

John Mounce, Councilmember
Charlotte Moore, Councilmember
Lynn Crites, Councilmember



Alan Woodall, Mayor Pro Tem
Brad Rieger, Councilmember

David Wilson, Mayor

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting-- July 9, 2018

The Justin City Council Meeting convened into a Regular Session being open to the public the 9th day of July, 2018 at 5:00 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor Wilson, Councilmembers Alan Woodall, John Mounce, Brad Rieger, Charlotte Moore, and Lynn Crites. City Staff: City Manager, Cori Reaume, City Secretary, Brittany Andrews, Finance Director, Josh Armstrong, Development Coordinator, Dan Coleman, Police Chief, Alex Coss, Management Analyst, Abbey Reece, and City Attorney, Matthew Boyle.

CALL TO ORDER

Convened into session: Mayor Wilson called the Workshop to order at 5:00 pm

WORKSHOP 5:00 P.M.

1. Discuss Resolution 530-18, for the appointment of one member to the Board of Managers of the DENCO area 9-1-1 District. (Resolution)

City Manager, Cori Reaume- Mayor and Council the resolution is in your packet, as well as the applicants for your review. Councilman Woodall – I feel if Mr. Carter has been involved this long, and doing a great job we should look to re-appoint him.

2. Discuss Keep Justin Beautiful Committee applicant.

City Manager, Cori Reaume- Mr. Justin Lemish is here if you would like to ask him any questions. You will see he is on the agenda twice this evening as he is also the EDC applicant on your next agenda item.

3. Discuss Economic Development Corporation Board applicant.

4. Discuss Legacy Ranch Phase I development agreement amendment. (Development Agreement) (Elevation Examples)

City Manager, Cori Reaume – Mayor and Council, we do have Mr. Lee Hughes here from the Legacy Ranch development if you have any questions for him. Lee Hughes – I represent Legacy Ranch Development, and we are now open for business. Mr. Hughes spoke of the amendments

that are being presented to council, to include the masonry requirement changes, and informing them of the various home options that they will be bringing to Justin.

5. Discuss a proposed maximum tax rate for FY 2018-2019 and calling public hearings on the proposed tax rate and proposed budget.

Finance Director, Josh Armstrong – We are asking that we call the Public Hearing to approve the proposed ratio of .65 to keep it from going any higher.

6. Discuss calling public hearings regarding city-initiated zoning changes. (Exhibit 1) (Exhibit 2) (Official Zoning Map) (Future Land Use Plan)

Development Coordinator, Dan Coleman – Mayor and Council, you have before you two options for calling the required public hearings.

7. Discuss an amendment to the City’s ordinance regarding the discharge of firearms. (Existing Ordinance) (Excerpt from Texas Local Government Code)

- Duane Ihnfeldt, 1325- (no comment form) This has all come up because we, as we always have, have been shooting coyotes, snakes, hogs, etc. on my property.

City Manager, Cori Reaume – We do not have the ordinance drafted for you tonight, however, if there are any changes you would like to make, please let us know, as we will bring that back to you at the next meeting. Councilman Woodall – I say we update the ordinance to comply with the state law in the simplest way possible. Councilman Crites – I would like to see a group get together to teach shooting and proper handling.

8. Discuss council meeting procedures. (Draft Rules of Procedure)

City Manager, Cori Reaume and councilmembers reviewed the Rules of Procedure draft, and explained to the citizens in the audience the purpose and reason for this. Councilman Mounce – Public comment is to allow citizens to speak and for council to be able to engage with the citizen, on items other than what is on the agenda. Councilmembers agreed that in order to speak, a citizen will need to fill out the public comment form to ensure the productivity of the meeting.

- Mr. Ihnfeldt –(no comment form) If I am a concerned citizen and I feel that something needs to be addressed that day, a hazardous situation, a citizen should be allowed to stand up at that podium and speak.

Councilman Woodall – You are proving my point right here, if this turns into a free-for-all, we can be here late. Citizens spoke up unannounced. Councilman Woodall – this is why we are putting this in place. Will we be allowing them to fill out the comment form and be called up, or do we want the free flow of information such as how we are doing right now. City Manager, Cori Reaume – for record keeping purposes, we do need the public comment form filled out and turned into the City Secretary before speaking.

- Mr. Ihnfeldt – (no comment form) I don’t know about the form stuff, I know at the podium I didn’t go about it properly, but you should have it to where when you are at the podium you address it by asking the information you need, and whoever is keeping record write it down.

Councilman Woodall – Well this would be considered a Town Hall and anyone could speak openly, but at some point if you don’t put limitations on it, you will be here all night.

Councilman Mounce – The intent of this whole discussion was to formalize a process that the citizens know what it is regardless, and they have the opportunity to interchange with us, properly.

- Jeffrey Gastineau, 1104 Hillside Dr. – I’m listening to this and I’m hearing that it is ok for me to get up and speak during workshop. I do have an issue with the fact the not everybody will be able to make it to the workshop, and they should be allowed to speak during the regular meeting. My take from Councilman Mounce is that if we are here during the discussion, that we may raise our hands and be called up to comment on the item, even during the Action Items.
- Alyssa, 1001 Canyon Dr. – I am here as a concerned parent; the baseball and softball fields are dangerous for our kids/participants. I am asking that you place this on a future agenda, as we have attempted previously to address these issues. We would like to see what kinds of upkeep is being done on the fields to ensure the safety and continuous participation for our leagues.

9. Discuss road maintenance funding options.

Councilman Mounce- We have roads that need to be repaired, some in old town are in various states of repair. Councilman Crites- I agree with the options as presented, but ask that we visit the possibility of holding an election to allocate that ¼ cent sales tax. Councilman Woodall- Cori, can you explain Argyles recent changes to their EDC funds? Do you think a special election would be an option? City Manager, Cori Reaume vaguely explained the recent election the Town of Argyle had to allocate sales tax, also explaining the option to hold an election. Councilmembers continued discussions and asked that more information be brought back to the next meeting.

Mayor Wilson called a break at 7:01pm, and reconvened at 7:19pm.

10. Discuss the City’s franchise service providers.

City Manager, Cori Reaume updated Mayor and Councilmembers on discussions she recently had with other potential internet providers.

11. Discuss possible amendments to the nuisance ordinance. (Discussion Points)

Development Coordinator, Dan Coleman – My intention of bringing this back to you is to get some clarity from council on their desires for this ordinance.

12. Discuss possible Old Town redevelopment incentives. (Discussion Points) (Neighborhood Empowerment Zone Example – Celina, TX)

Councilman Woodall – I would love to see smaller homes, but also if a whole block can be purchased, that it does, and have a nice lot to build on. Councilman Rieger – In my mind in a previous discussion, we talked about funding streets which are a priority, and now we are talking about spending more budget dollars to improve a handful of lots in old town only, and with only a few homes for sale anyhow. The newer homes are going for a high dollar per sq. ft; I don’t see the property value decreasing right now. City Manager, Cori Reaume – We can restrict it to a low property value as it stands and not allow it to go for the newer homes.

POSSIBLE EXECUTIVE SESSION

**CONVENE INTO REGULAR SESSION- 7:00PM or Immediately Following Workshop
Session Which May Be Prior to 7:00PM**

Invocation and Pledge of Allegiance by Councilman Crites at 8:12pm.
American Flag

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

II. PUBLIC COMMENT

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

Carla Gastineau, 1104 Hillside Dr. – At times public input has been wanted, and other times it has not. We are the citizens of Justin and everyone here works for the citizens of Justin. Without us, you would not be here. Public comment is very important; at times it has been unruly and most of that was due to previous council members. When we as citizens are treated with respect, you will be in return.

Jim Tate, 314 S. Jackson – Public meeting, I agree whole heartedly with Carla. Past council allowed public comment only if they knew they would agree with them. Item #11, I am speaking for a gentleman that is unable to be here – we need to do something about boats and trailers that are parked in the streets, and have been for months. Third item – We need written procedures, a checklist for builders to have for electrical, plumbing, etc.

III. ACTION ITEMS

13. Discuss, consider, and act on Resolution 530-18, for the appointment of one member to the Board of Managers of the DENCO area 9-1-1 District. (Resolution)

Councilman Crites made the motion to recommend the reappointment of Jim Carter.

Seconded by: Councilman Woodall

Aye votes: Councilmembers Woodall, Crites, Rieger, Moore, and Mounce

Motion carries

14. Discuss, consider, and act on a Keep Justin Beautiful Committee Application.

Councilwoman Moore made the motion to appoint Justin Lemish to place 7 on the Keep Justin Beautiful Committee.

Seconded by: Councilman Crites

Aye votes: Councilmembers Woodall, Crites, Rieger, Moore, and Mounce

Motion carries

15. Discuss, consider, and act on an Economic Development Corporation Board Application.

Councilman Rieger made the motion to appoint Justin Lemish to the Economic Development Corporation.

Seconded by: Councilman Mounce

Aye votes: Councilmembers Woodall, Crites, Rieger, Moore, and Mounce

Motion carries

16. Discuss, consider, and act on a second amendment to the Legacy Ranch Development Agreement. (Development Agreement) (Elevation Examples)

Councilman Mounce made the motion to approve the second amendment to the Legacy Ranch Development Agreement.

Seconded by: Councilman Rieger

Aye votes: Councilmembers Woodall, Crites, Rieger, Moore, and Mounce

Motion carries

17. Discuss, consider, and act on a proposed maximum tax rate for FY 2018-2019 and calling public hearings on the proposed tax rate and proposed budget.

Councilman Mounce made the motion to set the proposed tax rate at \$0.65 and schedule two public hearings on the proposed tax rate and proposed budget for Monday, August 13 at 7:00 p.m. and Monday, August 27 at 7:00 p.m. at Justin City Hall located at 415 N. College St., Justin Texas.

Seconded by: Councilman Crites

Aye votes: Councilmembers Woodall, Crites, Rieger, Moore, and Mounce

Motion carries

18. Discuss, consider, and act on calling public hearings regarding city-initiated zoning changes. (Exhibit 1) (Exhibit 2) (Official Zoning Map) (Future Land Use Plan)

Councilman Crites made a motion to call the required public hearings regarding a request for a zoning change of a portion of Tract 18, Abstract 1359 in the J. Wilson Survey approximately 5.78 acres from the property line along 1st street, generally located at 1st Street and FM 407 to be changed from Single Family (SF-1) to Local Retail (LR).

Call a public hearing regarding a request for a zoning change of a portion of Tract 8F and a portion of Tract 11, Abstract 207 located in the F.M. Borden Survey approximately 2.31 acres from the property line along FM 156, generally located South of Bishop Park along FM 156 to be changed from Single Family Residential District (SF-2) into entirely General Business District (GB) zoning.

Seconded by: Councilman Rieger

Aye votes: Councilmembers Woodall, Crites, Rieger, Moore, and Mounce

Motion carries

19. Discuss, consider, and act on an amendment to the City's ordinance regarding the discharge of firearms. (Existing Ordinance) (Excerpt from Texas Local Government Code)

No Action

20. Discuss, consider, and act on council meeting procedures. (Draft Rules of Procedure)

No Action

21. Discuss, consider, and act on road maintenance funding options.

No Action

IV. CONSENT ITEMS

22. Consider and act on the approval of City Council minutes dated June 25, 2018.

Councilman Crites made the motion to approve consent items.

Seconded by: Councilwoman Moore

Aye votes: Councilmembers Woodall, Crites, Rieger, Moore, and Mounce

Motion carries

V. 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:
 - Appellate Docket No. 06-17-00054-CV – City of Justin v. Town of Northlake;
 - Pending or contemplated litigation,
 - A settlement offer; or Town of Northlake v. City of Justin (Cause No. 15-08170-367)
- Under Section 551.072, to deliberate the possible acquisition of real property.

Convene into executive session at 8:51pm

Adjourn into open meeting at 10:03pm

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

VIII. STAFF UPDATES

- Monthly Financial Report – May
- City Manager’s Update

IX. FUTURE AGENDA ITEMS

- Ballfield maintenance discussion

- 7th St. abandonment update
- Old Town tax delinquency
- Council Procedure Draft Ordinance
- Firearms Ordinance
- Nuisance Ordinance

X. IMPORTANT DATES

XI. ADJOURN

Councilman Crites Made the motion to adjourn at 10:08 pm

Brittany Andrews

Brittany Andrews, City Secretary

Seal:

