Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, Place 3

James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor

CITY OF JUSTIN
CITY COUNCIL AND REINVESTMENT ZONE #1 BOARD
JOINT MEETING AGENDA
OCTOBER 8, 2026
415 N. COLLEGE AVE.
4:30 PM

A) CALL TO ORDER (4:30 P.M.)

Convene into Session:
Invocation

B) INTRODUCTION OF NEW EMPLOYEES TO COUNCIL

C) 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.

1. Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
   * Justin Ranch Developers Agreement
   * Magnolia Ridge
   * Haddock Tract Developers Agreement
   * City of Justin and Town of Northlake CCN Amendment
   * Treeline Retail Water Agreement
   * Legacy Fields Development

2. Under Section 551.087 the City Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the City of Justin has received from a business prospect that the City seeks to have located, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.
   * Project Love Boat
   * Justin Industrial Business Park
   * Project Five & Dime
   * Dream Complex
   * Old Town
   * Project Rice and Beans

3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to the following:

* Justin Town Square
* New Fairview water service
* Timlin Tract

4. Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
   * City Manager

D) CALL TO ORDER (4:30 PM)

Convene into Session:

1. Pledge of Allegiance
   * American Flag
   * Texas Flag: ***"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"***

E) TAKE ACTION AS A RESULT OF CLOSED SESSION

F) RECOGNITION

1. Badge-pinning and swearing in ceremony and formal introduction of new City of Justin Police Officer by Interim Police Chief Rick Pippins.

G) PROCLAMATION

1. Presentation of Proclamation declaring November 2 - November 6 as Municipal Court Week.

2. Presentation of a Proclamation declaring October 4-10, 2026 as National Fire Prevention Week.

H) UPCOMING MEETING(S) & EVENT(S)

1. The following is a list of upcoming meetings and events:
   * October 13 - Parks & Recreation Board, 6:00 p.m.
   * October 15 - Economic/Community Development Corporation meeting, 5:30 p.m.
   * October 17 to 30 - Early Voting (see website for details)
   * October 17 - Fall Clean Up, 8:00 a.m. to noon.
   * October 20 - Library Board, 4:30 p.m.
   * October 20 - Planning & Zoning Commission, 6:30 p.m.
   * October 24 - Fire Station #2 Grand Opening/Open House
   * October 29 to 30 - Haunted Library
   * November 3 - Election Day, 7:00 a.m. to 7:00 p.m.
   * November 10 - Parks & Recreation Board, 6:00 p.m.
   * November 12 - City Council Regular meeting canceled (Council attending TML annual conference, San Antonio, Nov 11 to 13)
   * November 17 - Planning & Zoning Commission, 6:30 p.m.
   * November 19 - Economic/Community Development Corporation meeting, 5:30 p.m.
   * November 14, 2026 - Veterans' Day Event
   * December 10, 2026 - City Council Regular meeting, 4:30 p.m.

* December 12, 2026 - Justin's Old Town Christmas, Tree Lighting & Lighted Parade, noon to 6 p.m.

2. Boards and Commissions Recruitment Reminder: Opens October 1st and closes October 23rd to receive applications via the website.

I) WORKSHOP ITEM(S) & REPORTS

1. Receive a Biannual Update from the EDC/CDC Board

2. Receive a Biannual Update from the Parks & Recreation Board

3. Discussion regarding proposed Legislative Priorities and Resolution

4. Receive a Development Update from Office Equity Solutions on Justin Town Square

5. Discussion regarding Financial Policy Updates

6. Quarterly Investment Update for the period ending September 30, 2026

7. Discussion regarding UTRWD appointments

8. Discussion regarding creation of a Citizens Academy

9. Discussion regarding 2027 City Council Calendar planning

J) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens with the opportunity to speak, the mayor may impose a three-minute time limitation for each citizen to speak with a seasonal limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic. The Texas Open Meetings Act prohibits the City Council from discussing issues which the public have not been given three business days notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

K) CONSENT AGENDA

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

1. Consider and take appropriate action to approve City Council minutes dated September 17, 2026.

2. Consider approval of Resolution 858-26 authorizing the City Manager to execute and award a construction contract for the Street Improvement Program, Year 4: Miscellaneous Asphalt Paving Repair in Old Town for an amount not to exceed $851,695.25; and take appropriate action.

3. Consider approval of Resolution 864-26 adopting the City of Justin Legislative Priorities for the 90th Texas Legislative Session; and take appropriate action.

4. Consider approval of Resolution 865-26 authorizing the City Manager to execute an Interlocal Cooperation Agreement with Denton County Sheriff's Office for the use of the Denton County

Sheriff's Firearms Training Facility; and take appropriate action.

5. Consider approval of Resolution 866-26 authorizing an amendment to the City's existing generator maintenance agreement with Waukesha-Pearce Industries, LLC to add generator maintenance services for Fire Station 2, located at 11042 FM 407; and take appropriate action.

6. Consider approval of Resolution 867-26 approving the annual review and amendment of the City of Justin Financial Policies; and take appropriate action.

7. Consider approval of Resolution 868-26, authorizing an interlocal agreement with Denton County for Library Services, and take appropriate action.

8. Consider approval of Resolution 869-26 accepting a petition to create the Crestview Public Improvement District No. 1; setting a public hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of the Crestview Public Improvement District No. 1 within the City of Justin, Texas; and authorizing the issuance of notice by the City Secretary of Justin, Texas, regarding the public hearing; providing a severability clause; and providing an effective date.

9. Consider approval of Resolution 870-26 accepting a petition to create the Crestview Public Improvement District No. 2; setting a public hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of the Crestview Public Improvement District No. 2 within the City of Justin, Texas; and authorizing the issuance of notice by the City Secretary of Justin, Texas, regarding the public hearing; providing a severability clause; and providing an effective date.

10. Consider adoption of Ordinance 867-26, first reading, to approve End of Year 2025-2026 Budget Amendment(s); and take appropriate action.

11. Consider adoption of Ordinance 868-26, second reading, regarding the City of Justin's Texas Municipal Retirement System (TMRS) benefits, increasing the employee contribution rate from 7% to 8% effective October 1, 2026; reauthorizing annually accruing Updated Service Credits at 75% effective January 1, 2027; removing the statutory maximum City contribution rate limit; and take appropriate action.

12. Consider adoption of Ordinance 871-26, first reading, creating a Film Friendly City; and take appropriate action.

L) ITEMS PULLED FROM CONSENT AGENDA

M) PUBLIC HEARING

1. Conduct a public hearing and consider and take appropriate action regarding Ordinance No. 870-26 on first reading creating Tax Increment Reinvestment Zone No. 3 (Crestview TIRZ), consisting of approximately 1,244.347 acres generally located north of FM 407 and south of FM 1384, and related matters.

N) TIRZ #1 ACTION ITEMS

1. **ACTION BY REINVESTMENT ZONE #1 BOARD**

Consider and act upon a recommendation of Ordinance 869-26 as the Reinvestment Zone #1 Board to the City Council of the City of Justin, Texas, on the Final Project and Finance Plan for Reinvestment Zone Number One, City of Justin, Texas.

2. **ACTION BY CITY COUNCIL**
Consider adoption of Ordinance 869-26 of the City Council of the City of Justin, Texas, first reading, approving a Final Tax Increment Reinvestment Zone Project and Finance Plan for Reinvestment Zone Number One, City of Justin, Texas; making certain findings; providing a severability clause; and providing for an effective date.

O) FUTURE AGENDA ITEMS

1. Discussion of Future Agenda Item(s) submitted by Council.

P) ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the joint meeting of the City Council and the Reinvestment Zone #1 Board 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 2nd day of October, 2026, in compliance with the Texas Open Meetings Act.

Ingrid Rex
City Secretary