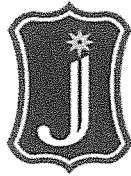


Larry Hefner, Councilmember  
Alan Woodall, Councilmember  
Eric Priddy, Councilmember



Lisa Cate, Councilmember  
Jamey Lamm, Councilmember

Greg Scott, Mayor

## MINUTES

State of Texas  
County of Denton  
City of Justin

### Justin City Council Regular Session Meeting—June 27, 2016

The Justin City Council Meeting convened into a Regular Session being open to the public the 27<sup>th</sup> day of June 2016 at 7:05 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 Lisa Cate, Council Members: Larry Hefner, Jamey Lamm, Alan Woodall and Eric Priddy. City Staff: City Manager Ashley Stathatos, City Secretary Kim Strange, Police Chief Bill Brooks, Public Works Director Jon Wells, EDC Director Shani Ihnfeldt,

#### I. CALL TO ORDER

Invocation and Pledge of Allegiance by Council Member Larry Hefner.

#### II. ACTION ITEMS

1. Receive and review Petition for Annexation (“Petition”) from Justin Timberbrook, LLC and Bloomfield Properties, Inc., owner of A 558.165-acre tract in the Timberbrook Development, filed on the 11<sup>th</sup> day of June 2016; Hear arguments for and against the Petition; grant or refuse the Petition as the City Council considers appropriate.

Council Member Alan Woodall would like to make sure all future developments include all social diverse developments. Council Member Jamey Lamm spoke about addressing the traffic for FM 156 and FM407. Council Member Woodall asked Jim Douglas about land purchase and final numbers. Woodall also asked about lot size and not squeezing houses into a tight space. Jim Douglas assured Council that these lots were bigger than the City’s new developments. Mayor Pro-Tem Lisa Cate asked about how the home sizes are situated. Mr. Douglas said that they would be mixed and would be houses more for the second or third house that is purchased. Mayor Scott suggested a meeting where Jim Douglas updated the new Council Members.

Motion made by Council Member Larry Hefner to approve to receive and review Petition for Annexation (“Petition”) from Justin Timberbrook, LLC and Bloomfield Properties, Inc., owner of A 558.165-acre tract in the Timberbrook Development, filed on the 11<sup>th</sup> day of June 2016; Hear arguments for and against the Petition; grant or refuse the Petition as the City Council considers appropriate Council Member Alan Woodall seconded the motion. All in favor. Motion passed.

2. Discuss, consider and act to call two public hearings for 7:00 p. m. and 8:00 p.m., August 8, 2016, to consider Annexation of a 558.165 acre tract in the Timberbrook Development, instruct staff to prepare, before publication of the Notice of the first public hearing, a service plan for the extension of full municipal services to the area to be annexed, authorize Notice to be given as required by Chapter 43 of the Local Government Code, including publication and posting on the City’s Internet website, and by certified mail at least 30 days before the first hearing to each public or private entity that provides services in the area to be annexed.
3. Mayor Pro Tem Lisa Cate made a motion to call two public hearings for 7:00 p. m. and 8:00 p.m., August 8, 2016, to consider Annexation of a 558.165 acre tract in the Timberbrook Development, instruct staff to prepare, before publication of the Notice of the first public hearing, a service plan for the extension of full municipal services to the area to be annexed, authorize Notice to be given as required by Chapter 43 of the Local Government Code, including publication and posting on the City’s Internet website, and by certified mail at least 30 days before the first hearing to each public or private entity that provides services in the area to be annexed. A Second was made by Council Member Eric Priddy. All in favor. Motion passed.

### **III. WORKSHOP ITEMS**

4. Presentation, discuss and consider the FY 2015 Annual Audit by Kim Knox with Boucher Morgan and Young.

Kim Knox addressed the Mayor and Council concerning findings for the FY 2015 Annual Audit. She reviewed deficiencies of City of Justin. She also stated she felt EDC/CDC needed to have the financials moved to City Hall. Mayor Pro-Tem Lisa Cate stated she didn’t understand if EDC/CDC and the City are separate entities. Kim Knox explained that they are separate but for accounting purposes they are reported together. She would be misrepresenting the financial status of the City if she didn’t include EDC/CDC. Council Member Eric Priddy stated how does the separate entity function if all the finances are down the street. Kim Knox pointed out that as this was written QuickBooks doesn’t have that capability but Incode would be able to fill this request. Mayor Pro-Tem Lisa Cate pointed out that the audit coming in June is too late, this needs to come earlier. Council Member Eric Priddy pointed out that QuickBooks blows.

5. Discuss and consider a Final Plat for Legacy Ranch Phase I:

Owner/Applicant: Continental U.S. Management Corporation  
Engineer: Dyer Engineering, Inc.  
76 Total Lots: 74 Residential Lots, 1 Open Space Lot, 1 Gas Well Site Use  
Located at the Southeast Corner of Boss Range Road and John Wiley Road  
On 64.531 Acres in the Mary Polk Survey, Abstract No. 993

City Manager Ashley Stathatos did a review of this project for the Mayor and Council Members. Ms. Stathatos stated that Brian French pointed out that the street names need to be more Justin Historically based instead of racetrack basis. Mayor Scott doesn't want to tie us to historical if it ties us down to all being historical. Council Member Lamm pointed out that he would like to pay tribute to past citizens. Pacheco Koch Engineer Gary Fischer stated these plans have been reviewed five times. Mr. Fischer would like a formal signed copy of the engineer that did the study. Mr. Fischer also noted that the Developer proposed on the entrance and exit that a divided entry way, 18 feet on each side. If Council desires a left/right turn, it needs to be 24 feet. Mayor and Council talked extensively about the width of the entrance/exit. Council also directed Gary Fisher to go ahead and make the entrance/exit to 24 feet. Bring this to the Tomorrow Committee on Thursday.

6. Discuss and consider a Final Plat for Buddy Hardeman Addition Phase VI:

*Owner/Applicant: Hardeman, LLC*  
*Engineer: Crannell, Crannell, Crannell & Martin*  
*45 Residential Lots: Lots 1-21, Block 2, Lots 1-14, Block 3, Lots 1-10,*  
*Located South of FM 407 and East of Boss Range Road*  
*On 10.50 Acres in the W. Perry Survey, Abstract Number 1034*

Engineer Crannell and Crannell addressed Mayor and Council about Buddy Hardeman Addition Phase VI.

7. Discuss and consider amended downtown parking plan.

Barry Hudson with Dunaway and Associates addressed Mayor and Council and explained the details of what has been added or amended with this parking plan. Expects to do some comments in the next two weeks that can be brought to Council by the next Council Meeting. We will have 217 parking spaces. Mayor would like for Director of Public Works Jon Wells to take a look at this for maintenance purposes. Council Member Alan Woodall recommended brick or something with less maintenance. Council Member Larry Hefner requested that the we have more landscaping to help beautify the City and the businesses should help maintain. Ashley Meeler suggested that staff take a look at options and bring back to Council. Mayor doesn't want it left up to the individual business owners. Council Member Larry Hefner Cost to sprinkler the system so that we can present that.

The meeting went into recession at 9:12 pm

8. Discuss and consider dilapidated, vacant, and abandoned substandard properties in Old Town.

Council Member Alan Woodall Spoke about properties in old town being safe for inhabitants. City Manager Ashley Stathatos suggested that Assistant to the City Manager Cori Reaume's husband come and speak to Mayor and Council. Mayor asked Cori how the city recoup's the cost, and Cori didn't feel there would be any recoup on cost. Council Member Jamey Lamm suggested sending a letter to property owners that have trees that are in the street. Mayor Pro-Tem Lisa Cate asked if they are occupied there is a Justin Men's group that could be useful. Council Member Larry Hefner asked about having safety being an issue and having Chief Brooks follow up.

9. Discuss and consider FY 2016-2017 budget recommendations from the Parks Board.

Public Works Director Jon Wells stated that the metal roof itself will have to be replaced, there is no coating. If a replacement is wanted he will need to get one more bid. He suggested that we start at the top and work our way down. Council Member Larry Hefner stated that is what they would recommend. Mayor Scott pointed out that by remodeling any part of the building that ADA Compliance would have to be addressed. Mayor Pro Tem Lisa Cate pointed out that Gym renovation would be very exciting for citizens.

10. Discuss and consider a return on investment for Tyler Technologies Incode Software.

Cori Reaume spoke to Council about time savings and monetary savings. Ashley Stathatos also spoke about security within the system. Council Member Eric Priddy asked is there any limitations to expanding this system to fit as we grow. Cori spoke about what citizens get for this new systems, what will staff be doing instead.

11. Discuss and consider employee benefits and retirement, Texas Municipal Retirement System.

Chief Brooks stated this is a big factor for people looking into a job with a City. Mayor Scott spoke about how this is a big of a number this is to input in the coming budget, Mayor Pro Tem Lisa Cate agreed. Council Member Alan Woodall would like more broad of an information as far as the whole package of each employee. Council Member Alan Woodall would like to get ways to offset these costs, maybe contract out some services. Council Member Larry Hefner suggested we be proactive. Council Member Jamey Lamm would like to have a revenue estimate brought in and when the City reaches that revenue then we move on this. Council Member Alan Woodall would like a foot print for a city that is 4,000 populations. Mayor Pro-Tem stated that council asked about what chamber cities were the people we are going to be hiring. Mayor Pro-Tem Lisa Cate suggested put the information in for consideration.

12. Discuss and consider new policy for Board and/or Commission Members.

Mayor Pro Tem Lisa Cate asked what each board does, she would like a description of what each board hopes to accomplish, what is their mission or goals. City Manager Ashley Stathatos would like to have an ordinance that states what each board's responsibilities are.

13. Discuss and consider additional duties for City Council Members.

Council Members expressed their confusion on this being stated on the agenda. Council Member Alan Woodall stated he thought each Council Member would like to get involved in a different way. Mayor Scott stated he thought each board was responsible for involvement in the City. Ashley would like for all Council Members to send her things they are interested in.

14. Discuss and consider a Mayor and/or City Council communication's message.

Mayor Scott stated he would love to be able to write something up for all citizens, but he simply doesn't have the time. Council Member Lamm

commented that in this day and age Facebook, Twitter, and all social media that's where it is at not necessarily newspaper. Ashley suggested a more formalized communication plan. Mayor Pro Tem Lisa Cate would like something on the Facebook each week besides water leaks and emergency outages. Council Member Alan Woodall would like for each Council Member to take turns and write an update of what happened at Council.

15. Discuss and consider Resolution 494-16 for the appointment of one member to the Board of Managers of the DENCO Area 9-1-1 District.

Mayor Scott stated that the last nominee was Jim Carter, however there are several people for choices in your packet to choose from. The Council will vote on the next meeting.

16. Discuss and consider Resolution 495-16 approving the "Draft" DENCO Area 9-1-1 District Fiscal Year 2017 Financial Plan.

Mayor Scott stated they will be voting on this at the next agenda meeting.

#### **IV. 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. \*

#### **V. EXECUTIVE SESSION**

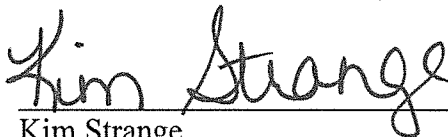
As authorized by Section 551.071 (2) of the Texas Government Code, the City Council may adjourn into closed executive session to seek confidential legal advice from the City Attorney.

17. Discuss litigation between the City of Justin and Ronald and Jill Etter arising out of Cause No. CV15-1430, represented by Taylor Olson Adkins Sralla Elam.

Council will recess at 10:53 pm. reconvened at 11:06

#### **IV. ADJOURN**

Motion made by Mayor Pro-Tem Lisa Cate and the motion was seconded by Council Member Eric Priddy



Kim Strange  
City Secretary

