

John Mounce, Mayor Pro Tem  
Tomas Mendoza, Councilmember  
James Clark, Councilmember



Jim Tate, Councilmember  
Chrissa Hartle, Councilmember

**Mayor, Elizabeth Woodall**

## **MINUTES**

**State of Texas  
County of Denton  
City of Justin**

### **Justin City Council Regular Session Meeting- September 13, 2022**

The Justin City Council Meeting convened into a Regular Session being open to the public the 13<sup>th</sup> day of September, 2022 at 6:00 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, Elizabeth Woodall, Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, Jim Tate, James Clark, and Chrissa Hartle. City Staff: City Manager, Chuck Ewings, Public Works Director, Josh Little, Planning and Development Director, Matt Cyr, City Secretary, Brittany Andrews, and City Attorney, Matthew Butler.

Convene into Session: Mayor Woodall called the meeting to order at 6:00PM  
Invocation led by: Mayor Woodall

### **WORKSHOP SESSION**

1. Discuss FY 22-23 Proposed Budget.

City Manager, Chuck Ewings presented the proposed budget to Council.

Discuss regular session agenda items.

No Citizen comments

### **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.

Asst. Chief, Mitchell, address on file – Comments are on record.

Greg Scott, address on file – Mayor Woodall read the following comments into the record.  
“Council, Two points, (1) In regard to the permanent fencing and/or sound abatement fence of 6-

8 ft surrounding said wells, it is proposed to be cedar fencing. This cedar fencing as we all know will only last 10-15 years.

I recommend that masonry fencing(walls) be put up to ensure the longevity of the fencing for many more years to come and protect the new neighborhoods from the deterioration that comes with wood fencing. Masonry (block walls) such as what Ft. Worth requires as can be seen along I-35 at the Alliance and Tangers developments. This will assure our city will be aesthetically pleasing for many years to come vs cedar wood fencing the rots and loses its beauty in short order. As we know getting the drilling company to come back later to repair or replace will be a useless endeavor. Let's do it right the first time for the citizens benefit vs the cheap way for the drilling company.

(2) Who determines the mineral rights to these respective wells? The five wells at the wastewater plant have almost the whole city as rights holders. I would be, as I am sure others would be as well, to know how rights will or have been determined for these wells? How will it affect the wells on city property?"

## **PUBLIC HEARING**

2. **PUBLIC HEARING:** Conduct a public hearing on the proposed FY 2022-2023 budget.

- a. Open public hearing at 6:31PM
- b. Close public hearing at 6:31PM

3. **PUBLIC HEARING: (6:00P.M.)** Conduct a public hearing on a proposed tax rate of .650000 per \$100 of taxable value.

"A tax rate of \$ .630693 per \$100 valuation has been proposed for adoption by the governing body of the City of Justin. This rate exceeds the no new revenue tax rate and the voter approval tax rate for the city of Justin, Texas for the fiscal year beginning October 1, 2022, and ending September 30, 2023."

- a. Open public hearing at 6:32PM
- b. Close public hearing at 6:32PM

4. **PUBLIC HEARING:** Conduct a Public Hearing to consider five new gas wells on the property legally described as A0419A W.A. FERRIS, TR 1, 27.25 ACRES, OLD DCAD TR 4 generally located west from the intersection of Boss Range Road and FM 407.

- a. Open public hearing at 6:47PM
- b. Close public hearing at 6:47PM
- c. Consider and take appropriate action

**Councilman Clark moved to approve item 4 as presented.**

**Seconded by: Mayor Pro Tem, Mounce**  
**Aye votes: Councilmembers Mounce, Hartle, Clark and Mendoza**  
**Not Present: Councilman Tate**  
**Motion carries**

5. **PUBLIC HEARING: ):** Conduct a Public Hearing to rezone approximately 31.38 acres from General Business and from SF-2 to General Business- Planned Development. The rezone is proposed for the properties legally described as LOTS 1 – 7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT 3A, BLOCK 3, and LOT A, BLOCK 4 JUSTIN TOWN SQUARE, HARDEMAN CENTRE ADDN PH 1 BLK 2 LOT 1, JWR 711 ADDITION BLK A LOTS 1- 3.
  - a. Open public hearing at 7:20PM
  - b. Close public hearing at 7:20PM
  - c. Consider and take appropriate action

**Councilman Clark made the motion to approve with changing gasonline service stations and hotel/motels to require an SUP as discussed.**

**Seconded by: Councilman Mendoza**  
**Aye votes: Councilmembers Mounce, Hartle, Clark and Mendoza**  
**Not Present: Councilman Tate**  
**Motion carries**

#### **POSSIBLE ACTION ITEMS**

6. Consider and take appropriate action to approve Ordinance 736-22 to adopt the FY 2022-2023 City of Justin budget.

**Councilwoman Hartle made the motion to approve Ordinance 736-22 adopting the FY 2022-2023 City of Justin budget with including the Voluntary Fire Department payment.**

**Seconded by: Councilman Clark**  
**Aye votes: Councilmembers Mounce, Hartle, Clark and Mendoza**  
**Not Present: Councilman Tate**  
**Motion carries**

7. Consider and take appropriate action to approve Ordinance 737-22 to adopt a tax rate of \$ .630693 per \$100.00 valuation, which is effectively a 12.84 percent increase to the tax rate.

**Councilman Clark moved to approve Ordinance 737-22 to adopt a tax rate of \$ .630693 per \$100.00 valuation, which is effectively a 12.84 percent increase to the tax rate.**

**Seconded by: Councilman Mendoza**

**Mayor Woodall polled Council for their vote. Councilman Clark: Aye. Councilman Mounce: Aye. Councilwoman Hartle: Aye. Councilman Mendoza: Aye.  
Not present: Councilman Tate  
Motion carries**

8. Consider and take appropriate action approving Resolution 589-22 the City of Justin personnel policy amendments.

**Councilman Clark moved to approve as presented.**

**Seconded by: Councilwoman Hartle  
Aye votes: Councilmembers Clark, Hartle, and Mounce  
Nay votes: Councilman Mendoza  
Not Present: Councilman Tate  
Motion carries 3-1**

9. Consider and take appropriate action to consider a Final Plat legally described as Buddy Hardeman Business Addition Lot 1, Block 4 generally located west from the intersection of FM 156 and Hardeman Blvd.

**Councilman Mendoza moved to approve as presented.**

**Seconded by: Councilman Clark  
Aye votes: Councilmembers Mounce, Hartle, Clark and Mendoza  
Not Present: Councilman Tate  
Motion carries**

10. Consider and take appropriate action to approve Ordinance 738-22 amending the Code of Ordinances to require Justin Community Library Board members to reside within the city or within the City's extraterritorial jurisdiction.

**Councilwoman Harlte mvoed to approve Ordinance 738-22 with the exception that only 1 Place will allow a member to reside within the ETJ.**

**Seconded by: Councilman Mendoza  
Aye votes: Councilmembers Mendoza, Hartle, and Mounce  
Nay votes: Councilman Clark  
Not Present: Councilman Tate  
Motion carries 3-1**

11. Consider and take appropriate action regarding appointments to and membership of the Justin Community Library Board.

**Councilman Clark moved to appoint the applicants as presented.**

**Seconded by: Councilman Mounce  
Aye votes: Councilmembers Mounce, Hartle, Clark and Mendoza  
Not Present: Councilman Tate  
Motion carries**

12. Consider and take appropriate action regarding appointments to and membership of the Justin Parks and Recreation Advisory Committee.

**Councilman Clark moved to appoint the applicants as presented.**

**Seconded by: Councilman Mendoza**

**Aye votes: Councilmembers Mounce, Hartle, Clark and Mendoza**

**Not Present: Councilman Tate**

**Motion carries**

### **CONSENT**

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

13. Consider and take appropriate action regarding City Council meeting minutes dated August 22, 2022, August 23, 2022, and August 24, 2022.

**Councilman Mounce moved to approve the consent item as presented.**

**Seconded by: Councilman Clark**

**Aye votes: Councilmembers Mounce, Hartle, Clark and Mendoza**

**Not Present: Councilman Tate**

**Motion carries**

### **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:
  - Preserve Development Agreement
  - Range Road Development Agreement
  - Proposed Water Service Agreement with Town of Northlake

Convene into executive session at 7:53PM

Adjourn into open meeting at 8:15PM

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

**No Action**

**FUTURE AGENDA ITEMS**

**ADJOURN**

**With there being no further business, the meeting was adjourned at 8:19PM**

Brittany Andrews  
Brittany Andrews, City Secretary

Seal: