

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



Alyssa Linenkugel, Place 4
Dylan James, Place 5
Chrissa Hartle, Place 6

James Clark, Mayor

**CITY OF JUSTIN
CITY COUNCIL MEETING AGENDA
MARCH 28, 2024
415 N. COLLEGE AVE.
5:30 P.M.**

CALL TO ORDER

PUBLIC HEARING

1. Conduct a public hearing to hear testimony and make a first consideration in accordance with the City Charter of ordinance 773-24 accepting and approving a final Timberbrook Public Improvement District No. 2 Service and Assessment Plan, including the Improvement Area #1 Assessment Roll; making a finding of special benefit to property within Improvement Area #1 of the Timberbrook Public Improvement District No. 2; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended.

POSSIBLE ACTION

2. The Justin City Council will make a first consideration of Ordinance 774-24 of the City of Justin, Texas, approving and authorizing the issuance and sale of the City of Justin, Texas, Special Assessment Revenue Bonds, Series 2024 (Timberbrook Public Improvement District No. 2 Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date.

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 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 Creek Developers Agreement
- Oliver Creek Developers Agreement
- Justin Town Square
- Oncor Transmission Line

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 22nd day of March 2024 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews

Brittany Andrews, City Secretary

City Council Meeting

March 28, 2024

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items 1&2

Department: Administration

Contact: Assistant City Manager, Abbey Reece

Recommendation: Approve as presented.

Background:

(The below section is the same for all four PID items before you tonight)

Four (4) items are before the City Council this evening regarding Timberbrook PID No. 2. These items will take place across two separate meetings, both occurring tonight, March 28th. The purpose of these two meetings is that the Justin home rule charter requires there be two readings of ordinances. The two readings must be in different meetings, but do not have to be on two separate days. While state law provides an exemption for some debt issuances, the law does not clearly exempt the levy of assessments that will secure the PID bonds from this requirement. Additionally, since the bonds are priced the day of consideration of a bond ordinance and the assessments are levied to support the bonds at this price, it is important to have both readings on the same day.

Timberbrook PID No. 2 was created by City Council on February 8th, 2024. The Preliminary Service and Assessment plan was approved by City Council on February 22nd, 2024. The items tonight are the next steps for the project to continue. This evening you are considering ordinances that would:

1. Approve an assessment ordinance approving final Service and Assessment Plan and levying assessments against all property within Improvement Area #1 in order to fund the projects within that portion of the district through the issuance of PID Bonds; and
2. Approve the issuance of bonds for Improvement Area #1

Each of these ordinances are the same across both meetings, so while there are four (4) action items, there are only two (2) ordinances being considered for approval. State law requires that before a city can levy PID assessments against property, it must hold a

hearing to consider comments from the public. Therefore, each consideration of the assessment hearing will be preceded by a public hearing, notice of which was provided in the newspaper and by mail to the property owner within the PID.

The principal amount for the bonds for PID No. 2 IA#1 were calculated based on the goal of having a consistent Tax Rate Equivalent (TRE) across properties in PID No. 1 and 2. These bonds are issued for the district and will only be paid for by assessments collected from properties within the district. These bonds will not at any point become secured by the City's general ad valorem tax collections or the City's general fund.

Representatives from the City, Developer, P3 Works, Bond Counsel, and others will be present at the meeting should you have any questions.

City Attorney Review: N/A

Attachments: