99985097884. N: 7086148.642, E: 2338364.081, ELEVATION: 627.43'

PROPOSED DRAINAGE CALCULATIONS						
Drainage Area	Area (Ac)	C	Tc (min)	I (in/hr)	Q100 (cfs)	Comments
A1	0.34	0.60	15	7.91	1.62	Sheet flow to FM 407 ditch
A2	0.54	0.60	15	7.91	2.57	Sheet flow to FM 407 ditch
A3	1.35	0.60	15	7.91	6.41	Sheet flow to north flume
B1	0.72	0.60	15	7.91	3.42	Sheet flow to east property line
C1	0.81	0.60	15	7.91	3.85	Sheet flow to Sage Drive
TOTAL	**3.76**				**17.85**	

NOTE: MAXIMUM TIME OF CONCENTRATION IS 15 MINUTES

LEGEND

X — AREA NUMBER

AREA DIVIDE

FLOW DIRICTION

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

The John R. McAdams Company, Inc.
111 Hebron Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 436. 9712

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

PRELIMINARY PLANS

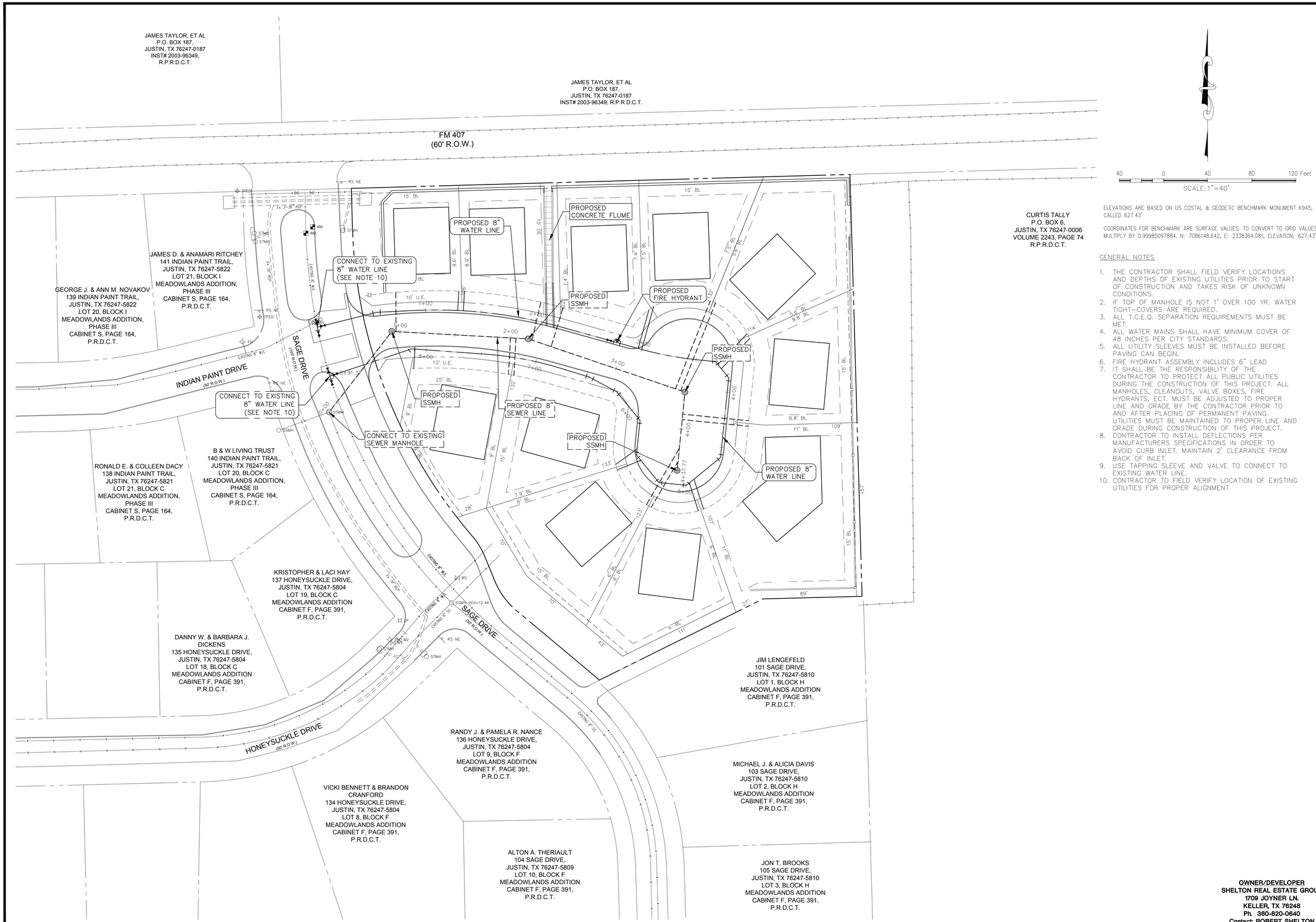
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: 1"=40'
Revisions:
– – – –

RWD22001

PR3.02

File: M:\Projects\RWD\RWD22001\04-Production\Engineering\PRELIM PLAT\RWD22001-02
Plotted: 9/26/2023 1:36 PM, by Roy Endres Saved: 9/25/2023 4:50 PM, by rendres



ELEVATIONS ARE BASED ON US COSTAL & GEODETIC BENCHMARK MONUMENT K945, CALLED 627.43'

COORDINATES FOR BENCHMARK ARE SURFACE VALUES. TO CONVERT TO GRID VALUES MULTIPLY BY 0.99985097884. N: 7086148.642, E: 2338364.081, ELEVATION: 627.43'

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
2. IF TOP OF MANHOLE IS NOT 1' OVER 100 YR. WATER TIGHT-COVERS ARE REQUIRED.
3. ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET.
4. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER CITY STANDARDS.
5. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
6. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ECT. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
8. CONTRACTOR TO INSTALL DEFLECTIONS PER MANUFACTURERS SPECIFICATIONS IN ORDER TO AVOID CURB INLET. MAINTAIN 2' CLEARANCE FROM BACK OF INLET.
9. USE TAPPING SLEEVE AND VALVE TO CONNECT TO EXISTING WATER LINE.
10. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR PROPER ALIGNMENT

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

The John R. McAdams Company, Inc.
1111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 440. 1072

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

McADAMS

RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

UTILITY PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: 1"=40'
Revisions:
- - - -

RWD22001

PR4.01

File: M:\Projects\DWD\DWD22001\04-Production\Engineering\PRELIM PLAT\DWD22001-UT
Plotted: 9/26/2023 3:27 PM, by Ray Endres Saved: 9/26/2023 3:25 PM, by rendres

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 9. (WORKSHOP ITEMS)

Title: Presentation of Tax Increment Reinvestment Zone opportunities.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Discussion only

Background:

City Attorney Review: No

Attachments:

1. 2023-10-30_JUS_TIRZ_1_Presentation_v1.0

JUSTIN
1887

Reinvestment Zone Number One, City of Justin, TX

(“TIRZ#1”)

NOVEMBER 9, 2023

PETTY
& ASSOCIATES

P&A

JUSTIN 1887

TIRZ Defined

"Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the Tax Code."

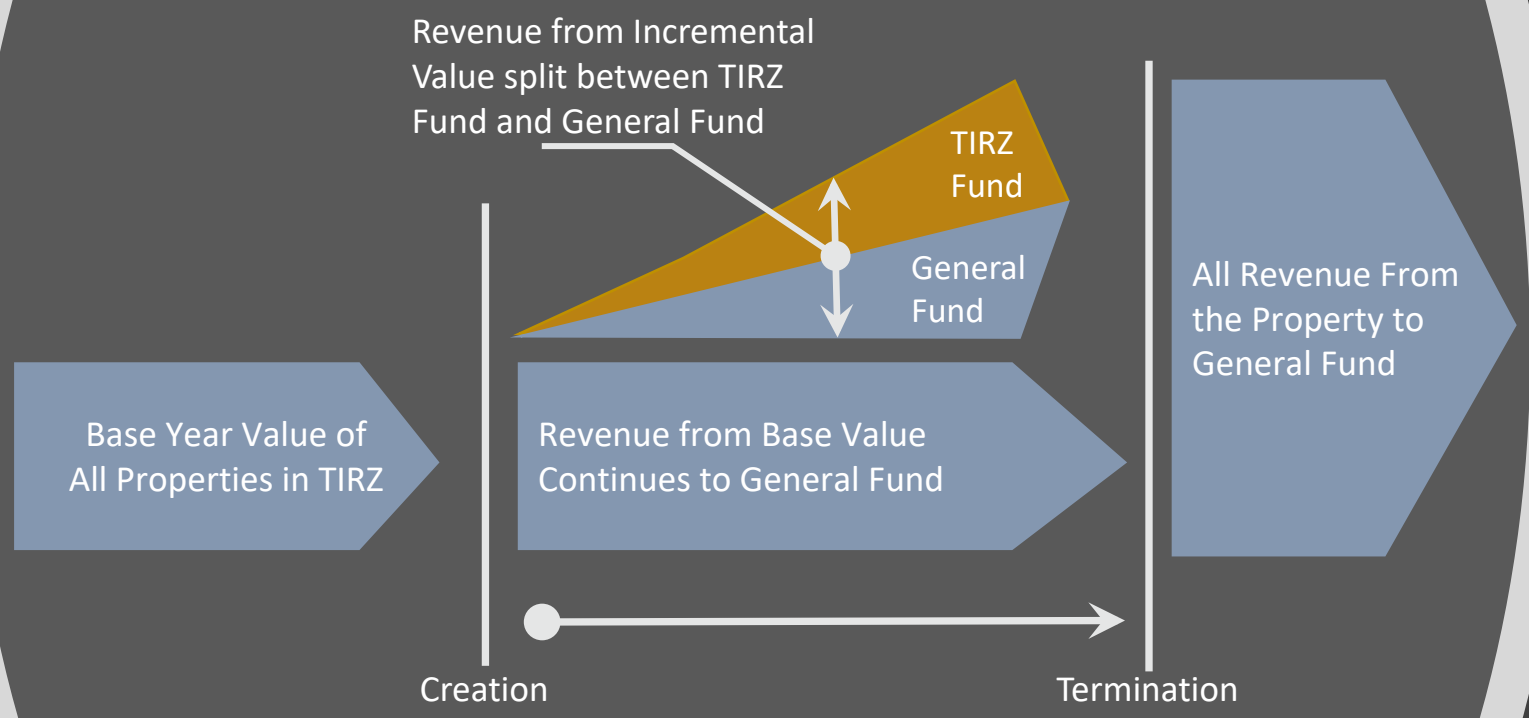
P&A

JUSTIN 1887

The “TIRZ” Tool

- A widely used economic development tool that allocates revenues for public improvements with no new taxes
- City directed public improvements become attractive investments to private developers in areas that need development or redevelopment
- Public improvements are paid for over time by allocating a portion of the newly generated revenues collected inside the zone
- 100% controlled by the City
- No up-front costs required
- No Debt TIRZ (also called “Pay as You Go”) has no impact on the City’s bond rating or debt capacity

TIRZ Illustrated



P&A

JUSTIN 1887

Example

- Property A is valued on January 1, 2023 for $1,000,000
- The appraised value for January 1, 2024 goes up 3% making the property value $1,030,000.
- The new tax increment that goes into the TIRZ fund is the taxes collected on the $30,000 value increase

OR

- Property A is vacant and valued at $100,000.
- Property A is improved with improvements valued at $1,000,000 making the new property value $1,100,000
- The new tax increment that goes into the TIRZ fund is the taxes collected on the $1,000,000 in new improvements

P&A

JUSTIN 1887

Reasons to consider a TIRZ

- Substantial areas of open or undeveloped land in which the sound growth and development of the area has been impaired
- Need for major public improvements to support sound growth and development
- Lack of capital or debt funding to pay the infrastructure costs up front
- Regional benefits that exceed the benefits realized within the boundaries of the area
- Development of areas within the zone is impaired due to lack of public infrastructure and investment
- Allows other local taxing entities (not including ISDs) to participate at their own discretion

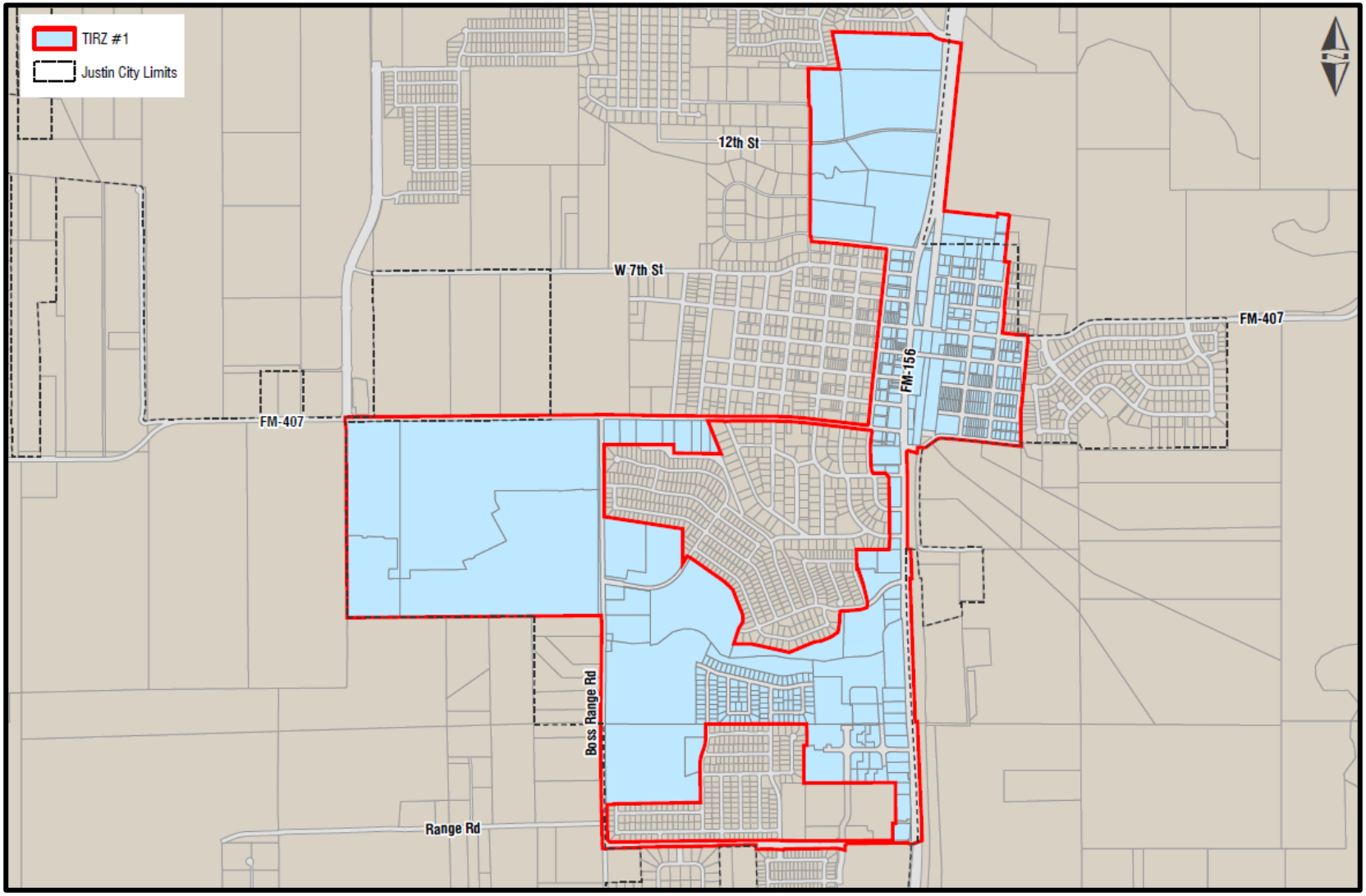
P&A

JUSTIN 1887

Creation Process

Step 1	• Prepare a Preliminary Project and Finance Plan
Step 2	• Publish the hearing notice
Step 3	• Hold a public hearing
Step 4	• Designate a reinvestment zone
Step 5	• Prepare a Final Project and Finance Plan
Step 6	• Contribution to the tax increment fund by other taxing units; if applicable
Step 7	• Implement tax increment financing
Step 8	

Proposed TIRZ No. 1 Boundary



P&A

JUSTIN 1887

Proposed TIRZ No. 1

Acreage

- 702.78 Acres

Base Taxable Value

- $170,933,300

Term

- 2023-2053

Project Costs

• Roads	- $8,250,000
• Water	- $1,300,000
• Sewer	- $2,400,000
• Downtown	- $4,000,000
• Parks	- $4,000,000
• Utilities	- $700,000
• Trails	- $800,000
• Misc.	- $5,400,000

P&A

JUSTIN 1887

Statutory Requirements

Percent of City's Real Property Value

- Statutory Maximum – 50%
- Proposed Zone – 17%

Percent of Zone considered Residential

- Statutory Maximum – 30%
- Proposed Zone – 16.48%

P&A

JUSTIN 1887

Feasibility Study

- City TIRZ Fund
  - City TIRZ Contribution:
    - 50% TIRZ Participation
    - $20 million over term of Zone
  - County TIRZ Contribution
    - Only applicable if the County chooses to participate
    - Requested 50% TIRZ Participation
    - $7 million over term of Zone
- City General Fund
  - $20 million in new revenue over term of Zone

P&A

JUSTIN 1887

Next Steps

- Creation of the Zone
  - November 9th, City Council Meeting.
- County Participation
  - Request County participate in TIRZ#1.
- Approval of Final Plan
  - TIRZ Board & City Council to consider a Final Project and Finance Plan

Questions?

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 10. (WORKSHOP ITEMS)

Title: Discussion regarding the Board of Ethics.

Department: Administration

Contact: Janet Holden, Human Resources Generalist

Recommendation:

Discussion only

Background:

Recorded interviews occurred on Thursday, October 26, 2023 and were distributed to Council for review on Thursday, October 26, 2023. This is an opportunity for Council to discuss the interviews and candidates. No action will be taken during Workshop.

City Attorney Review: No

Attachments:

1. Christina Osteen completed application 5.2.23
2. Lynne Heygster Ethics Commission application
3. Steven Duran completed application
4. Shelby StClaire
5. Sharon Leffler Application

From: noreply@civicplus.com
To: Brittany Andrews; Abbey Reece
Subject: Online Form Submittal: Board, Commission & Committee Application
Date: Monday, May 1, 2023 3:53:11 PM

Board, Commission & Committee Application

First Name	Christina
Last Name	Osteen
Address	1029 Summit Dr
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	N/A
City	N/A
State	N/A
Zip Code	N/a
Phone Number	940-390-4909
Email Address	christina.osteen@yahoo.com
Are you over the age of 18?	Yes
Are you a registered voter in Justin?	Yes
Are you a Justin resident, property, business owner, or City Staff?	Yes
Current Occupation/Employer	Office Manager/Human Resources Manager/Hesse Industrial Sales dba VANEC
Education, Licenses, or Certifications	NYS Regents Diploma - General Studies, Rochester Institute of Technology - Criminal Justice, Community College of the Air Force - Security Forces, TABC (exp), 6Sigma Green Belt, OSHA 10,

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	Yes
If yes, please specify	Haun House Committee
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Board of Ethics
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	*Field not completed.*
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	Most of my adult life, has been spent in positions where Ethics Matter: Notary Public, bonded in Texas. Human Resources Manager, past and present - Co-Developed our Employee Handbook. Payroll Management, Accounts Payable, Purchasing. Executive Assistant to the Owner. Security Forces/Law Enforcement in the US Air Force - Legal & Law Experience Six Sigma Green Belt - Statistical Analysis Cub Scout Den Leader - (Former) Teaching young men to "Do Your Best" and make good decisions.
List any additional information which you believe would be of value for the City Council to know about you.	I consider myself open minded, independent and keenly aware of social norms and the likely consequences of breaching them. I have strong analytical skills and vast research experience. Being in Human Resources, I have the ability to manage and resolve conflicts as well as being attentive to detail. I have over 20 years administrative and upper-level management training and decision-making skills.
Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with	No

or any obligation to any person or entity which might constitute a conflict of interest?	
Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)	No
Are there any criminal charges or proceedings pending against you?	No
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Christina Osteen
Date of Submission	5/1/2023

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Brittany Andrews; Abbey Reece
Subject: Online Form Submittal: Board, Commission & Committee Application
Date: Friday, February 17, 2023 4:40:10 PM

Board, Commission & Committee Application

First Name	Lynne
Last Name	Heygster
Address	310 HARDEMAN BLVD
City	JUSTIN
State	TX
Zip Code	76247-7037
Mailing Address (If different)	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
Phone Number	801-891-1578
Email Address	lynneheygster7@gmail.com
Are you over the age of 18?	Yes
Are you a registered voter?	Yes
Are you a Justin resident, property, business owner, or City Staff?	Yes
Current Occupation/Employer	Retired
Education, Licenses, or Certifications	Bachelor of Science, University of Utah Masters Consciousness Studies with Ministerial Studies, Holmes Institute School of Consciousness Studies Ordained Minister of Religious Science, Centers for Spiritual

	Living Clinical Pastoral Education, ACPE Certification
Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	Yes
If yes, please specify	Library Board, joined just before the covid shutdown, did not stay on Board.
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Board of Ethics
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	*Field not completed.*
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	Business ethics classes in college and ministerial school, additional ethic workshops as hospital Chaplain. Have volunteered with civic association of a previous neighborhood. Specific training and counseling as Chaplain and clergy to view issues from a non-personal connection. Work experience as a Human Resource Manager, Church Clergy, and a Hospital Chaplain where I must follow a variety of ethic guidelines in everything I did.
List any additional information which you believe would be of value for the City Council to know about you.	I have been looking for a way to support our community with my skills and this opportunity falls in line some of my training. I hope I am considered for this Board to work along with others to support a level of commitment to ethical leadership for the City of Justin.
Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization,	No

or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?	
Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)	No
Are there any criminal charges or proceedings pending against you?	No
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Margaret Lynne Heygster
Date of Submission	2/17/2023

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Brittany Andrews; Abbey Reece
Subject: Online Form Submittal: Board, Commission & Committee Application
Date: Thursday, March 9, 2023 2:36:01 PM

Board, Commission & Committee Application

First Name	Steven
Last Name	Duran
Address	509 Hillside Drive
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
Phone Number	972-313-5887
Email Address	stevendurab3005@gmail.com
Are you over the age of 18?	Yes
Are you a registered voter?	Yes
Are you a Justin resident, property, business owner, or City Staff?	Yes
Current Occupation/Employer	Engineer
Education, Licenses, or Certifications	BS Mechanical Engineering
	No

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Board of Ethics
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	Planning and Zoning Commission
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	Over 38 years mechanical engineering experience in Aerospace and Telecommunications.
List any additional information which you believe would be of value for the City Council to know about you.	Articulate and committed. Member of The Grove Church. Experienced as a lead engineer on various projects from start through completion in the analysis and development of electro mechanical equipment used on Aerospace and Telecommunications electronic equipment.
Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?	No

Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)	No
Are there any criminal charges or proceedings pending against you?	No
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Steven Duran
Date of Submission	3/9/2023

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Brittany Andrews; Abbey Reece
Subject: Online Form Submittal: Board, Commission & Committee Application
Date: Wednesday, August 9, 2023 9:02:13 AM

Board, Commission & Committee Application

First Name	Shelby
Last Name	StClaire
Address	1037 Summit Dr
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	1037
City	Justin
State	TX
Zip Code	76247
Phone Number	2256140668
Email Address	shelby.st.claire@gmail.com
Are you over the age of 18?	Yes
Are you a registered voter in Justin?	Yes
Are you a Justin resident, property, business owner, or City Staff?	Yes
Current Occupation/Employer	Account Executive
Education, Licenses, or Certifications	High School Diploma, USAC Certified
	No

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Board of Ethics
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	Planning and Zoning Commission
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	I have integrity and I always live by my word
List any additional information which you believe would be of value for the City Council to know about you.	Resident of Justin for over 4 years.
Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?	No

Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)	No
Are there any criminal charges or proceedings pending against you?	No
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Shelby Scott StClaire
Date of Submission	8/9/2023

Email not displaying correctly? View it in your browser.

Brittany Andrews, TRMC
City Secretary
City of Justin
Phone: (940)648-2541 ext. 103
www.cityofjustin.com

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, September 8, 2023 1:53 PM
To: Brittany Andrews <bandrews@cityofjustin.com>; Abbey Reece <areece@cityofjustin.com>
Subject: Online Form Submittal: Board, Commission & Committee Application

Board, Commission & Committee Application

First Name	Sharon
Last Name	Leffler
Address	104 Santa Fe tr
City	Justin
State	Tx
Zip Code	76247
Mailing Address (If different)	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
Phone Number	3093681036
Email Address	Sharnl6@gmail.com
Are you over the age of 18?	Yes
Are you a registered voter in Justin?	Yes

Are you a Justin resident, property, business owner, or City Staff?	Yes
Current Occupation/Employer	Comfort Keepers Caregiver
Education, Licenses, or Certifications	*Field not completed.*
Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	No
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Board of Ethics
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	Parks and Recreation Board
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	Unfortunately I do t have anything other than personal experience of ethics and moral standards in regards to the board of ethics. I've been in management positions in which actions and accountability are important on a daily basis. I have held people accountable and have been held accountable and find extreme value in learning how to be better and want that for others and my community.
List any additional information which you believe would be of value for the City Council to know about you.	If I don't have the experience or am just not the right fit for the board of ethics I would love the opportunity to be on any board to build my experience and become a value to the community now and in the future.
Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or	No

organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?	
Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)	No
Are there any criminal charges or proceedings pending against you?	No
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Sharon Leffler
Date of Submission	10/8/2023

Email not displaying correctly? View it in your browser.

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 11. (WORKSHOP ITEMS)

Title: Discussion regarding City Council roles related to the City Boards and Commission appointments.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Discuss Council vision and priorities for the City Boards and Commissions.

Background:

All Commission and Board members are appointed by the City Council for two-year terms beginning on January 1st. Every year, the Council must approve any new or re-appointments. This item is for the Council to discuss candidate/applicant engagement, and priorities and vision for the boards and commissions. In December, places 1, 3, 5, and 7 if occupied, will be up for re-appointment.

City Attorney Review: No

Attachments:

None

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 12. (WORKSHOP ITEMS)

Title: Discussion regarding the Bond Election.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Discussion only

Background:

This item is for Council to discuss the unofficial results of the November bond election and to provide staff with any necessary direction. There is no action to be taken.

City Attorney Review: No

Attachments:

None

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 14. (POSSIBLE ACTION ITEMS)

Title: Consider and take appropriate action regarding appointments to and membership of the Board of Ethics.

Department: Administration

Contact: Janet Holden, Human Resources Generalist

Recommendation:

Take action to appoint candidates to the Ethics Board

Background:

As identified in Workshop, staff recorded 5 candidate interviews on Thursday, October 26, 2023 that were distributed to Council for review on Thursday, October 26, 2023. All candidates have passed background checks.

City Attorney Review: N/A

Attachments:

None

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 15. (POSSIBLE ACTION ITEMS)

Title: Consider and take appropriate action on first reading for ordinance 765-23 authorizing the creation and designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff Recommends consideration based on the request

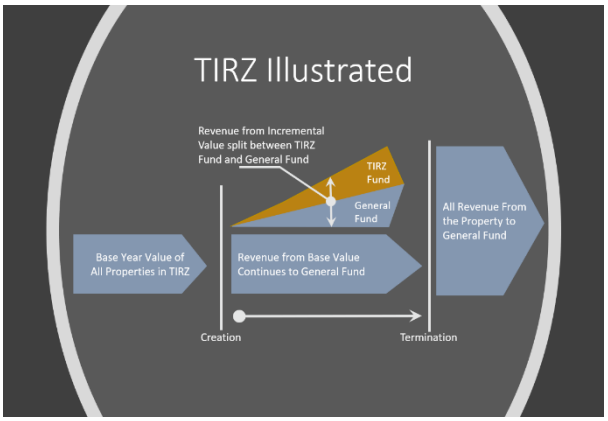
Background:

Following a thorough process and in compliance with all legal requirements, Staff has identified approximately 702.78 acres within the city limits as the tax increment reinvestment zone, named Reinvestment Zone Number One. The City Council will be required to appoint a Board of Directors comprising eight members, with Place 8 to be appointed by the Commissioners Court of Denton County, Texas. The appointed individuals, representing various positions within the City, will serve on the Board, ensuring effective governance and management of the Zone. The City Council may appoint themselves as the TIRZ Board if desired.

The Tax Increment Reinvestment Zone has the potential to enhance taxable real property, increased sales and use taxes, and improved job opportunities for residents. The development plans will address the identified challenges and contribute to the overall growth of the community.Additionally, a Tax Increment Fund (TIRZ Fund) is to support the proposed projects within the Zone. This fund will be used to finance essential public infrastructure, economic development programs, and various initiatives aimed at attracting businesses.

What is a TIRZ?

Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the Tax Code.



Breakdown of the TIRZ

City TIRZ Contribution:
•50% TIRZ Participation
•$20 million over term of Zone

County TIRZ Contribution
•Only applicable if the County chooses to participate
•Requested 50% TIRZ Participation
•$7 million over term of Zone

City General Fund
•$20 million in new revenue over term of Zone

Example of TIRZ

Property A is valued on January 1, 2023 for $1,000,000
•The appraised value for January 1, 2024 goes up 3% making the property value $1,030,000.
•The new tax increment that goes into the TIRZ fund is the taxes collected on the $30,000 value increase

OR
Property A is vacant and valued at $100,000.
•Property A is improved with improvements valued at $1,000,000 making the new property value $1,100,000
•The new tax increment that goes into the TIRZ fund is the taxes collected on the $1,000,000 in new improvements

Next Steps

Creation of the Zone
•November 9th, City Council Meeting.

County Participation
•Request County participate in TIRZ#1.

Approval of Final Plan
•TIRZ Board & City Council to consider a Final Project and Finance Plan

---

City Attorney Review: Yes

Attachments:

1. Proposed Ordinance- TIRZ
2. TIRZ Preliminary Plan

CITY OF JUSTIN, TEXAS
ORDINANCE NO. 765-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, CITY OF JUSTIN, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND (TIRZ FUND) FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone in the City consisting of approximately 702.78 acres identified and depicted on ***Exhibit A*** attached hereto (the "Property"); and

WHEREAS, pursuant to and as required by the Act, the City Council prepared a *Reinvestment Zone Number One, City of Justin, Texas, Preliminary Project and Finance Plan* (the "Preliminary Project and Finance Plan") attached hereto as ***Exhibit B*** and incorporated herein for all purposes; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the Denton Record-Chronicle, a newspaper of general circulation within the City, on October 30, 2023, which date is not later than the seventh (7th) day before the public hearing held on November 9, 2023; and

WHEREAS, at the public hearing on November 9, 2023, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the

creation of the zone; and

WHEREAS, the City has taken all actions required to create the zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

WHEREAS, the City desires to appoint initial members to the board of directors of the zone; and

WHEREAS, terms used in this Ordinance that have their initial letters capitalized shall have the meanings given to them in this Ordinance; however, terms that are **CAPITALIZED IN BOLD** shall have the meanings given to them in the Preliminary Project and Finance Plan.

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

SECTION 1. FINDINGS.

(a) The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

(b) The City Council finds that the **PUBLIC IMPROVEMENTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City.

(c) The City Council finds that the proposed zone meets the requirements of Section 311.005(a) of the Act in that:

(i) there is a need for essential public infrastructure and economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the City and the State of Texas, and increasing job opportunities for residents of the City and the region; and

(ii) the proposed zone, as shown within **Exhibit A**, meets the criteria for the creation of a reinvestment zone set forth in Section 311.005 of the Act in that the area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs and arrests the sound growth of the municipality; and

(iii) these factors substantially impair and arrest the sound growth of the City.

(d) The City Council finds that the proposed zone is a geographic area 100% within the City's corporate limits or extraterritorial jurisdiction.

(e) The City Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City.

(f) The City Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

(g) The City Council finds that the Preliminary Project and Finance Plan is feasible.

(h) The City Council finds that the implementation of the Project and Finance Plan (as defined below) will alleviate the conditions described in Section 1(c) above and will serve a public purpose.

SECTION 2. DESIGNATION AND NAME OF THE ZONE. Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number One, City of Justin, Texas (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

SECTION 3. BOARD OF DIRECTORS.

3.1 The City Council hereby creates a board of directors for the Zone (the "Board") consisting of eight members. Seven members shall be appointed by the City Council to Places 1,2,3,4, 5, 6, and 7. Place 8 shall be appointed by the Commissioners Court of Denton County, Texas (the "County"), if the County participates in the Zone. If the County does not participate in the Zone, the Commissioners Court shall be deemed to have waived its right to appoint such members and the Place goes away.

3.2 The City Council hereby appoints the following individuals to serve as the initial members of the Board for the terms indicated:

Place 1	Mayor	(term expires May, 2025)
Place 2	Council Member Place 1	(term expires May, 2026)
Place 3	Council Member Place 2	(term expires May, 2025)
Place 4	Council Member Place 3	(term expires May, 2026)
Place 5	Council Member Place 4	(term expires May, 2025)
Place 6	Council Member Place 5	(term expires May, 2026)
Place 7	Council Member Place 6	(term expires May, 2025)

Place 8 shall be appointed by the County for a term that expires May, 2026.

Upon expiration of the indicated terms or upon City Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of two years. The member appointed to Place 1 shall serve as the chairman of the Board. The Board is authorized to elect a vice-chairman and other officers as determined by the Board.

3.3 The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone (the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board may enter into agreements as the Board considers necessary or convenient to implement the Project and Finance Plan and reimburse **PROJECT COSTS** from the **TIRZ FUND** established pursuant to Section 7 of this Ordinance.

3.4 Directors shall not receive any salary or other compensation for their services as directors.

3.5. Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the **TIRZ FUND** for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 4. DURATION OF THE ZONE. The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on December 31, 2053 (with final year's tax due by January 31, 2054), unless otherwise terminated in accordance with this section. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the **PROJECT COSTS** have been paid in full. If upon expiration of the stated term of the Zone, **PROJECT COSTS** have not been paid, the City, and the County shall have no obligation to pay the shortfall.

SECTION 5. TAX INCREMENT BASE. The "tax increment base" for purposes of calculating the **CITY TIRZ INCREMENT,** and if the County participates in the Zone the **COUNTY TIRZ INCREMENT,** and means the total appraised value of all real property in the Zone that is taxable by the City, and the County, respectively, as of January 1, 2023.

SECTION 6. CAPTURED APPRAISED VALUE. The “captured appraised value” for purposes of calculating the annual **CITY TIRZ INCREMENT,** and if the County participates in the Zone the **COUNTY TIRZ INCREMENT,** means the total real property value taxable (including increase tax values attributable to changes in use) by a taxing unit for a year and located in the Zone for that year less the tax increment base of the unit.

SECTION 7. TAX INCREMENT FUND. There is hereby created and established a **TIRZ FUND** for the Zone. Within the **TIRZ FUND**, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act. The **CITY TIRZ INCREMENT**, and **COUNTY TIRZ INCREMENT,** shall be deposited into the **TIRZ FUND** as of the effective date of the Zone. The **TIRZ FUND** and all subaccounts shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TIRZ FUND** only to pay **PROJECT COSTS**.

The **TIRZ FUND** shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the **TIRZ FUND** under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) fifty percent (50%) of the City's tax increment as defined by section 311.012(a) of the Texas Tax Code (**CITY TIRZ INCREMENT**), subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 8. SEVERABILITY. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 9. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED, APPROVED, AND ADOPTED

_____
Mayor, James Clark

ATTEST:

_____
City Secretary, Brittany Andrews

Effective: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

EXHIBIT A

PROPERTY DEPICTION

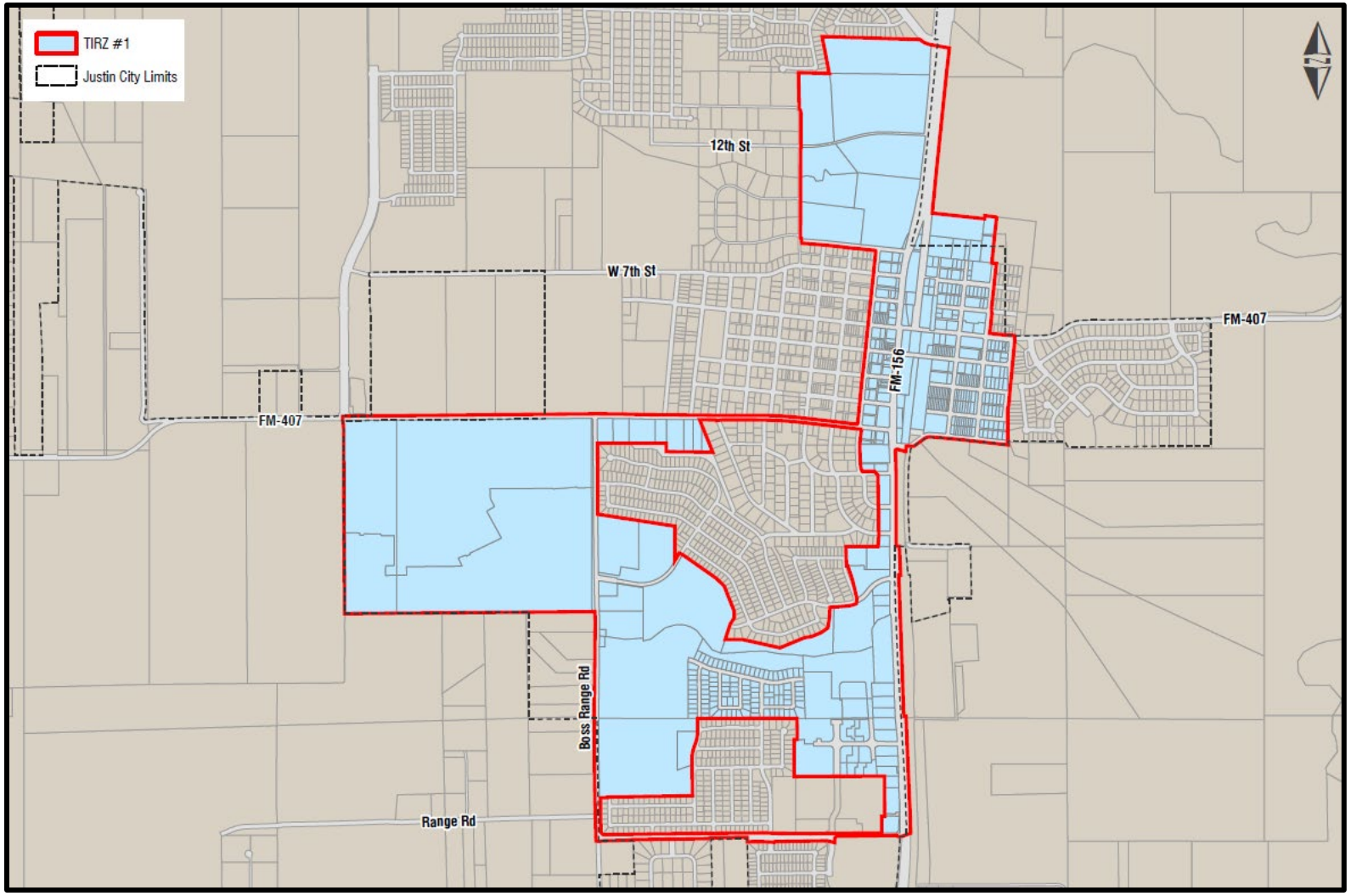


EXHIBIT B

PRELIMINARY PROJECT AND FINANCE PLAN

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REINVESTMENT ZONE NUMBER ONE, CITY OF JUSTIN, TEXAS PRELIMINARY PROJECT AND FINANCE PLAN

NOVEMBER 9, 2023

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SECTION 1: DEFINITIONS

Capitalized terms used in this Preliminary Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Preliminary Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," or an "Exhibit," shall be a reference to a Section of this Preliminary Plan or an Exhibit attached to and made a part of this Preliminary Plan for all purposes.

"**Act**" means Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended.

"**Administrative Costs**" means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including reasonable charges for the time spent by employees of the City in connection with the implementation of the Final Plan, planning, engineering, legal services, organizational costs, publicizing costs, costs of operating the Zone and project facilities paid by or on behalf of the City that are directly related to the administration of the Zone, as well as payments made at the discretion of the governing body of the municipality that it finds necessary or convenient to the creation of the Zone or to the implementation of the Final Plan for the Zone.

"**Appraisal District**" means the Denton Central Appraisal District.

"**Board**" means the Board of Directors for the Zone.

"**Captured Appraised Value**" means the new taxable value generated beyond the Tax Increment Base for each year during the term of the Zone.

"**City**" means the City of Justin, Texas.

"**City Council**" means the governing body of the City.

"**City TIRZ Increment**" means fifty percent (50%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, as further described in **Section 12.1**.

"**County**" means Denton County, Texas.

"**County Participation Agreement**" means that certain agreement anticipated to be entered into by the City and the County detailing Denton County's participation in the Zone.

"**County TIRZ Increment**" means fifty percent (50%) of the County's ad valorem real property taxes collected on the Captured Appraised Value in the Zone, and deposited into the TIRZ Fund pursuant to the County Participation Agreement.

"**Creation Ordinance**" means the ordinance adopted by the City creating and designating the Zone.

"**Downtown Revitalization Program**" means the City's program for the downtown area which includes façade renovations, downtown master plans, public infrastructure supporting downtown, and economic development programs as designated by the Board and City Council.

"**Feasibility Study**" means the economic feasibility study as prepared at the time of the Preliminary Plan and updated when the Final Plan is updated or amended, and focuses only on direct financial benefits, as further described in **Section 9**, and shown on **Exhibit E**.

"**Final Plan**" means the future *Reinvestment Zone Number One, City of Justin, Texas Final Project and Finance Plan*.

"**Preliminary Plan**" means this *Reinvestment Zone Number One, City of Justin, Texas Preliminary Project and Finance Plan*.

"**Project Costs**" means the total costs for projects in the Zone, including the cost of the Public Improvements and Administrative Costs.

"**Property**" means 702.78 acres of land as depicted on **Exhibit A** and identified on **Exhibit H**.

"**Public Improvements**" means the proposed public improvements to be financed by the Zone, which includes roads, water, sanitary sewer, trails, parks, utility improvements, and Downtown Revitalization Program, as depicted on **Exhibit G**, and detailed on **Exhibit C**.

"**Tax Increment Base**" means total appraised value of taxable real property in the Zone at the time of creation of the Zone.

"**TIRZ No. 1 Fund**" means the tax increment fund created by the City and segregated from all other funds of the City.

"**Zone**" means Reinvestment Zone Number One, City of Justin, Texas, as depicted on **Exhibit A**, and identified on **Exhibit H**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, economic development grants, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retard the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; or
3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

2.3 Proposed Zone

The Property within the proposed Zone is currently located within the corporate limits and extraterritorial jurisdiction of the City. The Property is primarily open, undeveloped or underdeveloped, and substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, the County, and the region, a quality development.

2.4 Preliminary Plan and Hearing

Before the City Council adopts the Creation Ordinance, the City Council must prepare a preliminary project and finance plan in accordance with the Act and hold a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons shall be given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property shall be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary project and finance plan was satisfied by this Preliminary Plan, the purpose of which was to describe, in general terms, the Public Improvements that will be undertaken and financed by the Zone. A description of how such Public Improvements and projects will be undertaken and financed shall be determined by the Final Plan, which requires approval by the Board and City Council.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council shall consider the Creation Ordinance and the following findings:

1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, and
2) that the Zone is feasible, and
3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City, and
4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance shall appoint the Board.

2.6 Board Recommendations

After the creation of the Zone, the Board shall review the Final Plan and recommend its approval to the City Council pursuant to which the City shall contribute the City TIRZ Increment into the TIRZ No. 1 Fund to pay a portion of the Project Costs benefiting the Zone. After the creation of the Zone, the Board shall review the Final Plan, and recommend its approval to the City Council.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is currently zoned Local Retail, General Business – Old Town, General Business, Single Family, Light Industrial. The Property is primarily undeveloped or underdeveloped, and there is limited or inadequate public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

3.2 Proposed Uses

The proposed uses of the Property in the City include residential, commercial, and industrial, as shown on **Exhibit F**.

3.3 Parcel Identification

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits and extraterritorial jurisdiction of the City and is subject to the City's zoning regulation, or shall be upon annexation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 5: RELOCATION OF DISPLACED PERSONS

No persons shall be displaced and in need of relocation due to the creation of the Zone or due to the implementation of the Final Plan.

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-project costs are costs that will be spent to develop in the Zone but will not be financed by the Zone, and will be financed by other funds. The list of non-project costs is shown on **Exhibit B**, and are estimated to be approximately $222,964,319.

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

7.1 Categories of Public Improvements

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act, including Texas Local Government Code Chapter 380.

7.2 Location of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit G**. These locations may be revised, with the approval of the City, from time to time without amending the Final Plan.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs for projects in the Zone, which includes the cost of the Public Improvements, and the Administrative Costs, are estimated to be approximately $27,255,681, as shown on **Exhibit C**.

8.2 Estimated Costs of Public Improvements

The estimated costs of the Public Improvements within the Zone are approximately $26,850,000, as shown on **Exhibit C**.

8.4 Estimated Administrative Costs

The Administrative Costs are estimated to be $10,000 annually and escalating at two percent (2%) thereafter, and shall be paid each year from the TIRZ No. 1 Fund before the costs of Public Improvements are paid. The Administrative Costs are estimated to be $405,681 over the term of the Zone.

8.5 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and through the duration of the Zone. It is estimated the Project Costs will be incurred between calendar years 2024 and 2042, as shown on **Exhibit D**.

SECTION 9: FEASIBILITY STUDY

The Feasibility Study, as shown on **Exhibit E**, focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately $55,031,156 in total new real property tax revenue for the participation taxing entities.

The City TIRZ Increment, estimated at $20,458,790, will be deposited into the TIRZ No. 1 Fund to pay for the Project Costs over the life of the Zone. The remaining new real property tax revenue over that period, estimated at $20,458,790 shall be retained by the City, in addition to existing ad valorem tax revenues generated from the Tax Increment Base.

If applicable, the County TIRZ Increment, estimated at $7,056,788, will be deposited into the TIRZ No. 1 Fund to pay for the Project Costs over the life of the Zone. The remaining new real property tax revenue over that period, estimated at $7,056,788 shall be retained by the County, in addition to existing ad valorem tax revenues generated from the Tax Increment Base.

One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities, unless the taxing entity participates in the Zone. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments pursuant to the Act, is contemplated.

SECTION 11: APPRAISED VALUE

11.1 Tax Increment Base

The Tax Increment Base of the Zone at the time of creation is estimated to be $170,933,300, and shall be confirmed by the Appraisal District. Each year, the Appraisal District shall confirm the current Captured Appraised Value.

11.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately $599,650,483, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District, for each year, will be used to calculate the annual City TIRZ Increment.

SECTION 12: METHOD OF FINANCING

The Final Plan shall obligate the City to deposit the City TIRZ Increment into the TIRZ No. 1 Fund beginning in 2023. For example, in FY 2023, the City's ad valorem tax rate was $0.630693 per $100 of taxable value, therefore the City would contribute $0.3153 per $100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 1 Fund.

If applicable, the County Participation Agreement shall obligate the County to deposit the County TIRZ Increment into the TIRZ No. 1 Fund beginning in 2023. For example, in FY 2022, the County's ad valorem tax rate was $0.217543 per $100 of taxable value, therefore the County would contribute $0.1088 per $100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 1 Fund.

All payments of Project Costs shall be made solely from the TIRZ No. 1 Fund and from no other funds of the City unless otherwise approved by their respective governing bodies. The TIRZ No. 1 Fund shall only be used to pay the Project Costs. The City may amend the Final Plan including but not limited to what is considered a Project Cost.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone shall commence upon the execution of the Creation Ordinance and shall continue until December 31, 2053, with the last increment being due by January 31, 2054, unless otherwise terminated in accordance with the Creation Ordinance, and Section 13.2 below.

13.2 Termination

The Zone shall terminate on the earlier of (i) December 31, 2053, or (ii) at such time that the Project Costs have been paid in full. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the TIRZ No. 1 Fund, the City shall have no obligation to pay the shortfall and the term shall not be extended. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

Exhibit A	Map of the Zone
Exhibit B	Non-Project Costs
Exhibit C	List of Project Costs
Exhibit D	Estimated Timeline of Incurred Project Costs
Exhibit E	Feasibility Study
Exhibit F	Proposed Uses of the Property
Exhibit G	Map of the Public Improvements
Exhibit H	Legal Description

EXHIBIT A – MAP OF THE ZONE

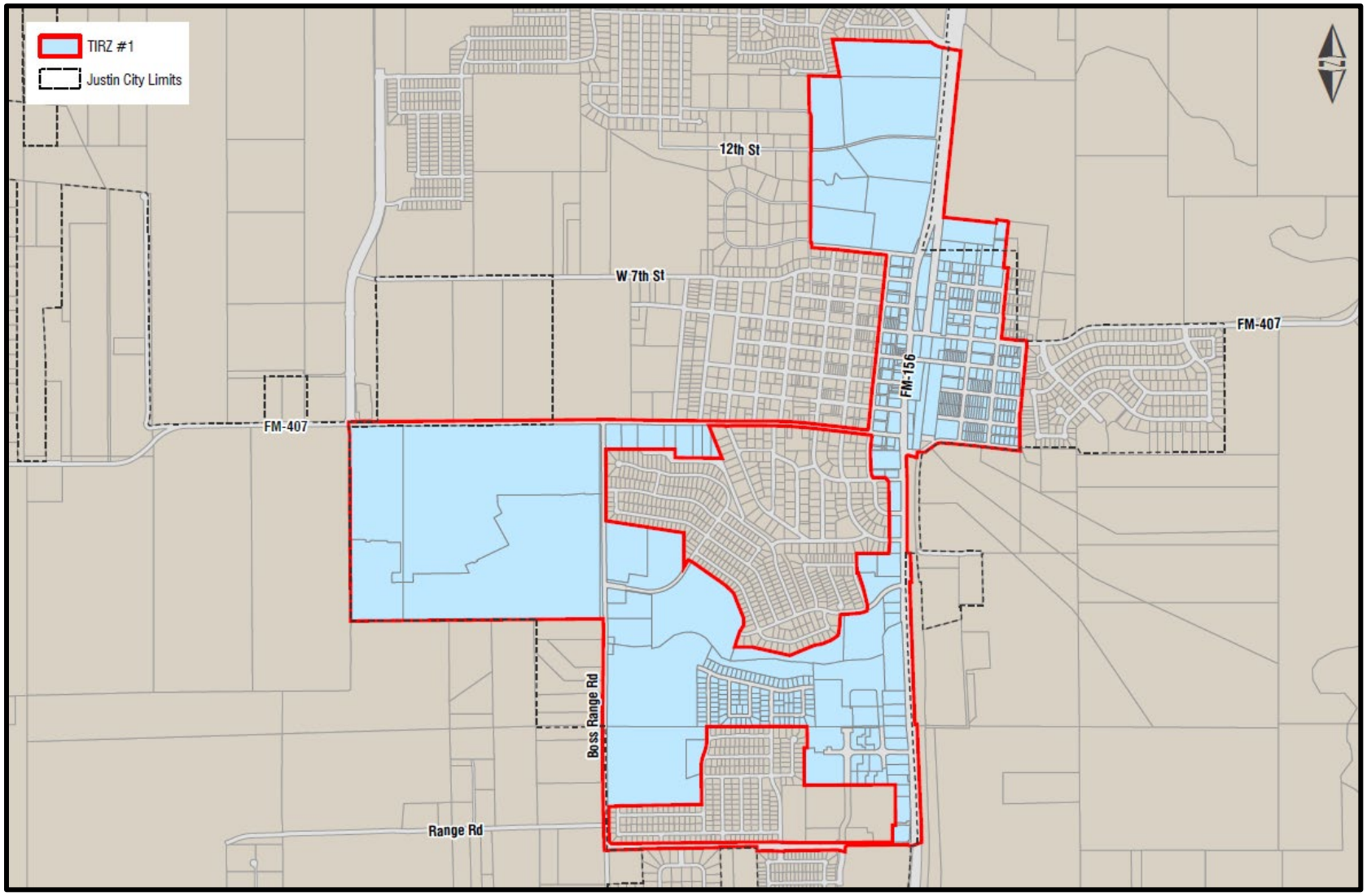

EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number One, City of Justin, Texas
Non-Project Costs

Non-Project Costs		
Total New Value Added	$	250,220,000
Total Project Costs	$	27,255,681
Total Non-Project Costs	**$**	**222,964,319**

Footnotes:
(1) Shown for illustrative purposes only, and subject to change.

EXHIBIT C – LIST OF PROJECT COSTS

Reinvestment Zone Number One, City of Justin, Texas
Project Costs

No.	Category	Name	Estimated City Cost
1	Utilities	Gas Line	$ 700,000
2	Trails	Trail in JTS	$ 800,000
3	Sewer	West Side Sewer Reimbursement	TBD
4	Water	Boss Range Water Line	$ 1,300,000
5	Roads	Boss Range Road	$ -
6	Roads	FM 1171 to John Wiley	$ 900,000
7	Roads	Road Breakout from 1171	$ 2,800,000
8	Roads	FM 407 Jug Handle	$ 2,800,000
9	Sewer	12th Street Sanitary Sewer and Force Main	$ 1,200,000
10	Sewer	Secondary Feed to Meadowlands	$ 1,200,000
11	Misc.	GST Old Town/PW	$ 5,400,000
12	Roads	Atchison Road Improvements	$ 750,000
13	Roads	Gulf Road Improvements	$ 1,000,000
14	Parks	Community Parks Improvements	$ 4,000,000
15	Downtown	Downtown Revitilization Program	$ 4,000,000
		Subtotal	**$ 26,850,000**
		Administrative Costs	**$ 405,681**
		Total:	**$ 27,255,681**

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Reinvestment Zone Number One, City of Justin, Texas
Estimated Timeline of Incurred Project Costs

Zone Year	Calendar Year	Total Project Costs[1,2]	
		Annual	Cumulative
Base	2023	$ -	$ -
1	2024	$ 1,514,082	$ 1,514,082
2	2025	$ -	$ 1,514,082
3	2026	$ 1,734,058	$ 3,248,140
4	2027	$ -	$ 3,248,140
5	2028	$ 1,950,815	$ 5,198,955
6	2029	$ -	$ 5,198,955
7	2030	$ 2,193,326	$ 7,392,281
8	2031	$ -	$ 7,392,281
9	2032	$ 2,418,668	$ 9,810,948
10	2033	$ -	$ 9,810,948
11	2034	$ 2,670,836	$ 12,481,784
12	2035	$ -	$ 12,481,784
13	2036	$ 3,003,483	$ 15,485,267
14	2037	$ -	$ 15,485,267
15	2038	$ 3,377,979	$ 18,863,246
16	2039	$ -	$ 18,863,246
17	2040	$ 3,798,617	$ 22,661,864
18	2041	$ -	$ 22,661,864
19	2042	$ 4,188,136	$ 26,850,000
20	2043	$ -	$ 26,850,000
Total		**$ 26,850,000**	

Footnotes:

(1) Estimate provided for illustrative purposes only.
(2) Does not illustrate Administrative Costs, which shall be incurred annually for the duration of the Zone.

EXHIBIT E – FEASIBILITY STUDY

Reinvestment Zone Number One, City of Justin, Texas
Feasibility Study

Zone Year	Tax Year	Growth/ Year[1]	Added Development Value[2]	New Taxable Value	Incremental Value	City TIRZ Increment			City Retained New Revenue		County TIRZ Increment[3]			County Retained New Revenue		Total TIRZ Fund Contribution	
						%	Annual	Cumulative	Annual	Cumulative	%	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Base	2023			$ 170,933,300													
1	2024	2%		$ 174,351,966	$ 3,418,666	50%	$ -	$ -	$ -	$ -	50%	$ -	$ -	$ -	$ -	$ -	$ -
2	2025	2%	$ 14,110,000	$ 191,949,005	$ 21,015,705	50%	$ 10,781	$ 10,781	$ 10,781	$ 10,781	50%	$ 3,719	$ 3,719	$ 3,719	$ 3,719	$ 14,499	$ 14,499
3	2026	2%		$ 195,787,985	$ 24,854,685	50%	$ 66,272	$ 77,053	$ 66,272	$ 77,053	50%	$ 22,859	$ 26,578	$ 22,859	$ 26,578	$ 89,131	$ 103,631
4	2027	2%	$ 16,160,000	$ 215,863,745	$ 44,930,445	50%	$ 78,378	$ 155,431	$ 78,378	$ 155,431	50%	$ 27,035	$ 53,612	$ 27,035	$ 53,612	$ 105,413	$ 209,044
5	2028	2%		$ 220,181,020	$ 49,247,720	50%	$ 141,687	$ 297,118	$ 141,687	$ 297,118	50%	$ 48,872	$ 102,484	$ 48,872	$ 102,484	$ 190,558	$ 399,602
6	2029	2%	$ 18,180,000	$ 242,764,640	$ 71,831,340	50%	$ 155,301	$ 452,419	$ 155,301	$ 452,419	50%	$ 53,567	$ 156,051	$ 53,567	$ 156,051	$ 208,868	$ 608,470
7	2030	2%		$ 247,619,933	$ 76,686,633	50%	$ 226,518	$ 678,936	$ 226,518	$ 678,936	50%	$ 78,132	$ 234,183	$ 78,132	$ 234,183	$ 304,650	$ 913,120
8	2031	2%	$ 20,440,000	$ 273,012,332	$ 102,079,032	50%	$ 241,829	$ 920,765	$ 241,829	$ 920,765	50%	$ 83,413	$ 317,597	$ 83,413	$ 317,597	$ 325,242	$ 1,238,362
9	2032	0.0%		$ 273,012,332	$ 102,079,032	50%	$ 321,903	$ 1,242,668	$ 321,903	$ 1,242,668	50%	$ 111,033	$ 428,630	$ 111,033	$ 428,630	$ 432,936	$ 1,671,297
10	2033	0.0%	$ 22,540,000	$ 295,552,332	$ 124,619,032	50%	$ 321,903	$ 1,564,570	$ 321,903	$ 1,564,570	50%	$ 111,033	$ 539,662	$ 111,033	$ 539,662	$ 432,936	$ 2,104,233
11	2034	2%		$ 301,463,379	$ 130,530,079	50%	$ 392,982	$ 1,957,552	$ 392,982	$ 1,957,552	50%	$ 135,550	$ 675,212	$ 135,550	$ 675,212	$ 528,532	$ 2,632,765
12	2035	2%	$ 24,890,000	$ 332,382,646	$ 161,449,346	50%	$ 411,622	$ 2,369,174	$ 411,622	$ 2,369,174	50%	$ 141,980	$ 817,192	$ 141,980	$ 817,192	$ 553,602	$ 3,186,366
13	2036	2%		$ 339,030,299	$ 168,096,999	50%	$ 509,125	$ 2,878,299	$ 509,125	$ 2,878,299	50%	$ 175,611	$ 992,803	$ 175,611	$ 992,803	$ 684,736	$ 3,871,102
14	2037	2%	$ 27,990,000	$ 373,800,905	$ 202,867,605	50%	$ 530,088	$ 3,408,387	$ 530,088	$ 3,408,387	50%	$ 182,842	$ 1,175,644	$ 182,842	$ 1,175,644	$ 712,930	$ 4,584,032
15	2038	2%		$ 381,276,923	$ 210,343,623	50%	$ 639,736	$ 4,048,123	$ 639,736	$ 4,048,123	50%	$ 220,662	$ 1,396,307	$ 220,662	$ 1,396,307	$ 860,398	$ 5,444,430
16	2039	2%	$ 31,480,000	$ 420,382,462	$ 249,449,162	50%	$ 663,311	$ 4,711,434	$ 663,311	$ 4,711,434	50%	$ 228,794	$ 1,625,101	$ 228,794	$ 1,625,101	$ 892,105	$ 6,336,535
17	2040	2%		$ 428,790,111	$ 257,856,811	50%	$ 786,629	$ 5,498,063	$ 786,629	$ 5,498,063	50%	$ 271,330	$ 1,896,430	$ 271,330	$ 1,896,430	$ 1,057,959	$ 7,394,494
18	2041	2%	$ 35,400,000	$ 472,765,913	$ 301,832,613	50%	$ 813,142	$ 6,311,206	$ 813,142	$ 6,311,206	50%	$ 280,475	$ 2,176,905	$ 280,475	$ 2,176,905	$ 1,093,617	$ 8,488,111
19	2042	0.0%		$ 472,765,913	$ 301,832,613	50%	$ 951,819	$ 7,263,024	$ 951,819	$ 7,263,024	50%	$ 328,308	$ 2,505,213	$ 328,308	$ 2,505,213	$ 1,280,126	$ 9,768,237
20	2043	0.0%	$ 39,030,000	$ 511,795,913	$ 340,862,613	50%	$ 951,819	$ 8,214,843	$ 951,819	$ 8,214,843	50%	$ 328,308	$ 2,833,521	$ 328,308	$ 2,833,521	$ 1,280,126	$ 11,048,364
21	2044	2%		$ 522,031,831	$ 351,098,531	50%	$ 1,074,898	$ 9,289,741	$ 1,074,898	$ 9,289,741	50%	$ 370,761	$ 3,204,282	$ 370,761	$ 3,204,282	$ 1,445,660	$ 12,494,023
22	2045	2%		$ 532,472,468	$ 361,539,168	50%	$ 1,107,177	$ 10,396,918	$ 1,107,177	$ 10,396,918	50%	$ 381,895	$ 3,586,177	$ 381,895	$ 3,586,177	$ 1,489,072	$ 13,983,095
23	2046	2%		$ 543,121,917	$ 372,188,617	50%	$ 1,140,101	$ 11,537,019	$ 1,140,101	$ 11,537,019	50%	$ 393,252	$ 3,979,429	$ 393,252	$ 3,979,429	$ 1,533,353	$ 15,516,448
24	2047	2%		$ 553,984,356	$ 383,051,056	50%	$ 1,173,684	$ 12,710,703	$ 1,173,684	$ 12,710,703	50%	$ 404,835	$ 4,384,264	$ 404,835	$ 4,384,264	$ 1,578,519	$ 17,094,967
25	2048	2%		$ 565,064,043	$ 394,130,743	50%	$ 1,207,938	$ 13,918,641	$ 1,207,938	$ 13,918,641	50%	$ 416,650	$ 4,800,914	$ 416,650	$ 4,800,914	$ 1,624,588	$ 18,719,555
26	2049	2%		$ 576,365,324	$ 405,432,024	50%	$ 1,242,878	$ 15,161,519	$ 1,242,878	$ 15,161,519	50%	$ 428,702	$ 5,229,616	$ 428,702	$ 5,229,616	$ 1,671,579	$ 20,391,135
27	2050	2%		$ 587,892,630	$ 416,959,330	50%	$ 1,278,516	$ 16,440,034	$ 1,278,516	$ 16,440,034	50%	$ 440,994	$ 5,670,611	$ 440,994	$ 5,670,611	$ 1,719,510	$ 22,110,645
28	2051	2%		$ 599,650,483	$ 428,717,183	50%	$ 1,314,867	$ 17,754,901	$ 1,314,867	$ 17,754,901	50%	$ 453,533	$ 6,124,144	$ 453,533	$ 6,124,144	$ 1,768,400	$ 23,879,045
29	2052	0.0%		$ 599,650,483	$ 428,717,183	50%	$ 1,351,945	$ 19,106,846	$ 1,351,945	$ 19,106,846	50%	$ 466,322	$ 6,590,466	$ 466,322	$ 6,590,466	$ 1,818,267	$ 25,697,311
30	2053	0.0%		$ 599,650,483	$ 428,717,183	50%	$ 1,351,945	$ 20,458,790	$ 1,351,945	$ 20,458,790	50%	$ 466,322	$ 7,056,788	$ 466,322	$ 7,056,788	$ 1,818,267	$ 27,515,578
Total			**$ 250,220,000**				**$ 20,458,790**		**$ 20,458,790**			**$ 7,056,788**		**$ 7,056,788**		**$ 27,515,578**	

Assumptions	
Base Taxable Value[4]	$ 170,933,300
City AV Rate	0.630693
County AV Rate	0.217543

Footnotes

1) Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn.
2) Added Development Value estimated based on City's prior growth.
3) County is shown for illustrative purposes and has not yet agreed to participate.
4) Base Taxable Value to be confirmed by the Appraisal District.

EXHIBIT F – PROPOSED USES OF THE PROPERTY

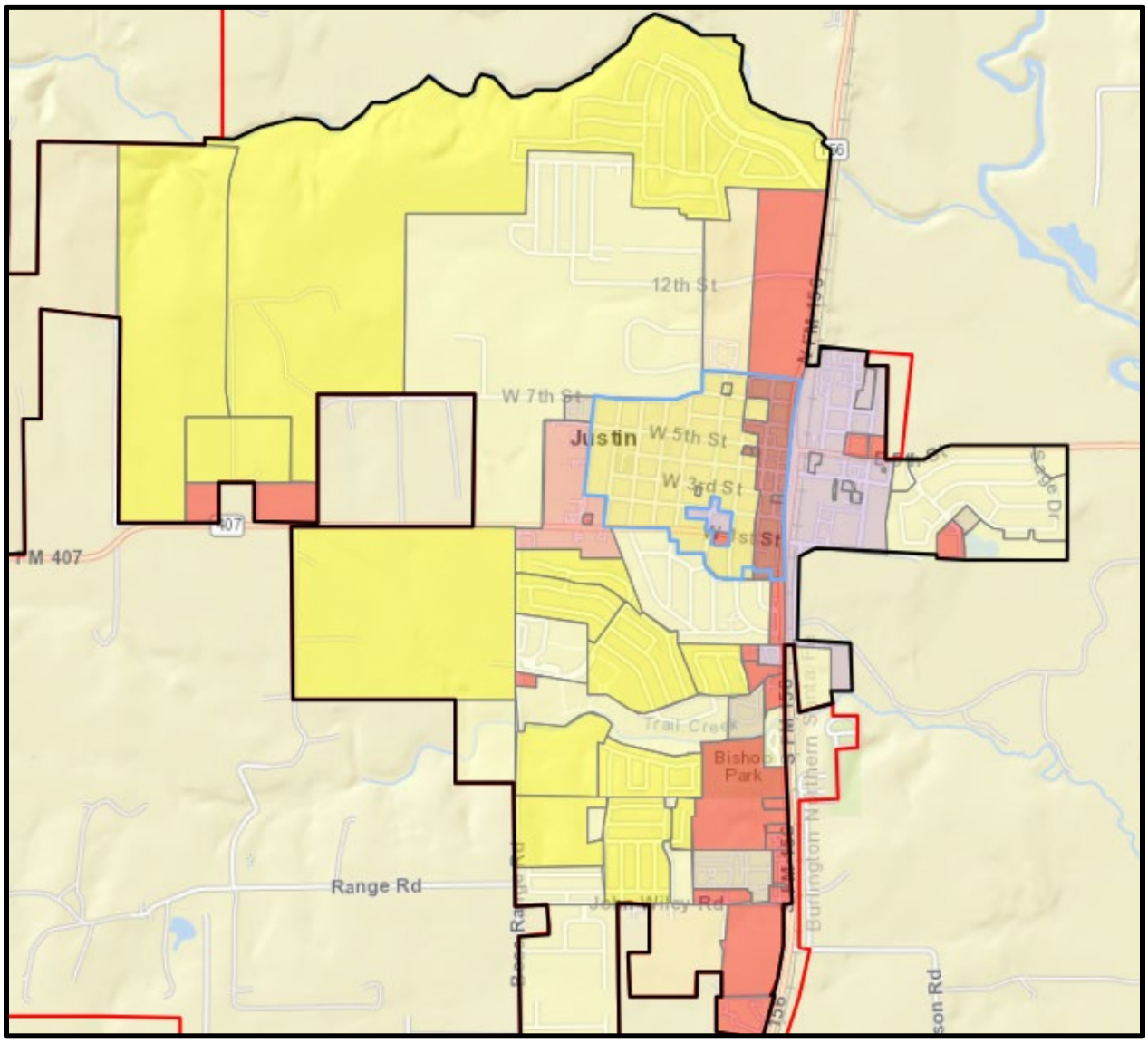

EXHIBIT G – MAP OF THE PUBLIC IMPROVEMENTS

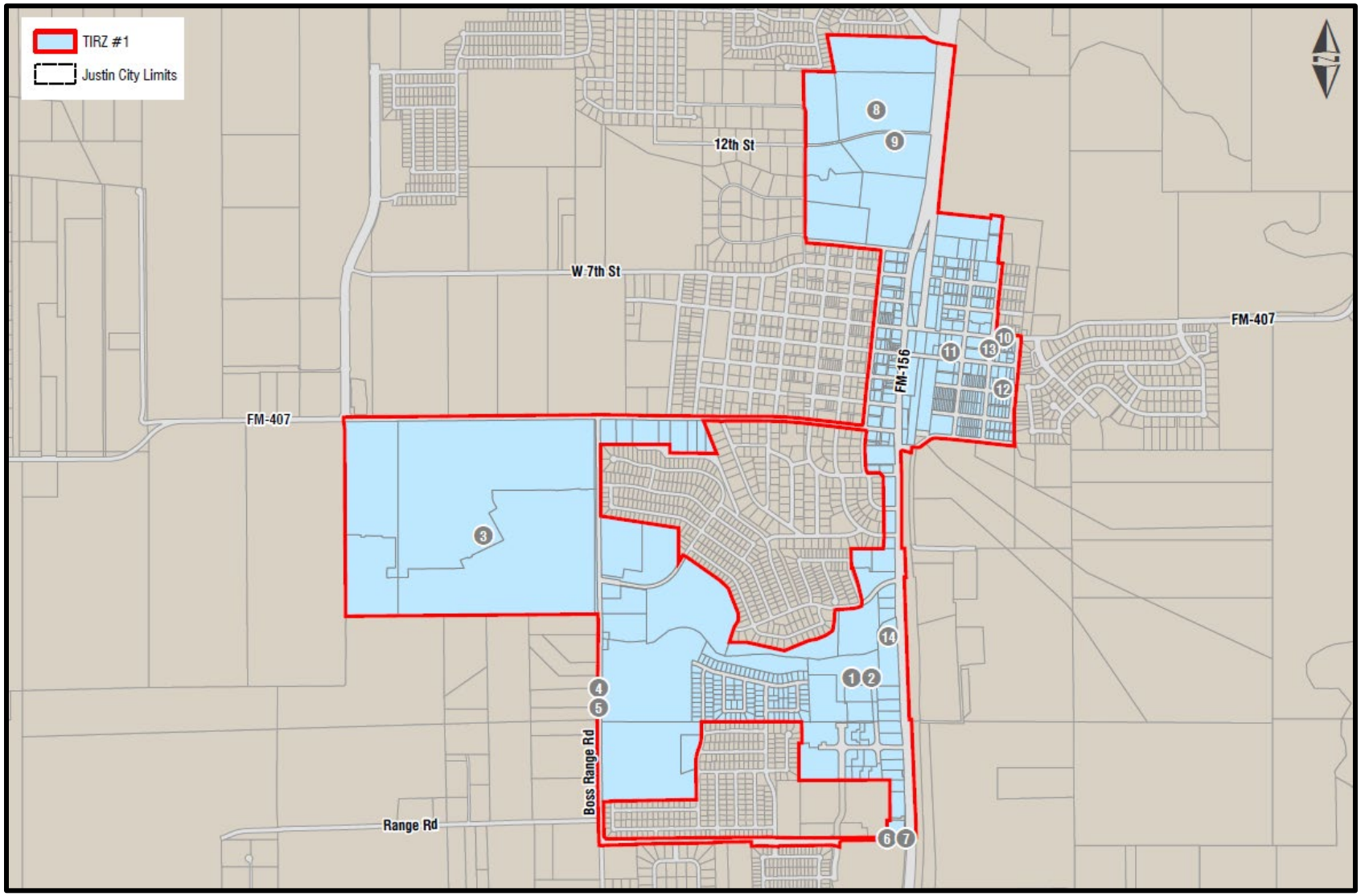

EXHIBIT H – PARCEL IDENTIFICATION

Property ID	Acres
158357	0.09
135225	0.06
158362	0.12
69077	0.16
158355	0.09
158326	0.08
158374	0.09
158358	0.12
158320	0.08
158409	0.19
158408	0.19
158373	0.09
158354	0.09
158356	0.09
158331	0.16
158313	0.08
158325	0.08
158407	0.19
135226	0.08
158316	0.08
158312	0.08
158334	0.17
158336	0.16
158353	0.12
158323	0.08
69289	0.38
69293	0.30
158317	0.08
158324	0.08
149291	0.12
69084	0.14
194897	0.20
158403	0.10
158377	0.09
69081	0.40
69073	0.29
69150	0.47

Property ID	Acres
68058	2.15
69291	0.15
158335	0.16
69075	0.10
69257	0.02
69262	0.11
69252	0.18
247369	2.53
69253	0.09
69277	0.16
158350	0.12
158319	0.08
158406	0.10
158399	0.08
158372	0.09
158344	0.16
158349	0.12
158339	0.14
135220	0.15
158359	0.12
158480	0.15
158340	0.16
69265	0.06
158420	0.07
158493	0.18
158422	0.08
158421	0.07
158315	0.08
282731	1.11
69575	0.16
158424	0.08
158479	0.16
158333	0.12
122488	0.61
69255	0.06
158478	0.16
158314	0.08

Property ID	Acres
158419	0.07
69526	0.17
155378	0.35
158477	0.15
158486	0.15
158418	0.07
158485	0.17
158401	0.10
78625	0.07
158360	0.12
69168	0.05
68822	0.92
68822	0.21
68779	1.11
0	0.24
0	0.18
68805	2.13
158484	0.17
69596	0.49
234846	4.60
158366	0.09
69282	0.74
158363	0.17
69271	0.07
158383	0.09
158367	0.09
158368	0.09
158385	0.06
69250	0.51
69276	0.36
69158	0.10
69261	0.24
69258	0.10
69530	0.35
69249	1.04
69163	0.35
69461	0.23

Property ID	Acres
675155	1.31
69566	0.16
69260	0.16
158347	0.15
69315	0.08
158417	0.06
69471	0.43
158423	0.08
69572	0.46
69311	0.10
158487	0.09
69334	0.35
69263	0.06
158369	0.09
158379	0.09
135221	0.12
158380	0.09
69576	0.12
69321	0.26
69266	0.95
158382	0.09
135231	0.13
69264	0.40
69251	0.49
158425	0.08
158414	0.10
69278	1.66
158378	0.09
158352	0.12
158410	0.19
291028	1.96
122489	0.14
270675	3.93
158412	0.19
69266	0.78
69576	0.12
158371	0.09
158381	0.09
135222	0.18
135223	0.25

Property ID	Acres
149285	0.10
69437	0.48
69425	0.48
158476	0.14
78626	0.47
69522	0.15
158483	0.20
194924	0.44
158384	0.09
69273	0.17
158364	0.06
162987	0.94
158345	0.16
158474	0.13
184886	9.07
69155	0.17
231226	0.33
69254	0.31
224345	0.18
158482	0.16
158398	0.06
158342	0.17
158341	0.17
69564	0.35
158481	0.17
69282	0.74
69298	0.15
158351	0.12
158376	0.09
158365	0.09
154908	0.12
69453	0.32
69280	0.20
158346	0.15
158348	0.12
69316	0.26
69527	0.10
202500	0.34
158361	0.12
158370	0.09

Property ID	Acres
69570	0.30
69152	0.29
69256	0.05
158343	0.18
614309	0.07
69268	0.02
155375	0.09
158488	0.42
158308	0.08
154907	0.13
158311	0.08
69267	0.01
69267	0.01
69269	0.02
155373	0.08
187412	6.66
158338	0.14
69268	0.02
69269	0.02
69268	0.02
158318	0.12
69170	0.05
69270	0.02
69268	0.01
135218	0.18
158328	0.16
158322	0.08
614319	0.07
614319	0.07
614319	0.10
69534	0.18
158321	0.08
135217	0.12
158337	0.16
69269	0.01
184885	5.61
158491	0.25
158327	0.11
69168	0.25
69270	0.01

Property ID	Acres
69466	0.07
69465	0.08
69465	0.08
69465	0.08
158330	0.16
69270	0.02
69269	0.02
234847	0.00
208187	1.06
69267	0.02
158492	0.23
158329	0.16
69272	0.08
277902	0.20
158386	0.06
158375	0.09
69525	0.59
178046	1.43
69270	0.02
69267	0.02
155374	0.07
154906	8.90
234847	3.73
158473	0.12
158475	0.13
69515	0.39
69500	0.39
69448	0.23
69445	0.22
69494	1.41
184885	9.35
184888	12.44
682815	0.13
184879	24.39
980338	1.25
980340	0.90
980339	1.02
670864	0.00
670865	0.00
68818	0.24

Property ID	Acres
679403	0.06
69537	0.16
69534	0.17
69537	0.17
69473	0.68
202501	0.71
183543	1.22
122487	1.59
179598	1.60
724567	2.29
706537	0.44
244924	1.08
523464	4.81
68790	1.74
68771	2.56
769361	0.20
769355	0.18
769352	0.18
769396	0.20
769344	0.18
769386	0.18
769389	0.22
769285	0.18
769365	0.16
769394	0.18
769362	0.21
769368	0.16
769333	0.16
769292	0.17
769351	0.18
769364	0.16
769287	0.17
769397	0.20
769379	0.16
769369	0.16
769347	0.19
769354	0.18
769350	0.18
769356	0.18
769378	0.16

Property ID	Acres
769288	0.18
769279	0.18
769363	0.17
769331	0.16
769370	0.16
769353	0.18
769398	0.18
769373	0.16
769283	0.17
769360	0.21
769395	0.15
769271	0.17
769286	0.17
769284	0.17
769349	0.18
222070	27.58
69561	0.44
652689	0.01
655893	0.04
261647	1.61
741247	0.86
741246	0.69
69588	0.16
69582	0.07
306004	0.93
69577	1.53
69584	0.08
135229	0.22
158413	0.15
966126	0.11
966124	0.36
966122	0.12
679874	0.64
966123	0.11
682814	0.10
69403	1.02
682813	0.03
69541	0.13
69447	0.18
675484	0.08

Property ID	Acres
68819	0.32
706731	0.12
675483	0.87
69475	0.25
706733	0.09
769324	0.17
769316	0.20
769348	0.19
769325	0.18
769282	0.18
769326	0.19
769345	0.18
769290	0.18
769400	0.15
769317	0.16
769340	0.20
769336	0.23
769380	0.17
769385	0.18
769372	0.17
769374	0.16
769293	0.18
769377	0.16
769338	0.18
265989	31.35
769330	0.16
769358	0.27
769334	0.17
769337	0.18
769357	0.20
769320	0.16
769291	0.17
769384	0.18
769346	0.18
769319	0.16
769339	0.18
769367	0.26
769322	0.32
769399	0.14
769366	0.20

Property ID	Acres
769390	0.20
769383	0.19
769381	0.19
769376	0.16
769371	0.19
769280	0.17
769387	0.21
769392	0.15
769321	0.18
769401	0.20
769281	0.18
769382	0.18
769332	0.16
769375	0.16
769274	0.17
769335	0.19
769318	0.16
769289	0.18
661904	7.82
184888	23.15
966125	0.12
464527	9.01
69451	0.17
651427	0.04
670872	0.47
183859	0.46
158751	0.44
706732	0.13
202500	0.06
679799	0.41
683124	2.03
68822	2.40
706512	0.10
69477	0.26
769327	0.26
769329	0.21
769328	0.24
464528	21.62
769402	5.54
769277	0.18

Property ID	Acres
769273	0.23
769278	0.17
769276	0.18
769275	0.18
769391	0.19
769393	0.18
769272	0.20
769343	0.25
258174	6.42
769323	0.19
741248	0.79
986694	1.08
984752	16.06
68212	25.08
986693	0.47
984751	69.41
68118	83.09
989113	0.48
989114	0.46
989115	0.96
69302	0.15
158415	0.15
158402	0.10
158416	0.14
122489	0.33
69307	0.09
158400	0.10
126172	0.20
69310	0.09
126171	0.34
158405	0.10
69300	0.14
158404	0.10
1010200	0.13
1009868	1.80
1009865	2.03
529883	1.09
256033	1.52
1002429	5.02
769342	0.42

Property ID	Acres
769341	0.24
660468	0.10
256034	1.15
1008392	2.72
995156	0.37
529881	0.94
529882	0.89
235062	0.66
290950	0.81
529884	1.06

Property ID	Acres
995157	0.50
995158	0.47
995159	0.71
995160	0.65
995161	0.58
995162	0.80
995166	5.17
995165	0.94
995164	0.69
995163	0.89

Property ID	Acres
995167	3.47
766248	8.02
766245	0.38
766245	5.95
184887	15.47
135227	0.16
126170	0.03
1019327	0.06

City Council Coversheet
November 9, 2023
415 N. COLLEGE AVE.

Agenda Item: 16. (POSSIBLE ACTION ITEMS)

Title: Consider and take appropriate action authorizing the City Manager to enter into an agreement with Axon Enterprises for the purchase of Tasers, Body Cameras, and Fleet Camera Systems for the Justin Police Department.

Department: Administration

Contact: Jarrod Greenwood, City Manager, Brian Frieda, Police Chief

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Recommendation:

Staff recommends approval

Background:

Currently the police department is making use of a cross section of analog and digital in-car video systems from a company known as Watch Guard, and body cameras labeled as Motorola formally produced by Watch Guard, again comprised of blended technology. The current system has been less than reliable and has the potential to expose the officers and the city to unnecessary liabilities. As for the department's current ECD's/Tasers these units have passed their end-of-life cycle and are no longer serviceable by Axon.

The proposed system with Axon, is going to provide the latest generation of Tasers, will provide reliable body cameras that have GPS on board, and reliable and functioning fleet system. The system being sought has the capabilities to be activated wirelessly by other units or body cameras as well as when an officer unholsters their taser and handgun, in the event the officer was to have a startled response the camera(s) would activate and back record up to 2 minutes prior to activation, and provides a transcription of the recorded event.

City Attorney Review: No

Attachments:

None