

John Mounce, Mayor Pro Tem  
Tomas Mendoza, Councilmember  
Chrissa Hartle, Councilmember



James Clark, Councilmember  
Jim Tate, Councilmember

**Elizabeth Woodall, Mayor**

**CITY OF JUSTIN  
CITY COUNCIL AGENDA  
TUESDAY, JULY 26, 2022  
415 N. COLLEGE AVE.  
6:00 P.M.**

**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”*

**STAFF BOARD UPDATE**

Parks and Recreation Advisory Board presentation  
Financial Update  
Quarterly Investment Report

**WORKSHOP SESSION**

1. Discussion regarding communications update.
2. Discussion regarding potentially updating the landscape ordinance.
3. Discuss regular session agenda items.

**CONVENE INTO REGULAR SESSION- Immediately Following Workshop Session**

**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.

### **POSSIBLE ACTION ITEMS**

4. Consider and take any necessary action regarding a Resolution approving the placement of consideration and adoption of the 2022 Tax Year Property Tax Rate on the City Council meeting agenda for September 13, 2022, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023; calling a public hearing on the proposed property tax rate to be held on September 13, 2022 at 6 pm; requiring publication of the notice of the 2022 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; and providing an effective date.
5. Consider and take appropriate action calling a public hearing on the proposed Fiscal Year 2022-2023 Budget for September 13, 2022, at 6pm at Justin City Hall.
6. Consider and take appropriate action on all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

### **CONSENT**

***Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration***

### **FUTURE AGENDA ITEMS**

### **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 22<sup>ND</sup> day of July, 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

*Brittany Andrews*

Brittany Andrews, City Secretary

City Council Meeting

July 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: # 1

Title: Discussion regarding communications update.

Department: Administration

Contact: Director of Strategic Services, Abbey Reece

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Staff Recommendation: Discuss and provide feedback.

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Background: The Mayor has asked for staff to research the usage of the city's website, along with our livestreaming service, SWAGIT.

Staff will be providing a more detailed report at the meeting.

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P&Z Recommendation:

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City Attorney Review: N/A

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City Council Meeting

July 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: # 2

Title: Discussion regarding potentially updating the landscape ordinance.

Department: Administration

Contact: Director of Development Services, Matt Cyr

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Staff Recommendation: Discuss and provide feedback.

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Background: Council discussed the possibility of amending the ordinance to revise certain standards of the landscape ordinance.

Staff is seeking feedback to see if Council wants to move forward in beginning the process to revise the landscape ordinance and if so, what parts of the landscape ordinance would Council want to look at revising.

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P&Z Recommendation:

This item was brought to the Commission in work shop for their input on July 19, 2022. The Commission recommended reviewing the density of the landscape ordinance for commercial properties, the irrigation requirements, on-center requirements for trees, drought tolerant plant list evaluation and language, and native tree list review and language.

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City Attorney Review: N/A

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City Council Meeting

July 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: # 4

Title: Consider and take any necessary action regarding a Resolution approving the placement of consideration and adoption of the 2022 Tax Year Property Tax Rate on the City Council meeting agenda for September 13, 2022, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023; calling a public hearing on the proposed property tax rate to be held on September 13, 2022 at 6 pm; requiring publication of the notice of the 2022 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; and providing an effective date.

Department: Finance

Contact: Finance Director, Josh Armstrong

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Staff Recommendation: Move to set the proposed tax rate at \$0.65 and schedule a public hearing on the proposed tax rate and the proposed budget for Tuesday, September 13th at 6:00pm at Justin City Hall with a vote on the tax rate set for September 28th at 6:00pm at Justin City Hall.

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Background: The City's proposed budget is built based on a \$0.65 tax rate, which is the City's existing tax rate. As required by state law, the City must hold a public hearing for proposed budget and the proposed tax rate to allow for comments from the public for or against each.

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City Attorney Review: N/A

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**CITY OF JUSTIN, TEXAS**

**RESOLUTION NO. \_\_\_-22**

**A RESOLUTION OF THE CITY OF JUSTIN, TEXAS PLACING CONSIDERATION AND ADOPTION OF THE 2022 TAX YEAR PROPERTY TAX RATE ON THE SEPTEMBER 13, 2022 CITY COUNCIL MEETING, TO ADOPT A 2022 TAX YEAR PROPERTY TAX RATE THAT WILL EXCEED THE NO NEW REVENUE TAX RATE AND THE VOTER APPROVAL TAX RATE BUT DOES NOT EXCEED THE DE MINIMIS RATE FOR THE CITY OF JUSTIN, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; CALLING A PUBLIC HEARING ON TAX INCREASE TO BE HELD ON SEPTEMBER 13, 2022 AT 6 PM; REQUIRING PUBLICATION OF THE NOTICE OF 2022 TAX YEAR PROPERTY TAX RATE IN A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; POSTING THE NOTICE ON THE CITY'S WEBSITE; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the City of Justin, Texas is a Type A general-law municipality located in Denton County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the City Council of the City of Justin, Texas will meet and determine the necessary appropriations required for Fiscal Year 2022-2023 on the 13th day of September 2022 and will determine it to be in the best interest of the citizens of Justin to propose a tax rate that will Exceed the No New Revenue Rate and the Voter Approval Rate, but not exceed the De Minimis Rate.

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

**SECTION 1.** THAT The City Manager is hereby directed to place consideration and adoption of the 2021 Tax Year Property Tax Rate for the City of Justin, Texas on the City Council meeting agenda for September 13, 2022, at 6 PM at the Justin City Hall, 415 N. College Ave., Justin, Texas 76247.

**SECTION 2.** THAT The City Council hereby authorizes and calls a public hearing (Public Hearing on Tax Increase, as required by Texas Tax Code §26) to be held on September 13, 2022 at or after 6:00 p.m. at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247, at which the City Council shall, among other actions, hear and pass on any objections to the proposed property tax rate; and, upon the adjournment of the Public Hearing on Tax Increase, the City Council will consider an ordinance adopting a tax rate for tax year 2022.

**SECTION 3.** THAT The City Council hereby authorizes the City Secretary to publish Notice of Public Hearing on Tax Increase to be held on September 13, 2022, in the form prescribed by Section 26 of the Texas Tax Code, in a paper of general circulation in the City.

**SECTION 4.** THAT The City Council hereby authorizes the City Manager to publish the Notice of Public Hearing on Tax Increase to be held on September 13, 2022, on the City's website as prescribed by Section 26 Texas Tax Code

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**DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF JUSTIN,  
TEXAS ON JULY 26, 2022.**

**CITY OF JUSTIN, TEXAS**

**APPROVED:**

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Elizabeth Woodall, Mayor

**ATTEST:**

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Brittany Andrews, City Secretary



City Council Meeting

July 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: # 5

Title: Consider and take appropriate action calling a public hearing on the proposed Fiscal Year 2022-2023 Budget for September 13, 2021.

Department: Finance

Contact: Finance Director, Josh Armstrong

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Staff Recommendation: Move to schedule a public hearing on the proposed budget for Tuesday, September 14th at 6:00pm at Justin City Hall.

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Background: The City's proposed budget is built based on a \$0.65 tax rate, which is the City's existing tax rate. As required by state law, the City must hold a public hearing for proposed budget and the proposed tax rate to allow for comments from the public for or against each.

The proposed budget will be available August 5, 2022 in the City Secretary's office and on the website.

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City Attorney Review: N/A

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City Council Meeting

July 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #6

Title: Approve notice of intention to issue certificates of obligation, including the adoption of a resolution, authorizing publication, and all matters related thereto.

Department: Finance

Contact: Finance Director, Josh Armstrong

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Staff Recommendation: Approve notice of intention to issue certificates of obligation, including the adoption of a resolution, authorizing publication, and all matters related thereto.

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Background:

As discussed at the previous Council meeting, staff are recommending approval of all related documents for the notice of intention to issue certificates of obligation for a ground storage water tank and pump station. The anticipated amount required to fund the project is \$3.5 million based on updated construction cost estimates.

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City Attorney Review: N/A

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RESOLUTION NO. \_\_\_\_-22

A RESOLUTION approving and authorizing publication of notice of intention to issue certificates of obligation.

WHEREAS, the City Council of the City of Justin, Texas (the "City"), has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271 (the "Act"), for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and sewer system properties and facilities, including land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in accordance with the provisions of the Act; now, therefore,

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

SECTION 1: The City Secretary is hereby authorized and directed to cause notice to be published of the City Council's intention to issue certificates of obligation in a principal amount not to exceed \$3,550,000 for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and sewer system properties and facilities, including land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof, and such certificates shall be payable from ad valorem taxes and a pledge of the net revenues of the City's combined Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: The City Secretary shall cause the aforesaid notice to be published (i) in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least forty-six (46) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation, and (ii) continuously on the City's website for at least forty-five (45) days before the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

*[The remainder of this page intentionally left blank.]*

PASSED AND ADOPTED, this July 26, 2022.

CITY OF JUSTIN, TEXAS

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary

(City Seal)

## EXHIBIT A

### NOTICE OF INTENTION TO ISSUE CITY OF JUSTIN, TEXAS, CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Justin, Texas, shall convene at 6:00 o'clock P.M. on the 27<sup>th</sup> day of September 2022, at its regular meeting place in the City Hall, 415 N. College Avenue, Justin, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation, in one or more series, in a principal amount not to exceed \$3,550,000 for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and sewer system properties and facilities, including land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof, and such certificates shall be payable from ad valorem taxes and a pledge of the net revenues of the City's combined Waterworks and Sewer System. In accordance with Texas Local Government Code Section 271.049, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is \$16,335,000; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$18,651,694; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$6,712,550; (iv) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the certificates to be authorized is August 15, 2052. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271.

Brittany Andrews  
City Secretary  
City of Justin, Texas