

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting–September 8, 2014.

The Justin City Council Meeting convened into a Regular Session being open to the public the 8th day of September 2014 at 7:00 p.m. 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 Greg Scott, Mayor Pro-Tem David Speicher, Council Members Lisa Cate, Conrad Jimison, Stephen Chambers and Stephen Newby. City Staff: City Attorney Rob Dillard, City Manager Ashley Stathatos, City Secretary Kim Strange, Justin Police Chief Bill Brooks, EDC Director Shani Ihnfeldt, CDC President Mike Russ, United Way Representative Jodi Ramon and Lyle Dresher, Planning and Zoning Commission Member Vickey Reynolds, CDC Board Member Bonnie Washburn, Residents Jim Tate, Kelvin Waggoner, Teddy Yon, Beate Dufresne, Brian French, Alan Woodall, David A. Wilson, Kayla Stewart, Cassidy Scott, Clifford Scott, Joseph Roy, Kathy Benson, Terrance Smith, Neill Gathings, Muffet Mishlitsch, Christa Spearman, Stephanie Giger.

I. CALL CITY COUNCIL TO ORDER

The Invocation and Pledge of Allegiance was given by Council Member David Speicher.

II. PUBLIC INPUT FOR ITEMS NOT LISTED ON THE AGENDA

In order to expedite the flow of business and to provide all the citizens the opportunity to speak, the Mayor may impose a three minute limitation on any person addressing the Council.

*Citizen comments are limited to three (3) minutes per speaker.

Resident who did not give her name wanted her opinion noted that she is against Bishop Garden.

Jim Tate-showed the agenda to mother and she asked if the Tax rate had changed. Its confusing and would like it to have more detail.

The following was submitted to Council in written form and presented by resident Neil Gathings at 510 Hardeman Circle – My comments tonight are related to the subject of apartments in the City of Justin, specifically the proposed Low Income Housing Tax Credit based Bishop Gardens.

My family started in apartments and rent houses in older areas of Arlington and North Fort Worth. In the 3 years of living there, we experienced over \$1000 of personal

property damage to our cars and 6 others in the parking lot of the apartment and smashing of windows and damage to the house. All in what were considered “nicer” neighborhoods.

That experience drove me out of those areas in search of somewhere with good schools, great growth opportunity and a neighborhood that has potential to keep up with itself over the years. We investigated the town of Justin very thoroughly, and found that at the time, there were no liquor stores, no bars and specifically only two very small apartment complexes in town.

When we decided to uproot and move to Justin, it was for the opportunity to get out of the City, raise a family in a small town, and contribute to the city in positive ways.

On that point, there is a large difference in the image of a town that has positive tax growth one that allows growth in areas that are not appealing or uplifting, such as lower income housing apartments.

The two housing divisions that are underway (4 and 5) show positive initiative to grow the area with family dwellings that people can be invested in. Apartment dwellers are not and cannot be directly invested in the area for the long haul. People move and some people just don’t make good neighbors, but in the end, if you live next to people that are deeply invested in the neighborhood around them, then you have a better chance of growing in a better direction.

I am requesting that the City Council deny any new apartment growth, no matter what the size.

IF the council believes that it is absolutely necessary and in the best interest of the citizens, then I ask for you to do so under the following conditions:

FIRST: Raise the requirement of # of units to 60% to full rate, not 30% and 40% bracket to keep out those that are not as vested in being there and SECOND: Convert the units to mandatory single story only as to not detract from the area and ruin the curb appeal from 156.

THIRD: consider a stone facia as the only option for exterior siding, so there is a half a chance of it lasting thru the years.

In conclusion, it is the absolute responsibility of the city council to do what is the best interest of the citizens of Justin for the near term AND long haul.....that is our civic duty. My hope is that the waiving of a nice check for a lift pump and the hope of 72 units tax dollars don’t ruin the outlook for those families who have actually INVESTED in the city of Justin

Let’s not open up the floodgates on having just as many apartment complexes as pizza places, liquor stores etc. that’s the wrong race to be winning..... Thank you Neil Gathings
510 S. Hardeman Circle.

III. OPEN PUBLIC HEARINGS

1. Conduct a public hearing on a proposed tax rate of .660000 per \$100 of taxable value. The proposed tax rate would increase total taxes in Justin by 3.37%.

Open public hearing at 7:09 pm – Mayor explains the amount taxes that the city receives from the proposed tax rate. Close at 7:14 pm

2. Conduct a public hearing on the proposed FY 2014-2015 budget.

Mayor explains the projects that the General Fund is funding, and also the Water fund projects.

The City Council will vote on the proposed tax rate and the FY 2014-2015 budget on September 15, 2014, at 6:30 p.m. in the City Council Chambers, Justin City Hall, 415 North College Avenue, Justin, Texas.

IV. ACTION ITEMS

3. Consider and act on a Proclamation declaring September 2014 Live United Month for United Way of Denton County.

Representatives from United Way, Lyle Drescher who is the drive Chairman, this will improve the residents of Denton County. Education, income, health, needs assessment of the county, divided into those three categories.

Mayor read a portion of the proclamation.

Council Member David Speicher made a motion to approve the Proclamation declaring September 2014 Live United Month for United Way of Denton County. Council Member Stephen Chambers seconded the motion. Motion carries.

4. Consider and act on the Type A Board and Type B Board Budgets.

- A. FY 2014-2015 Economic Development Corporation Budget.

Stephen Newby made a motion to approve both EDC and CDC 2014-2015 Board Budgets, Conrad Jimison seconded the motion. Motion carries.

Council member Stephen chambers asks about the Taylor easement project. Executive Director Shani Ihnfeldt states that might be amended.

- B. FY 2014-2015 Community Development Corporation Budget.

5. Consider and act on the appointment of new members and reappointment of existing members to the Type A Board and Type B Board.

- A. Economic Development Corporation Board Appointments.

Joseph Roy- LC-what interests you, - politics, parks more things for families, businesses, brings money, disagrees with the concept that apartment people doesn't have a vested interest. Might not can afford a house but might want to get involved in Justin. Wants to be a part.

Lisa Cate-why did you choose Justin?
Joseph Roy- this is where God lead us!

Brian French-interest in historical, loved the people, very friendly, 2 years of painful negotiations, would like to turn the house into a key piece for Justin, would like to see Justin grow, maybe duplicate what Roanoke has done. Has heard oppositions about bishop gardens, has a friend that he debates with frequently, always finds a consensus, sounds like the meetings hasn't found one yet.

Candyce Adams – could not attend

Eric Priddy- could not attend

David Wilson – retired air force, major command, logistics, senior advisor, don't care about politics, leg man if we need it, manage change, how fast or slow do we want to grow, be a team, do what's right for Justin. Would like to help in any way he can.

Alan Woodall- family has been in the area 22 years, fathers retired air force, mother retired civil service, American Airlines, air force reserve, lives on w.7th, lived in flower mound, smart growth plans, ready to serve, who we attract businesses as well as the populous.

David Speicher-how many spots available, 3 spots

Bonnie Knowles- did not attend

B. Community Development Corporation Board Appointments.

Bonnie Washburn – been on “B” board of 6 years, wanted to see Justin grow, wants that small town atmosphere, works hard on the CDC board to keep that small town feel. Seen quite a few projects completed, one being the playground at city hall Community Park.

Mike Russ - Didn't know where Justin was when he moved here, found Justin, only house on block, been on board since Trietsch administration. Mr. Trietsch asks him to come to the A Board. Helped to read the rules of EDC, nothing happening, had an opportunity on the industrial side. He knew Light Industrial on the north side was going to take a lot of work. Next project was the north side. Established office of the Executive Director, bought a building, jumped ship from A board to the B board. Facade grant program, business loan, shows confidence in our town.

Rodney Addington – did not attend

Ashley Stathatos- have openings on Planning & Zoning commission.

Mayor Scott- will make sure everyone serves somehow.

David Speicher- Mr. French I would like to see you on P & Z.

Ashley Stathatos- explained the role P & Z plays in the CIP process.

Stephen Newby also commented on how important Planning & Zoning is in the city.

Conrad Jimison – key to successful boards, right skilled people, not necessarily see eye to eye all the time, if you see eye to eye you don't see everything. Need the right mix.

Lisa Cate – thank you all for moving to Justin, been here all her life, Justin is going change, but, keep the small town feel.

David Speicher- made a motion to appoint Knowles, Washburn, and Russ for the CDC Board. Stephen Chambers – seconded the motion. All in favor. Motion carries

David Speicher- made a motion to appoint Roy, Wilson, and Woodall appointees for EDC, mayor would like for David Speicher to amend his motion to have Woodall appointed to P & Z.

Motion made by Stephen chambers – to appoint Joseph Roy David Wilson and Eric Priddy to the Economic Development Corporation Board. Lisa Cate – seconded the motion. All in favor. Motion carries.

6. Discuss and consider Bishop Gardens Apartments.

Resident - Doesn't understand how the apartments will be built on a flood plain, for the apartments, as well as herself.

Mayor Scott – they will built on the 7 acres to the south the 3 acres near the creek will not be built on.

Mayor and Council explained the changing in the zoning process. Mayor Scott also explained the planned development process and the control that the planned development gives the Council.

Stephen Chambers, only thing that is being decided on the 15th is the zoning change. No other details will be decided.

Resident would like to know if the apartments could be built in another location in Justin. Mayor Scott - The state has dedicated this location for these apartments.

Resident – There are additional residents against Bishop Garden apartments. Congested streets, feels like council is not hearing her.

Stephen Chambers – what is it that you fear? Crime, property values, Congestion?

Conrad Jimison – daughter manages apartments and they have more trouble with the market rate apartments than with the income based apartments. Trying to minimize the risk.

V. **CONSENT**

7. Consider and approve minutes from the City Council Regular Session on August 11, 2014 and August 25, 2014 City Council Public Hearing/Workshop.

Council Member Stephen Chambers made a motion to approve the august 11, 2014 minutes. The motion was seconded by Stephen Newby. All in favor. Motion carries.

VI. **EXECUTIVE SESSION**

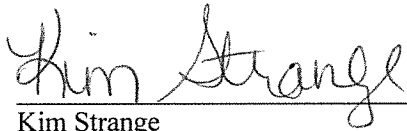
As authorized by Section 551.071 (2) of the Texas Government Code, the City Council may adjourn into closed executive session to seek confidential legal advice from the City Attorney for the following:

VII. 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 5th day of September 2014, by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Council Member Lisa Cate made a motion to adjourn. Council Member Stephen Newby seconded the motion. All in favor. Motion carries.

Stephen Newby – will be leaving the council a week from this Thursday. Moving away. He had specific requirements for a house, found one quickly, country lake estates in argyle. Thanked everyone for getting to serve on council. He has served for 12 plus years. Will still serve on the CIP Committee.



Kim Strange
City Secretary

