



City of Justin, Texas

NEWSLETTER

April 2015



City of Justin Receives First Historical Marker

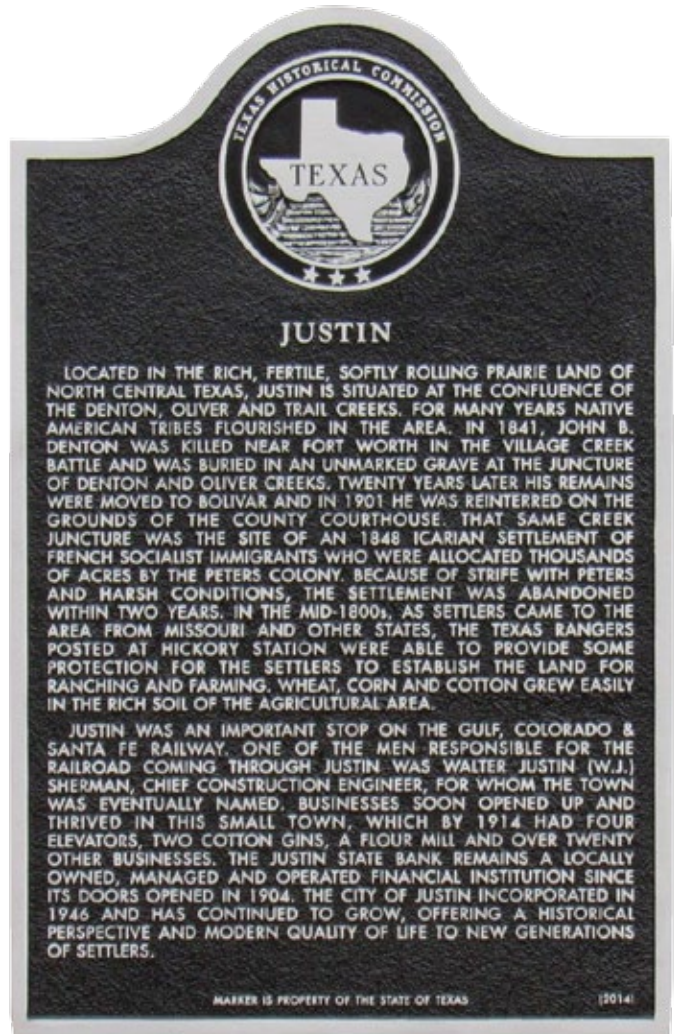
The dedication ceremony took place on Saturday, March 21, 2015 in Bishop Park. Master of Ceremonies was the Honorable Greg Scott, Mayor of Justin. The resolution was submitted on behalf of Tan Parker, by Andy Eads, Denton County Commissioner Precinct 4. Our local Cub Scout Pack 931 led the Posting of Colors and Pledge of Allegiance. Special Music was provided by the Women's and Men's Ensembles from Pike Middle School. Beth Stribling, Denton County Historical Marker Committee Chair, presented the certificates of commendation which led to the placement of the marker. Dr. Lisa Westkaemper, former City Councilwoman and the Justin City Council were presented with these certificates. The history of Justin was told by D.J. Taylor, Denton County Historical Commission. The unveiling of the marker was completed by Greg Scott, Mayor of Justin; David Speicher, Mayor Pro-Tem of Justin; Brian French, Planning & Zoning Commissioner; and Jim Smith, Former Planning & Zoning Commissioner. The inscription was read by former mayor of Justin, The Honorable Dale Roberson.

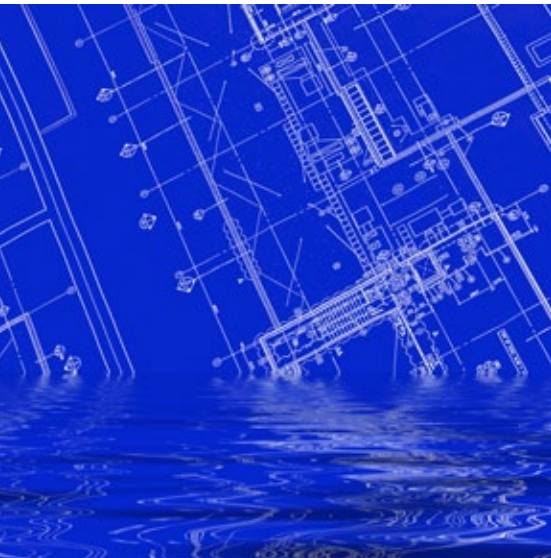


Local Cub Scout Pack 931 led the Posting of Colors and Pledge of Allegiance.



Left to Right: Beth Stribling, Commissioner Andy Eads, David Speicher, Stephen Chambers, Lisa Cate, Conrad Jimison, Lisa Westkaemper, Mayor Greg Scott, Judge Mary Horn.





City of Justin, Water & Sewer Projects

The City of Justin has been planning for future upgrades to the City's water distribution and sanitary sewer collection systems. In recent months, the City Council approved a Water and Sewer Master Plan. The Water and Sewer Master Plan was developed to provide a ranking of capital improvement projects for the existing system, a 10-year system and a 20-year system. The projects were ranked based on a variety of criteria including: adhering to Texas Commission on Environmental Quality and Texas Water Development Board requirements, meeting the City's water and sewer design criteria, alleviating deficient components in the water and sewer systems, improving the level of service to water and sewer customers and preparing the water and sewer systems for future growth.

Upon the completion of the Water and Sewer Master Plan, the City Council issued \$1.6 Million in debt to begin some of the most critical top priority projects. The following projects are currently in design and/or about to be bid.

Water Projects

The water projects that the City Council has approved will connect the two elevated storage tanks and greatly increase water system efficiency. They will connect the 3rd Street elevated storage tank in Old Town to the existing 12" main located at the intersection of Snyder Avenue and FM 156. In addition, valves have been budgeted to be placed throughout the City. When there are water leaks, the valves will enable the City to isolate specific sections of town so less of the City is impacted during water system repairs. The estimated costs for the water projects are \$800,000 and are being paid for by the \$1.6 Million debt issuance.

Wastewater Treatment Plant Lift Station

Due to the need for additional system capacity and inconvenient site conditions, the current lift station at the southwest corner of FM 156 and Hardeman Boulevard is in need of being replaced. The City Council decided to approve a 1.8 MGD lift station on property located at the City's wastewater treatment plant as well as an 18" sanitary sewer line to the wastewater treatment plant lift station and empty bore casing across FM 156 for a future water main. This lift station is expected to serve the needs of the City for the next 20 years. The estimated costs for the wastewater treatment plant lift station are \$700,000 and are being paid for by the developer of Bishop Gardens Apartments and the developer of new phases of Hardeman Estates, both upcoming residential developments to Justin.



New Water Meter Systems are Being Installed Now

The city has purchased a new water meter system, which was installed in January. Residents should start seeing the new meters installed throughout the spring. These meters will give an accurate read and take away any possibilities for a wrong read by an individual.

Upcoming Water Projects

- Old Town Along Sealy Avenue, Beginning at FM 156 and Ending at 3rd Street, 12" Line
- Old Town Along Third Street, Beginning at Snyder Avenue and Ending on Sealy Avenue, 12" Line
- Old Town Along Snyder Avenue, Beginning at 3rd Street and Ending at 6th Street, 12" Line
- FM 156, Beginning at Sealy Avenue and Ending Just Past Hardeman Boulevard, 12" Line
- Leauty Road Near FM 407, 8" Line

City Department News

These departments have been BUSY doing projects for our local parks paid for by EDC and CDC. Due to the request of multiple citizens, a backboard has been added to the tennis courts at the park at City Hall. This project was sponsored by Parks Department. The volleyball court at City Hall has been reworked. The posts were cemented to make them more stable and more sand was brought in. This project isn't quite complete yet, but will be soon! The sand volleyball court is a sponsored project by the CDC too!



The basketball court in Reatta Ridge was a sponsored project by the CDC. The Reatta Ridge HOA contributed \$5,000 to the project, as well.



The new parking lot next to the ED building is sponsored by both the EDC, CDC and Parks Department. The parking lot has made a huge difference to the downtown area! Concrete work has been started at the Old Fields for new backstops and dugouts!

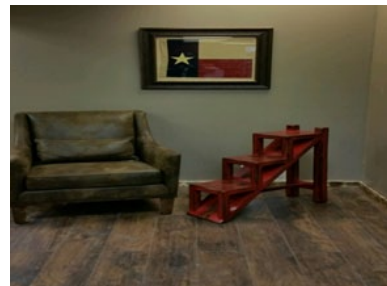
Hardeman Phases IV, V and VI Coming Online

Several new home sites will be available soon in Hardeman Phase IV, V and VI. Hardeman Phases IV and VI are being planned on 38 acres just north of Justin Elementary, south of FM 407, east of Boss Range Road and west of Ovaletta. Hardeman Phase V is being planned on 14 acres just north of Hardeman Boulevard, east of Windmill Drive and west of FM 156. Approximately 142 lots are projected in Phases IV and VI, and 67 lots are anticipated in Phase V. Homes will be permitted in Phase IV from 1,400 square feet and up for a one story home and 1,800 square feet and up for a two story home and in Hardeman Phase V and Hardeman Phase VI from 1,550 square feet and up for a one story home and 2,000 square feet and up for a two story home. Lots for all phases are supposed to be 6,000 square feet and up. Impressions Homes is the developer and builder.



FM 156 Construction Scheduled For 2015

The construction on FM156 to create a four lane highway including a median should begin mid-year. Once complete, this will improve the flow of traffic and be more enticing for new businesses to come to Justin! However, during construction we will be faced with many challenges as a community. To make this transition as easy as possible, frequent Town Hall Meetings will be conducted to give the Justin citizens a chance to give their feedback, as well as updates on construction progress!



Library Gets Furniture Upgrade

The new furniture for the library has arrived, and it looks wonderful. Please stop by and see the new look complimenting Justin's western heritage. A special thank you to Jim Smith, Adams Furniture, for assisting with this project!

About Your EDC

The purpose of the Justin Economic Development Corporation (EDC), alongside the City of Justin, is to strengthen the local economy by reinvesting local sales tax dollars back into our community.

The Justin EDC consists of two entities: the Economic Development Corporation (EDC) and Community Development Corporation (CDC). Both share responsibilities on various projects, however, each facilitate diverse economic programs. Each entity receives \$0.005 cent sales tax and is governed by statutes. These funds are overseen by the EDC/CDC Boards. The main projects funded by the Justin EDC promote development either by expanding, recruiting or retaining businesses, while the Justin CDC works on development and aids in increasing the quality of life for our residents.

One of the projects underway is developing an information campaign for the expansion of FM 156. This campaign will disseminate information to local businesses and residents on the changes occurring with this TXDOT project. The expansion of FM 156 into a four-lane highway will give Justin an opportunity for future development. The EDC staff and boards are here to listen and support our local business in any way we can to ensure your business thrives in Justin!

EDC Staff and Contact Information

EDC- Type A

Cody Squyres
Jeri Beckham
David Wilson
Eric Priddy
Todd Siedell

CDC- Type B

Mike Russ
Bonnie Washburn
Elizabeth Johnson
Stephen Chambers
Danny Smith
Tim Potts
Bonnie Knowles

Shani Ihnfeldt
Executive Director
940-648-3800

Eliza Tellez
Assistant Director
940-648-3800

Business of the Quarter - Rabbit Hole Brewery

Everyone join in... follow us down the Rabbit Hole! Rabbit Hole Brewery has made a name for itself in the Justin community and we are excited to name them business of the quarter! Three beer enthusiasts put their passion and a decade of experience to the test and created a unique brewery like no other. The brewery was founded by Matt Morriss, Tom Anderson, and Laron Cheek. These three individuals are set to have their brews all over the United States. Rabbit Hole currently distributes their beers to 250 locations in the Dallas/Fort Worth area. They released their newest beer "Tweedleyum" a Strawberry Hefeweizen in April.

Brewery tours every Saturday from noon - 4pm



"We had the option to go anywhere in the Metroplex and we are happy to be in Justin."

Questions & Answers



How did Rabbit Hole start?

"We started brewing competitively for a few years and found we were really good at it. You always hear individuals at bars saying 'We should open a bar'. We were at home drinking our own beer saying 'We should open a brewery,'" Matt stated. "Once the idea sank in, we did the research and found the market was there. We didn't want to retire and look back thinking we should have opened a brewery. If you love what you do, you never work a day in your life. Not saying it's not work, but we love what we do."

Why Justin?

"Why not Justin? We wanted to be part of a community, not just another source of sales tax revenue," Tom stated in an interview. "The City really wanted us here and we wanted to distinguish ourselves from other breweries. We had the option to go anywhere in the Metroplex and we are happy to be in Justin."

Visit Rabbit Hole Brewery at
608 Topeka Avenue, Justin, TX 76247
rabbitholebrewing.com

Plans Are Underway For This Year's Justin Fun Days

This annual event will be held on Friday, June 5th and Saturday, June 6th.

Justin Fun Days is a chance to celebrate all things Justin and all things Texas. We've been told that we are the best kept secret in the metroplex, so once a year we invite everyone to come out for a great BIG small town celebration! The event will be held at the Justin Community Park (next to Justin Elementary), starting Friday at 8pm. The event will kick off with the annual 5K Flexin Texan Glow Run, followed by a concert in the park, featuring country artist MIKE RYAN. On Saturday, the park will open at noon with a day filled with activities for young and old: a car show, countless vendors with unique Texas crafts, mutton busting, stick horse barrel racing and stick bull riding,

live music by numerous Texas Country Artists – featuring MATT WAYNE, bull riding, numerous kid's activities, rock wall climbing and much more. New to Justin Fun Days – BULL GAMES. Now of course it wouldn't be a party without plenty of great Texas food and drinks to satisfy even the hardest of appetites, so be sure and come hungry! This event is free to the public, and come rain or shine Justin Fun Days will be celebrated! To get more information on Justin Fun Days visit www.cityofjustin.com or plan to visit the historic town June 5th and 6th.

Commercial Real Estate Available

Commercial Lot 1

FM 156 & Centre Blvd.
Justin, TX 76247

(FM 156 frontage, located north of Justin shopping strip)

ACRES: 18.07
SALE PRICE: \$2,050,000
ZONED: General Business
DCAD: 68051 / 270691
UTILITIES: N/A
OWNER: Benchmark Bank

SPECIAL COMMENTS:
Road Frontage: FM Road,
Great area for retail , easy
access to 156
MARKET VALUE 2014:
\$ 824,823.00

CONTACT:
Marty Neilon
(214) 979-6134

620 FM 156 S
Justin, TX 76247
(Located South of Bishop Park)

ACRES: 2.73
SALE PRICE: \$2,500,000
ZONED: Single-Family
DCAD: 270691/68051
UTILITIES: Asphalt, Electric,

Sewer available on site
OWNER: Hardeman Family
Real Estate
MARKET VALUE 2014:
\$824,853.00

CONTACT:
Cathy Green
(940) 648-0382
kalugacathy@hotmail.com
majorleaguerealtyinc.com

FM 156 & Hardeman Blvd.
Justin, TX 76247

ACRES: 2.73
SALE PRICE: \$356,756.40
ZONED: General Business
DCAD: 611309
UTILITIES: N/A
OWNER: Barthold Estaes

SPECIAL COMMENTS:
Located next to Justin Seed
Company
MARKET VALUE 2014:
\$60,480.00

CONTACT:
Greg Johnson
(940) 381-2220
www.v-re.com

217 FM 156 S
Justin, TX 76247
(Located South of Bishop Park)

LOT SIZE: 3,746 sq ft
BUILT: 2014
LEASE PRICE: 1,800
LEASE TERM: 2-3 Years
ZONED: Commercial
DCAD: 69168

MARKET VALUE: 37,500
OWNER: Leonore Hicks
UTILITIES: Alley, City Sewer,
Individual Gas Meter,
Individual water meter

CONTACT:
Cathy Green
(940) 648-0382
kalugacathy@hotmail.com
majorleaguerealtyinc.com

FM 156 & Centre Blvd.
Justin, TX 766247
(FM 156 Frontage, North of Justin shopping strip)

ACRES: 2.16
SALE PRICE: 752,716.82
ZONED: General Business
DCAD: 529883 /529884
UTILITIES: N/A
OWNER: Barthold Estates Ltd.
SPECIAL COMMENTS: great
location for retail. The retail

site consists of two lots with
1.08 acres each. The figures
above reflect both lots
combined. Price per lot
\$ 376,358.41
MARKET VALUE 2014:
\$100,000

CONTACT:
Greg Johnson
(940) 381-2220
www.v-re.com



JUSTIN
1887

117 W. 4th
Justin, Texas 76247



JUSTIN
1887

Justin Unveils New City Logo

City Council approved a new logo for the City of Justin on February 9, 2015.

The Justin Economic Development Type A and B collaborated with Cultivate Agency to create a logo that defined the future of Justin. The growth Justin will see in the next few years will rationalize the need for a progressive change in marketing efforts. The Justin Economic Development Corporation presented the new logo to developers at the International Council of Shopping Centers Convention in November 2014.

NEW Businesses come to town

The City of Justin will be welcoming a few businesses for 2015 and recognizing two that opened near the end of 2014. We are excited to see these major restaurants and businesses plant a footprint in Justin!



Paisley Pig boutique opened late last year and offers children's and women's clothing along with a variety of specialty and custom gift options. It is located in the new strip center off 156.



Domino's® is now open in the new strip center built in early 2014 off 156. Domino's will be offering a completely new menu outside of just pizza and a dine-in option.



Ace Hardware® will be opening by the beginning of May! They will be located off 407 near Dollar General and occupy 10,000 sq. ft. of retail space.



Pizza Hut® is now open; it is located next to the Justin South shopping center on FM 156.