



MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting–August 10, 2015.

The Justin City Council Meeting convened into a Regular Session being open to the public the 10th day of August 2015 at 7:09 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 Conrad Jimison, Stephen Chambers, Lisa Cate and Lisa Jayjohn. City Staff: City Manager Ashley Stathatos, City Secretary Kim Strange, Justin Police Chief Bill Brooks, Public Works Director Jon Wells, Planning and Zoning Members Brian French Larry Hefner, EDC Director Shani Ihnfeldt, Assistant EDC Director Eliza Tellez, Mike Lewis with Villas of Meadowlands, Marcella Olsen Attorney with Legacy Ranch, Vickey Reynolds Planning & Zoning Chair, Resident Jim Tate.

I. CALL TO ORDER

Invocation and Pledge of Allegiance by Council Member Lisa Cate.

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.*

No public input.

III. ACTION ITEMS

1. Receive, consider and act on a Petition to expand the City of Justin's extraterritorial jurisdiction to cover approximately 74.174 acres of Legacy Ranch generally located south of John Wiley Road and east of Boss Range Road.

Marcella Olsen Attorney with Legacy Ranch, property is currently in ETJ. ETJ is usually ½ mile for a City this size. Land owner requesting to have all of property in ETJ. Motion by Dave Speicher Mayor Pro Tem to approve expansion, second by Conrad Jimison. Amend motion to include item #2, Conrad Jimison seconds motion. Motion carries, all in favor.

2. Consider and act on an Ordinance expanding the City of Justin's extraterritorial jurisdiction to cover approximately 74.174 acres of Legacy Ranch, generally located south of John Wiley Road and east of Boss Range Road.
3. Consider and act on a development agreement with Continental U.S. Management Corporation for Legacy Ranch, generally located south of John Wiley Road and east of Boss Range Road.

Motion made by Council Member Lisa Cate to accept the Development Agreement with Continental U.S. Management, second by Council Member Conrad Jimison, all in favor, motion carries.

Section 6 addresses if property is not annexed then City is not responsible or if Aqua Texas does not give up their CCN. Also addressed in 7.1 as well. PUC has 60 days to approve, should be released from ETJ. Provides that the City will annex after January 1st.

4. A. Public Hearing to Receive Comments For or Against Preliminary Plat for Legacy Ranch, consisting of approximately 138 acres in the Mary Polk Survey. Abstract 993, generally located south of John Wiley Road and east of Boss Range Road.

Open public hearing at 7:21 pm. Legacy Ranch Developer addressed Council to review And thank Council for this opportunity. Ask Council for their consideration for this Preliminary Plat. Dave Speicher advises that when the final plat is submitted they expect to ask for some changes to the preliminary plat, specifically a stub out for a future road to the east. Does not expect them to build a road, but would like a sub out.

Close public hearing at 7:25 pm

- B. Consider and act on a preliminary plat for Legacy Ranch.

Motion by Council Member Lisa Jayjohn to approve the preliminary plat for Legacy Ranch. Second by Council Member Lisa Cate. All in favor. Motion carries.

5. A. Public Hearing to Receive Comments For or Against Rezoning of Villas of Meadowlands I. Consisting of approximately 2.97 acres on the west entrance located on the southwest corner of FM 407 and Meadow View Drive.

Open public hearing at 7:27. Jody Boyd addressed Council to review and advise Council of project and answer questions. David Speicher, distance from 1st driveway to 407. Council asked if Developer could fill in median on Meadowview drive. Mayor asked about sidewalk through property to Atchison. Not putting sidewalk on the front of the yards. Mayor asked about lighting along the sidewalk, and the possibility of a security risk. Jody proposes putting a light on the street to help lighting. David Speicher is asking about drainage and would like to make sure there are no runoff.

Mike Davis, sage drive, on behalf of HOA of Meadowlands. Feels that these developments are good for the meadowlands, supports development, and feels it will be a benefit and will fit in with the neighborhood. Appreciates that the developers have been in contact with HOA and has made changes according to suggestions.

Jim Tate resident, would like to propose to make the new street lights dark sky compliant.

Brian French would like to comply with Jim Tate about the dark sky lights in the City.

Close public hearing at 7:45 pm

B. Consider and Act on Rezoning of Villas of Meadowlands I.

Motion by Council Member Lisa Cate to rezone villas of meadowlands I. Second by Council Member Lisa Jayjohn. Amend motion to include undersized pipe on 407 entry the closing of the median to the east and review one way street on horseshoe, minimum of 4 street lights, walkway paths to be considered dark sky compliant, HOA to be responsible for green lands. Lisa Jayjohn seconds the motion. All in favor. Motion carries.

6. A. Public Hearing to Receive Comments For or Against Rezoning of Villas of Meadowlands II. Consisting of approximately 3.77 acres on the east entrance located on the southeast corner of FM 407 and Sage Drive.

Public hearing open at 7:48 pm, Jody Boyd villas of meadowlands II. Addressed Council same as in item 5. Did a preliminary drainage study, spent a lot of time with engineers on drainage for this site, drains toward 407. Asks for recommendation for approval.

Mayor would like to replace the cedar with wrought iron fence. David Speicher where is the connectivity to the east. Would like to have connectivity to the east. Mike with meadowlands advises that there is a big oak tree there and citizens would like to keep this tree. HOA supports this development as well and likes that there is residential and not commercial which was proposed about 10 years ago. Takes away uncertainty. Mr. Talley had been approached by several people over the years to sell that property, and he never felt comfortable until now, and that held a lot of weight with the HOA.

Brian French addressed council and felt in the beginning that citizens were not on board but after discussions with developers that the citizens have come around and support project.

Lisa cate would like an explanation of east connectivity. Dave explains there needs to be a road that goes in all directions including the east direction. Dave asked what we are getting in return of not obeying ordinance. Trees, min square footage of 1500, they are doing 1800 square footage. Understands connectivity is important and is willing to give connectivity to the east. Would have to minimize size of some lots.

Mayor would like for developer to consider a trail of some kind to keep people off of 407. Would like to add verbage.

Leslie Baker president of HOA, asked what benefit of the road. Dave Speicher explains it's a safety factor. Leslie would like to have any decisions brought back to the HOA for consideration. Dave advises if this is approved tonight, that will not be possible.

Jim Tate, would like to add that he would like the dark sky on this development as well.

Mike Davis, sage drive, supports a walking trail but not a stub out road.

Jim Tate, hilltop has one access and that is a safety issue.

Conrad Jimison, is concerned about the drainage in this area. Would like to make sure this is considered. Jody Boyd addressed Council Member Jimison that they take drainage very seriously. They will do best efforts to make sure all water drainage issues are taken care of.

B. Consider and Act on Rezoning of Villas of Meadowlands II.

Motion made by Mayor Pro Tem Dave Speicher to approve rezoning villas of meadowlands II. Northlake ETJ removed from submission. Would like the drainage across Sage Dr. revisited and corrected. Verbage of possible connectivity to the east at the cities discretion, street lights dark sky lightage, wrought iron fence along block b on western side of those properties. Rob Dillard attorney does not think this verbage can be added to this motion. Jody recommends to eliminate lot 11 block A, and extend road. Dedicated street row to the east. Second by Conrad Jimison. All in favor. Motion carries.

7. Consider and act on an ordinance declaring a moratorium on accepting and issuing permits for the erection of signs.

City Manager Ashley Stathatos stated that the City extended this for 90 days on a past council, and we are coming up on that date. We will communicate that there is a moratorium on signs to any new applicants.

Motion by Mayor Pro-Tem Dave Speicher 591-15 extending another 90 days, second by Council Member Lisa Jayjohn. All in favor. Motion carries.

8. Consider and act on an increase for financing of the electronic Meter installation from Government Capital.

Jon Wells Director of Public works advised that there was some additional cost. Dave Speicher advises that there needs to be additional funds set aside for costs on projects. Ashley adds that maybe the city manager to approve under 10%.

Motion by Council Member Lisa cate to increase financing of the electronic meter installation in the amount of 19,928.27 from gov't capital. Motion seconded by Council Member Conrad Jimison.

9. Consider and act on Resolution 483-15, funding for a new police vehicle, per Gov't Capital.

Motion made by David Speicher approve resolution 483-15 to approve funding for a new police vehicle, per gov't cap. Motion seconded by Council Member Lisa cate. All in favor. Motion carries.

10. Consider and act on a Resolution adopting the City of Justin Investment Policy.

Motion made by Council Member Lisa cate to approve resolution to adopt the City of Justin Investment Policy. The motion was seconded by Council Member Lisa Jayjohn. All in favor. Motion Carries.

11. Consider and act on adoption of the quarterly investment report.

Amend report to reflect correct date to April 1, 2015 to June 30, 2015. Motion made by Council Member Lisa Cate to approve investment report. Motion Seconded by Council Member Conrad Jimison.


IV. WORKSHOP ITEMS

12. Consider and discuss FY 2015-.2016 Draft City Budget.

City Council discussed projects in the upcoming 2015-2016 Budget. Staff addressed Council on additional costs included in these projects.

V. ADJOURN

Council Member Lisa Cate made a motion to adjourn. Mayor Pro-Tem Dave Speicher seconded the motion.



Kim Strange
City Secretary