City Council
Regular Meeting

Tuesday, March 4, 2025, 4:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

PRESENTATIONS AND RECOGNITIONS

1. Recognition of Community Partners - Pastor Bearden, Graham Street Church of Christ; Pastor Dittfurth, Cornerstone Assembly of God; and Mr. VW Stephens, City Limits.

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

2. Consider Approval of an Assessment Resolution for Steering Committee of Cities Served by Atmos

3. Order Cancelation of May 3, 2025 General Election

TAX INCREMENT REINVESTMENT ZONE

4. Recess to TIRZ Board Meeting

5. Reconvene to Regular City Council Meeting

6. Consider Approval of an Ordinance Approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Three, City of Stephenville, Texas, established pursuant to Chapter 311 of the Texas Tax Code

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

7. **Case No.: RZ2025-004**
Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R69044 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single-Family Housing, to (R-2.5), Integrated Housing.

8. **PUBLIC HEARING**
Case No. RZ2025-004

9. Consider Approval of Ordinance Rezoning Property Located at 0. Forest, being Parcel R69044 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from Single-Family Housing (R-1) to Integrated Housing (R-2.5)

10. **Case No.: RZ2025-005**
Applicant Scott Allen, representing Stephenville Rentals, LLC., is Requesting a Rezone for Property Located at 0. Forest, being Parcel R72455 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from One-Two Family Housing (R-2) to Integrated Housing (R-2.5)

11. **PUBLIC HEARING**
Case No. RZ2025-005

12. Consider Approval of Ordinance Rezoning Property Located 0. Forest, being Parcel R72455 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from One-Two Family Housing (R-2) to Integrated Housing (R-2.5)

13. **Case No.: RZ2025-006**
Applicant Scott Allen, Representing Stephenville Rentals, LLC., is Requesting a Rezone for Property Located at 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas from One-Two Family Housing (R-2) to Integrated Housing (R-2.5)

14. **PUBLIC HEARING**
Case No. RZ2025-006

15. Consider Approval of Ordinance Rezoning Property Located at 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas from One-Two Family Housing (R-2) to Integrated Housing (R-2.5)

16. **Case No.: RZ2025-007**
Applicant Colby Pack, Representing Solid Ace Holdings, LLC., is Requesting a Rezone for Property Located at 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from Multifamily Residential (R-3) to Integrated Housing (R-2.5)

17. **PUBLIC HEARING**
Case No. RZ2025-007

18. Consider Approval of Ordinance Rezoning Property Located at 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from Multifamily Residential (R-3) to Integrated Housing (R-2.5)

19. Proposed Revisions to the B-2 Zoning District of Permitted and Conditional Uses

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

20. Development Services Committee Report from March 4, 2025

21. Consider Approval of the 40% Lot Coverage Limitation for Residential Uses

PUBLIC WORKS COMMITTEE

Alan Nix, Chair

22. Public Works Committee Report from March 4, 2025

23. Consider Approval of FY25-26 TXCDBG Professional Services Selection

24. Consider Approval of Resolution for Professional Services Selection for the FY25-26 TXCDBG Program

25. Consider Award of a Professional Services Agreement for the FY25-26 TXCDBG Program

26. Consider Approval of FY25-26 TXCDBG Downtown Revitalization / Main Street Grant Program

27. Consider Approval of Resolution for Administrative Services Selection for the FY25-26 TXCDBG Downtown Revitalization/Main Street Program

28. Consider Approval of Proposal for the Riverside Drainage Improvements Project

FINANCE COMMITTEE

David Baskett, Chair

29. Committee Report from March 4, 2025

30. Authorize City Manager to Negotiate Energy Contract for Beginning Term Date January 1, 2026

31. Consider Approval to Commit to Purchase a New Fire Engine

32. Consider Approval of Tree Removal at Clark Regional Airport by Jim's Tree Service

33. Consider Approval of Fee Schedule for Cross Timbers Legacy Center

FINANCIAL REPORTS

Monica Harris, Director of Finance

34. Monthly Budget Report for the Period Ending January 31, 2025

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

CONSENT AGENDA

35. Consider Approval of Minutes - February 4, 2025

36. Consider Acceptance of the 2024 W. Frey Street Maintenance - Chip Seal Project

37. Consider Approval of the Spillman Annual Maintenance Agreement

38. Consider Approval of Award of Bid ITB 3338 for (1) One 1-Ton Service Body pickup truck for Public Works

39. Consider Approval of Award of Bid ITB 3339 for (1) One Police Patrol Vehicle

40. Consider Approval of Annual Firefighter Medical Physicals

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

41. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **City Addition**

42. **Section 551.071 Consultation with Attorney** - to Consult Over a Pending or Contemplated Litigation

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.

EXECUTIVE SESSION NOTICE

Note: The Stephenville City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.

STAFF REPORT

SUBJECT: Assessment Resolution for Steering Committee of Cities Served by Atmos

DEPARTMENT: Administration

STAFF CONTACT: Jason King, City Manager

PURPOSE OF THE RESOLUTION

Most municipalities have retained original jurisdiction over gas utility rates and services within municipal limits. The Atmos Cities Steering Committee ("ACSC") is composed of 186 municipalities in the service area of Atmos Energy Corporation, Mid-Tex Division that have retained original jurisdiction. Atmos is a monopoly provider of natural gas. Because Atmos has no competitors, regulation of the rates that it charges its customers is the only way that cities can ensure that natural gas rates are fair. Working as a coalition to review the rates charged by Atmos allows cities to accomplish more collectively than each city could do acting alone. Cities have more than 100 years experience in regulating natural gas rates in Texas.

ACSC is the largest coalition of cities served by Atmos Mid-Tex. There are 186 ACSC member cities, which represent more than 60 percent of the total load served by Atmos-Mid Tex. ACSC protects the authority of municipalities over the monopoly natural gas provider and defends the interests of residential and small commercial customers within the cities. Although many of the activities undertaken by ACSC are connected to rate cases (and therefore expenses are reimbursed by the utility), ACSC also undertakes additional activities on behalf of municipalities for which it needs funding support from its members.

THE ACSC MEMBERSHIP ASSESSMENT SUPPORTS IMPORTANT ACTIVITIES:

ACSC is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Atmos within the City. These activities will continue throughout the calendar year. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that ACSC be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

EXPLANATION OF "BE IT RESOLVED PARAGRAPHS

I. This paragraph authorizes the continuation of the City's membership in ACSC.

II. This paragraph authorizes payment of the City's assessment to the ACSC in the amount of five cents ($0.05) per capita.

III. This paragraph requires notification that the City has adopted the Resolution.

PAYMENT OF ASSESSMENT

The assessment payment check should be made out to "City of Arlington, c/o *Atmos Cities Steering Committee,"* and mailed to City of Arlington, Brandi Stigler, PO Box 90231, Arlington, Texas 76004.

RESOLUTION NO. _______

A RESOLUTION AUTHORIZING MEMBERSHIP IN THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FIVE CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION

WHEREAS, the City of Stephenville is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division (Atmos) within the municipal boundaries of the city; and

WHEREAS, the Atmos Cities Steering Committee (ACSC) has historically intervened in Atmos rate proceedings and gas utility related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and

WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and

WHEREAS, the City would like to become a member of ACSC; and

WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs; NOW THEREFORE,

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

I.

That the City is authorized to become a member in the Atmos Cities Steering Committee to protect the interests of the City of Stephenville and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits.

II.

The City is further authorized to pay its 2025 assessment to the ACSC in the amount of five cents ($0.05) per capita.

III.

A copy of this Resolution and approved assessment fee payable to "City of Arlington, c/o *Atmos Cities Steering Committee,*" shall be sent to:

City of Arlington
Brandi Stigler
PO Box 90231
Arlington, Texas 76004

PRESENTED AND PASSED on this the ______ day of ____________, 2025, by a vote of ______ ayes and ______ nays at a regular meeting of the City Council of the City of Stephenville, Texas.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

____
Reviewed by Jason King,
City Manager

____
Randy Thomas, City Attorney
Approved as to form and legality

Atmos Cities Steering Committee
C/O City of Arlington
Attn: Brandi Stigler
PO Box 90231
Arlington, TX 76004

Invoice

Date	Invoice #
1/30/2025	25-152

Bill To
City of Stephenville

Item	Population	Per Capita	Amount
2025 Membership Assessment	21,946	0.05	1,097.30

Please make check payable to: Atmos Cities Steering Committee and mail to Atmos Cities Steering Committee,C/O City of Arlington, Attn: Brandi Stigler, PO Box 90231, Arlington, Texas 76004

Total $1,097.30

ORDER OF CANCELLATION

The Stephenville City Council hereby cancels the general election scheduled to be held on May 3, 2025, in accordance with Section 2.053(a) of the Texas Election code. The following candidates have been certified as unopposed and are hereby elected as follows:

Offices	Candidates
City Council Place 1	LeAnn Durfey
City Council Place 3	Lonn Reisman
City Council Place 5	Maddie Smith
City Council Place 7	Brandon Greenhaw

ORDEN DE CANCELACIÒN

El consejal de ciudad de Stephenville por la presente cancela la elecciòn que, de lo contrario, se hubiera celebrado el 3 de mayo 2025 de conformidad, con la Secciòn 2.053(a) del Còdigo de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos ùnicos y por la presente quedan elegidos como se halla indicado a continuaciòn:

Cargos	*Candidatos*
Ayuntamiento Plaza 1	LeAnn Durfey
Ayuntamiento Plaza 3	Lonn Reisman
Ayuntamiento Plaza 5	Maddie Smith
Ayuntamiento Plaza 7	Brandon Greenhaw

Date of adoption (Fecha de adopciòn): March 4, 2025.

____

David Baskett
Mayor Pro Tem (*Alcalde Interino)*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF STEPHENVILLE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE

WHEREAS, the City of Stephenville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City, through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, on December 3, 2024 the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2024-O-35 designating a contiguous geographic area within the City as a Reinvestment Zone Number Three, City of Stephenville, Texas (the "Zone"); and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on March 4, 2025, the Board recommended that the Plan in Exhibit "A", be approved by the City Council:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council hereby makes the following findings of fact:

i. That the Plan includes all information required by Sections 311.011(b) and (c) of the Act.

ii. That the Plan is feasible and the project plan conforms to the City's master plan.

SECTION 3. APPROVAL OF PLAN.

That based on the findings set forth in Section 2 of this Ordinance, the Plan in Exhibit "A" is hereby approved.

SECTION 4. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this _______day of March 2025.

CITY OF STEPHENVILLE

____

David Baskett, Mayor Pro Tem

ATTEST:

Sarah Lockenour
City Secretary

APPROVED AS TO FORM:

Randy Thomas
City Attorney

APPROVED AS TO CONTENT:

Jason King
City Manager

EXHIBIT A

Project and Financing Plan

Tax Increment Reinvestment Zone #3
City of Stephenville, Texas

Table of Contents

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western heritage in a beautiful country setting along the Bosque River.

With its main campus in Stephenville, Tarleton State University offers the value of a Texas A&M University System degree with nearly 100 undergraduate and graduate degrees, as well as a doctorate in education, within seven colleges.

Agriculture is the leading industry, with Erath County in the top 10% in overall agriculture production and ranking #3 in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville is the retail center for a trade area population of approximately 80,000 Texans. As the 'Cowboy Capital of the World', Stephenville is uniquely home to more professional rodeo cowboys and cowgirls than any other place in the world. And the equine industry continues to grow throughout the surrounding County.

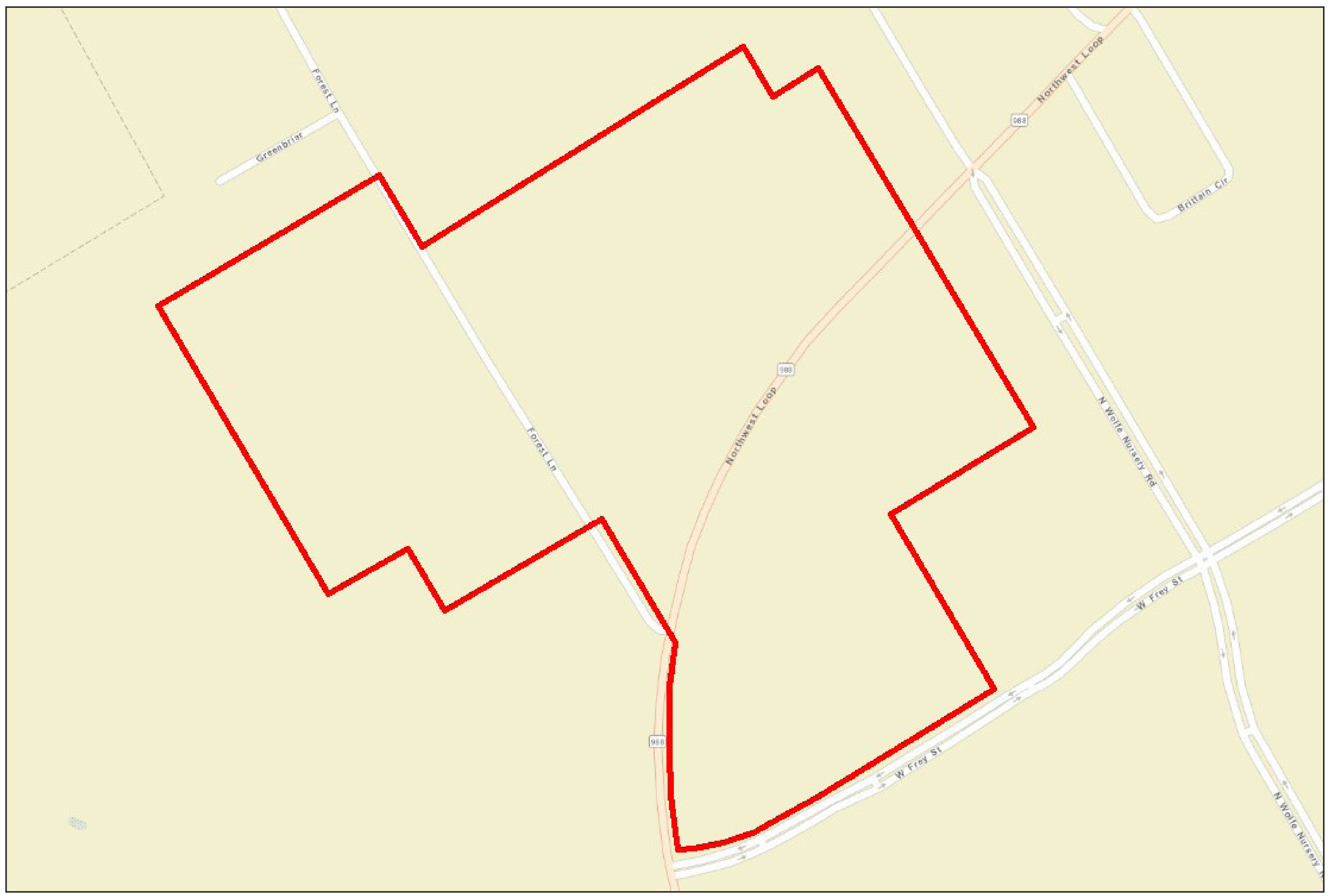
The 'City of Champions' designation reflects the commitment as a community to excellence in youth and civic organizations and Stephenville has been listed as one of 'The 100 Best Small Towns in America!' Stephenville is a special place that reflects pride in the community's rich heritage and commitment to the future.

Tax Increment Reinvestment Zone #3, City of Stephenville

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On December 3, 2024, the City Council of the City of Stephenville, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance 2024-O-35 designating a contiguous geographic area within the City limits as Reinvestment Zone Number Three, City of Stephenville, Texas. The goal of Tax Increment Reinvestment Zone #3 (TIRZ #3) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This project and financing plan outlines the funding of $27,830,830 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Stephenville. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ Boundary

Boundary Description

TIRZ #3 consists of approximately 131.31 acres located within the city limits of the City of Stephenville. The legal description for the zone is described in detail below.

Legal Description TIRZ #3

Beginning at the northwest corner of Property ID R000077510, thence

East along the northern boundary of Property ID R000077510 to the point it meets the western right of way boundary of Forest Lane, thence

East across Forest Lane to the eastern right of way boundary of Forest Lane, thence

South along the eastern right of way boundary of Forest Lane to the point it meets the northwest corner of Property ID R000022438, thence

East along the northern boundary of Property ID R000022438, continuing south along the eastern boundary of Property ID R000022438 to the point it meets the northern right of way boundary of FM 988/Northwest Loop, thence

South across FM 988/Northwest Loop to the point the southern right of way boundary of FM 988/Northwest Loop meets the northeast corner of Property ID R000073125, thence

South along the eastern right of way boundary of Property ID R000073125, continuing west along the southern boundary of Property ID R000073125 to the point it meets the eastern boundary of Property ID R000022439, thence

South along the eastern boundary of Property ID R000022439 to the point it meets the northern right of way boundary of W Frey Street, thence

West along the northern right of way boundary of W Frey Street to the point it meets the eastern right of way boundary of FM 988/Northwest Loop, thence

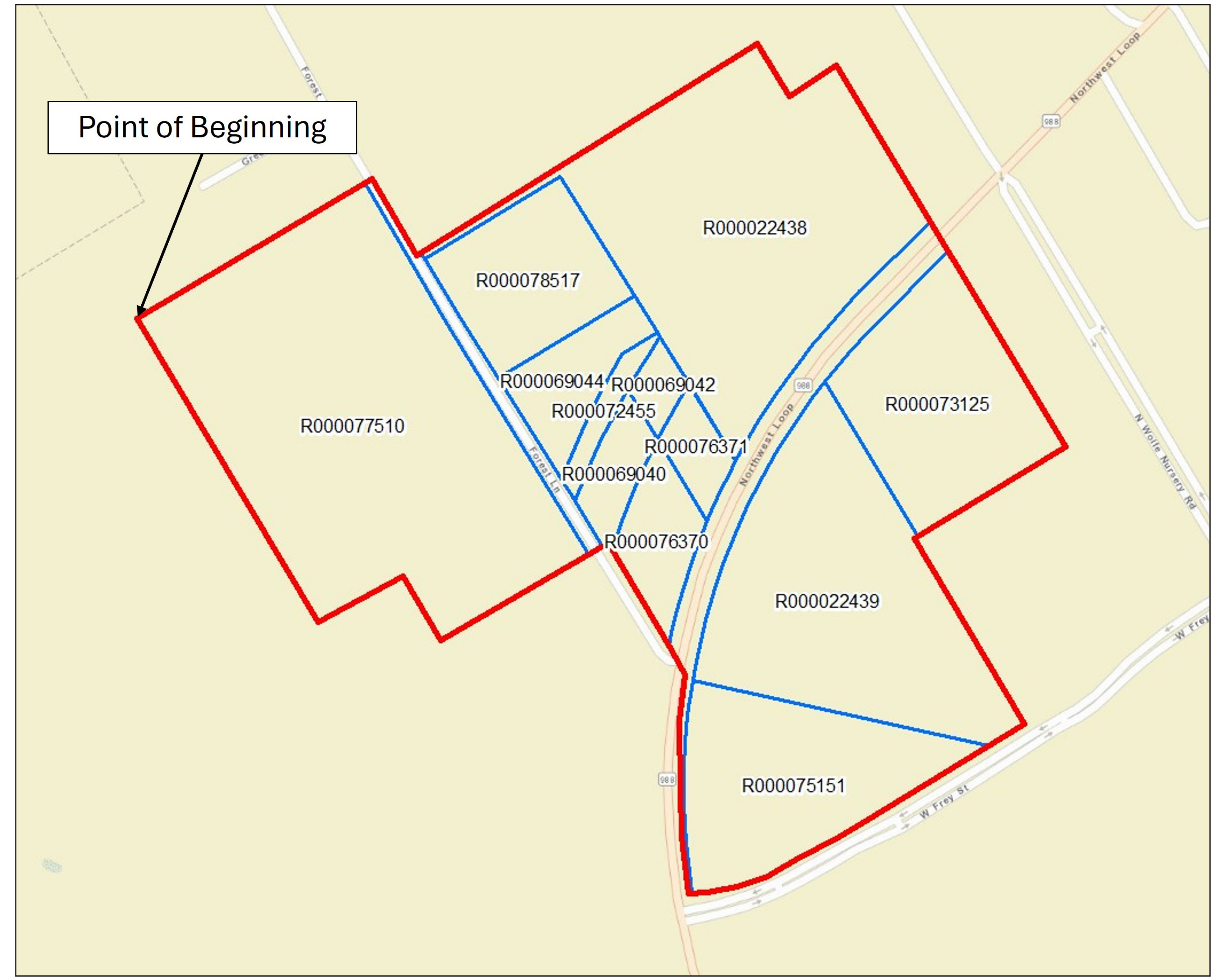
North along the eastern right of way boundary of FM 988/Northwest Loop to the point it meets the northern corner of Property ID R000075151, thence

West across FM 988/Northwest Loop to the southern corner of Property ID R000076370, thence

North along the western boundary of Property ID R000076370 to the point it meets the southern corner of Property ID R000069040, thence

West across Forest Lane to the southeast corner of Property ID R000077510, thence

West along the southern boundary of Property ID R000077510, continuing north along the western boundary of Property ID R000077510 to the northwest corner of Property ID R000077510, which is the point of beginning.



Land Use

The land within the zone is primarily vacant land that is well positioned for development. There is also a commercial building located within the zone.

Method of Relocating Persons to be Displaced

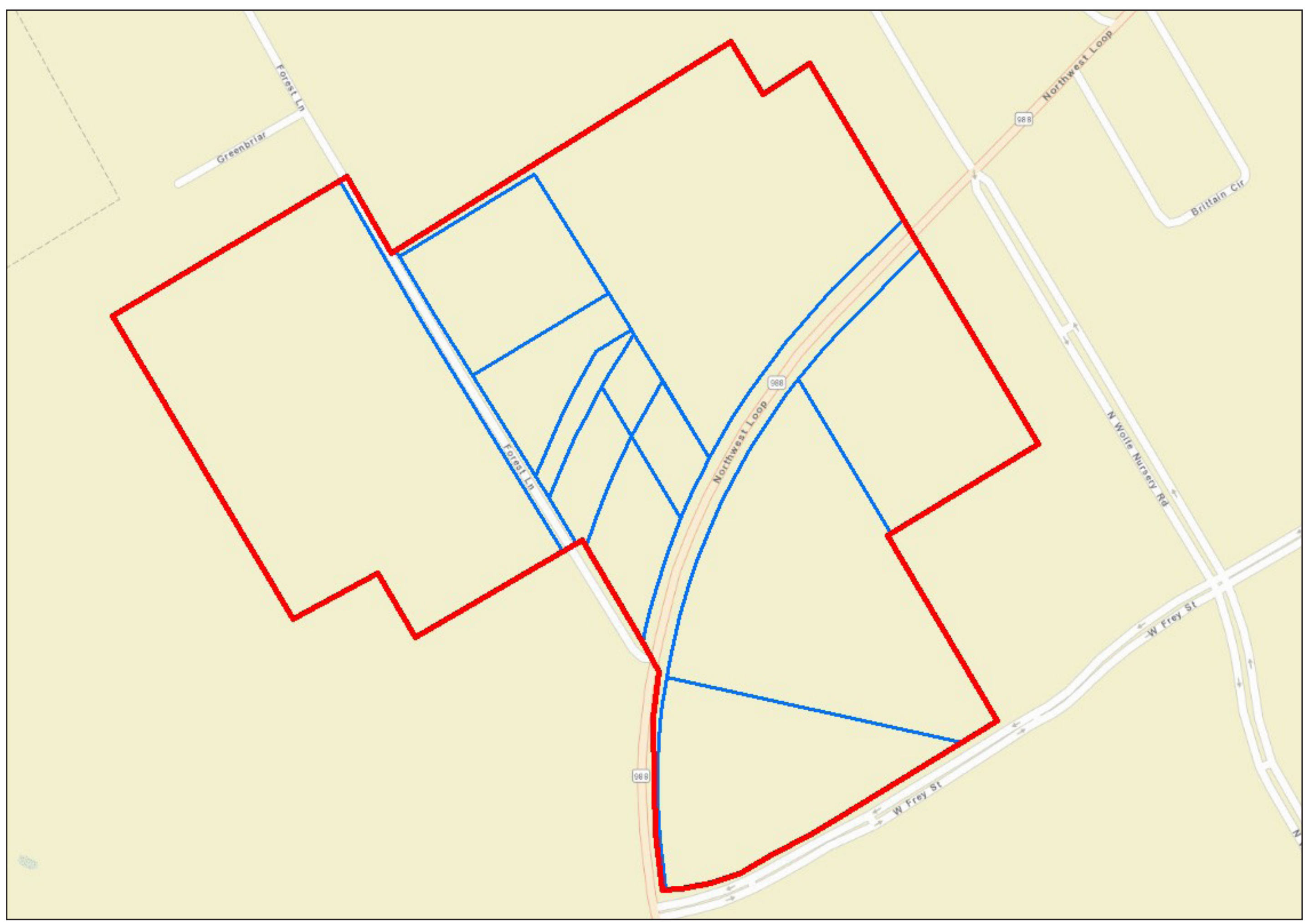
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

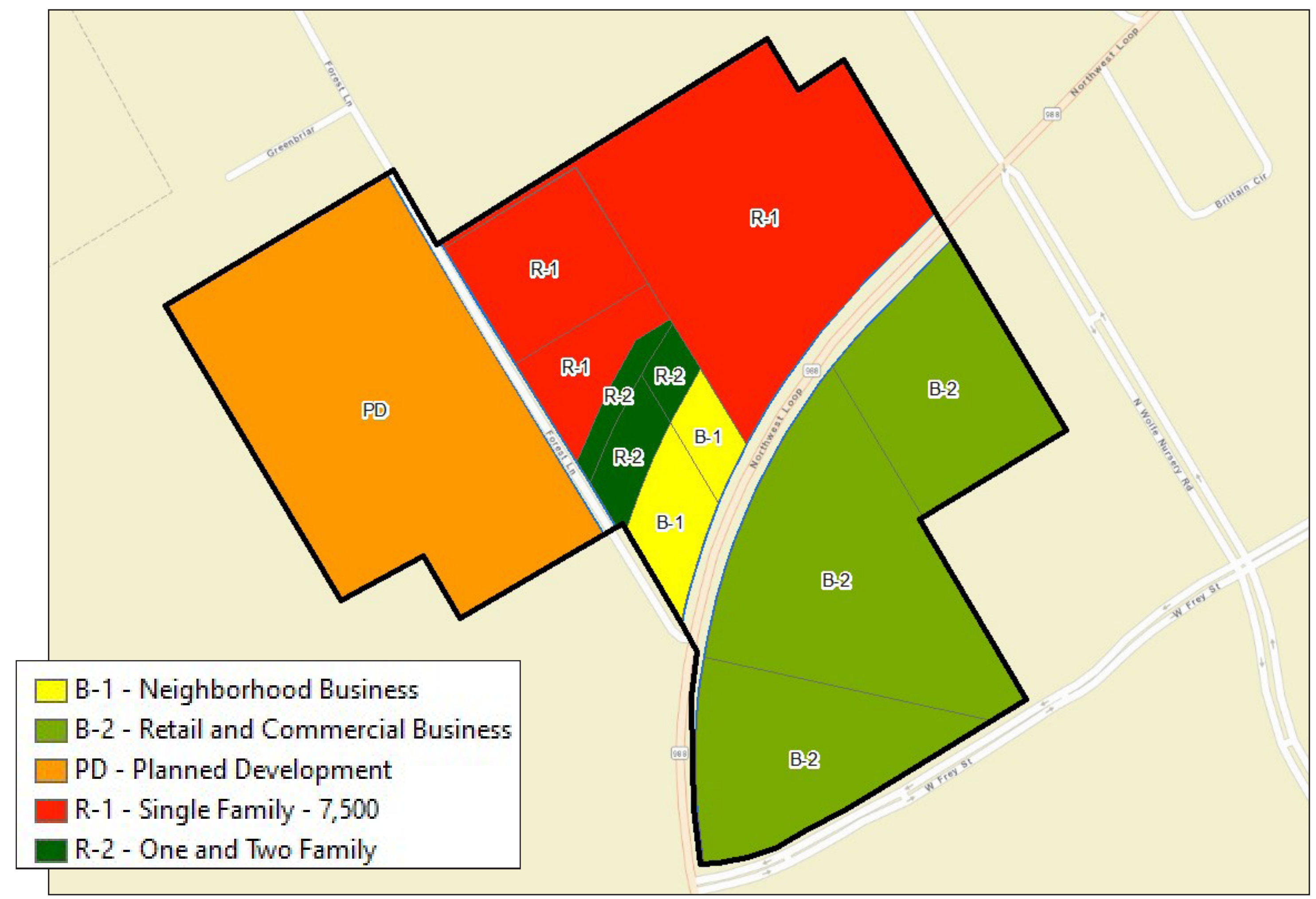
Current Ownership

There are currently 12 parcels within Tax Increment Reinvestment Zone #3. The 2024 estimated taxable base value of the property within the TIRZ is $3,197,610. The 2024 base value will need to be verified by Erath County Appraisal District when the final values are available. For further details of parcels included within the TIRZ see **Appendix A**.

Zoning

The land within the zone is zoned R-1: Single Family, R-2: One and Two Family, B-1: Neighborhood Business, B-2: Retail and Commercial Business, and PD: Planned Development. The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Stephenville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.





Anticipated Development

The land within the zone is well positioned for future development, including residential development, both multifamily and single family, as well as commercial development. The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends and input from the Development community and City leadership. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	Initial Completion Date	Square Feet/Units	Taxable Value PSF/Unit	Incremental Value
TIRZ #3				
Single Family - Estate	2027	6	$ 650,000	$ 3,900,000
Single Family	2027	192	$ 370,000	$ 71,040,000
Townhomes	2027	49	$ 435,000	$ 21,315,000
Commercial	2027	6,000	$ 125	$ 750,000
Multifamily	2028	250	$ 115,000	$ 28,750,000
Single Family	2029	85	$ 380,000	$ 32,300,000
Commercial	2029	6,000	$ 125	$ 750,000
Commercial	2029	6,000	$ 125	$ 750,000
Commercial	2030	6,000	$ 125	$ 750,000
Commercial	2030	8,000	$ 125	$ 1,000,000
Multifamily	2032	250	$ 115,000	$ 28,750,000
Commercial	2032	8,000	$ 125	$ 1,000,000
Total				**$ 191,055,000**

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #3		
Public Utilities	**$ 5,566,166**	**20%**
Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements		
Parking and Transit Improvements	**$ 2,783,083**	**10%**
Street and Intersection Improvements	**$ 5,566,166**	**20%**
Pedestrian Enhancements	**$ 1,948,158**	**7%**
Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	**$ 2,783,083**	**10%**
Economic Development Grants	**$ 8,349,249**	**30%**
Administrative Costs	**$ 834,925**	**3.0%**
Total	$ 27,830,830	100%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The $27,830,830 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Public Utilities includes but is not limited to:

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

Parking and Transit Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding, parking meters/kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements and Pedestrian Enhancements: The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting street for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: Park amenities and open spaces communicate the identity of the place and enhance property values. The TIRZ should encourage the identification and set aside of open space and/or places for public amenities, particularly in the vicinity of catalystic investment areas. In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Method of Financing

To fund the public improvements outlined on the previous page, the City of Stephenville will contribute 60% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

TIRZ 3	Real Property Tax - 2024 Rates		Participation	
	CITY OF STEPHENVILLE	0.38290000	60%	0.2297400
	ERATH COUNTY	0.28870000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00060980	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10260000	0%	0.0000000
	STEPHENVILLE ISD	0.95970000	0%	0.0000000
		1.73450980		**0.2297400**

TIRZ 3	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.38290000	0%	0.0000000
	ERATH COUNTY	0.28870000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00060980	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10260000	0%	0.0000000
	STEPHENVILLE ISD	0.95970000	0%	0.0000000
		1.73450980		**0.0000000**

TIRZ 3	Sales Tax		Participation	
	CITY OF STEPHENVILLE	0.01375000	0.00%	0.0000000
	ECONOMIC DEVELOPMENT	0.00125000	0.00%	0.0000000
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		0.02000000		**0.00000000**

► *INPUT*

INFLATION RATE	3.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.38290000	60%	0.2297400
ERATH COUNTY	0.28870000	0%	0.0000000
MIDDLE TRINITY WATER	0.00060980	0%	0.0000000
ERATH ROAD & BRIDGE	0.10260000	0%	0.0000000
STEPHENVILLE ISD	0.95970000	0%	0.0000000
	1.73450980		0.2297400

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.38290000	0%	0.0000000
ERATH COUNTY	0.28870000	0%	0.0000000
MIDDLE TRINITY WATER	0.00060980	0%	0.0000000
ERATH ROAD & BRIDGE	0.10260000	0%	0.0000000
STEPHENVILLE ISD	0.95970000	0%	0.0000000
	1.73450980		0.0000000

CITY OF STEPHENVILLE	0.0137500	0.00%	0.0000000
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

	Year	AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
		SF/UNITS	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
Single Family - Estate	2027	6	$ 650,000.00	$ 3,900,000	$ -	$ -	$ -	$ -
Single Family	2027	192	$ 370,000.00	$ 71,040,000	$ -	$ -	$ -	$ -
Townhomes	2027	49	$ 435,000.00	$ 21,315,000	$ -	$ -	$ -	$ -
Commercial	2027	6,000	$ 125.00	$ 750,000	$ -	$ -	$ -	$ -
Multifamily	2028	250	$ 115,000.00	$ 28,750,000	$ -	$ -	$ -	$ -
Single Family	2029	85	$ 380,000.00	$ 32,300,000	$ -	$ -	$ -	$ -
Commercial	2029	6,000	$ 125.00	$ 750,000	$ -	$ -	$ -	$ -
Commercial	2029	6,000	$ 125.00	$ 750,000	$ -	$ -	$ -	$ -
Commercial	2030	6,000	$ 125.00	$ 750,000	$ -	$ -	$ -	$ -
Commercial	2030	8,000	$ 125.00	$ 1,000,000	$ -	$ -	$ -	$ -
Multifamily	2032	250	$ 115,000.00	$ 28,750,000	$ -	$ -	$ -	$ -
Commercial	2032	8,000	$ 125.00	$ 1,000,000	$ -	$ -	$ -	$ -
	TOTAL			191,055,000		-		-

► *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF STEPHENVILLE	*22.1%*	$ 45,968,340	=	$ 45,968,340	+	$ -	+	$ -
ECONOMIC DEVELOPMENT	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
ERATH COUNTY	*16.6%*	$ 34,659,336	=	$ 34,659,336	+	$ -	+	$ -
MIDDLE TRINITY WATER	*0.0%*	$ 73,208	=	$ 73,208	+	$ -	+	$ -
ERATH ROAD & BRIDGE	*5.9%*	$ 12,317,450	=	$ 12,317,450	+	$ -	+	$ -
STEPHENVILLE ISD	*55.3%*	$ 115,214,980	=	$ 115,214,980	+	$ -	+	$ -
	100.0%	208,233,314		$ 208,233,314		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF STEPHENVILLE	*100.0%*	$ 27,581,004	=	$ 27,581,004	+	$ -	+	$ -
ECONOMIC DEVELOPMENT	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
ERATH COUNTY	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
MIDDLE TRINITY WATER	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
ERATH ROAD & BRIDGE	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
STEPHENVILLE ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 27,581,004		$ 27,581,004		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF STEPHENVILLE	*10.2%*	$ 18,387,336	=	$ 18,387,336	+	$ -	+	$ -
ECONOMIC DEVELOPMENT	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
ERATH COUNTY	*19.2%*	$ 34,659,336	=	$ 34,659,336	+	$ -	+	$ -
MIDDLE TRINITY WATER	*0.0%*	$ 73,208	=	$ 73,208	+	$ -	+	$ -
ERATH ROAD & BRIDGE	*6.8%*	$ 12,317,450	=	$ 12,317,450	+	$ -	+	$ -
STEPHENVILLE ISD	*63.8%*	$ 115,214,980	=	$ 115,214,980	+	$ -	+	$ -
	100.0%	$ 180,652,310		$ 180,652,310		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

Financial Feasibility Analysis - Development Worksheet

Tax Revenue Projections

TOTAL TAX REVENUE

		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
	Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	
REAL PROPERTY			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	
TIRZ 3																																							
Single Family - Estate	Taxable Value Per Unit		650,000	672,750	696,296	720,667	745,890	771,996	799,016	826,982	855,926	885,883	916,889	948,980	982,195	1,016,571	1,052,151	1,088,977	1,127,091	1,166,539	1,207,368	1,249,626	1,293,363	1,338,630	1,385,483	1,433,974	1,484,164	1,536,109	1,589,873	1,645,519	1,703,112	1,762,721	1,824,416	1,888,270	1,954,360	2,022,763	2,093,559	2,166,834	
	Cumulative Units		-	-	-	-	2	4	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	
	Cumulative Taxable Value		-	-	-	-	1,491,780	3,087,984	4,794,096	4,961,889	5,135,555	5,315,300	5,501,335	5,693,882	5,893,168	6,099,429	6,312,909	6,533,860	6,762,546	6,999,235	7,244,208	7,497,755	7,760,177	8,031,783	8,312,895	8,603,846	8,904,981	9,216,655	9,539,238	9,873,112	10,218,671	10,576,324	10,946,495	11,329,623	11,726,160	12,136,575	12,561,355	13,001,003	
Single Family	Taxable Value Per Unit		370,000	382,950	396,353	410,226	424,584	439,444	454,824	470,743	487,219	504,272	521,922	540,189	559,095	578,664	598,917	619,879	641,575	664,030	687,271	711,325	736,222	761,990	788,659	816,262	844,832	874,401	905,005	936,680	969,464	1,003,395	1,038,514	1,074,862	1,112,482	1,151,419	1,191,718	1,233,428	
	Cumulative Units		-	-	-	-	60	120	180	240	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277	
	Cumulative Taxable Value		-	-	-	-	25,475,011	52,733,272	81,868,405	112,978,399	134,959,758	139,683,350	144,572,267	149,632,296	154,869,427	160,289,857	165,900,002	171,706,502	177,716,229	183,936,297	190,374,068	197,037,160	203,933,461	211,071,132	218,458,621	226,104,673	234,018,337	242,208,978	250,686,293	259,460,313	268,541,424	277,940,374	287,668,287	297,736,677	308,157,461	318,942,972	330,105,976	341,659,685	
Townhomes	Taxable Value Per Unit		435,000	450,225	465,983	482,292	499,173	516,644	534,726	553,441	572,812	592,860	613,610	635,087	657,315	680,321	704,132	728,777	754,284	780,684	808,008	836,288	865,558	895,853	927,208	959,660	993,248	1,028,012	1,063,992	1,101,232	1,139,775	1,179,667	1,220,955	1,263,689	1,307,918	1,353,695	1,401,074	1,450,112	
	Cumulative Units		-	-	-	-	20	40	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	
	Cumulative Taxable Value		-	-	-	-	9,983,450	20,665,742	26,201,577	27,118,632	28,067,785	29,050,157	30,066,913	31,119,255	32,208,428	33,335,723	34,502,474	35,710,060	36,959,912	38,253,509	39,592,382	40,978,116	42,412,350	43,896,782	45,433,169	47,023,330	48,669,147	50,372,567	52,135,607	53,960,353	55,848,965	57,803,679	59,826,808	61,920,746	64,087,972	66,331,051	68,652,638	71,055,480	
Commercial	Taxable Value Per SF		125	129	134	139	143	148	154	159	165	170	176	182	189	195	202	209	217	224	232	240	249	257	266	276	285	295	306	316	328	339	351	363	376	389	403	417	
	Cumulative SF		-	-	-	-	6,000	6,000	18,000	32,000	32,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
	Cumulative Taxable Value		-	-	-	-	860,642	890,765	2,765,824	5,089,117	5,267,236	6,814,487	7,052,994	7,299,849	7,555,343	7,819,780	8,093,473	8,376,744	8,669,930	8,973,378	9,287,446	9,612,507	9,948,944	10,297,157	10,657,558	11,030,572	11,416,642	11,816,225	12,229,793	12,657,836	13,100,860	13,559,390	14,033,969	14,525,157	15,033,538	15,559,712	16,104,302	16,667,952	
Multifamily	Taxable Value Per Unit		115,000	119,025	123,191	127,503	131,965	136,584	141,364	146,312	151,433	156,733	162,219	167,897	173,773	179,855	186,150	192,665	199,408	206,388	213,611	221,088	228,826	236,835	245,124	253,703	262,583	271,773	281,285	291,130	301,320	311,866	322,781	334,079	345,771	357,873	370,399	383,363	
	Cumulative Units		-	-	-	-	-	125	250	250	250	375	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	
	Cumulative Taxable Value		-	-	-	-	-	17,072,991	35,341,091	36,578,029	37,858,260	58,774,948	81,109,429	83,948,259	86,886,448	89,927,473	93,074,935	96,332,558	99,704,197	103,193,844	106,805,629	110,543,826	114,412,860	118,417,310	122,561,916	126,851,583	131,291,388	135,886,587	140,642,617	145,565,109	150,659,888	155,932,984	161,390,638	167,039,310	172,885,686	178,936,685	185,199,469	191,681,451	
	Taxable Value		-	-	-	-	37,810,883	94,450,753	150,970,993	186,726,066	211,288,594	239,638,242	268,302,937	277,693,540	287,412,814	297,472,262	307,883,792	318,659,724	329,812,815	341,356,263	353,303,732	365,669,363	378,467,791	391,714,163	405,424,159	419,614,005	434,300,495	449,501,012	465,233,548	481,516,722	498,369,807	515,812,750	533,866,197	552,551,513	571,890,816	591,906,995	612,623,740	634,065,571	
CITY OF STEPHENVILLE		13,564,495	-	-	-	-	144,778	361,652	578,068	714,974	809,024	917,575	1,027,332	1,063,289	1,100,504	1,139,021	1,178,887	1,220,148	1,262,853	1,307,053	1,352,800	1,400,148	1,449,153	1,499,874	1,552,369	1,606,702	1,662,937	1,721,139	1,781,379	1,843,728	1,908,258	1,975,047	2,044,174	2,115,720	2,189,770	2,266,412	2,345,736	2,427,837	45,968,340
ERATH COUNTY		10,227,395	-	-	-	-	109,160	272,679	435,853	539,078	609,990	691,836	774,591	801,701	829,761	858,802	888,861	919,971	952,170	985,496	1,019,988	1,055,687	1,092,637	1,130,879	1,170,460	1,211,426	1,253,826	1,297,709	1,343,129	1,390,139	1,438,794	1,489,151	1,541,272	1,595,216	1,651,049	1,708,835	1,768,645	1,830,547	34,659,336
MIDDLE TRINITY WATER		21,603	-	-	-	-	231	576	921	1,139	1,288	1,461	1,636	1,693	1,753	1,814	1,877	1,943	2,011	2,082	2,154	2,230	2,308	2,389	2,472	2,559	2,648	2,741	2,837	2,936	3,039	3,145	3,256	3,369	3,487	3,609	3,736	3,867	73,208
ERATH ROAD & BRIDGE		3,634,675	-	-	-	-	38,794	96,906	154,896	191,581	216,782	245,869	275,279	284,914	294,886	305,207	315,889	326,945	338,388	350,232	362,490	375,177	388,308	401,899	415,965	430,524	445,592	461,188	477,330	494,036	511,327	529,224	547,747	566,918	586,760	607,297	628,552	650,551	12,317,450
STEPHENVILLE ISD		33,998,030	-	-	-	-	362,871	906,444	1,448,869	1,792,010	2,027,737	2,299,808	2,574,903	2,665,025	2,758,301	2,854,841	2,954,761	3,058,177	3,165,214	3,275,996	3,390,656	3,509,329	3,632,155	3,759,281	3,890,856	4,027,036	4,167,982	4,313,861	4,464,846	4,621,116	4,782,855	4,950,255	5,123,514	5,302,837	5,488,436	5,680,531	5,879,350	6,085,127	115,214,980
Total		61,446,197	-	-	-	-	655,833	1,638,258	2,618,607	3,238,782	3,664,821	4,156,549	4,653,741	4,816,622	4,985,203	5,159,686	5,340,275	5,527,184	5,720,636	5,920,858	6,128,088	6,342,571	6,564,561	6,794,321	7,032,122	7,278,246	7,532,985	7,796,639	8,069,521	8,351,955	8,644,273	8,946,823	9,259,961	9,584,060	9,919,502	10,266,685	10,626,019	10,997,929	208,233,314

PERSONAL PROPERTY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
	Taxable Value Per SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	3	4	5	6	7	8	9	10	11	12	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CITY OF STEPHENVILLE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STEPHENVILLE ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SALES TAX		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
	Sales Per SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	3	4	5	6	7	8	9	10	11	12	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CITY OF STEPHENVILLE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ECONOMIC DEVELOPMENT			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY SALES			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SUMMARY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
CITY OF STEPHENVILLE		13,564,495	-	-	-	-	144,778	361,652	578,068	714,974	809,024	917,575	1,027,332	1,063,289	1,100,504	1,139,021	1,178,887	1,220,148	1,262,853	1,307,053	1,352,800	1,400,148	1,449,153	1,499,874	1,552,369	1,606,702	1,662,937	1,721,139	1,781,379	1,843,728	1,908,258	1,975,047	2,044,174	2,115,720	2,189,770	2,266,412	2,345,736	2,427,837	45,968,340
ERATH COUNTY		10,227,395	-	-	-	-	109,160	272,679	435,853	539,078	609,990	691,836	774,591	801,701	829,761	858,802	888,861	919,971	952,170	985,496	1,019,988	1,055,687	1,092,637	1,130,879	1,170,460	1,211,426	1,253,826	1,297,709	1,343,129	1,390,139	1,438,794	1,489,151	1,541,272	1,595,216	1,651,049	1,708,835	1,768,645	1,830,547	34,659,336
MIDDLE TRINITY WATER		21,603	-	-	-	-	231	576	921	1,139	1,288	1,461	1,636	1,693	1,753	1,814	1,877	1,943	2,011	2,082	2,154	2,230	2,308	2,389	2,472	2,559	2,648	2,741	2,837	2,936	3,039	3,145	3,256	3,369	3,487	3,609	3,736	3,867	73,208
ERATH ROAD & BRIDGE		3,634,675	-	-	-	-	38,794	96,906	154,896	191,581	216,782	245,869	275,279	284,914	294,886	305,207	315,889	326,945	338,388	350,232	362,490	375,177	388,308	401,899	415,965	430,524	445,592	461,188	477,330	494,036	511,327	529,224	547,747	566,918	586,760	607,297	628,552	650,551	12,317,450
STEPHENVILLE ISD		33,998,030	-	-	-	-	362,871	906,444	1,448,869	1,792,010	2,027,737	2,299,808	2,574,903	2,665,025	2,758,301	2,854,841	2,954,761	3,058,177	3,165,214	3,275,996	3,390,656	3,509,329	3,632,155	3,759,281	3,890,856	4,027,036	4,167,982	4,313,861	4,464,846	4,621,116	4,782,855	4,950,255	5,123,514	5,302,837	5,488,436	5,680,531	5,879,350	6,085,127	115,214,980
ECONOMIC DEVELOPMENT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY SALES		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		61,446,197	-	-	-	-	655,833	1,638,258	2,618,607	3,238,782	3,664,821	4,156,549	4,653,741	4,816,622	4,985,203	5,159,686	5,340,275	5,527,184	5,720,636	5,920,858	6,128,088	6,342,571	6,564,561	6,794,321	7,032,122	7,278,246	7,532,985	7,796,639	8,069,521	8,351,955	8,644,273	8,946,823	9,259,961	9,584,060	9,919,502	10,266,685	10,626,019	10,997,929	208,233,314

PARTICIPATION

REAL PROPERTY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
	Taxable Value		-	-	-	-	37,810,883	94,450,753	150,970,993	186,726,066	211,288,594	239,638,242	268,302,937	277,693,540	287,412,814	297,472,262	307,883,792	318,659,724	329,812,815	341,356,263	353,303,732	365,669,363	378,467,791	391,714,163	405,424,159	419,614,005	434,300,495	449,501,012	465,233,548	481,516,722	498,369,807	515,812,750	533,866,197	552,551,513	571,890,816	591,906,995	612,623,740	634,065,571	
CITY OF STEPHENVILLE		8,138,697	-	-	-	-	86,867	216,991	346,841	428,984	485,414	550,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	784,232	811,680	840,089	869,492	899,924	931,421	964,021	997,762	1,032,684	1,068,828	1,106,237	1,144,955	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,702	27,581,004
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STEPHENVILLE ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		8,138,697	-	-	-	-	86,867	216,991	346,841	428,984	485,414	550,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	784,232	811,680	840,089	869,492	899,924	931,421	964,021	997,762	1,032,684	1,068,828	1,106,237	1,144,955	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,702	27,581,004

PERSONAL PROPERTY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CITY OF STEPHENVILLE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STEPHENVILLE ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SALES TAX		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CITY OF STEPHENVILLE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ECONOMIC DEVELOPMENT			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY SALES			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SUMMARY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
CITY OF STEPHENVILLE		8,138,697	-	-	-	-	86,867	216,991	346,841	428,984	485,414	550,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	784,232	811,680	840,089	869,492	899,924	931,421	964,021	997,762	1,032,684	1,068,828	1,106,237	1,144,955	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,702	27,581,004
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STEPHENVILLE ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ECONOMIC DEVELOPMENT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY SALES		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		8,138,697	-	-	-	-	86,867	216,991	346,841	428,984	485,414	550,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	784,232	811,680	840,089	869,492	899,924	931,421	964,021	997,762	1,032,684	1,068,828	1,106,237	1,144,955	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,702	27,581,004

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	GROSS
CITY OF STEPHENVILLE		5,425,798	-	-	-	-	57,911	144,661	231,227	285,990	323,610	367,030	410,933	425,315	440,201	455,609	471,555	488,059	505,141	522,821	541,120	560,059	579,661	599,949	620,948	642,681	665,175	688,456	712,552	737,491	763,303	790,019	817,669	846,288	875,908	906,565	938,295	971,135	18,387,336
ERATH COUNTY		10,227,395	-	-	-	-	109,160	272,679	435,853	539,078	609,990	691,836	774,591	801,701	829,761	858,802	888,861	919,971	952,170	985,496	1,019,988	1,055,687	1,092,637	1,130,879	1,170,460	1,211,426	1,253,826	1,297,709	1,343,129	1,390,139	1,438,794	1,489,151	1,541,272	1,595,216	1,651,049	1,708,835	1,768,645	1,830,547	34,659,336
MIDDLE TRINITY WATER		21,603	-	-	-	-	231	576	921	1,139	1,288	1,461	1,636	1,693	1,753	1,814	1,877	1,943	2,011	2,082	2,154	2,230	2,308	2,389	2,472	2,559	2,648	2,741	2,837	2,936	3,039	3,145	3,256	3,369	3,487	3,609	3,736	3,867	73,208
ERATH ROAD & BRIDGE		3,634,675	-	-	-	-	38,794	96,906	154,896	191,581	216,782	245,869	275,279	284,914	294,886	305,207	315,889	326,945	338,388	350,232	362,490	375,177	388,308	401,899	415,965	430,524	445,592	461,188	477,330	494,036	511,327	529,224	547,747	566,918	586,760	607,297	628,552	650,551	12,317,450
STEPHENVILLE ISD		33,998,030	-	-	-	-	362,871	906,444	1,448,869	1,792,010	2,027,737	2,299,808	2,574,903	2,665,025	2,758,301	2,854,841	2,954,761	3,058,177	3,165,214	3,275,996	3,390,656	3,509,329	3,632,155	3,759,281	3,890,856	4,027,036	4,167,982	4,313,861	4,464,846	4,621,116	4,782,855	4,950,255	5,123,514	5,302,837	5,488,436	5,680,531	5,879,350	6,085,127	115,214,980
ECONOMIC DEVELOPMENT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY SALES		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		53,307,501	-	-	-	-	568,967	1,421,266	2,271,766	2,809,797	3,179,407	3,606,004	4,037,342	4,178,649	4,324,901	4,476,273	4,632,942	4,795,095	4,962,924	5,136,626	5,316,408	5,502,482	5,695,069	5,894,396	6,100,700	6,314,225	6,535,223	6,763,955	7,000,694	7,245,718	7,499,318	7,761,794	8,033,457	8,314,628	8,605,640	8,906,838	9,218,577	9,541,227	180,652,310

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH	3.50%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX			
CITY OF STEPHENVILLE	0.3829000	60%	0.2297400
ERATH COUNTY	0.2887000	0%	0.0000000
MIDDLE TRINITY WATER	0.0006098	0%	0.0000000
ERATH ROAD & BRIDGE	0.1026000	0%	0.0000000
STEPHENVILLE ISD	0.9597000	0%	0.0000000
	1.7345098		0.2297400

BUSINESS PERSONAL PROPERTY TAX			
CITY OF STEPHENVILLE	0.3829000	0%	0.0000000
ERATH COUNTY	0.2887000	0%	0.0000000
MIDDLE TRINITY WATER	0.0006098	0%	0.0000000
ERATH ROAD & BRIDGE	0.1026000	0%	0.0000000
STEPHENVILLE ISD	0.9597000	0%	0.0000000
	1.7345098		0.0000000

SALES TAX			
CITY OF STEPHENVILLE	0.0137500	0.00%	0.0000000
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000
	0.0200000		

REVENUE YEAR	TAX BASE YEAR 2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	16 2040	17 2041
BASE YEAR																		
CITY OF STEPHENVILLE	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
ERATH COUNTY	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
MIDDLE TRINITY WATER	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
ERATH ROAD & BRIDGE	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
STEPHENVILLE ISD	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
TAXABLE VALUE																		
CITY OF STEPHENVILLE		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
ERATH COUNTY		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
MIDDLE TRINITY WATER		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
ERATH ROAD & BRIDGE		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
STEPHENVILLE ISD		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
TAXABLE VALUE INCREMENT																		
CITY OF STEPHENVILLE		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
ERATH COUNTY		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
MIDDLE TRINITY WATER		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
ERATH ROAD & BRIDGE		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
STEPHENVILLE ISD		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
REVENUE A TAXABLE VALUE GROWTH																		
CITY OF STEPHENVILLE		257	523	799	1,084	1,379	1,684	2,000	2,327	2,666	3,016	3,379	3,754	4,143	4,545	4,961	5,392	5,838
ERATH COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDLE TRINITY WATER		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ERATH ROAD & BRIDGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STEPHENVILLE ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		257	**523**	**799**	**1,084**	**1,379**	**1,684**	**2,000**	**2,327**	**2,666**	**3,016**	**3,379**	**3,754**	**4,143**	**4,545**	**4,961**	**5,392**	**5,838**
REVENUE 1																		
REAL PROPERTY TAX		0	0	0	37,810,883	94,450,753	150,970,993	186,726,066	211,288,594	239,638,242	268,302,937	277,693,540	287,412,814	297,472,262	307,883,792	318,659,724	329,812,815	341,356,263
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF STEPHENVILLE		0	0	0	86,867	216,991	346,841	428,984	485,414	550,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	784,232
ERATH COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDLE TRINITY WATER		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ERATH ROAD & BRIDGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STEPHENVILLE ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	**0**	**0**	**86,867**	**216,991**	**346,841**	**428,984**	**485,414**	**550,545**	**616,399**	**637,973**	**660,302**	**683,413**	**707,332**	**732,089**	**757,712**	**784,232**
REVENUE 2																		
SALES		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF STEPHENVILLE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ECONOMIC DEVELOPMENT		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ERATH COUNTY SALES		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
REVENUE A, B, 1, 2		**257**	**523**	**799**	**87,950**	**218,370**	**348,525**	**430,985**	**487,742**	**553,211**	**619,416**	**641,352**	**664,057**	**687,556**	**711,877**	**737,050**	**763,104**	**790,070**
Running Total		**257**	**780**	**1,579**	**89,529**	**307,899**	**656,424**	**1,087,409**	**1,575,151**	**2,128,362**	**2,747,777**	**3,389,129**	**4,053,186**	**4,740,742**	**5,452,619**	**6,189,669**	**6,952,773**	**7,742,843**

REVENUE YEAR	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	31 2055	32 2056	33 2057	34 2058	35 2059	TOTALS	
BASE YEAR																				
CITY OF STEPHENVILLE	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
ERATH COUNTY	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
MIDDLE TRINITY WATER	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
ERATH ROAD & BRIDGE	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
STEPHENVILLE ISD	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
TAXABLE VALUE																				
CITY OF STEPHENVILLE	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
ERATH COUNTY	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
MIDDLE TRINITY WATER	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
ERATH ROAD & BRIDGE	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
STEPHENVILLE ISD	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
TAXABLE VALUE INCREMENT																				
CITY OF STEPHENVILLE	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
ERATH COUNTY	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
MIDDLE TRINITY WATER	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
ERATH ROAD & BRIDGE	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
STEPHENVILLE ISD	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
REVENUE A TAXABLE VALUE GROWTH																				
CITY OF STEPHENVILLE	6,299	6,777	7,271	7,783	8,312	8,860	9,428	10,015	10,622	11,251	11,902	12,576	13,273	13,995	14,742	15,515	16,315	17,143	249,826	CITY OF STEPHENVILLE
ERATH COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ERATH COUNTY
MIDDLE TRINITY WATER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	MIDDLE TRINITY WATER
ERATH ROAD & BRIDGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ERATH ROAD & BRIDGE
STEPHENVILLE ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	STEPHENVILLE ISD
	6,299	**6,777**	**7,271**	**7,783**	**8,312**	**8,860**	**9,428**	**10,015**	**10,622**	**11,251**	**11,902**	**12,576**	**13,273**	**13,995**	**14,742**	**15,515**	**16,315**	**17,143**	**249,826**	
REVENUE 1																				
REAL PROPERTY TAX	353,303,732	365,669,363	378,467,791	391,714,163	405,424,159	419,614,005	434,300,495	449,501,012	465,233,548	481,516,722	498,369,807	515,812,750	533,866,197	552,551,513	571,890,816	591,906,995	612,623,740	634,065,571		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CITY OF STEPHENVILLE	811,680	840,089	869,492	899,924	931,421	964,021	997,762	1,032,684	1,068,828	1,106,237	1,144,955	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,702	27,581,004	CITY OF STEPHENVILLE
ERATH COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ERATH COUNTY
MIDDLE TRINITY WATER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	MIDDLE TRINITY WATER
ERATH ROAD & BRIDGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ERATH ROAD & BRIDGE
STEPHENVILLE ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	STEPHENVILLE ISD
	811,680	**840,089**	**869,492**	**899,924**	**931,421**	**964,021**	**997,762**	**1,032,684**	**1,068,828**	**1,106,237**	**1,144,955**	**1,185,028**	**1,226,504**	**1,269,432**	**1,313,862**	**1,359,847**	**1,407,442**	**1,456,702**	**27,581,004**	
REVENUE 2																				
SALES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CITY OF STEPHENVILLE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CITY OF STEPHENVILLE
ECONOMIC DEVELOPMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ECONOMIC DEVELOPMENT
ERATH COUNTY SALES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ERATH COUNTY SALES
	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
REVENUE A, B, 1, 2	**817,979**	**846,866**	**876,763**	**907,707**	**939,734**	**972,882**	**1,007,190**	**1,042,698**	**1,079,450**	**1,117,488**	**1,156,857**	**1,197,604**	**1,239,777**	**1,283,427**	**1,328,604**	**1,375,362**	**1,423,757**	**1,473,845**	**27,830,830**	
Running Total	**8,560,822**	**9,407,688**	**10,284,451**	**11,192,157**	**12,131,891**	**13,104,773**	**14,111,962**	**15,154,661**	**16,234,110**	**17,351,598**	**18,508,455**	**19,706,059**	**20,945,836**	**22,229,263**	**23,557,866**	**24,933,228**	**26,356,985**	**27,830,830**		

GROSS	**27,830,830**

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
CITY OF STEPHENVILLE	$ 257	$ 523	$ 799	$ 87,950	$ 218,370	$ 348,525	$ 430,985	$ 487,742	$ 553,211	$ 619,416	$ 641,352	$ 664,057	$ 687,556	$ 711,877	$ 737,050	$ 763,104	$ 790,070
ERATH COUNTY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
MIDDLE TRINITY WATER	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ERATH ROAD & BRIDGE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
STEPHENVILLE ISD	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ECONOMIC DEVELOPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ERATH COUNTY SALES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	257	**523**	**799**	**87,950**	**218,370**	**348,525**	**430,985**	**487,742**	**553,211**	**619,416**	**641,352**	**664,057**	**687,556**	**711,877**	**737,050**	**763,104**	**790,070**

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059		
CITY OF STEPHENVILLE	$ 817,979	$ 846,866	$ 876,763	$ 907,707	$ 939,734	$ 972,882	$ 1,007,190	$ 1,042,698	$ 1,079,450	$ 1,117,488	$ 1,156,857	$ 1,197,604	$ 1,239,777	$ 1,283,427	$ 1,328,604	$ 1,375,362	$ 1,423,757	$ 1,473,845	27,830,830	CITY OF STEPHENVILLE
ERATH COUNTY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	ERATH COUNTY
MIDDLE TRINITY WATER	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	MIDDLE TRINITY WATER
ERATH ROAD & BRIDGE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	ERATH ROAD & BRIDGE
STEPHENVILLE ISD	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	STEPHENVILLE ISD
ECONOMIC DEVELOPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	ECONOMIC DEVELOPMENT
ERATH COUNTY SALES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	ERATH COUNTY SALES
	817,979	**846,866**	**876,763**	**907,707**	**939,734**	**972,882**	**1,007,190**	**1,042,698**	**1,079,450**	**1,117,488**	**1,156,857**	**1,197,604**	**1,239,777**	**1,283,427**	**1,328,604**	**1,375,362**	**1,423,757**	**1,473,845**	**27,830,830**	**TOTAL**

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH	3.50%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX			
CITY OF STEPHENVILLE	0.3829000	100%	0.3829000
ERATH COUNTY	0.2887000	100%	0.2887000
MIDDLE TRINITY WATER	0.0006098	100%	0.0006098
ERATH ROAD & BRIDGE	0.1026000	100%	0.1026000
STEPHENVILLE ISD	0.9597000	100%	0.9597000
	1.7345098		1.7345098

BUSINESS PERSONAL PROPERTY TAX			
CITY OF STEPHENVILLE	0.3829000	100%	0.3829000
ERATH COUNTY	0.2887000	100%	0.2887000
MIDDLE TRINITY WATER	0.0006098	100%	0.0006098
ERATH ROAD & BRIDGE	0.1026000	100%	0.1026000
STEPHENVILLE ISD	0.9597000	100%	0.9597000
	1.7345098		1.7345098

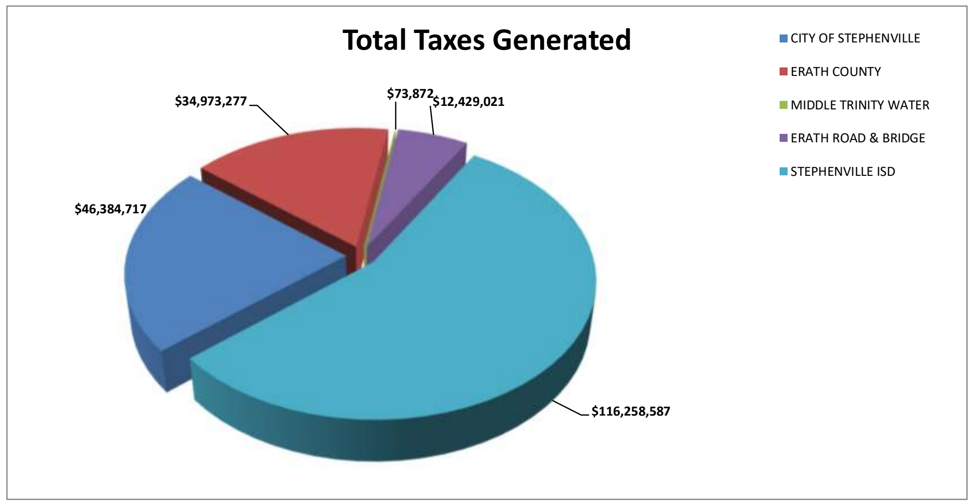
SALES TAX			
CITY OF STEPHENVILLE	0.0137500	100.00%	0.0137500
ECONOMIC DEVELOPMENT	0.0012500	100.00%	0.0012500
ERATH COUNTY SALES	0.0050000	100.00%	0.0050000
	0.0200000		

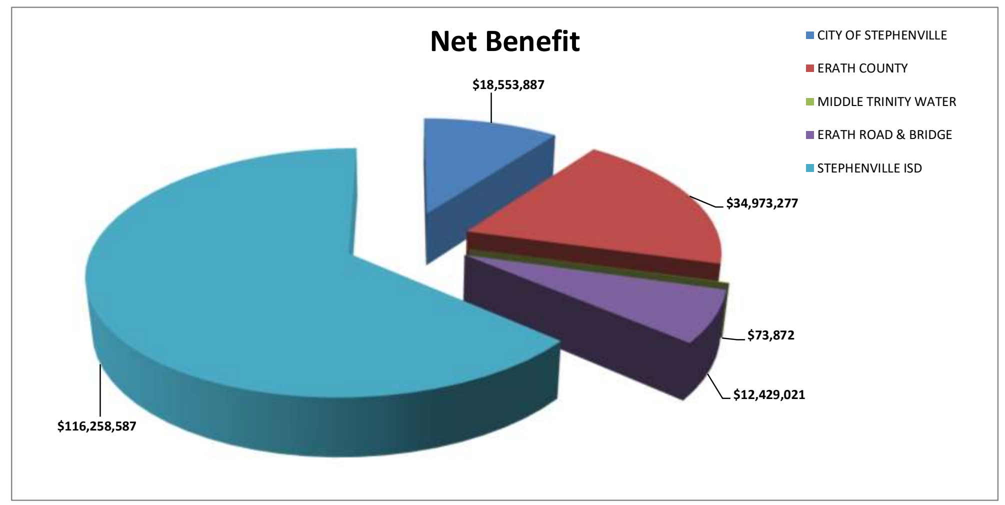
REVENUE YEAR	TAX BASE YEAR 2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	16 2040	17 2041
BASE YEAR																		
CITY OF STEPHENVILLE	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
ERATH COUNTY	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
MIDDLE TRINITY WATER	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
ERATH ROAD & BRIDGE	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
STEPHENVILLE ISD	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610
TAXABLE VALUE																		
CITY OF STEPHENVILLE		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
ERATH COUNTY		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
MIDDLE TRINITY WATER		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
ERATH ROAD & BRIDGE		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
STEPHENVILLE ISD		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672
TAXABLE VALUE INCREMENT																		
CITY OF STEPHENVILLE		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
ERATH COUNTY		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
MIDDLE TRINITY WATER		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
ERATH ROAD & BRIDGE		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
STEPHENVILLE ISD		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062
REVENUE A TAXABLE VALUE GROWTH																		
CITY OF STEPHENVILLE		429	872	1,331	1,806	2,298	2,807	3,334	3,879	4,443	5,027	5,632	6,257	6,905	7,575	8,269	8,987	9,730
ERATH COUNTY		323	658	1,004	1,362	1,733	2,116	2,514	2,925	3,350	3,790	4,246	4,718	5,206	5,711	6,234	6,776	7,336
MIDDLE TRINITY WATER		1	1	2	3	4	4	5	6	7	8	9	10	11	12	13	14	15
ERATH ROAD & BRIDGE		115	234	357	484	616	752	893	1,039	1,191	1,347	1,509	1,677	1,850	2,030	2,216	2,408	2,607
STEPHENVILLE ISD		1,074	2,186	3,336	4,527	5,760	7,035	8,356	9,722	11,136	12,600	14,115	15,683	17,306	18,986	20,725	22,524	24,387
		1,941	3,950	6,030	8,182	10,410	12,715	15,101	17,571	20,127	22,773	25,511	28,345	31,279	34,315	37,457	40,709	44,075
REVENUE 1																		
REAL PROPERTY TAX		0	0	0	37,810,883	94,450,753	150,970,993	186,726,066	211,288,594	239,638,242	268,302,937	277,693,540	287,412,814	297,472,262	307,883,792	318,659,724	329,812,815	341,356,263
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF STEPHENVILLE		0	0	0	144,778	361,652	578,068	714,974	809,024	917,575	1,027,332	1,063,289	1,100,504	1,139,021	1,178,887	1,220,148	1,262,853	1,307,053
ERATH COUNTY		0	0	0	109,160	272,679	435,853	539,078	609,990	691,836	774,591	801,701	829,761	858,802	888,861	919,971	952,170	985,496
MIDDLE TRINITY WATER		0	0	0	231	576	921	1,139	1,288	1,461	1,636	1,693	1,753	1,814	1,877	1,943	2,011	2,082
ERATH ROAD & BRIDGE		0	0	0	38,794	96,906	154,896	191,581	216,782	245,869	275,279	284,914	294,886	305,207	315,889	326,945	338,388	350,232
STEPHENVILLE ISD		0	0	0	362,871	906,444	1,448,869	1,792,010	2,027,737	2,299,808	2,574,903	2,665,025	2,758,301	2,854,841	2,954,761	3,058,177	3,165,214	3,275,996
		0	0	0	655,833	1,638,258	2,618,607	3,238,782	3,664,821	4,156,549	4,653,741	4,816,622	4,985,203	5,159,686	5,340,275	5,527,184	5,720,636	5,920,858
REVENUE 2																		
SALES		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF STEPHENVILLE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ECONOMIC DEVELOPMENT		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ERATH COUNTY SALES		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE A, B, 1, 2		1,941	3,950	6,030	664,016	1,648,667	2,631,322	3,253,883	3,682,393	4,176,676	4,676,514	4,842,133	5,013,549	5,190,964	5,374,589	5,564,641	5,761,345	5,964,933
Running Total		1,941	5,892	11,921	675,937	2,324,604	4,955,926	8,209,809	11,892,202	16,068,878	20,745,392	25,587,524	30,601,073	35,792,037	41,166,626	46,731,267	52,492,612	58,457,545
GROSS	210,119,473	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
CITY OF STEPHENVILLE		$ 429	$ 872	$ 1,331	$ 146,584	$ 363,950	$ 580,875	$ 718,308	$ 812,903	$ 922,018	$ 1,032,359	$ 1,068,920	$ 1,106,761	$ 1,145,926	$ 1,186,462	$ 1,228,417	$ 1,271,840	$ 1,316,783
ERATH COUNTY		$ 323	$ 658	$ 1,004	$ 110,522	$ 274,412	$ 437,970	$ 541,592	$ 612,915	$ 695,186	$ 778,381	$ 805,947	$ 834,479	$ 864,009	$ 894,572	$ 926,205	$ 958,945	$ 992,832
MIDDLE TRINITY WATER		$ 1	$ 1	$ 2	$ 233	$ 580	$ 925	$ 1,144	$ 1,295	$ 1,468	$ 1,644	$ 1,702	$ 1,763	$ 1,825	$ 1,890	$ 1,956	$ 2,026	$ 2,097
ERATH ROAD & BRIDGE		$ 115	$ 234	$ 357	$ 39,278	$ 97,522	$ 155,648	$ 192,474	$ 217,821	$ 247,059	$ 276,626	$ 286,423	$ 296,562	$ 307,057	$ 317,919	$ 329,161	$ 340,796	$ 352,839
STEPHENVILLE ISD		$ 1,074	$ 2,186	$ 3,336	$ 367,398	$ 912,203	$ 1,455,904	$ 1,800,366	$ 2,037,459	$ 2,310,945	$ 2,587,504	$ 2,679,140	$ 2,773,984	$ 2,872,148	$ 2,973,747	$ 3,078,902	$ 3,187,738	$ 3,300,383
ECONOMIC DEVELOPMENT		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ERATH COUNTY SALES		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		1,941	3,950	6,030	664,016	1,648,667	2,631,322	3,253,883	3,682,393	4,176,676	4,676,514	4,842,133	5,013,549	5,190,964	5,374,589	5,564,641	5,761,345	5,964,933

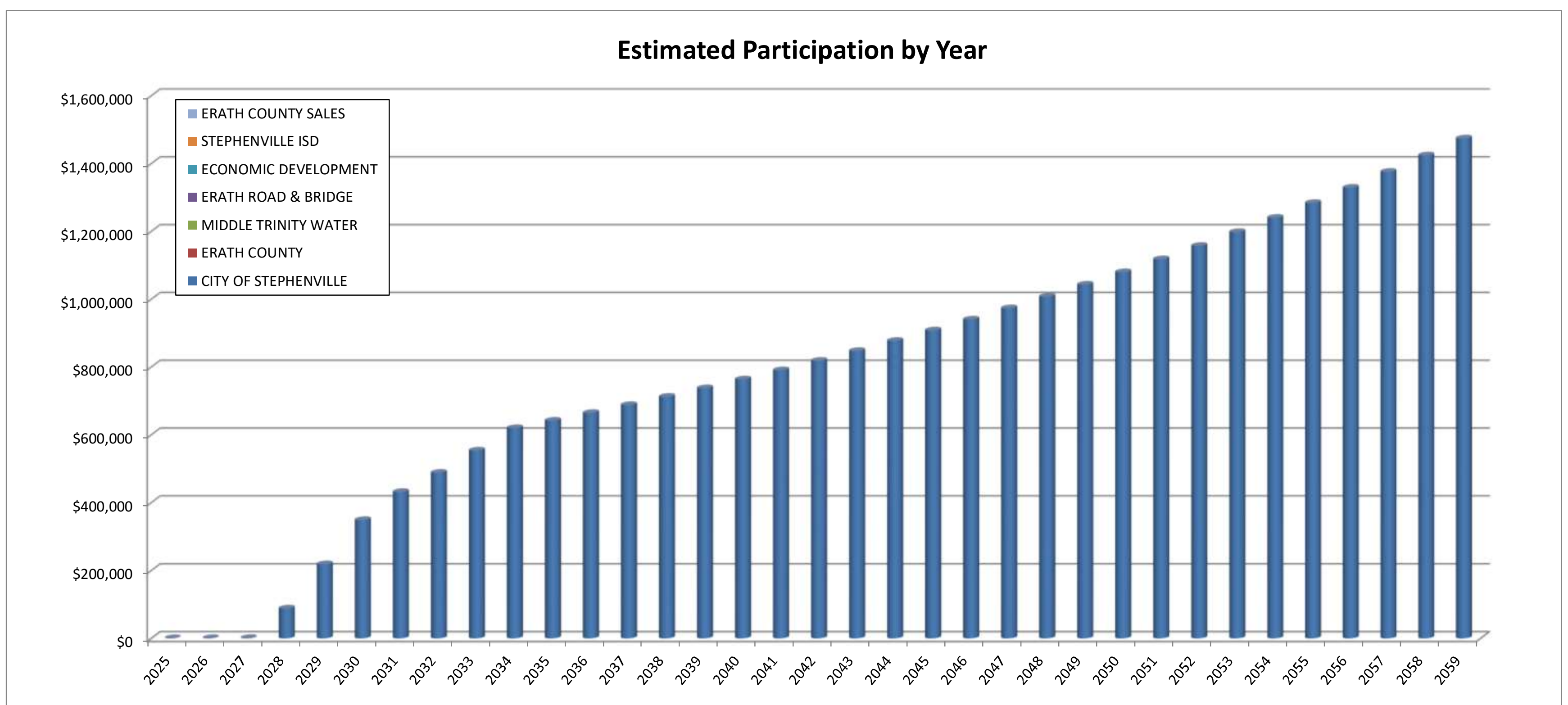
REVENUE YEAR	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	31 2055	32 2056	33 2057	34 2058	35 2059	TOTALS	
BASE YEAR																				
CITY OF STEPHENVILLE	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
ERATH COUNTY	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
MIDDLE TRINITY WATER	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
ERATH ROAD & BRIDGE	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
STEPHENVILLE ISD	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610		
TAXABLE VALUE																				
CITY OF STEPHENVILLE	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
ERATH COUNTY	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
MIDDLE TRINITY WATER	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
ERATH ROAD & BRIDGE	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
STEPHENVILLE ISD	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522		
TAXABLE VALUE INCREMENT																				
CITY OF STEPHENVILLE	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
ERATH COUNTY	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
MIDDLE TRINITY WATER	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
ERATH ROAD & BRIDGE	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
STEPHENVILLE ISD	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912		
REVENUE A TAXABLE VALUE GROWTH																				
CITY OF STEPHENVILLE	10,499	11,295	12,119	12,971	13,854	14,767	15,713	16,691	17,704	18,752	19,837	20,960	22,122	23,325	24,569	25,858	27,191	28,572	416,377	CITY OF STEPHENVILLE
ERATH COUNTY	7,916	8,516	9,137	9,780	10,446	11,134	11,847	12,585	13,348	14,139	14,957	15,803	16,679	17,586	18,525	19,496	20,502	21,543	313,941	ERATH COUNTY
MIDDLE TRINITY WATER	17	18	19	21	22	24	25	27	28	30	32	33	35	37	39	41	43	46	663	MIDDLE TRINITY WATER
ERATH ROAD & BRIDGE	2,813	3,026	3,247	3,476	3,712	3,957	4,210	4,472	4,744	5,025	5,315	5,616	5,928	6,250	6,584	6,929	7,286	7,656	111,570	ERATH ROAD & BRIDGE
STEPHENVILLE ISD	26,314	28,309	30,374	32,511	34,723	37,013	39,382	41,835	44,373	47,000	49,719	52,533	55,446	58,461	61,581	64,810	68,153	71,612	1,043,607	STEPHENVILLE ISD
	47,559	51,165	54,897	58,759	62,757	66,895	71,177	75,609	80,197	84,945	89,859	94,946	100,210	105,658	111,298	117,134	123,175	129,428	1,886,159	
REVENUE 1																				
REAL PROPERTY TAX	353,303,732	365,669,363	378,467,791	391,714,163	405,424,159	419,614,005	434,300,495	449,501,012	465,233,548	481,516,722	498,369,807	515,812,750	533,866,197	552,551,513	571,890,816	591,906,995	612,623,740	634,065,571		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CITY OF STEPHENVILLE	1,352,800	1,400,148	1,449,153	1,499,874	1,552,369	1,606,702	1,662,937	1,721,139	1,781,379	1,843,728	1,908,258	1,975,047	2,044,174	2,115,720	2,189,770	2,266,412	2,345,736	2,427,837	45,968,340	CITY OF STEPHENVILLE
ERATH COUNTY	1,019,988	1,055,687	1,092,637	1,130,879	1,170,460	1,211,426	1,253,826	1,297,709	1,343,129	1,390,139	1,438,794	1,489,151	1,541,272	1,595,216	1,651,049	1,708,835	1,768,645	1,830,547	34,659,336	ERATH COUNTY
MIDDLE TRINITY WATER	2,154	2,230	2,308	2,389	2,472	2,559	2,648	2,741	2,837	2,936	3,039	3,145	3,256	3,369	3,487	3,609	3,736	3,867	73,208	MIDDLE TRINITY WATER
ERATH ROAD & BRIDGE	362,490	375,177	388,308	401,899	415,965	430,524	445,592	461,188	477,330	494,036	511,327	529,224	547,747	566,918	586,760	607,297	628,552	650,551	12,317,450	ERATH ROAD & BRIDGE
STEPHENVILLE ISD	3,390,656	3,509,329	3,632,155	3,759,281	3,890,856	4,027,036	4,167,982	4,313,861	4,464,846	4,621,116	4,782,855	4,950,255	5,123,514	5,302,837	5,488,436	5,680,531	5,879,350	6,085,127	115,214,980	STEPHENVILLE ISD
	6,128,088	6,342,571	6,564,561	6,794,321	7,032,122	7,278,246	7,532,985	7,796,639	8,069,521	8,351,955	8,644,273	8,946,823	9,259,961	9,584,060	9,919,502	10,266,685	10,626,019	10,997,929	208,233,314	
REVENUE 2																				
SALES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CITY OF STEPHENVILLE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CITY OF STEPHENVILLE
ECONOMIC DEVELOPMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ECONOMIC DEVELOPMENT
ERATH COUNTY SALES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ERATH COUNTY SALES
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE A, B, 1, 2	6,175,647	6,393,735	6,619,457	6,853,080	7,094,879	7,345,141	7,604,162	7,872,249	8,149,718	8,436,900	8,734,133	9,041,768	9,360,171	9,689,719	10,030,800	10,383,819	10,749,194	11,127,357	210,119,473	
Running Total	64,633,191	71,026,927	77,646,384	84,499,464	91,594,343	98,939,483	106,543,645	114,415,894	122,565,612	131,002,512	139,736,644	148,778,413	158,138,584	167,828,303	177,859,103	188,242,922	198,992,116	210,119,473		
GROSS	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059		
CITY OF STEPHENVILLE	$ 1,363,299	$ 1,411,443	$ 1,461,272	$ 1,512,845	$ 1,566,223	$ 1,621,469	$ 1,678,649	$ 1,737,830	$ 1,799,083	$ 1,862,479	$ 1,928,095	$ 1,996,007	$ 2,066,295	$ 2,139,044	$ 2,214,339	$ 2,292,270	$ 2,372,928	$ 2,456,409	46,384,717	CITY OF STEPHENVILLE
ERATH COUNTY	$ 1,027,904	$ 1,064,204	$ 1,101,774	$ 1,140,659	$ 1,180,905	$ 1,222,560	$ 1,265,673	$ 1,310,294	$ 1,356,478	$ 1,404,277	$ 1,453,750	$ 1,504,955	$ 1,557,951	$ 1,612,803	$ 1,669,574	$ 1,728,332	$ 1,789,147	$ 1,852,090	34,973,277	ERATH COUNTY
MIDDLE TRINITY WATER	$ 2,171	$ 2,248	$ 2,327	$ 2,409	$ 2,494	$ 2,582	$ 2,673	$ 2,768	$ 2,865	$ 2,966	$ 3,071	$ 3,179	$ 3,291	$ 3,407	$ 3,527	$ 3,651	$ 3,779	$ 3,912	73,872	MIDDLE TRINITY WATER
ERATH ROAD & BRIDGE	$ 365,303	$ 378,203	$ 391,555	$ 405,374	$ 419,677	$ 434,481	$ 449,803	$ 465,661	$ 482,073	$ 499,061	$ 516,643	$ 534,840	$ 553,674	$ 573,168	$ 593,343	$ 614,225	$ 635,838	$ 658,207	12,429,021	ERATH ROAD & BRIDGE
STEPHENVILLE ISD	$ 3,416,970	$ 3,537,638	$ 3,662,529	$ 3,791,792	$ 3,925,579	$ 4,064,048	$ 4,207,364	$ 4,355,696	$ 4,509,219	$ 4,668,116	$ 4,832,574	$ 5,002,788	$ 5,178,960	$ 5,361,297	$ 5,550,017	$ 5,745,342	$ 5,947,503	$ 6,156,739	116,258,587	STEPHENVILLE ISD
ECONOMIC DEVELOPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	ECONOMIC DEVELOPMENT
ERATH COUNTY SALES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	ERATH COUNTY SALES
	6,175,647	6,393,735	6,619,457	6,853,080	7,094,879	7,345,141	7,604,162	7,872,249	8,149,718	8,436,900	8,734,133	9,041,768	9,360,171	9,689,719	10,030,800	10,383,819	10,749,194	11,127,357	210,119,473	TOTAL

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE	$46,384,717	$27,830,830	$18,553,887
ERATH COUNTY	$34,973,277	$0	$34,973,277
MIDDLE TRINITY WATER	$73,872	$0	$73,872
ERATH ROAD & BRIDGE	$12,429,021	$0	$12,429,021
STEPHENVILLE ISD	$116,258,587	$0	$116,258,587
Total	**$210,119,473**	**$27,830,830**	**$182,288,643**







Length of TIRZ #3 in Years:

The TIRZ has a 35 year term and is scheduled to end on December 31, 2059 (with the final year's tax increment to be collected by September 1, 2060).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

Property ID	Address	Acres	Owner Name	Legal	2024 Estimated Taxable Value
R000022438	SENATOR ROBERT J GLASGOW LOOP	28.295	SLADE CAPITAL LLC	Acres 28.295, A0515 MOTLEY WILLIAM	$ 2,720
R000022439	SENATOR ROBERT J GLASGOW LOOP	20.620	BACHUS JAMES O FAMILY TRUST	Acres 20.620, S2600 CITY ADDITION;, BLOCK 156; LOT 38	$ 1,980
R000069040	FOREST LN	2.192	STEPHENVILLE RENTALS LLC	Acres 2.192, S2600 CITY ADDITION;, BLOCK 155;, LOT 17 (PT OF);	$ 54,800
R000069042	FOREST LN	1.109	WELLINGTON STATE BANK	Acres 1.109, S2600 CITY ADDITION; BLOCK 155; LOT 17 (PT OF);	$ 27,730
R000069044	SENATOR ROBERT J GLASGOW LOOP	3.680	STEPHENVILLE RENTALS LLC ET AL	Acres 3.680, A0515 MOTLEY WILLIAM	$ 275,630
R000072455	FOREST LN	1.320	STEPHENVILLE RENTALS LLC	Acres 1.320, A0515 MOTLEY WILLIAM	$ 33,000
R000073125	SENATOR ROBERT J GLASGOW LOOP	12.390	BACHUS JAMES O FAMILY TRUST	Acres 12.390, S2600 CITY ADDITION;, BLOCK 156;, LOT 37	$ 1,190
R000075151	SENATOR ROBERT J GLASGOW LOOP	12.420	BACHUS JAMES O FAMILY TRUST	Acres 12.420, S2600 CITY ADDITION; BLOCK 156;, LOT 39	$ 1,190
R000076370	2895 SENATOR ROBERT J GLASGOW LOOP	3.452	WELLINGTON STATE BANK	Acres 3.452, S2600 CITY ADDITION;, BLOCK 155;, LOT 17 (PT OF);	$ 2,509,290
R000076371	SENATOR ROBERT J GLASGOW LOOP	1.713	WELLINGTON STATE BANK	Acres 1.713, S2600 CITY ADDITION;, BLOCK 155;, LOT 17 (PT OF);	$ 279,820
R000077510	FOREST LN	36.770	PECAN LANDING DEVELOPMENT, INC.	Acres 36.765, A0515 MOTLEY WILLIAM	$ 10,260
R000078517	FOREST LN	7.350	BRUNER GREG & 2012 GBAT INVESTMENT PROPERTIES LLC	Acres 7.350, A0515 MOTLEY WILLIAM	$ -

Project and Financing Plan

Tax Increment Reinvestment Zone #3

City of Stephenville, TX

MARCH 4, 2025

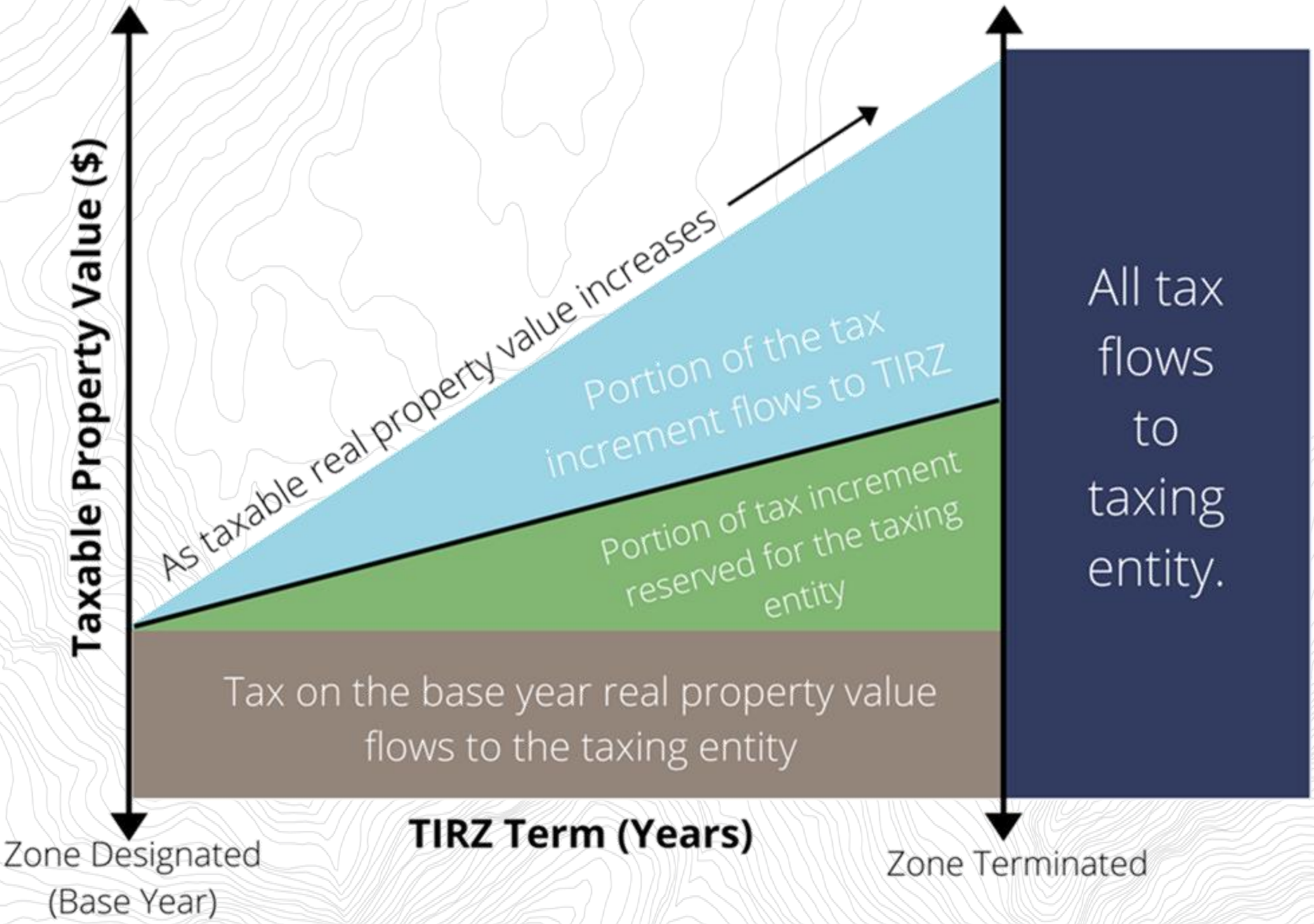
PETTIT & AYALA
CONSULTING

PURPOSE

- Tax Increment Financing Concept
- Tax Increment Reinvestment Zone #3
- Project and Financing Plan
- Next Steps

TAX INCREMENT FINANCING

- Not a new tax on development
  - Redirects a portion of future tax generated from new development within TIRZ



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TIRZ CREATION PROCESS

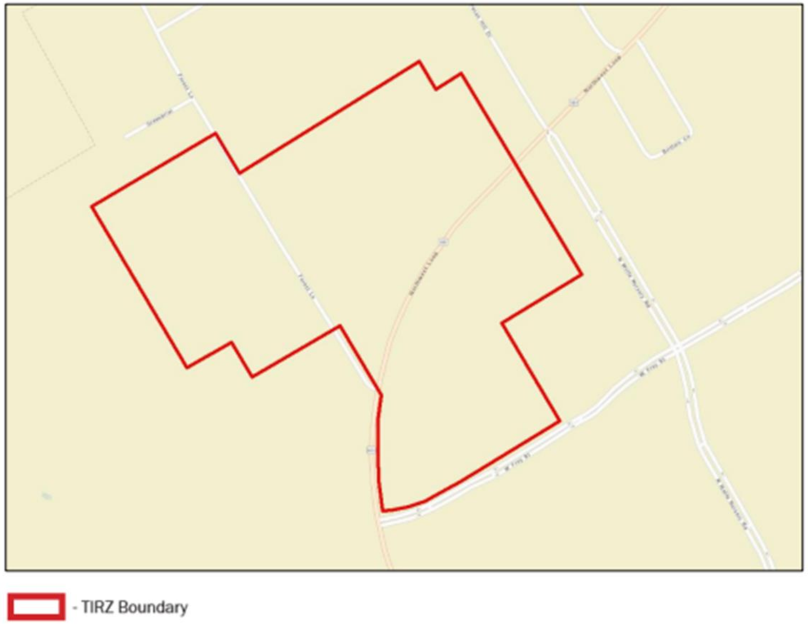
PETTIT & AYALA CONSULTING

- Chapter 311 outlines the various procedures for creating and amending a TIRZ. Two main documents:
  1. Creation Ordinance *(Approved December 3, 2024)*
  2. TIRZ Project and Financing Plan

- Creation Ordinance establishes five key elements:
  - 1) Boundary; 2) Term; 3) TIRZ Board; 4) City Participation and 5) *Preliminary* Project and Financing Plan

- *Final* Project and Financing Plan
  - 1) After TIRZ creation the Final Project and Financing Plan is recommended by the TIRZ Board; and
  - 2) Approved the City Council by separate ordinance

TIRZ #3 – Boundaries



Approximately 131.31 acres

TIRZ #3 – Overview

- Created December 3, 2024
- Goal is to encourage private development through infrastructure assistance that will yield additional tax revenues
- Consists of approximately 131 acres
- The base value is as of January 1, 2024
- **35-year** term - December 31, 2059 (with final year's tax to be collected by September 1, 2060)
- **City will participate at a rate of 60%** of it's real property increment

TIRZ #3 – Anticipated Development

- DPED projects development of a mix of used focusing on residential along with commercial within the proposed zone.

	Initial Completion Date	Square Feet/Units	Taxable Value PSF/Unit	Incremental Value
TIRZ #3				
Single Family - Estate	2027	6	$ 650,000	$ 3,900,000
Single Family	2027	192	$ 370,000	$ 71,040,000
Townhomes	2027	49	$ 435,000	$ 21,315,000
Commercial	2027	6,000	$ 125	$ 750,000
Multifamily	2028	250	$ 115,000	$ 28,750,000
Single Family	2029	85	$ 380,000	$ 32,300,000
Commercial	2029	6,000	$ 125	$ 750,000
Commercial	2029	6,000	$ 125	$ 750,000
Commercial	2030	6,000	$ 125	$ 750,000
Commercial	2030	8,000	$ 125	$ 1,000,000
Multifamily	2032	250	$ 115,000	$ 28,750,000
Commercial	2032	8,000	$ 125	$ 1,000,000
Total				**$ 191,055,000**

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TIRZ #3 – Participation

- City of Stephenville will contribute **60%** of the real property increment within the Zone, above a 2024 base
- The Anticipated Development is projected to generate **$27.8 Million in TIRZ Revenue** to fund the Project Costs, over the 35-year term

PETTIT & AYALA CONSULTING

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE	$46,384,717	$27,830,830	$18,553,887
ERATH COUNTY	$34,973,277	$0	$34,973,277
MIDDLE TRINITY WATER	$73,872	$0	$73,872
ERATH ROAD & BRIDGE	$12,429,021	$0	$12,429,021
STEPHENVILLE ISD	$116,258,587	$0	$116,258,587
Total	**$210,119,473**	**$27,830,830**	**$182,288,643**

TIRZ #3 – Project Costs

Proposed Project Costs - TIRZ #3		
Public Utilities	$ 5,566,166	20%
Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements		
Parking and Transit Improvements	$ 2,783,083	10%
Street and Intersection Improvements	$ 5,566,166	20%
Pedestrian Enhancements	$ 1,948,158	7%
Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	$ 2,783,083	10%
Economic Development Grants	$ 8,349,249	30%
Administrative Costs	$ 834,925	3.0%
Total	$ 27,830,830	100%

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- The categories listed in the table above are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.
- The costs illustrated are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item
- It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case-by-case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration

PROPOSED NEXT STEPS

- **March 4, 2025:** TIRZ Board to consider recommending approval of the plan
- **March 4, 2025 :** City Council to consider approval of the plan by separate ordinance

PETTIT & AYALA CONSULTING

STAFF REPORT

THE CITY OF STEPHENVILLE TEXAS

SUBJECT: **Case No.: RZ2025-004**

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R69044 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single-Family Housing, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

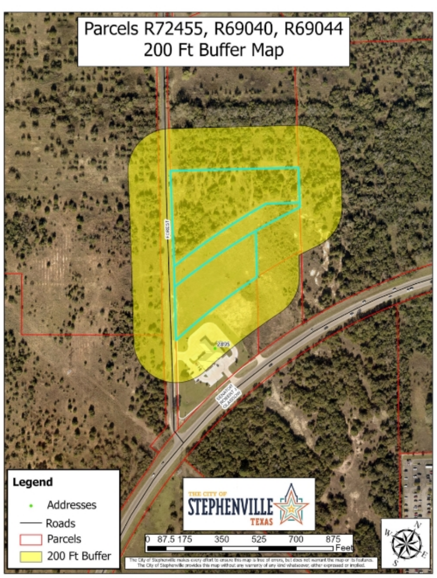
RECOMMENDATION:

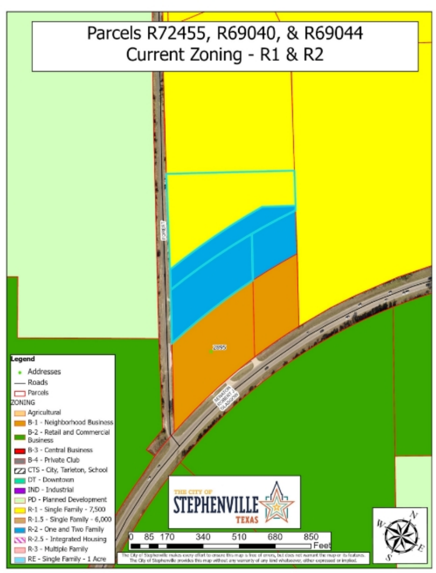
The Planning and Zoning Commission convened on February 19, 2025 and by a vote of 6-1, recommended the City Council approve the rezone request.

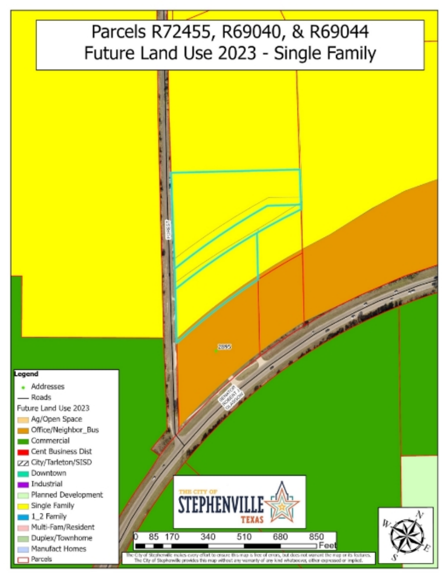
BACKGROUND:

The applicant is requesting a rezone. The intended project has not been determined.

PROPERTY PROFILE:

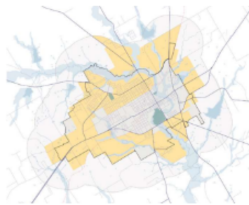






Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A **Description**. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B **Permitted Uses.**

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

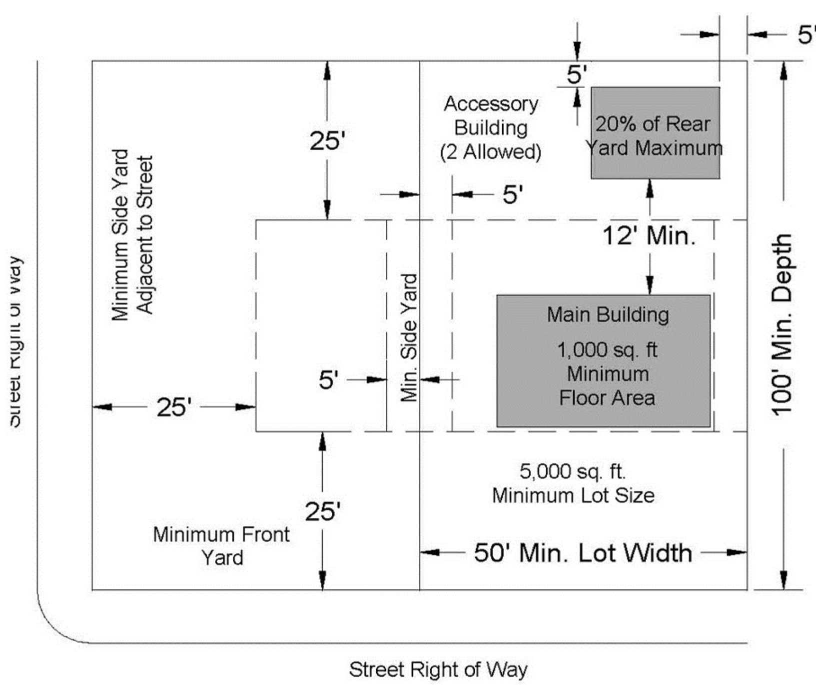
5.8.C **Conditional Uses.**

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D **Height, Area, Yard and Lot Coverage Requirements.**

A. Single family dwelling.
   1. Minimum lot area: 3,000 ft^2 .
   2. Minimum lot width and lot frontage: 50 feet.
   3. Minimum lot depth: 60 feet.

4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
    a. Internal lot: five feet.
    b. Corner lot: 15 feet from intersecting side street.
7. Building size:
    a. Maximum coverage as a percentage of lot area: 40%.
    b. Single family dwelling: 1,000 ft^2 .
8. Accessory buildings:
    a. Maximum accessory buildings coverage of rear yard: 20%.
    b. Maximum number of accessory buildings: one.
    c. Minimum depth of side setback: five feet.
    d. Minimum depth of rear setback: five feet.
    e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



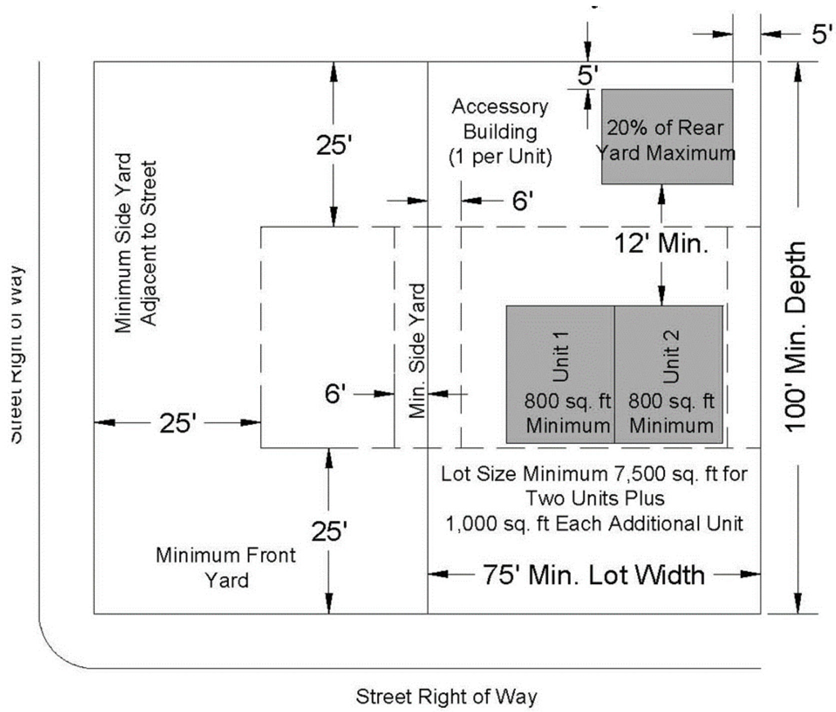
B. Two-to-four family.
1. Minimum lot area: 7,500 ft^2 for two dwelling units, plus 1,000 ft^2 for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.

6. Minimum width of side setback:
    a. Internal lot: six feet.
    b. Corner lot: 15 feet from intersecting side street.
7. Building size:
    a. Maximum coverage as a percentage of lot area: 40%.
    b. Minimum area of each dwelling unit: 800 ft^2 .
8. Accessory buildings:
    a. Maximum accessory building coverage of rear yard: 20%.
    b. Maximum area of each accessory building: 200 ft^2 .
    c. Maximum number of accessory buildings: one per unit.
    d. Minimum depth of side setback: five feet.
    e. Minimum depth of rear setback: five feet.

f. Minimum depth from the edge of the main building: 12 feet.

9. Maximum height of structures: 35 feet.

10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



C. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft^2 per unit.

2. Minimum average lot width and lot frontage: 30 feet.

3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.

5. Minimum depth of rear setback: 15 feet.

6. Minimum width of side setback:

    a. Internal lot: five feet.

    b. Corner lot: 15 feet from intersecting side street.

7. Building size:

    a. Maximum building coverage as a percentage of lot area: 40%

    b. Minimum area of each Townhouse dwelling unit: 800 ft^2 .

    c. Minimum area of each Condominium of each dwelling unit: 500 ft^2 for one bedroom or less, plus 125 ft^2 of floor area for each additional bedroom.

8. Accessory buildings:

    a. Maximum accessory building coverage of rear yard: 20%.

    b. Maximum area of each accessory building: 200 ft^2 .

    c. Maximum number of accessory buildings: one per unit.

d. Minimum depth of side setback: five feet.

e. Minimum depth of rear setback: five feet.

f. Minimum depth from the edge of the main building: 12 feet.

9. Maximum height of structures: 35 feet.

10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.

12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.EParking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11*Parking spaces for vehicles* of this

ordinance. (Ord. No. 2021-O-28 , § 1, passed

9-7-2021)

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

1) Accept the recommendation of the Commission and approve the rezone request.
2) Deny the rezone request.

ORDINANCE NO. 2025-O-____

AN ORDINANCE REZONING THE LAND DESCRIBED SINGLE-FAMILY HOUSING (R-1) TO INTEGRATED HOUSING (R-2.5)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT:

All that lot, tract or parcel of land legally described as follows:

0. Forest, being Parcel R69044 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas

is hereby rezoned and the zoning classification changed from the classification of Single-Family Housing (R-1) to Integrated Housing (R-2.5) in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 4th day of March 2025.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

____
Reviewed by Jason M. King,
City Manager

____
Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT

SUBJECT: **Case No.: RZ2025-005**

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R72455 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from (R-2), One-Two Family Housing, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

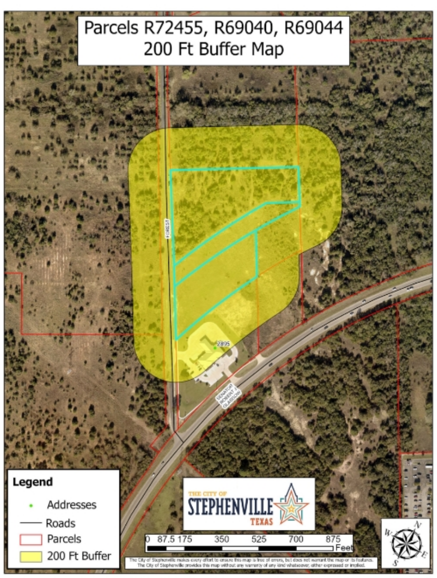
RECOMMENDATION:

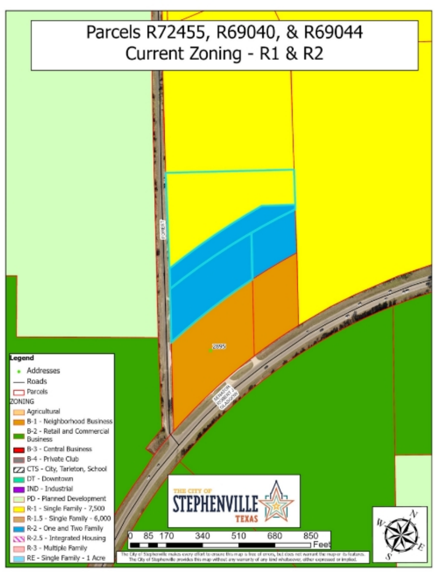
The Planning and Zoning Commission convened on February 19, 2025 and by a vote of 6-1, recommended the City Council approve the rezone request.

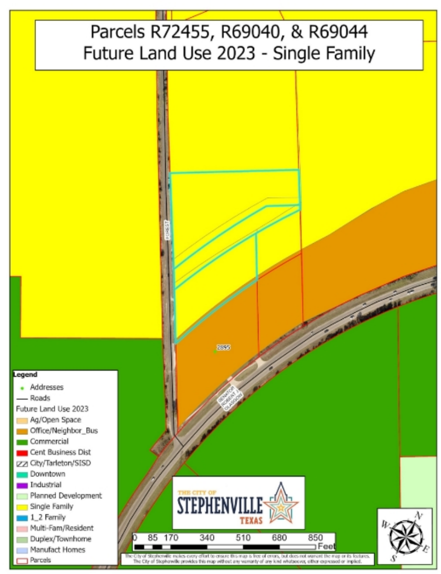
BACKGROUND:

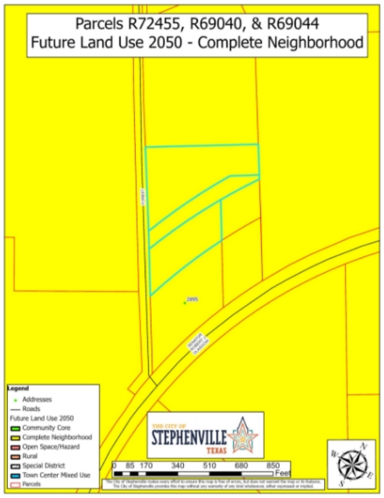
The applicant is requesting a rezone. The intended project has not been determined.

PROPERTY PROFILE:



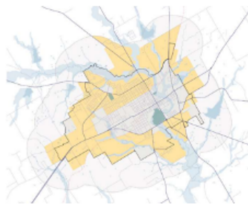






Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

5.8.C Conditional Uses.

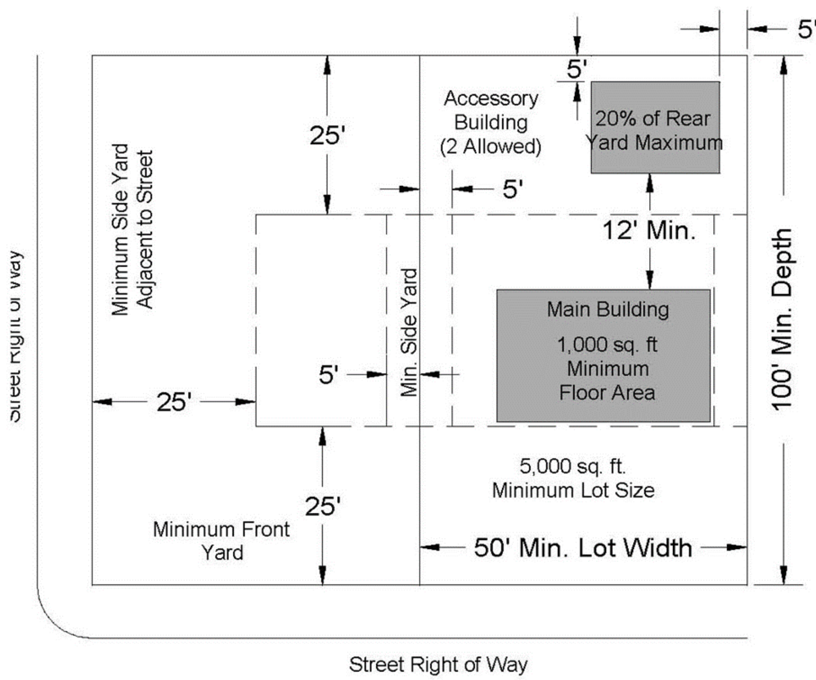
1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D Height, Area, Yard and Lot Coverage Requirements.

A. Single family dwelling.

   1. Minimum lot area: 3,000 ft^2 .
   2. Minimum lot width and lot frontage: 50 feet.

3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
    a. Internal lot: five feet.
    b. Corner lot: 15 feet from intersecting side street.
7. Building size:
    a. Maximum coverage as a percentage of lot area: 40%.
    b. Single family dwelling: 1,000 ft^2 .
8. Accessory buildings:
    a. Maximum accessory buildings coverage of rear yard: 20%.
    b. Maximum number of accessory buildings: one.
    c. Minimum depth of side setback: five feet.
    d. Minimum depth of rear setback: five feet.
    e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.
1. Minimum lot area: 7,500 ft^2 for two dwelling units, plus 1,000 ft^2 for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
    a. Internal lot: six feet.
    b. Corner lot: 15 feet from intersecting side street.
7. Building size:
    a. Maximum coverage as a percentage of lot area: 40%.
    b. Minimum area of each dwelling unit: 800 ft^2 .
8. Accessory buildings:
    a. Maximum accessory building coverage of rear yard: 20%.
    b. Maximum area of each accessory building: 200 ft^2 .
    c. Maximum number of accessory buildings: one per unit.
    d. Minimum depth of side setback: five feet.
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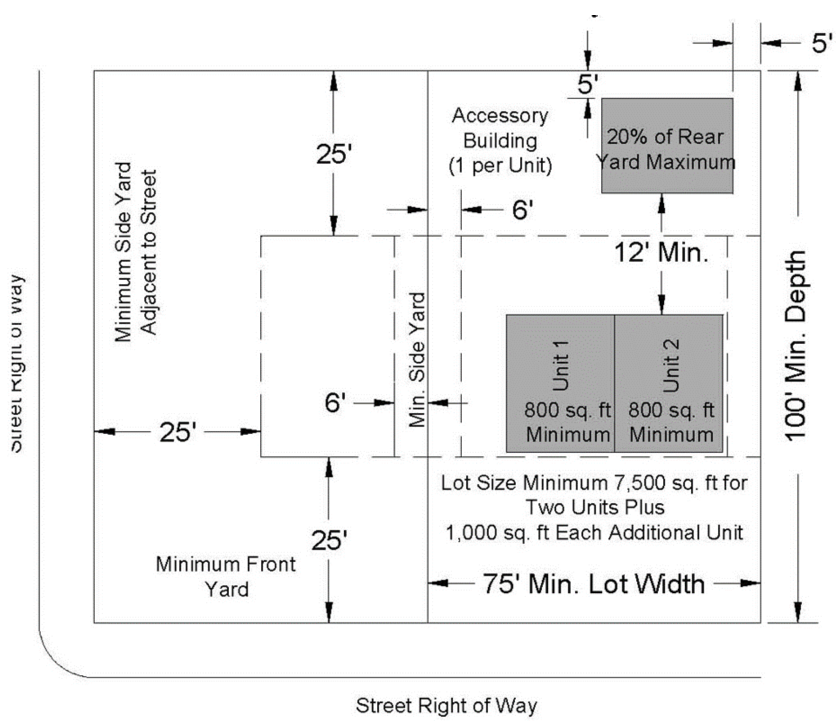

C. Townhouse/Condominium.
1. Minimum lot area: 3,000 ft^2 per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
    a. Internal lot: five feet.
    b. Corner lot: 15 feet from intersecting side street.
7. Building size:
    a. Maximum building coverage as a percentage of lot area: 40%
    b. Minimum area of each Townhouse dwelling unit: 800 ft^2 .
    c. Minimum area of each Condominium of each dwelling unit: 500 ft^2 for one bedroom or less, plus 125 ft^2 of floor area for each additional bedroom.
8. Accessory buildings:
    a. Maximum accessory building coverage of rear yard: 20%.
    b. Maximum area of each accessory building: 200 ft^2 .
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11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.EParking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11*Parking spaces for vehicles* of this

ordinance. (Ord. No. 2021-O-28 , § 1, passed

9-7-2021)

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

1) Accept the recommendation of the Commission and approve the rezone request.
2) Deny the rezone request.

ORDINANCE NO. 2025-O-____

AN ORDINANCE REZONING THE LAND DESCRIBED ONE-TWO FAMILY HOUSING (R-2) TO INTEGRATED HOUSING (R-2.5)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT:

All that lot, tract or parcel of land legally described as follows:

> 0. Forest, being Parcel R72455 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas

is hereby rezoned and the zoning classification changed from the classification of One-Two Family Housing (R-2) to Integrated Housing (R-2.5) in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 4th day of March 2025.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

____
Reviewed by Jason M. King,
City Manager

____
Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT

THE CITY OF STEPHENVILLE TEXAS

SUBJECT: **Case No.: RZ2025-006**

Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas from (R-2), One-Two Family Housing, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

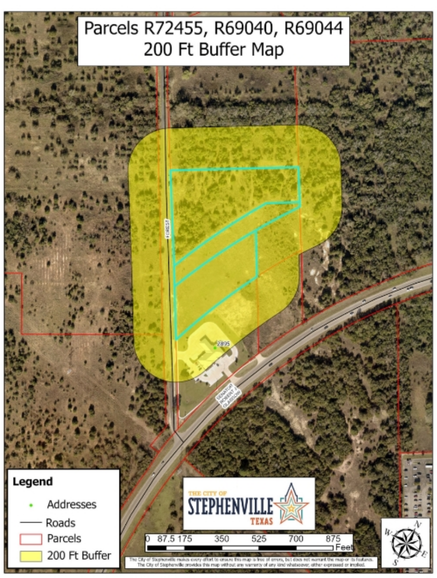
RECOMMENDATION:

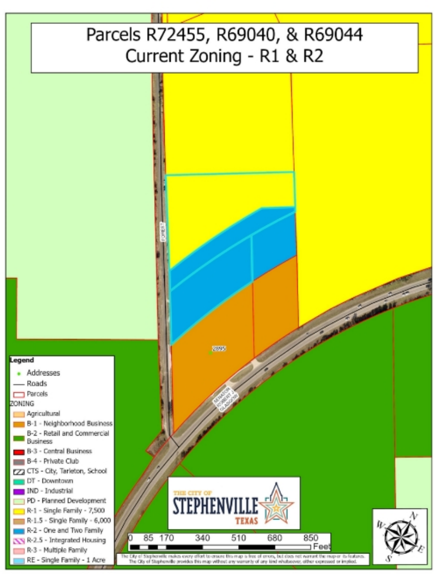
The Planning and Zoning Commission convened on February 19, 2025 and by a vote of 6-1, recommended the City Council approve the rezone request.

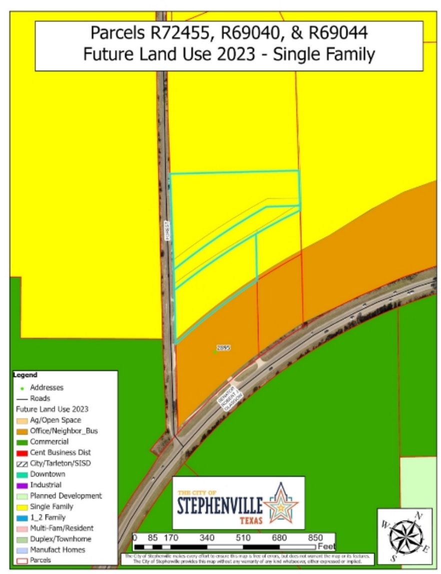
BACKGROUND:

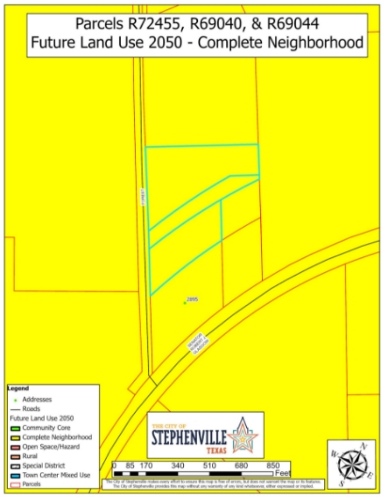
The applicant is requesting a rezone. The intended project has not been determined.

PROPERTY PROFILE:



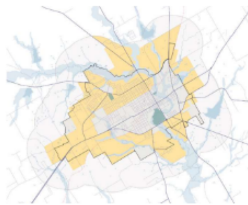






Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

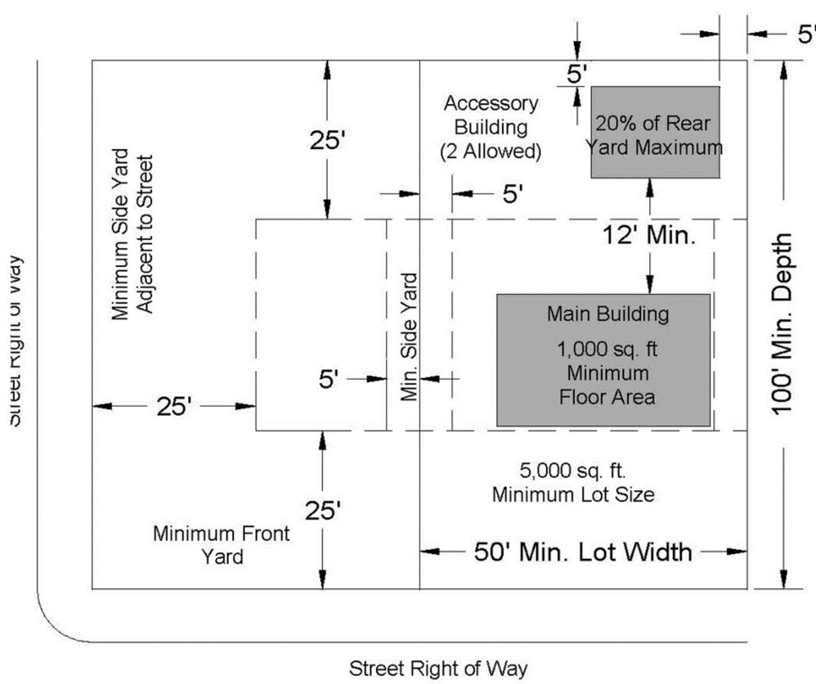
5.8.C Conditional Uses.

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D Height, Area, Yard and Lot Coverage Requirements.

A. Single family dwelling.
   1. Minimum lot area: 3,000 ft^2 .
   2. Minimum lot width and lot frontage: 50 feet.

3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
    a. Internal lot: five feet.
    b. Corner lot: 15 feet from intersecting side street.
7. Building size:
    a. Maximum coverage as a percentage of lot area: 40%.
    b. Single family dwelling: 1,000 ft^2 .
8. Accessory buildings:
    a. Maximum accessory buildings coverage of rear yard: 20%.
    b. Maximum number of accessory buildings: one.
    c. Minimum depth of side setback: five feet.
    d. Minimum depth of rear setback: five feet.
    e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.
1. Minimum lot area: 7,500 ft^2 for two dwelling units, plus 1,000 ft^2 for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.
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7. Building size:
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    b. Minimum area of each dwelling unit: 800 ft^2 .
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    b. Maximum area of each accessory building: 200 ft^2 .
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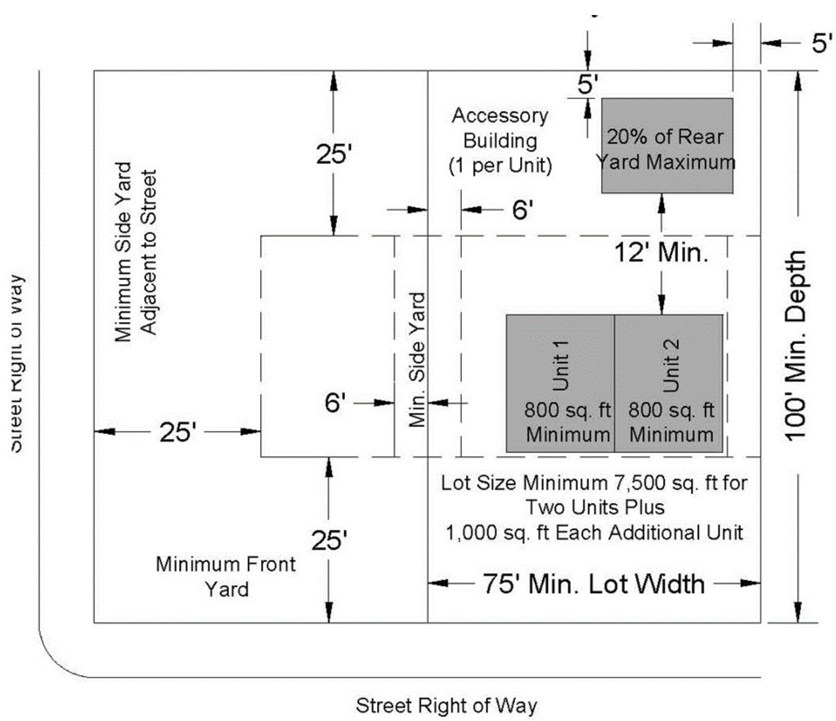

C. Townhouse/Condominium.
1. Minimum lot area: 3,000 ft^2 per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.

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   c. Minimum area of each Condominium of each dwelling unit: 500 ft^2 for one bedroom or less, plus 125 ft^2 of floor area for each additional bedroom.
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11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.EParking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11*Parking spaces for vehicles* of this

ordinance. (Ord. No. 2021-O-28 , § 1, passed

9-7-2021)

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

1) Accept the recommendation of the Commission and approve the rezone request.
2) Deny the rezone request.

ORDINANCE NO. 2025-O-____

AN ORDINANCE REZONING THE LAND DESCRIBED SINGLE-FAMILY HOUSING (R-2) TO INTEGRATED HOUSING (R-2.5)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT:

All that lot, tract or parcel of land legally described as follows:

> 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas

is hereby rezoned and the zoning classification changed from the classification of Single-Family Housing (R-2) to Integrated Housing (R-2.5) in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 4th day of March 2025.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

____
Reviewed by Jason M. King,
City Manager

____
Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT

SUBJECT: **Case No.: RZ2025-007**

Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting a Rezone for property located at 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from (R-3), Multifamily Residential, to (R-2.5), Integrated Housing.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

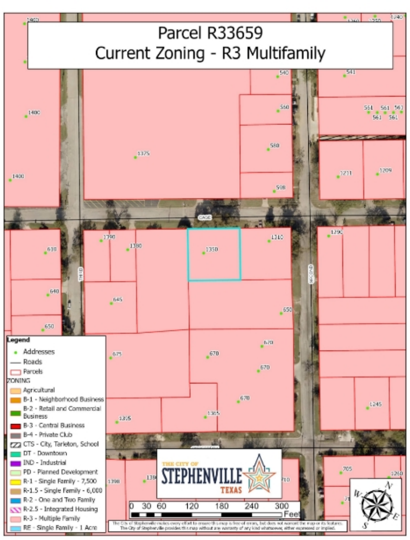
RECOMMENDATION:

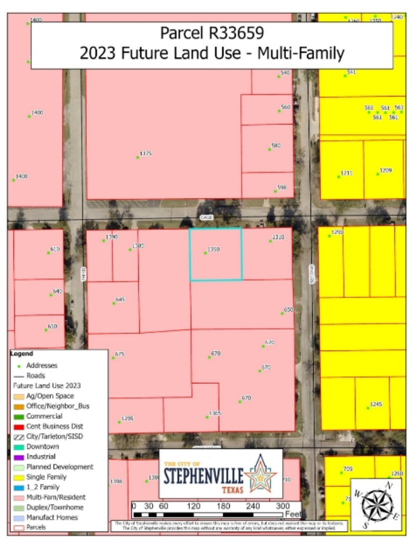
The Planning and Zoning Commission convened on February 19, 2025 and by a unanimous vote of 7-0, recommended the City Council approve the rezone request.

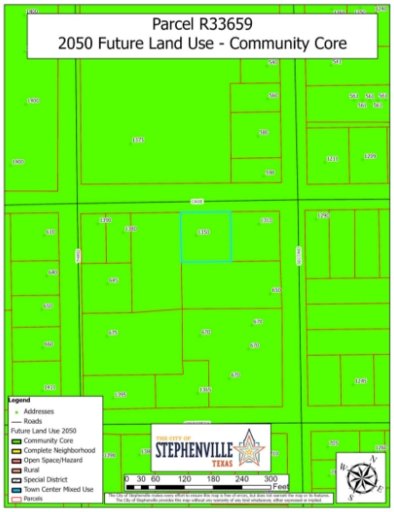
BACKGROUND:

The applicant is requesting a rezone. The intended project has not been determined.

PROPERTY PROFILE:

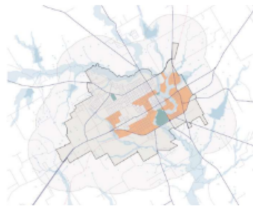






Community Core

The Community Core land use accommodates a mix of uses at a medium density. Diverse housing types are encouraged to support a range of residents. Local businesses, such as grocery stores, cafes, and local offices cater to the needs of the nearby residents and parks and green spaces provide recreational opportunities.



Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A **Description**. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B **Permitted Uses.**

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

5.8.C **Conditional Uses.**

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D **Height, Area, Yard and Lot Coverage Requirements.**

A. Single family dwelling.
   1. Minimum lot area: 3,000 ft^2 .
   2. Minimum lot width and lot frontage: 50 feet.

3. Minimum lot depth: 60 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
    a. Internal lot: five feet.
    b. Corner lot: 15 feet from intersecting side street.
7. Building size:
    a. Maximum coverage as a percentage of lot area: 40%.
    b. Single family dwelling: 1,000 ft^2 .
8. Accessory buildings:
    a. Maximum accessory buildings coverage of rear yard: 20%.
    b. Maximum number of accessory buildings: one.
    c. Minimum depth of side setback: five feet.
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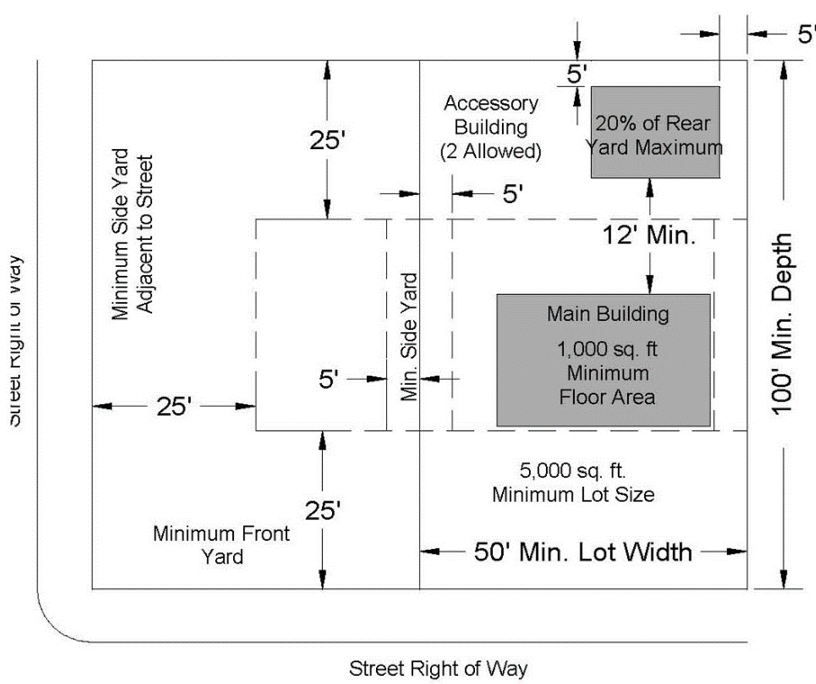
    e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.
1. Minimum lot area: 7,500 ft^2 for two dwelling units, plus 1,000 ft^2 for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
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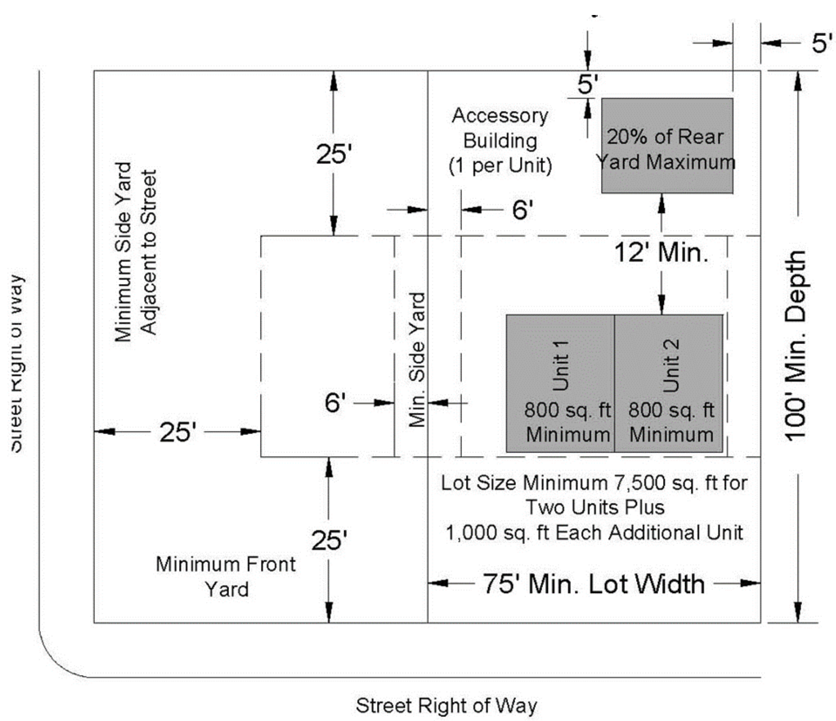

C. Townhouse/Condominium.
1. Minimum lot area: 3,000 ft^2 per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.

4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
    a. Internal lot: five feet.
    b. Corner lot: 15 feet from intersecting side street.
7. Building size:
    a. Maximum building coverage as a percentage of lot area: 40%
    b. Minimum area of each Townhouse dwelling unit: 800 ft^2 .
    c. Minimum area of each Condominium of each dwelling unit: 500 ft^2 for one bedroom or less, plus 125 ft^2 of floor area for each additional bedroom.
8. Accessory buildings:
    a. Maximum accessory building coverage of rear yard: 20%.
    b. Maximum area of each accessory building: 200 ft^2 .
    c. Maximum number of accessory buildings: one per unit.
    d. Minimum depth of side setback: five feet.
    e. Minimum depth of rear setback: five feet.
    f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.EParking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11*Parking spaces for vehicles* of this ordinance. (Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

1) Accept the recommendation of the Commission and approve the rezone request.
2) Deny the rezone request.

ORDINANCE NO. 2025-O-____

AN ORDINANCE REZONING THE LAND DESCRIBED MULTIFAMILY RESIDENTIAL (R-3) TO INTEGRATED HOUSING (R-2.5)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT:

All that lot, tract or parcel of land legally described as follows:

> 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas

is hereby rezoned and the zoning classification changed from the classification of Multifamily Residential (R-3) to Integrated Housing (R-2.5) in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 4th day of March 2025.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

____
Reviewed by Jason M. King,
City Manager

____
Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT

SUBJECT: Discussion of B-2 Zoning Permitted and Conditional Uses

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director

RECOMMENDATION:

On June 18, 2024, the Committee held preliminary discussions regarding this topic and opted to request staff conduct further research. The following options were presented to the Committee on July 16, 2024, for consideration. The Committee, by unanimous vote, opted to take no further action. On August 6, 2024, the Committee reported to the City Council and the recommendation was accepted.

The Development Services Committee revisited this item during the November, 2024 meeting. The Committee directed staff to prepare a draft revision to the land use regulations for the B-2, Retail and Commercial District, that would allow Auto Paint and Body Shop/Repair as a "Conditional Use."

On January 21, 2025, the Committee reviewed the proposed revisions and by a unanimous vote, opted to proceed with the proposed revisions of the land use regulations. The Planning and Zoning Commission is now charged with reviewing the proposed revisions, holding a public hearing and making a recommendation to the City Council for action.

ALTERNATIVES

1. Recommend the City Council adopt the proposed revisions.
2. Recommend the City Council adopt the proposed revisions with modifications.
3. Recommend the City Council take no action regarding the proposed revisions.

ORDINANCE NO. 2025-O-___

AN ORDINANCE OF THE CITY OF STEPHENVILLE, TEXAS AMENDING SECTION 154.03 OF THE CODE OF ORDINANCES TO REVISE THE DEFINITION OF A CONIDITONAL USE PERMIT AND TO REVISE SECTION 154.06.2.C BY ADDING "(7) – AUTO PAINT AND BODY SHOP/REPAIR" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to revise the definition of a Conditional Use and add "auto paint and body shop/repair" as a conditional use for the B-2, Retail and Commercial District.

WHEREAS, the changes were reviewed on February 19, 2025, and by a vote of 5-2, the Planning and Zoning Commission recommended the City Council adopt the revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS:

SECTION 1.
The following Section of the Code of Ordinances are hereby revised as follows:

Sec. 154.03 – Conditional Use	**Definitions**	(1) Conditional Use. A use which shall be permitted in a particular district only upon fulfillment of the regulations of the appropriate district and any additional requirements set forth by the City Council, including, but not limited to special yards, lot sizes, open spaces, buffers, fences, walls or screening; requirements for installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules or time limits for performance or completion; and such other reasonable conditions as the City Council may deem necessary to insure compatibility with surrounding uses and to preserve the public health, safety, and welfare.
Sec. 154.06.2.C – Conditional Use (Special Use Permit Required)	**(7)**	(7) Auto paint and body shop/repair;

SECTION 2.
This ordinance shall be effective upon passage.

PASSED AND APPROVED this 4th day of March, 2025.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

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Reviewed by Jason M. King, City Manager

____
Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT

SUBJECT: Discussion of the 40% Lot Coverage Limitation for Residential Uses

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director

At the request of a local developer, the Committee will consider the revocation of the land use regulation that limits lot coverage of the primary structure to 40% of the total area of the required minimum lot dimensions for residential districts. Current procedures would require a Board of Adjustment variance to allow the footprint of the primary structure to exceed the 40% limitation.

Research reveals that the 40% limitation in relation to the setback requirements does indeed reduce the allowable footprint of the primary structure in some instances:

Zoning District	Minimum Lot Area SF	Setback Area SF	40% Limitation SF
RE	37,500	18,000	15,000
R-HA	19,800	10,800	7,920
R-1	7,500	3,050	3,000
R-1.5	5,000	2,000	2,000
R-2 / SF	5,000	2,000	2,000
R-2 / 2-4	7,500	3,150	3,000
R-2.5 SF	3,000	1,200	1,200
R-2.5 / 2-4	7,500	4,410	3,000
R-2.5 Townhome	3,000	1,400	1,200
R-3 SF	5,000	2,000	2,000
R-3 / 2-4	7,500	3,150	3,000
R-3 MF	7,500	2,750	3,000
B-3 SF	6,000	2,500	2,400
B-3 / 2-4	7,500	3,150	3,000
B-3 Townhome	3,000	1,200	1,200
B-3 MF	Not Specified	Not Specified	Not Specified
DT SF	6,000	2,500	2,400
DT / 2-4	7,500	3,150	3,000
DT Townhome	3,000	1,200	1,200

The Developer has provided an example of a R-2.5 SF residential lot with dimensions of 50x100. Required setbacks in this example would allow a buildable area of 2,800 SF. The 40% limitation would be 2,000 SF.

Note: Corner lots were not considered as they require a 25' setback from intersecting streets.

ALTERNATIVES

1. Assign to the Planning and Zoning Commission for a public hearing and recommendation to City Council.
2. Take no action.

Public Works

STAFF REPORT

SUBJECT:	Professional Services Selection for FY25-26 TxCDBG Application
MEETING:	Public Works Committee Meeting – 18 FEB 2025
DEPARTMENT:	Public Works
STAFF CONTACT:	Nick Williams

RECOMMENDATION:

Staff recommends the selection of Jacob and Martin, Inc. to assist the City of Stephenville with the application and, if awarded and accepted, the professional services agreement for the 2025-2026 Texas Community Development Block Grant (TXCDBG) Program operated by the Texas Department of Agriculture (TDA).

BACKGROUND:

The City of Stephenville issued a Request For Qualifications (RFQ) for professional services for the design and construction management of its CDBG projects. The RFQ was advertised in December of 2024, and responses were received in January of 2025. The following five firms submitted qualifications for consideration:

- Jacob & Martin, Inc.
- Enprotec / Hibbs & Todd
- KSA Engineering
- WTC, Inc.
- META Engineering, Inc.

A review committee was formed to evaluate the firm's qualifications based on the criteria outlined in the RFQ. Selection criteria included: Work Experience, Work Performance, and Capacity to Perform related to CDBG projects.

The review committee scored each submission. A summary of the scores, signed by the selection committee, is attached.

Based on the evaluation process, the review committee recommends the selection of Jacob & Martin, Inc. as the design consultant for the CDBG projects. Jacob & Martin, Inc. demonstrated extensive experience with similar projects with over 70 TXCDBG project designs and implementations over the last ten years.

If supported by committee and approved by council, staff will present an agreement with Jacob & Martin, Inc. to provide for the design, construction management, survey, and materials testing of public improvements such as sidewalk, curb and gutter, retaining walls, and lighting improvements along West Tarleton Street from McIlhaney to Clinton. A draft agreement is attached to this staff report for review.

FISCAL IMPACT SUMMARY:

This year, the maximum available award amount from the TDA for the Community Development Fund is $750,000.00.

Resolution 2024-R-12 was passed on November 5, 2024, authorizing the grant application and the obligation of $112,500 in grant-matching funds if the grant is awarded and accepted based upon a maximum award amount of $750,000.

If the city is not awarded or does not accept a grant, no design will be performed, and there will be no fees to pay Jacob and Martin, Inc.

If the city is awarded and accepts the grant, Jacob & Martin, Inc.'s not-to-exceed fee of $97,500 would be paid from the awarded grant amount. If a lesser grant amount is awarded, Jacob & Martin's fee would be adjusted accordingly.

Based on a similar RFQ process, on November 5, 2024, the city also entered into a not-to-exceed agreement with Public Management, Inc. for $60,000 for the administrative services necessary to meet the state requirements throughout the project. The fee for Public Management, Inc.'s services is also paid from the awarded grant amount.

ATTACHMENTS:

Rating Sheet Summary

Draft Agreement with Jacob & Martin, Inc.

A copy of the signed evaluation criteria score sheet is attached to this memo.

A copy of the proposed draft professional services agreement with Jacob and Martin, Inc. is attached to this memo.

PROFESSIONAL SERVICES
FOR
2024-2025 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT
Request for Qualifications Rating Sheet Summary

Date of Rating: 01/31/2025

RANKED BY AVERAGE - 2024-2025 TxCDBG Projects - Professional Services RFQ Rankings

Firm	Office Location	Past Experience (60%)	Work Performance (25%)	Capacity to Perform (15%)	Ranking Total	No. Rank
Jacob & Martin, Inc.	Abilene, TX	58.7	25.0	14.7	**98.3**	1
Enprotech / Hibbs & Todd	Granbury, TX	56.5	25.0	13.3	**94.8**	2
KSA Engineering, Inc.	Fort Worth, TX	56.3	25.0	12.8	**94.0**	3
WTC, Inc.	Andrews, TX	44.3	25.0	12.5	**81.8**	4
META Engineering, LLC	San Antonio, TX	41.0	25.0	6.3	**72.3**	5

Evaluator's Name, Title, and Signature:

Michael Shelton

Michael Shelton, P.E. - City Engineer

Barbara Horton

Barbara Horton, P.E. - Assistant Director of Public Works

Nick Williams

Nick Williams, P.E. - Director of Public Works

Alan Nix

Alan Nix, Public Works Committee Chair - Council Place 8

RESOLUTION NO. 2025-R-_____

A RESOLUTION OF THE CITY OF STEPHENVILLE, TEXAS, AUTHORIZING PROFESSIONAL SERVICE PROVIDER SELECTION FOR A 2025/2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) - PROJECT THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE (TDA).

WHEREAS, participation in the CDBG requires implementation by professionals experienced in the administration/project delivery of federally-funded projects and creation of planning documents;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Qualifications (RFQ) process for engineering and design services has been completed in accordance with the Texas Department of Agriculture requirements;

WHEREAS, the proposals received by the due date have been reviewed to determine the most qualified and responsive providers for each professional service giving consideration to ability to perform successfully under the terms and conditions of the proposed procurement, integrity, compliance with public policy, record of past performance, and financial and technical resources;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF STEPHENVILLE, TEXAS,

Section 1. That Jacob & Martin, Inc. is selected to provide application and project-related engineering and design services for a 2025/2026 CDBG Grant for the City.

Section 2. That a cost-price analysis will be conducted to determine the negotiated fee to be appropriate and reasonable based upon program requirements and rules.

Section 3. That any and all project-related services contracts or commitments made with the above-named service provider(s) are dependent on the successful negotiation of a contract with the service provider(s).

Passed and approved this 4th day of March 2025.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

____
Reviewed by Jason King,
City Manager

____
Randy Thomas, City Attorney
Approved as to form and legality

ENGINEERING/ARCHITECTURAL/SURVEYOR SERVICES

PART I
AGREEMENT

THIS AGREEMENT, entered into this ____ day of __________________, 20__, by and between the CITY OF STEPHENVILLE hereinafter called the City, acting herein by MAYOR PRO TEM DAVID BASKETT hereunto duly authorized, and JACOB & MARTIN, LLC, hereinafter called "Firm," acting herein by TRISTAN KING, P.E.

WITNESSETH THAT:

WHEREAS, the City of STEPHENVILLE desires to construct the following: sidewalk and lighting or other improvements under the general direction of the Texas Community Development Block Grant (hereinafter called "TxCDBG") Program administered by the Texas Department of Agriculture (TDA); and Whereas the City desires to engage Jacob & Martin, LLC to render certain engineering/surveyor/architectural services in connection with the TxCDBG Project, Contract Number ____________________________________.

NOW THEREFORE, the parties do mutually agree as follows:

1. Scope of Services
   The Firm will perform the services set out in Part II, Scope of Services.

2. Time of Performance - The services of the Firm shall commence on ___________. In any event, all of the services required and performed hereunder shall be completed no later than ______________________________.

3. Local Program Liaison - For purposes of this Agreement, the *Director of Public Works* or equivalent authorized person will serve as the Local Program Liaison and primary point of contact for the Firm. All required progress reports and communication regarding the project shall be directed to this liaison and other local personnel as appropriate.

4. Access to Records - The U.S. Department of Housing and Urban Development (HUD), Inspectors General, the Comptroller General of the United States, the Texas Department of Agriculture (TDA), and the City, or any of their authorized representatives, shall have access to any documents, papers, or other records of the Firm which are pertinent to the TxCDBG award, in order to make audits, examinations, excerpts, and transcripts, and to closeout the City's TxCDBG contract with TDA.

5. Retention of Records - The Firm shall retain all required records for three years after the City makes its final payment and all pending matters are closed.

6. Compensation and Method of Payment - The maximum amount of compensation and reimbursement to be paid hereunder for application preparation shall not exceed $0.00. The maximum amount of compensation and reimbursement to be paid hereunder shall not exceed $ 97,500 without written authorization. Payment to the Firm shall be based on satisfactory completion of identified milestones in Part III - Payment Schedule of this Agreement.

7. Indemnification – The Firm shall comply with the requirements of all applicable laws, rules and regulations, and shall exonerate, indemnify, and hold harmless the City and its agency members from and against any and all claims, costs, suits, and damages, including attorney's fees, arising out of the Firm's performance or nonperformance of the activities, services or subject matter called for in this Agreement, and shall assume full responsibility for payments of Federal, State and local taxes on contributions imposed or required under the Social Security, worker's compensation and income tax laws.

8. Miscellaneous Provisions
   a. This Agreement shall be construed under and accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Erath County, Texas.
   b. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement.
   c. In any case one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
   d. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.
   e. This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to an incorporated into this Agreement.

9. Extent of Agreement
   This Agreement, which includes Parts I-V, including the following exhibits/attachments: Exhibits A and B – Schedule of Rates, represents the entire and integrated agreement between the City and the Firm and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by authorized representatives of both City and the Firm.

IN WITNESSETH WHEREOF, the parties have executed this Agreement by causing the same to be signed on the day and year first above written.

BY: ______________________________
(Local City Official)

David Baskett
(Printed Name)

Mayor Pro Tem
(Title)

BY: ______________________________
(Firm's Authorized Representative)

Kirt Harle, P.E.
(Printed Name)

Senior Principal
(Title)

PART II
SCOPE OF SERVICES

The Firm shall render the following professional services necessary for the development of the project:

SCOPE OF SERVICES

1. Attend preliminary conferences with the City regarding the requirements of the project.
2. Determine necessity for acquisition of any additional real property/easements/right-of-ways (ROWs) for the TxCDBG project and, if applicable, furnish to the City:
   a. Name and address of property owners;
   b. Legal description of parcels to be acquired; and
   c. Map showing entire tract with designation of part to be acquired.
3. Make any necessary surveys of existing rights-of-way, topography, utilities, or other field data required for proper design of the project. Provide consultation and advice as to the necessity of the City providing or obtaining other services such as auger borings, core borings, soil tests, or other subsurface explorations; laboratory testing and inspecting of samples or materials; other special consultations. The Firm will review any tests required and act as the City's representative in connection with any such services.
4. Prepare railroad/highway permits.
5. Prepare a preliminary engineering/architectural plans on the project in sufficient detail to indicate clearly the problems involved and the alternate solutions available to the City, to include preliminary layouts, sketches, and cost estimates for the project, and to set forth clearly the Firm’s recommendations; to be completed within _______days of execution of this Agreement.
6. Furnish the City copies of the preliminary plans, if applicable (additional copies will be furnished to the City at direct cost of reproduction).
7. Make periodic visits, no less than every 30 days during the construction period, to the construction site to observe the progress and quality of the work, to ensure that the work conforms with the approved plans and specifications, and to determine if the work is proceeding in accordance with the Agreement.
8. Submit detailed drawings and plans/specifications to appropriate regulatory agency(ies) and obtain clearance.
9. Prepare bid packet/contract documents/advertisement for bids. At the time the bid packet is completed, the Firm shall also furnish to the City an updated written Estimate of Probable Costs for the Project.
10. Make 10-day call to confirm prevailing wage decision.
11. Incorporate any and all wage rate modifications or supersedes via bid addendum (if applicable).
12. Conduct bid opening and prepare minutes.
13. Tabulate, analyze, and review bids for completeness and accuracy.

14. Accomplish construction contractor's eligibility verification through www.SAM.gov.

15. Conduct pre-construction conference and prepare copy of report/minutes.

16. Issue Notice to Proceed to construction contractor.

17. Provide in all proposed construction contracts deductive alternatives where feasible, so that should the lowest responsive base bid for construction exceed the funds available, deductive alternatives can be taken to reduce the bid price.

18. Design for access by persons with disabilities for those facilities to be used by the public in accordance with Public Law 504.

19. Use TDA-approved forms for instructions to bidders, general conditions, contract, bid bond, performance bond, and payment bond.

20. Consult with and advise the City during construction; issue to contractors all instructions requested by the City; and prepare routine change orders if required, at no charge for engineering services to the City when the change order is required to correct errors or omissions by the Firm; provide price analysis for change orders; process change orders approved by City and the Firm and submit to TDA for approval prior to execution with the construction contractor.

21. Review shop and working drawings furnished by contractors for compliance with design concept and with information given in contract documents (contractors will be responsible for dimensions to be confirmed and correlated at job site).

22. Resolve all payment requests within 14 days of receipt of signed pay request from the construction contractor.

23. Based on the Firm's on-site observations and review of the contractor's applications for payment, determine the amount owed to the contractor in such amounts; such approvals of payment to constitute a representation to the City, based on such observations and review, that the work has progressed to the point indicated and that the quality of work is in accordance with the plans, specifications and contract documents.

24. Recommend that a 5% retainage is withheld from all payments on construction contracts until final acceptance by the City and approval by TDA, unless State or local law provides otherwise.

25. Prepare Certificate of Construction Completion and Clean Lien Certificate. A Clean Lien Certificate may be prepared for each of the Prime Contractor(s) and each of the subcontractor(s).

26. Conduct interim/final inspections.

27. Revise contract drawings to show the work as actually constructed, and furnish the City with a set of "record drawings" plans.

29. The Firm will provide a copy of the final project record drawing(s) engineering schematic(s), as constructed using funds under this contract. These maps shall be provided in digital format containing the source map data (original vector data) and the graphic data in files on machine readable media, such as compact disc (CD), which are compatible with computer systems owned or readily available to the owner. The digital copy provided shall <u>not</u> include a digital representation of the engineer's seal but the accompanying documentation from the Firm shall include a signed statement of when the map was authorized, that the digital map is a true representation of the original sealed

document, and that a printed version with the seal has been provided to the City. In addition, complete documentation as to the content and layout of the data files and the name of the software package(s) used to generate the data and maps shall be provided to the owner in written form.

SUBCONTRACTS

1. No work under this Agreement shall be subcontracted by the Firm without prior approval, in writing, from the City.
2. The Firm shall, prior to proceeding with the work, notify the City in writing of the name of any subcontractors proposed for the work, including the extent and character of the work to be done by each.
3. If any time during progress of the work, the City determines that any subcontractor is incompetent or undesirable, the City will notify the Firm who shall take reasonable and immediate steps to satisfactorily cure the problem, substitute performance, or cancel such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and the City.
4. The Firm will include in all contracts and subcontracts in excess of $150,000 a provision which requires compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C 7401-7671q) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1387). The provisions shall require reporting of violations to TDA and to the Regional Office of the Environmental Protection Agency (EPA).
5. The Firm will include in all contracts and subcontracts in excess of $150,000 provisions or conditions which will allow for administrative, contractual or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as may be appropriate.
6. The Firm will include in all contracts and subcontracts in excess of $10,000 provisions addressing termination for cause and for convenience by the City including the manner by which it will be affected and the basis for settlement.
7. The Firm will include in all contracts and subcontracts provisions requiring compliance with the following, if applicable:
   a. Prime construction contracts in excess of $2,000, compliance with the Davis-Bacon Act, as amended (40 U.S.C.3141-3144, 3146-3148) as supplemented by Department of Labor regulations (29 CFR part 5)
   b. Prime construction contracts in excess of $2,000, compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR part 3)
   c. Contracts greater than $10,000, the inclusion of the Equal Opportunity clause provided under 41 CFR 60-1.4(b) (Executive Order 11246);
   d. Section 3 of the Housing and Urban Development Act of 1968;
   e. Contracts exceeding $100,000, compliance with the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352);

f. For contracts in excess of $100,000 that involve the employment of mechanics or laborers, compliance with the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701–3708), including work week requirements and safety conditions for workers, as supplemented by Department of Labor regulations (29 CFR Part 5); and

g. For all contracts and subcontracts, compliance with domestic preference and Build America, Buy America provisions (Executive Order 14005).

8. The Firm will include in all negotiated contracts and subcontracts a provision which indicates that funds will not be awarded under this contract to any party which is debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549 and 2 CFR Part 2424. A certification shall be provided and received from each proposed subcontractor under this contract and its principals.

9. The Firm will include in all negotiated contracts and subcontracts a provision to the effect that the City, TDA, the Texas Comptroller of Public Accounts, the Comptroller General of the United States, the U.S. Department of Housing and Urban Development (HUD), or any of their duly authorized representatives, shall have access to any books, documents, papers and records of the contractor which are directly pertinent to that specific contract, for the purpose of making audit, examination, excerpts, and transcriptions.

10. The Firm will include in all contracts and subcontracts a requirement that the contractor maintain all relevant project records for three (3) years after the City has made final payment to the contractor and all other pending matters are closed.

STANDARD OF PERFORMANCE AND DEFICIENCIES

1. All services of the Firm and its independent professional associates, consultants and subcontractors will be performed in a professional, reasonable and prudent manner in accordance with generally accepted professional practice. The Firm represents that it has the required skills and capacity to perform work and services to be provided under this Agreement.

2. The Firm represents that services provided under this Agreement shall be performed within the limits prescribed by the City in a manner consistent with that level of care and skill ordinarily exercised by other professional consultants under similar circumstances.

3. Any deficiency in Firm's work and services performed under this contract shall be subject to the provisions of applicable state and federal law. Any deficiency discovered shall be corrected upon notice from City and at the Firm's expense if the deficiency is due to Firm's negligence. The City shall notify the Firm in writing of any such deficiency and provide an opportunity for mutual investigation and resolution of the problem prior to pursuit of any judicial remedy. In any case, this provision shall in no way limit the judicial remedies available to the City under applicable state or federal law.

4. The Firm agrees to and shall hold harmless the City, its officers, employees, and agents from all claims and liability of whatsoever kind or character due to or arising solely out of the negligent acts or omissions of the Firm, its officers, agents, employees, subcontractors, and others acting for or under the direction of the Firm doing the work herein contracted for or by or in consequence of any negligence in the performance of this Agreement, or by or on account of any omission in the performance of this Agreement.

PART III –

PAYMENT SCHEDULE

City shall reimburse the Firm for professional services provided upon completion of the following project milestones per the following percentages of the lump sum contract amount of sixty thousand and No/100 Dollars ($ 60,000):

Milestone	% of Contract Fee
• Application preparation	0%
• Approval of Preliminary Engineering Plans and Specifications by City.	20%
• Approval of Plans and Specifications by Regulatory Agency(ies).	30%
• Completion of bid advertisement and contract award.	20%
• Completion of construction administration.	10%
• Completion of final inspection and acceptance by the City.	10%
• Completion of Final Closeout Assessment and submittal of “As Builts” to City.	10%
Total	100%

SPECIAL SERVICES

Special Services shall be reimbursed under the following hourly rate schedule: (List all applicable services to include overhead charge).

See attached Fees for Professional Services (Exhibit A & B)

The fee for all other Special Services shall not exceed a total of thirty-seven thousand five hundred and No/100 Dollars ($ 37,500). The payment for these Special Services shall be paid as a time and expense, per the following schedule:

1. The Firm shall be paid upon completion of surveying, necessary field data, and acquisition data, if applicable, the sum of twenty-seven thousand five hundred and No/100 Dollars ($ 27,500).
2. The Firm shall be reimbursed the actual costs of necessary testing based on itemized billing statements from the testing laboratory, if applicable, the sum of ten thousand and No/100 Dollars ($ 10,000).
3. The payment requests shall be prepared by the Firm and be accompanied by such supporting data to substantiate the amounts requested.
4. Any work performed by the Firm prior to the execution of this Agreement is at the Firm’s sole risk and expense.

The above payment amounts and schedule are based on a maximum project cost of $862,500 (including grant administration, engineering and construction). Should the project cost increase above the amount listed, the Firm may re-negotiate with the City the above fees and services.

PART IV

TERMS AND CONDITIONS

1. Termination of Agreement for Cause. If the Firm fails to fulfill in a timely and proper manner its obligations under this Agreement, or if the Firm violates any of the covenants, conditions, agreements, or stipulations of this Agreement, the City shall have the right to terminate this Agreement by giving written notice to the Firm of such termination and specifying the effective date thereof, which shall be at least five days before the effective date of such termination. In the event of termination for cause, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Firm pursuant to this Agreement shall, at the option of the City, be turned over to the City and become the property of the City. In the event of termination for cause, the Firm shall be entitled to receive reasonable compensation for any necessary services actually and satisfactorily performed prior to the date of termination.

   Notwithstanding the above, the Firm shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Agreement by the Firm, and the City may set-off the damages it incurred as a result of the Firm's breach of the contract from any amounts it might otherwise owe the Firm.

2. Termination for Convenience of the City.

   City may at any time and for any reason terminate Contractor's services and work at City's convenience upon providing written notice to the Contractor specifying the extent of termination and the effective date. Upon receipt of such notice, Contractor shall, unless the notice directs otherwise, immediately discontinue the work and placing of orders for materials, facilities and supplies in connection with the performance of this Agreement.

   Upon such termination, Contractor shall be entitled to payment only as follows: (1) the actual cost of the work completed in conformity with this Agreement; plus, (2) such other costs actually incurred by Contractor as are permitted by the prime contract and approved by City; ~~(3) plus ten percent (10%) of the cost of the work referred to in subparagraph (1) above for overhead and profit~~. There shall be deducted from such sums as provided in this subparagraph the amount of any payments made to Contractor prior to the date of the termination of this Agreement. Contractor shall not be entitled to any claim or claim of lien against City for any additional compensation or damages in the event of such termination and payment.

3. Changes. The City may, from time to time, request changes in the services the Firm will perform under this Agreement. Such changes, including any increase or decrease in the amount of the Firm's compensation, must be agreed to by all parties and finalized through a signed, written amendment to this Agreement.

4. Resolution of Program Non-Compliance and Disallowed Costs. In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement, or the breach thereof, including determination of responsibility for any costs disallowed as a result of non-compliance with federal, state or TxCDBG program requirements, the parties hereto shall use their best efforts to settle the dispute, claim, question or disagreement. To this effect, the parties shall consult and negotiate with each other in good faith within 30 days of receipt of a written notice of the dispute or invitation to negotiate, and attempt

to reach a just and equitable solution satisfactory to both parties. If the matter is not resolved by negotiation within 30 days of receipt of written notice or invitation to negotiate, the parties agree first to try in good faith to settle the matter by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration, litigation, or some other dispute resolution procedure. The parties may enter into a written amendment to this Amendment and choose a mediator that is not affiliated with the American Arbitration Association. The parties shall bear the costs of such mediation equally. If the matter is not resolved through such mediation within 60 days of the initiation of that procedure, either party may proceed to file suit.

5. Personnel.

    a. The Firm represents that he/she/it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
    b. All of the services required hereunder will be performed by the Firm or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
    c. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

6. Assignability. The Firm shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or novation), without the prior written consent of the City thereto; Provided, however, that claims for money by the Firm from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.

7. Reports and Information. The Firm, at such times and in such forms as the City may require, shall furnish the City such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Agreement.

8. Records and Audits. The Firm shall insure that the City maintains fiscal records and supporting documentation for all expenditures of funds made under this contract in a manner that conforms to 2 CFR 200.300-.309, 24 CFR 570.490, and this Agreement. Such records must include data on the racial, ethnic, and gender characteristics of persons who are applicants for, participants in, or beneficiaries of the funds provided under this Agreement. The Firm and the City shall retain such records, and any supporting documentation, for the greater of three years from closeout of the Agreement or the period required by other applicable laws and regulations.

9. Findings Confidential. All of the reports, information, data, etc., prepared or assembled by the Firm under this contract are confidential and the Firm agrees that they shall not be made available to any individual or organization without the prior written approval of the City.

10. Copyright. No report, maps, or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the Firm.

11. Compliance with Local Laws. The Firm shall comply with all applicable laws, ordinances and codes of the State and local governments, and the Firm shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.

12. Conflicts of interest.

a. Governing Body. No member of the governing body of the City and no other officer, employee, or agent of the City, who exercises any functions or responsibilities in connection with administration, construction, engineering, or implementation of TxCDBG award between TDA and the City, shall have any personal financial interest, direct or indirect, in the Firm or this Agreement; and the Firm shall take appropriate steps to assure compliance.

b. Other Local Public Officials. No other public official, who exercises any functions or responsibilities in connection with the planning and carrying out of administration, construction, engineering, or implementation of the TxCDBG award between TDA and the City, shall have any personal financial interest, direct or indirect, in the Firm or this Agreement; and the Firm shall take appropriate steps to assure compliance.

c. The Firm and Employees. The Firm warrants and represents that it has no conflict of interest associated with the TxCDBG award between TDA and the City or this Agreement. The Firm further warrants and represents that it shall not acquire an interest, direct or indirect, in any geographic area that may benefit from the TxCDBG award between TDA and the City or in any business, entity, organization or person that may benefit from the award. The Firm further agrees that it will not employ an individual with a conflict of interest as described herein

d. Conflicts Disclosure Statement. (Sec. 176.003 in Chapter 176 of the Local Government Code)

   a. A local government officer shall file a conflicts disclosure statement with respect to a vendor if:
      1) the vendor enters into a contract with the local governmental entity or the local governmental entity is considering entering into a contract with the vendor; and
      2) the vendor:
         (A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that: (i) a contract between the local governmental entity and vendor has been executed; or (ii) the local governmental entity is considering entering into a contract with the vendor;
         (B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that: (i) a contract

between the local governmental entity and vendor has been executed; or (ii) the local governmental entity is considering entering into a contract with the vendor; or has a family relationship with the local government officer.

(a-1). A local government officer is not required to file a conflicts disclosure statement in relation to a gift accepted by the officer or a family member of the officer if the gift is: (1) a political contribution as defined by Title 15, Election Code; or (2) food accepted as a guest.

(a-2). A local government officer is not required to file a conflicts disclosure statement under Subsection (a) if the local governmental entity or vendor described by that subsection is an administrative agency created under Section 791.013, Government Code.

b. A local government officer shall file the conflicts disclosure statement with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of the statement under Subsection (a).

13. Debarment and Suspension (Executive Orders 12549 and 12689)
The Firm certifies, by entering into this Agreement, that neither it nor its principals are presently debarred, suspended, or otherwise excluded from or ineligible for participation in federally-assisted programs under Executive Orders 12549 (1986) and 12689 (1989). The term “principal” for purposes of this Agreement is defined as an officer, director, owner, partner, key employee, or other person with primary management or supervisory responsibilities, or a person who has a critical influence on or substantive control over the operations of the Firm. The Firm understands that it must not make any award or permit any award (or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549, “Debarment and Suspension.”

Federal Civil Rights Compliance.

14. Equal Opportunity Clause (applicable to federally assisted construction contracts and subcontracts over $10,000).
During the performance of this contract, the Firm agrees as follows:

a. The Firm will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Firm will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Firm agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

b. The Firm will, in all solicitations or advertisements for employees placed by or on behalf of the Firm, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

c. The Firm will not discourage or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

d. The Firm will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Firm's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

e. The Firm will comply with all provisions of Executive Order 11246 of September 24, 1965, "Equal Employment Opportunity," and of the rules, regulations, and relevant orders of the Secretary of Labor.

f. The Firm will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

g. In the event of the Firm's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Firm may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

h. The Firm will include the portion of the sentence immediately preceding paragraph (a) and the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Firm will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Firm becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the Firm may request the United States to enter into such litigation to protect the interests of the United States.

15. Civil Rights Act of 1964. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, religion, sex, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

16. Section 109 of the Housing and Community Development Act of 1974. The Firm shall comply with the provisions of Section 109 of the Housing and Community Development Act of 1974. No person in the United States shall on the ground of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

17. Section 504 of the Rehabilitation Act of 1973, as amended. The Firm agrees that no otherwise qualified individual with disabilities shall, solely by reason of his/her disability, be denied the benefits of, or be subjected to discrimination, including discrimination in employment, under any program or activity receiving federal financial assistance.

18. Age Discrimination Act of 1975. The Firm shall comply with the Age Discrimination Act of 1975 which provides that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

19. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) (if contract greater than or equal to $100,000)
    The Firm certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining this contract. The Firm shall disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award.

20. Economic Opportunities for Section 3 Residents and Section 3 Business Concerns.

    a. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

    b. The parties to this Agreement agree to comply with HUD's regulations in 24 CFR part 75, which implement section 3. As evidenced by their execution of this contract, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

c. The Firm agrees to send to each labor organization or representative of workers with which the Firm has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the Firm's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

d. The Firm agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The Firm will not subcontract with any subcontractor where the Firm has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

e. The Firm will certify that any vacant employment positions, including training positions, that are filled (1) after the Firm is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the Firm's obligations under 24 CFR part 75

f. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.

g. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this Agreement. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

21. Energy Efficiency - The Firm shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94A 163, 89 Stat. 871). (24 CFR 85.36 (i) (13)).

22. ** Verification No Boycott Israel. As required by Chapter 2271, Government Code, the Firm hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, “boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations

specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

23. ** Foreign Terrorist Organizations. Pursuant to Chapter 2252, Texas Government Code, the Firm represents and certifies that, at the time of execution of this Agreement neither the Firm, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same (i) engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

24. Patent Rights and Inventions -The Firm shall comply with the requirements and regulations pertaining to patent rights with respect to any discovery or invention which arises or is developed in the course of or under such contract. (2 CFR 200 Appendix II (f) and Rights to Inventions in 37 CFR Part 401).
a. Rights to Inventions Made Under a Contract or Agreement - If the Federal award meets the definition of “funding agreement” under 37 CFR §401.2 (a) and the Subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the Subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. (2 CFR 200 Appendix II (f), Rights to Inventions).

25. [FOR CONTRACTS $100,000 AND OVER] Firearm Entities and Trade Association Discrimination
CONTRACTOR verifies that: (1) it does not, and will not for the duration of the contract, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

PART V
PROJECT TIME SCHEDULE
ENGINEERING/ARCHITECTURAL/SURVEYOR
PROFESSIONAL SERVICES

Firm shall meet the project milestones as described on the Project Implementation Schedule in the CLIENT'S TxCDBG Project, Contract Number ____________.

JACOB MARTIN

INTEGRITY
EXCELLENCE
TRUST

EXHIBIT A

TO AGREEMENT FOR PROFESSIONAL SERVICES

HOURLY RATES FOR PROFESSIONALSERVICES

ENGINEERING SERVICES

Senior Principal Engineer	$ 235.00
Principal Engineer	215.00
Registered Professional Engineer - 1	200.00
Registered Professional Engineer - 2	165.00
Engineer-in-Training (E.I.T.)	135.00
Engineering Technician - 1	140.00
Engineering Technician - 2	110.00
CAD Draftsman - 1	105.00
CAD Draftsman - 2	90.00
Engineering Intern	75.00

ARCHITECTURAL SERVICES

Principal Architect	$ 215.00
Licensed Architect - 1	200.00
Licensed Architect - 2	165.00
Licensed Interior Designer	125.00
Architectural Associate	110.00
Architectural Intern	75.00

ANCILLARY SERVICES

Environmental Scientist	$ 135.00
Environmental Technician	90.00
GIS Technician - 1	135.00
GIS Technician - 2	90.00
Senior Land Man	120.00
Clerical - 1	100.00
Clerical - 2	75.00

3465 Curry Lane
Abilene, TX 79606
325.695.1070

908 S. Main Street, Suite 100
Boerne, TX 78006
325.695.1070

4920 S. Loop 289, Suite 106
Lubbock, TX 79414
806.368.6375

1925 Fort Worth Highway
Weatherford, TX 76086
817.594.9880

www.jacobmartin.com | info@jacobmartin.com | TBPE Firm #: 2448 | TBPELS Firm #: 10194493 | TBAE Firm #: BR 2261

JACOB MARTIN

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SURVEYING SERVICES

Principal Surveyor	$ 175.00
Registered Professional Land Surveyor	165.00
Surveyor-in-Training (S.I.T.)	110.00
Survey Technician	100.00
1-Man Survey Team	180.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	205.00
2-Man Survey Team	205.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	230.00
3-Man Survey Team	230.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	255.00
Vehicle Charge (perday) plus IRS rate per mile	50.00

FIELD SERVICES

Resident Project Representative - 1	$ 115.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	140.00
Resident Project Representative - 2	80.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	105.00
Licensed Water/Wastewater Operator (A/B)	105.00
Licensed Water/Wastewater Operator (C/D)	85.00
Vehicle Charge (perday) plus IRS rate per mile	50.00

A FACTOR OF 1.1 SHALL BE APPLIED TO THE FOLLOWING

1. Actual cost of subsistence and lodging
2. Actual cost of postage and shipping fees
3. Actual cost of materials required for the project used in surveying, drafting and associated activities
4. Actual cost of special tests and services of special consultants, if required

Effective 1/1/2025

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1266306

Date Filed:
02/07/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Jacob & Martin, LLC
Abilene, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Stephenville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

24512
Engineering Services for the City of Stephenville / Sidewalk & Lighting or Other Improvements / TDA CDBG Project

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is William L. Dugger, and my date of birth is 08/18/71.

My address is 3465 Curry Lane (street), Abilene (city), TX (state), 79606 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Taylor County, State of Texas, on the 7th day of February (month), 20 25 (year).

Signature of authorized agent of contracting business entity
(Declarant)

Public Works

STAFF REPORT

SUBJECT:	TxCDBG Downtown Revitalization Program Application
MEETING:	Public Works Committee Meeting – 18 FEB 2025
DEPARTMENT:	Public Works
STAFF CONTACT:	Nick Williams

RECOMMENDATION:

This item is an informational, non-action item.

Staff recommends support for the selection of a qualified consultant to assist with the no-cost application for the 2025-2026 Texas Community Development Block Grant (TxCDBG) Downtown Revitalization Program (DRP) operated by the Texas Department of Agriculture (TDA).

BACKGROUND:

Staff proactively issued a Request for Qualifications (RFQ) to assist in the administration and implementation of a TxCDBG Downtown Revitalization project. Eligible activities include sidewalk rehabilitation, street reconstruction, street drainage improvements, and water/sewer improvements in support of the Downtown District.

The RFQ was advertised on February 13, 2025, and responses are due by February 27, 2025. The deadline for adoption of a resolution of support and submittal of the application is April 3, 2025.

A review committee will be formed to evaluate qualifications based on the criteria outlined in the RFQ. Selection criteria includes: Work Experience, Work Performance, and Capacity to Perform related to TxCDBG Downtown Revitalization Program projects, as well as Cost-Effectiveness.

The review committee will score each submission and, based on the evaluation process, provide a recommendation for the selection of a consultant.

If supported by committee and approved by council, staff would then negotiate a contract with the selected consultant for preparation of the grant application. Any formal contract would be presented to council for final consideration.

FISCAL IMPACT SUMMARY:

This year, the maximum available award amount from the TDA for Downtown Revitalization is $1,000,000.00.

If the city is not awarded or does not accept a grant, there are no fees to pay the grant administrator.

If the city is awarded and accepts the grant, the grant administrator’s fee is paid from the awarded grant amount, up to $60,000 or 10% of the total grant funds requested, whichever is less.

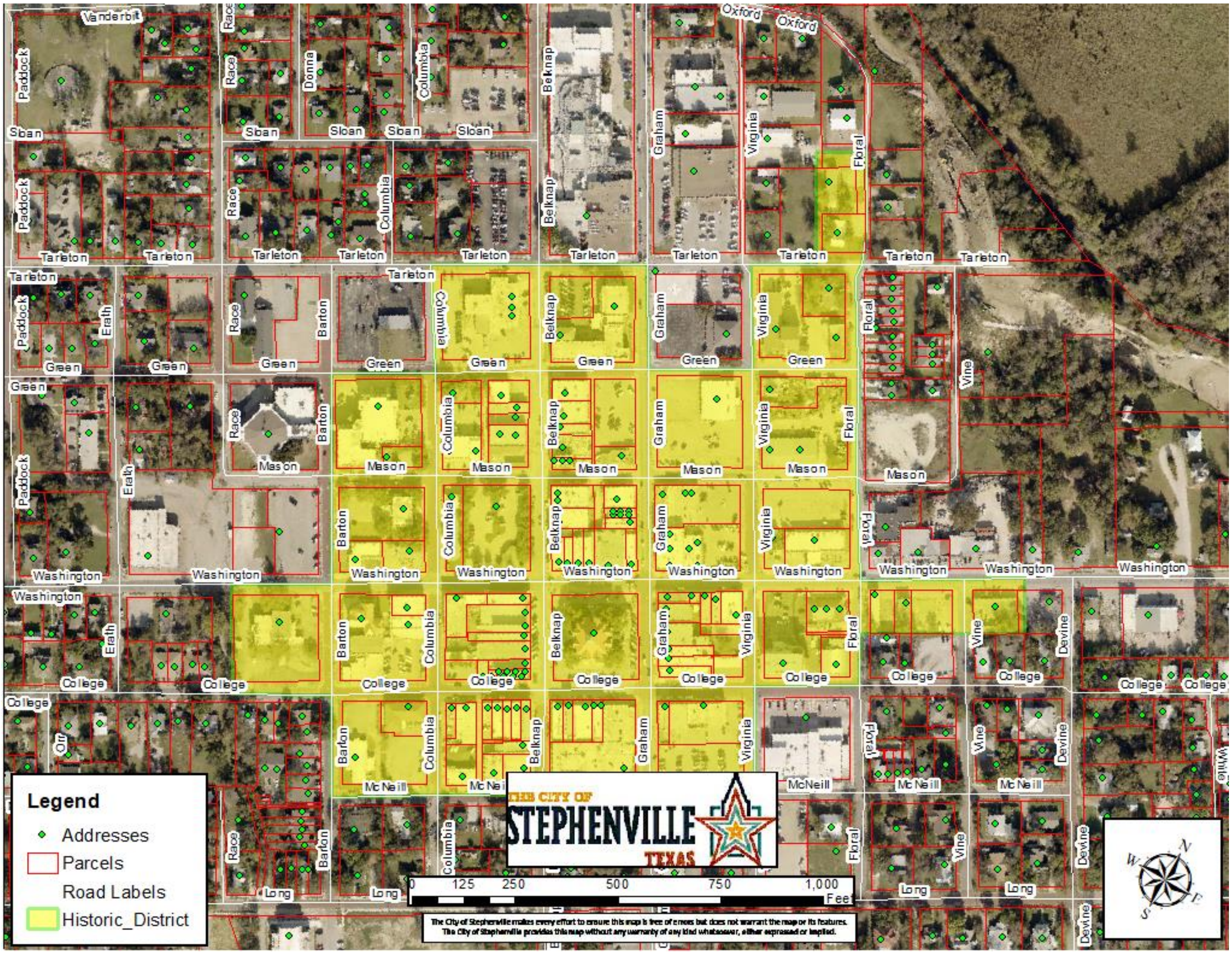
The grant has a minimum 2% matching requirement; however, the maximum scoring criteria points are awarded with a 5% match of $50,000 for a full $1,000,000 award amount.

ALTERNATIVES:

The city could decline to participate in the grant program or decline to accept the grant if awarded.

ATTACHMENTS:

An exhibit showing the Downtown/Main Street area, also known as the Historic District is included.


Legend
Addresses
Parcels
Road Labels
Historic_District
THE CITY OF
STEPHENVILLE
TEXAS
0 125 250 500 750 1,000
Feet
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features.
The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.
Tarleton
Green
Mason
Washington
College
McNeill
Long
Sloan
Barton
Columbia
Belknap
Graham
Virginia
Floral
Race
Paddock
Erath
Vine
Devine
Oxford
Vanderbilt

2025 TxCDBG Downtown Main Street Grant Program
RFP for Administration/Professional Services
for Application and Contract Implementation Services
Request for Qualifications Rating Sheet Summary

Date of Rating: 02/27/2025

Firm	Office Location	Past Experience (30%)	Work Performance (30%)	Capacity to Perform (20%)	Proposed Cost (20%)	Ranking Total	No. Rank
Langford Community Management Services	Liberty Hill, TX	27	30	13	14	**83**	2
Public Management	Cleveland, TX	30	29	20	14	**92**	1
JET Development	Denton, TX	16	28	10	20	**73**	3

Evaluator's Name, Title, and Signature:

Michael Shelton

Michael Shelton, P.E. - City Engineer

Barbara Horton

Barbara Horton, P.E. - Assistant Director of Public Works

Nick Williams

Nick Williams, P.E. - Director of Public Works

Alan Nix

Alan Nix, Public Works Committee Chair - Council Place 8

RESOLUTION NO. 2025-R-____

A RESOLUTION OF THE CITY COUNCIL OF STEPHENVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

WHEREAS, the City Council of the City of Stephenville desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Stephenville to apply for funding under the Texas Community Development Block Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF STEPHENVILLE, TEXAS,

1. That a Texas Community Development Block Grant Program application for the Downtown Revitalization Program is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Downtown Revitalization Program.

2. That the City of Stephenville requests to be considered for the Main Street Set-Aside and commits to select a project in coordination with the Texas Historical Commission, consistent with the current Main Street Program documentation and meets either the National Program Objective to Eliminate Slum and Blighted Conditions or to Benefit Low- to Moderate-Income Persons.

3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

4. That the City of Stephenville is committing to provide $50,000.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

Passed and approved this 4th day of March 2025.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

____
Reviewed by Jason King,
City Manager

____
Randy Thomas, City Attorney
Approved as to form and legality

Public Works

STAFF REPORT

SUBJECT: Riverside Drainage Improvements Project Proposal
MEETING: Public Works Committee Meeting – 18 FEB 2025
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval of the agreement with Insituform Technologies, LLC to construct stormwater drainage improvements between Riverside Drive and S. Graham Avenue.

BACKGROUND:

In order to secure a utility easement for the Eastside Sewer project, the city agreed to improve the stormwater drainage in the area near the confluence of Riverside Drive, Clifton Street, and Glen Rose Road. The Riverside Drainage Improvements Project serves to improve the existing natural drainage and alleviate area flooding.

PROJECT:

The BuyBoard proposal received from Insituform Technologies, LLC agrees to install stormwater piping and construct drainage improvements. Bonding, insurance, and a one-year warranty are also included. Insituform anticipates 90-calendar days to complete the project.

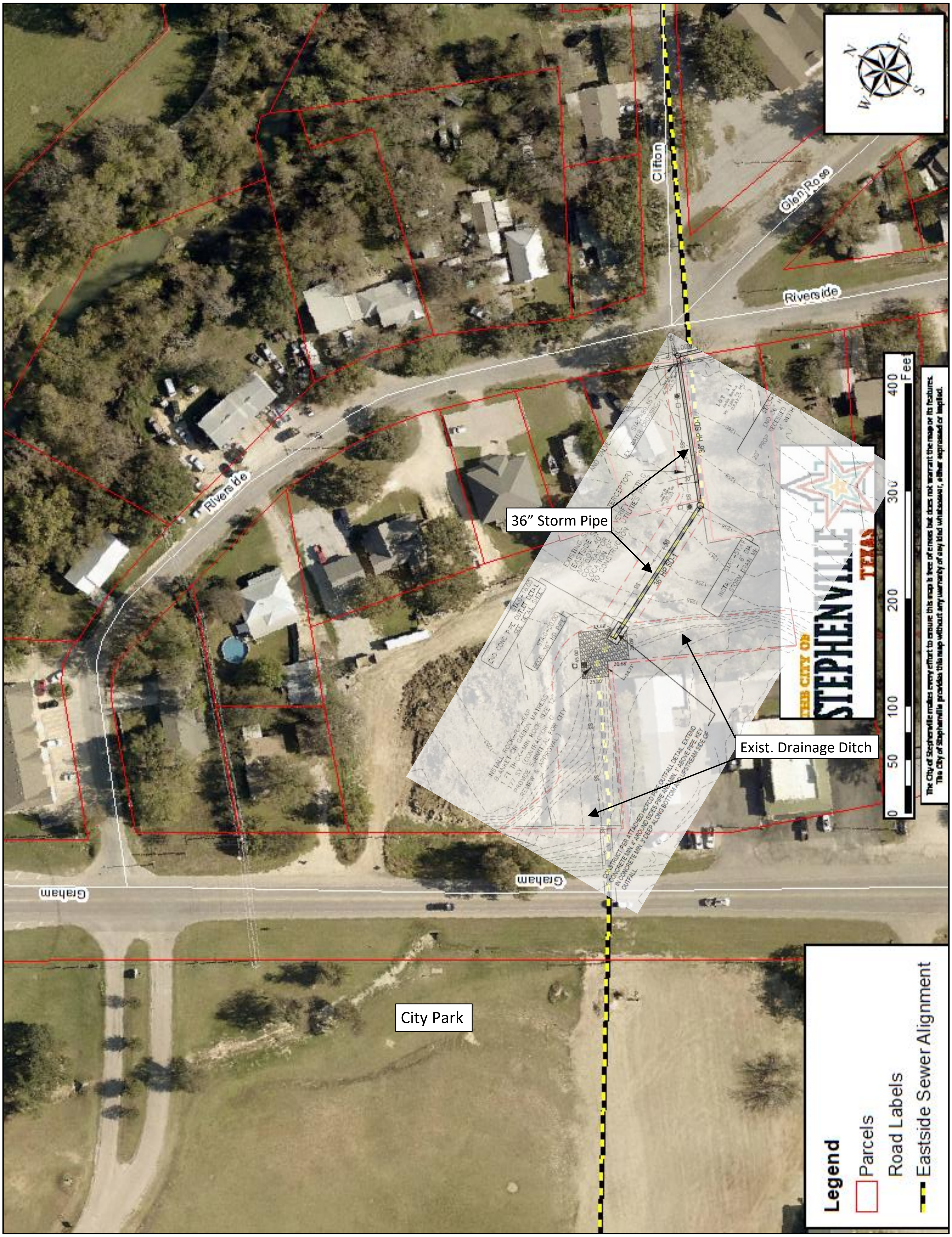
FISCAL IMPACT SUMMARY:

The approved FY24-25 budget allocated $425,000.00 specifically for construction of this project.
The agreement provides a construction cost of $406,349.00.

ATTACHMENTS:

Location Exhibit
Insituform Technologies, LLC Proposal – Riverside – $406,349.00

Location Exhibit



Tim Peterie
Phone: 214-317-0950
Email: tpeterie@azuria.com
1103 Postwood Dr.
Corinth, TX 76210

February 12, 2025

SF#: SO-00202545

Mr. Nick Williams PE
City of Stephenville
298 W Washington St
Stephenville, TX 76401

Buyboard Proposal

Project Name: **City of Stephenville, TX – Riverside Drainage Improvements**
36" HP SD-1 Storm Sewer Pipe by Excavation

INSITUFORM TECHNOLOGIES, LLC herein proposes to furnish all labor, materials, equipment, and services necessary to reconstruct the referenced project (as detailed by the drawings and other information provided by City of Stephenville and Provenance Engineering) utilizing the Local Government Purchasing Cooperative Contract #730-24 administered through the BuyBoard.

ASSUMPTIONS AND QUALIFICATIONS

Where project specifications don't exist, the Buyboard Specifications and/or the City of Stephenville Standard Construction Details (or approved equals) will be utilized.

INSITUFORM TECHNOLOGIES, LLC will supply the City of Stephenville a 1-year Maintenance Bond, Performance and Statutory Bonds, and Certificate of Insurance following acceptance of this proposal per the City of Stephenville requirements provided with the project information.

City of Stephenville will supply the following:

- Permitting.
- Property owner coordination including any impact fees/charges.
- Test lab services.
- Tax-exempt certificate prior to mobilization.

Insituform will supply the following:

- All excavation for pipe replacement to OSHA standards.
- New manholes and stub-out along Riverside from station 2+96.40.
- Complete all restoration necessary.
- Traffic control.
- SWPPP plan and devices as needed.
- Trench safety.

Water shall be provided at no cost to Insituform Technologies, LLC for all construction phases of this project. Insituform Technologies, Inc**.** will follow all required deposit, backflow prevention, and metering procedures**.**

Special Notes:

The pricing in this proposal takes into account current material prices and are only good for 30 days. Insituform estimates approximately 90 days to complete the project.

PROPOSAL PRICING

Line Number	Description	Pay Quantity	Unit of Measure	Unit Price (current)	Total Price (current)
1	**Mobilization**	1.00	LS	$35,000.00	$35,000.00
2	**SWPPP**	1.00	LS	$3,750.00	$3,750.00
3	**Traffic control**	1.00	LS	$7,500.00	$7,500.00
4	**Dewatering - pumping and cleaning**	1.00	LS	$17,000.00	$17,000.00
5	**F&I 72" manholes**	2.00	EA	$31,500.00	$63,000.00
6	**Install 36" HP storm pipe (material provided by owner)**	303.00	LF	$433.00	$131,199.00
7	**Outfall structure w/ SET, rip rap, geotextile fabric**	1.00	LS	$137,000.00	$137,000.00
8	**Restore landscape and cleanup**	1.00	LS	$6,500.00	$6,500.00
9	**Bond and insurance**	1.00	LS	$5,400.00	$5,400.00
					$406,349.00

PROPOSAL INCLUSIONS

The prices stated in this proposal include:

1. Mobilizations and demobilization.
2. Installation of pipe to be provided by the City of Stephenville.
3. Traffic control.
4. Pit safety with shoring and temporary construction fencings as needed.
5. Backfill.
6. Surface restoration and pavement repairs are subsidiary to the pipe installation.
7. SWPPP with devices.
8. New manhole installation.
9. Outfall structure w/ SET, rip rap, geotextile fabric.
10. One-year standard construction warranty, Maintenance, Performance, and Statutory Bonds.
11. Certificate of insurance with a standard coverage.

PROPOSAL EXCLUSIONS

Not included in the prices stated in this estimate are costs associated with the items listed below. These items, if needed or found to be applicable, would be provided by **INSITUFORM TECHNOLOGIES, LLC** at your additional cost; or would be furnished by others, at your direction, at no cost to **INSITUFORM TECHNOLOGIES, LLC**:

a) Water from fire hydrants at designated locations for construction water as needed.
b) *If any hazardous or toxic materials are encountered during the project, the Owner will be responsible for the removal and disposal of the materials.*
c) Staking of easements.
d) Project permits and/or local licenses with be provided by the Owner or Engineer.
e) State and local sales and/or use taxes on the value of the project. If you are exempt, please submit the appropriate documentation.
f) Additional premiums for special insurance coverage(s) demanded by you or other parties particular to this project.

PROPOSAL TERMS AND CONDITIONS

a) Limits of Liability. In consideration of **INSITUFORM TECHNOLOGIES, LLC**'s agreement to maintain no less than $5,000,000 of comprehensive general liability insurance in the form required by the Contract, **INSITUFORM TECHNOLOGIES, LLC**'s liability to the Owner for any matter covered by such insurance will be limited to the extent of such insurance and the Owner will indemnify and hold **INSITUFORM TECHNOLOGIES, LLC** harmless from any third party claims covered by such insurance to the extent such claims exceed the limits of such insurance. Neither party shall be liable to the other for consequential damages relating to the contract. In case of conflict between this provision and any other provision in the Contract as ultimately executed, this provision shall govern and prevail.

b) LIMITED WARRANTY. IN LIEU OF ALL OTHER EXPRESSED, IMPLIED AND/OR STATUTORY. WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, CONTRACTOR AGREES TO CORRECT ANY DEFECTS IN THE MATERIALS OR SERVICES PROVIDED BY CONTRACTOR WHICH ARE BROUGHT TO THE ATTENTION OF CONTRACTOR WITHIN TWO YEARS FOLLOWING COMPLETION OF CONTRACTOR'S WORK, PROVIDED OWNER AFFORDS CONTRACTOR SUITABLE ACCESS AND WORKING CONDITIONS TO ACCOMPLISH SUCH CORRECTION.

c) MUTUAL RELEASE OF CONSEQUENTIAL DAMAGES. Neither party shall be liable to the other for consequential damages relating to or arising out of the Contract.

d) PROPOSAL SUBJECT TO NEGOTIATION OF OTHER STANDARD TERMS OF AGREEMENT. This proposal is subject to agreement of the parties on other terms and conditions as are customary in contracts of this nature.

e) Quantities are estimated. Unit prices apply for actual invoice and payment.

f) Payments are due at net within thirty days of invoice. Final payment is due within thirty days of completion of project.

g) Monthly progress partial payments may be requested for the value of work in progress or completed, including materials secured and on site.

h) Prices stated are in effect for thirty days from the date of this proposal. The acceptance period may be extended at the sole option of **INSITUFORM TECHNOLOGIES, LLC.**

i) Conflicts. In case of conflict between the provision of the aforesaid paragraphs and any other provision in the Contract as ultimately executed the provisions as set forth above shall govern and prevail.

OFFERED BY:	**ACCEPTED BY:**
INSITUFORM TECHNOLOGIES, LLC	
Timothy R. Peterie	**SIGNATURE** **DATE**
TIMOTHY R. PETERIE **COMMERCIAL MANAGER – SW REGION**	**NAME**
REVIEWED BY: **ANDY OZMENT** **AREA VP**	**TITLE**
	ORGANIZATION

STAFF REPORT

SUBJECT: Consider approval to commit to purchase a new fire engine

DEPARTMENT: Fire

STAFF CONTACT: Robert Isbell

RECOMMENDATION:

Consider approval of a commitment to purchase a new replacement fire engine.

BACKGROUND:

Fire engine #1 is nine (9) years old and needs to be moved into reserve status to maximize operational longevity. The general service life for a fire engine is ten (10) years frontline and five (5) years in reserve status. Our only reserve engine is thirteen (13) years old now, and the maintenance cost are becoming significant. The delivery timeline on a new engine is running between thirty-six (36) and forty-eight (48) months. To avoid significant maintenance costs and preserve our reserve health, a new engine will be needed within this delivery timeframe.

FISCAL IMPACT SUMMARY:

$1,65,263.00

In consultation with finance, a plan to appropriate annual amounts to this purchase over the next three (3) to four (4) years would need to be made.

ALTERNATIVES

- Delay purchase of new engine

Fire Department Fleet

Apparatus	UNIT	Year	Type	Type2	status	Replacement cost	Year to replace
Truck 2	336	2019	Pierce Impel	Quint	Frontline	$1,937,927	2030
Engine 1	331	2016	Pierce	Engine	Frontline	$1,077,388	2027
Brush 1	321	2000	Chevrolet C-70	Brush	Frontline	$300,000	2015
Medic 2	328	2021	Horton	Medic	Frontline	$443,370	2029
UTV	323	2004	Polaris	UTV	Frontline	$75,000	2024
Squad 1	340	2008	Dodge Truck	Squad	Frontline	$75,000	2019
EMS 1	324	2017	Ford SUV	EMS-1	Frontline	$400,000	2028
Brush 2	366	2014	Ford -F-550	Brush	Frontline	$300,000	2025
Spec-Ops Trailer		2024	Enclosed Trailer	Trailer	Frontline	$20,000	2039
Chief 1	322	2017	Chevrolet SUV	Command	Frontline	$75,000	2028
Medic 1	329	2010	Frazier	Medic	Reserve	$400,000	2021
Engine 2	334	2012	Pierce Tradition	Engine	Reserve	$1,077,388	2027
FM 1	319	2023	Dodge Truck	FM	Frontline	$75,000	2034
FM 2	320	2023	Dodge Truck	FM	Frontline	$75,000	2034
Admin 1	326	2018	Chevrolet Pickup	Admin	Frontline	$50,000	2029
Maintenance	319x	2012	Chevrolet SUV	Admin	Frontline	$50,000	2022

combine

*cost based on 2019 actuals with .03% increase per year.

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890

January 3, 2025

Chris Elston, Div. Chief
STEPHENVILLE FIRE DEPARTMENT
1301 PECAN HILL DR
STEPHENVILLE, TX 76401

Proposal For: Stephenville Fire Department

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to STEPHENVILLE FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB STEPHENVILLE FIRE DEPARTMENT and training on operation and use of the apparatus.

Description		Amount
Qty. 1 - bid# 1250 - Pierce-Impel PUC Pumper (Unit Price - $1,165,263.00) Delivery within 32-35 months of order date QUOTE # - SMEG-0006064-1	Vehicle Price	$1,165,263.00
	1250 - UNIT TOTAL	**1,165,263.00**
(Chassis prepay discount - based on $565,822.96 due net 30 of order)	**Prepay Discount**	**($16,974.69)**
	SUB TOTAL	$1,148,288.31
	BuyBoard 746-24 (FIRE)	$1,500.00
	TOTAL	**$1,149,788.31**

Price guaranteed for 60 days

Additional: Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:
(A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
(B) 20% of the Purchase Price after completion of the approval drawings;
(C) 30% of the Purchase Price upon any material requisition.

{CANCELATION FEE IS WAIVED FOR CITY OF STEPHENVILLE, TX Per Pat Siddons}

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Russell Mabra

I, ________________________________, the authorized representative of STEPHENVILLE FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

____
____
Signature & Date

STAFF REPORT

SUBJECT: Tree removal at Stephenville Clark Regional Airport

DEPARTMENT: Administrative Services / Airport

STAFF CONTACT: Darrell Brown and or Sean Clemmons

RECOMMENDATION:

Staff recommends that the City should have Jim's Tree Service remove the trees at the end of Runway 32 at Stephenville Clark Regional Airport.

BACKGROUND:

The row of trees off the end of runway 32 are a height hazard for arriving and departing aircraft. They also inhibit approaches to the runway at night in inclement weather. The Federal Aviation Administration (FAA) has also identified 2 additional trees in the field that are also a hazard.

These trees will have to be cleared for the runway extension project as well.

FISCAL IMPACT SUMMARY:

The cost for this tree removal is $55,300. 90% of these funds will be reimbursed through TxDOT Aviation's Routine Airport Maintenance Program (RAMP) grant funds.

ALTERNATIVES

Further delay of the Airport Runway Extension Project

Cross Timbers Legacy Center Pricing

- **Hourly Rental: Mon-Thurs**
  $75 per hour (4-hour minimum)
- **Hourly Rental: Fri-Sun**
  $100 per hour (4-hour minimum)
- **Sat-Sun Full Day**
  $1,000 ($400 additional cleaning fees)
- **Weekend Package (Friday 5pm - Sunday 12pm):**
  $1,500 ($600 additional cleaning fee)
- **Refundable Deposit:**
  25% of the rental fee
- **Linens:**
  Available upon request for an additional charge ($12.00 per table)

STAFF REPORT

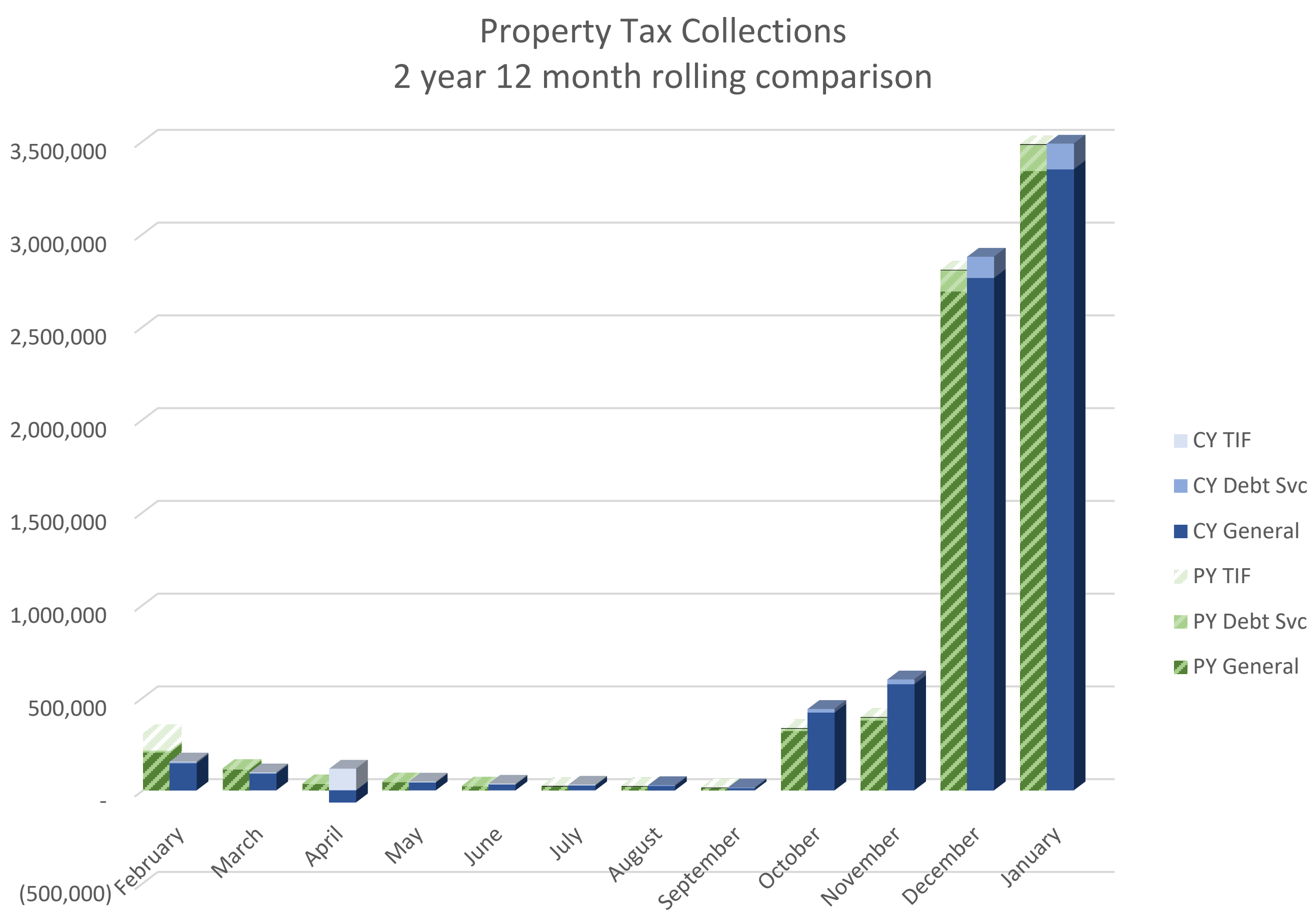
SUBJECT: Monthly Budget Report for the Period Ending January 31, 2025

DEPARTMENT: Finance

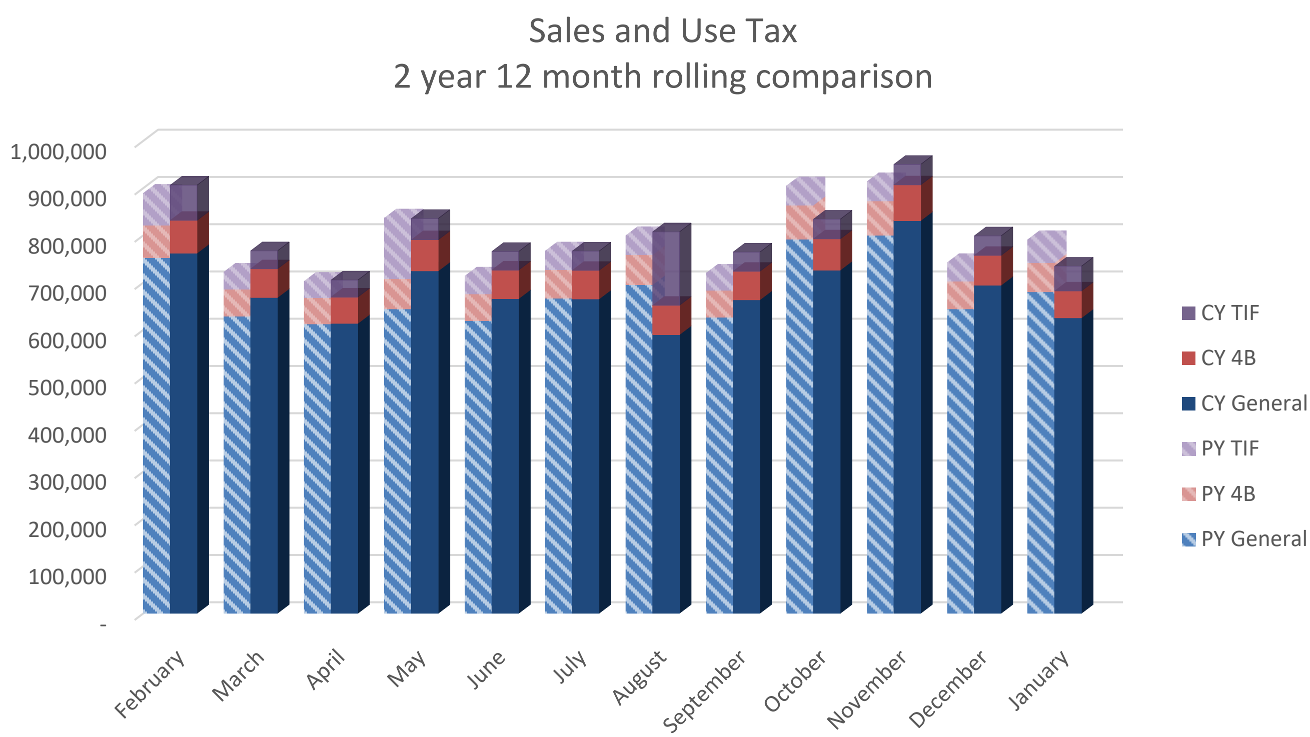
STAFF CONTACT: Monica Harris

BACKGROUND:

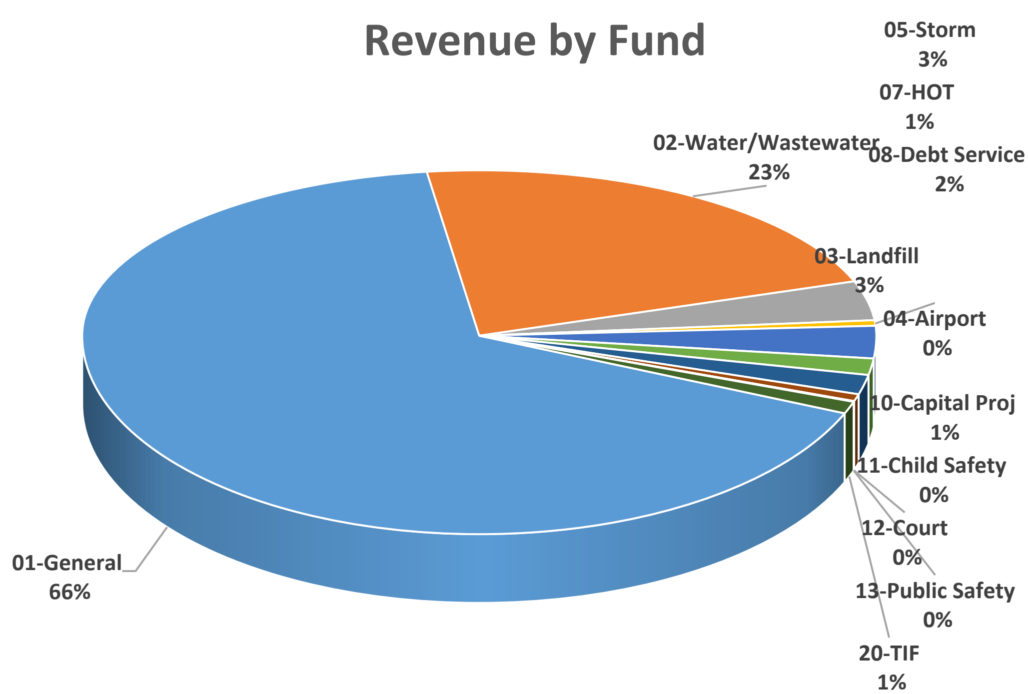
In reviewing the financial statements ending January 31, 2025, the financial indicators are overall as or better than anticipated.



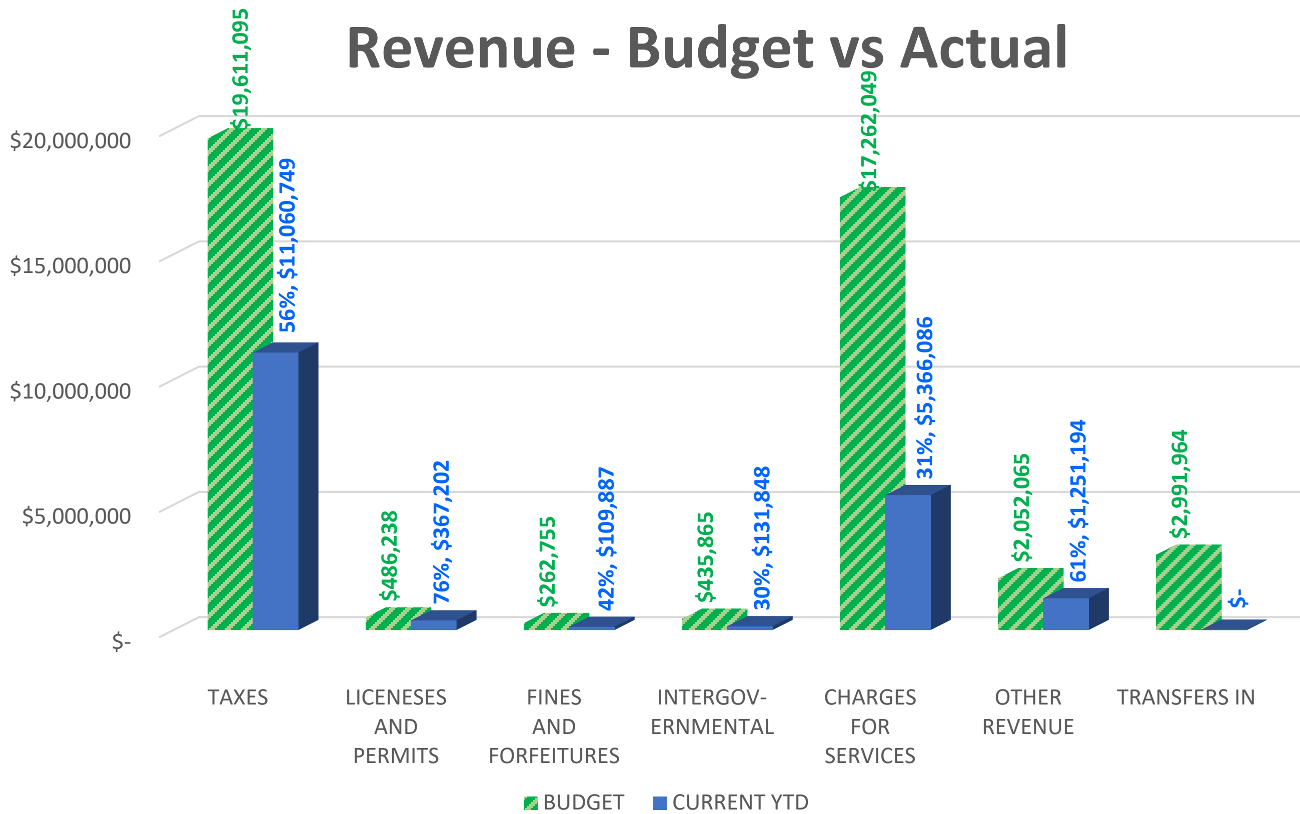
We received $3.5 million in property taxes in the month of January, resulting in a $387K increase over the funds collected last fiscal year to date. The amount collected is 95% of the $7.8 million budget, which is $156K more than anticipated.



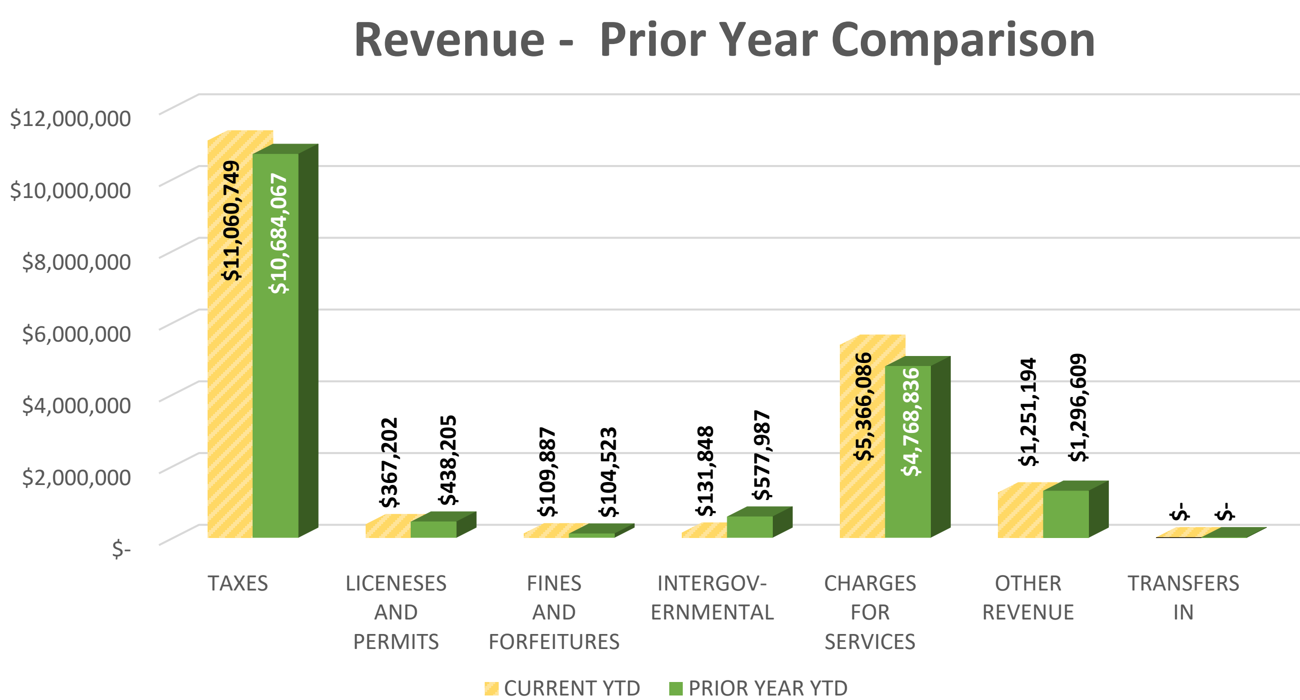
We received $735K in sales tax in January, resulting in $35K or 1% less than the funds collected last fiscal year to date. The amount collected is 35% of the $9.4 million budget, which is $21K higher than anticipated.



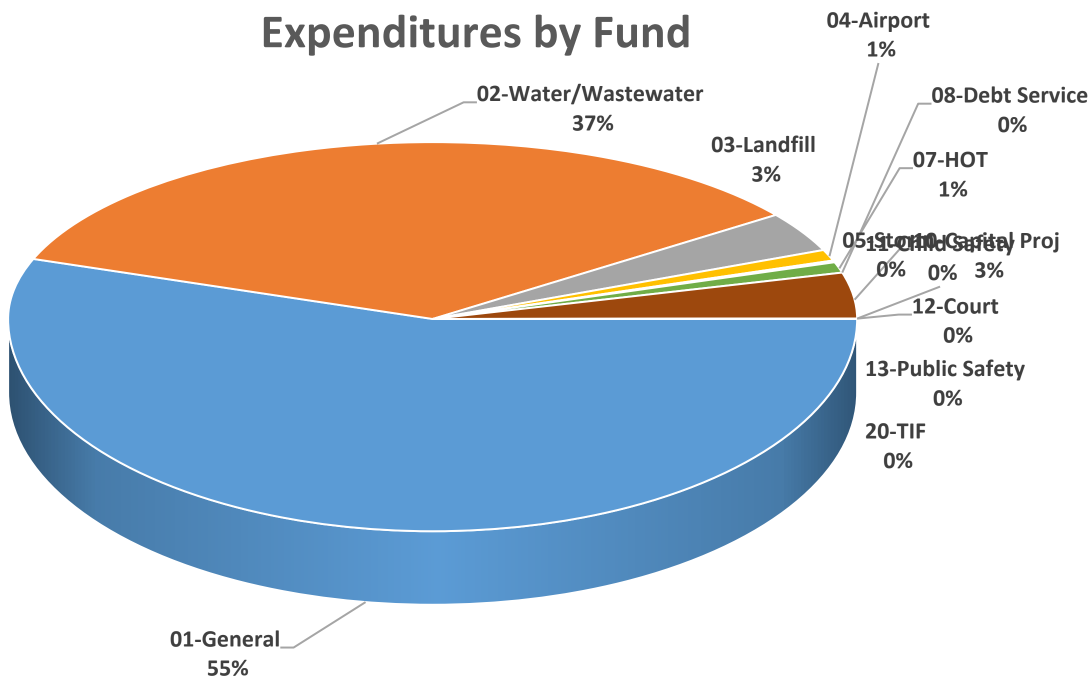
Of the $18.3 million revenue received to date, 66% was received in the General Fund, 23% was received in the Water/Wastewater Fund, 3% was received in the Landfill Fund and 3% was received in the Storm Water Drainage Fund.



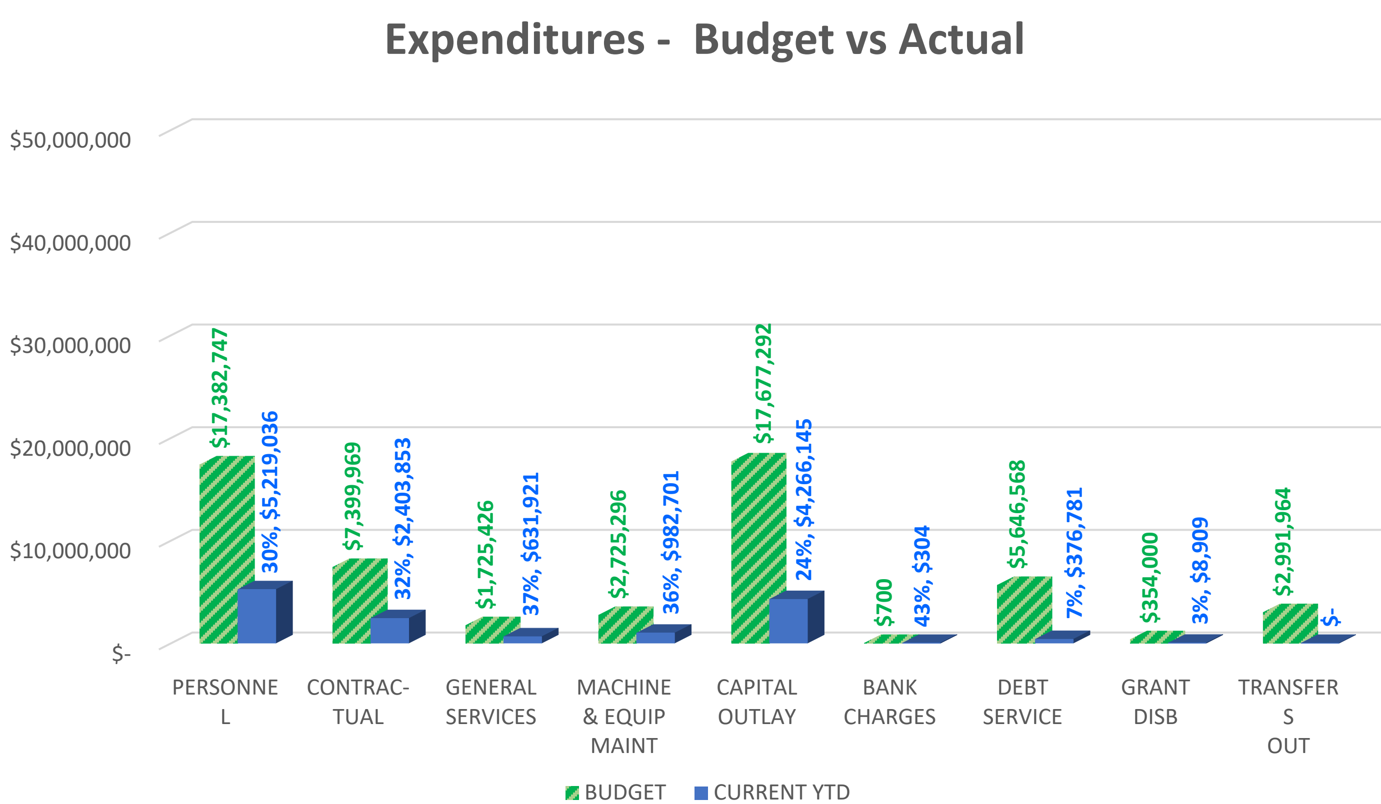
We received 46% of the total budgeted revenue through January, which is $1.2 million more than anticipated due to taxes, licenses and permits, charges for services, sale of property, and interest revenue.



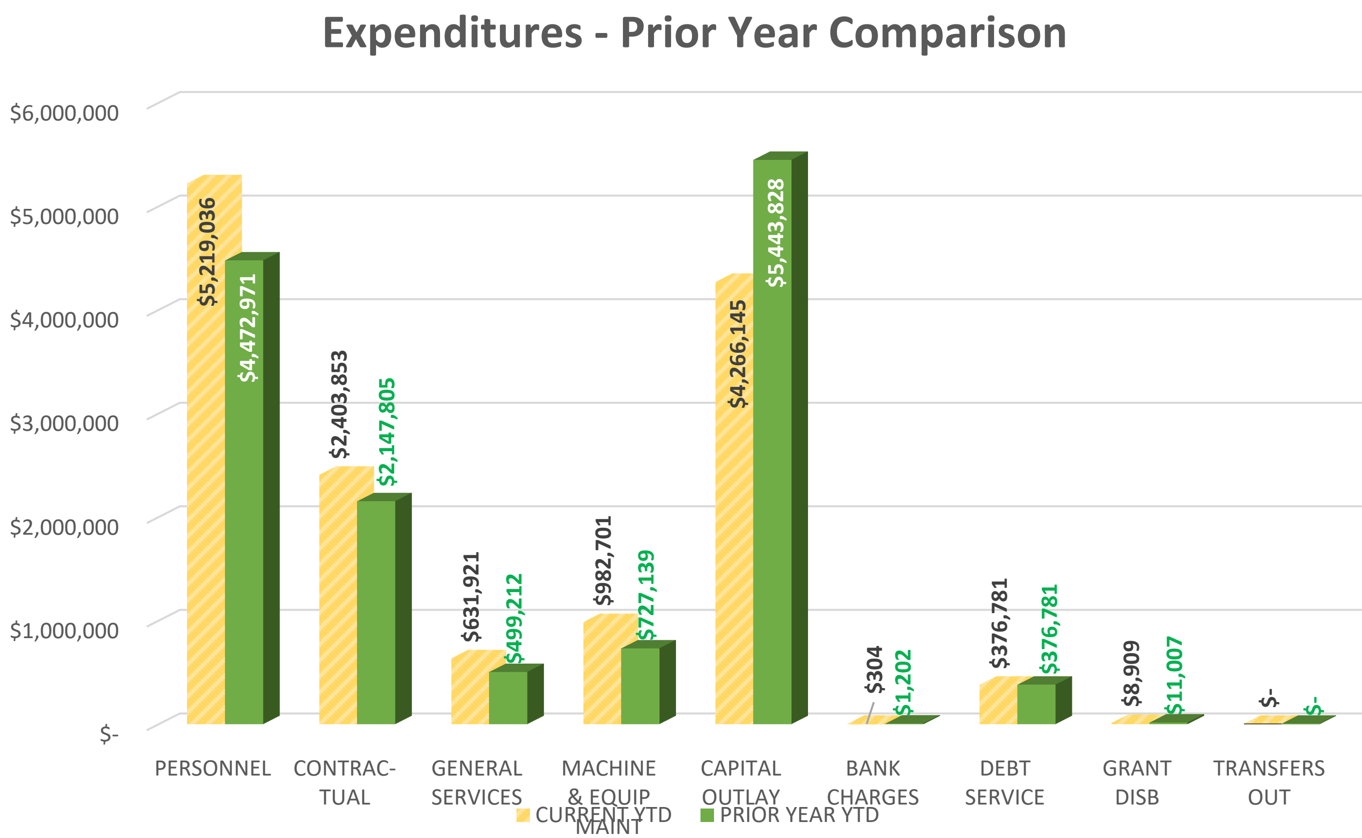
We received $417K more revenue through January than last fiscal year to date due to taxes and charges for services.



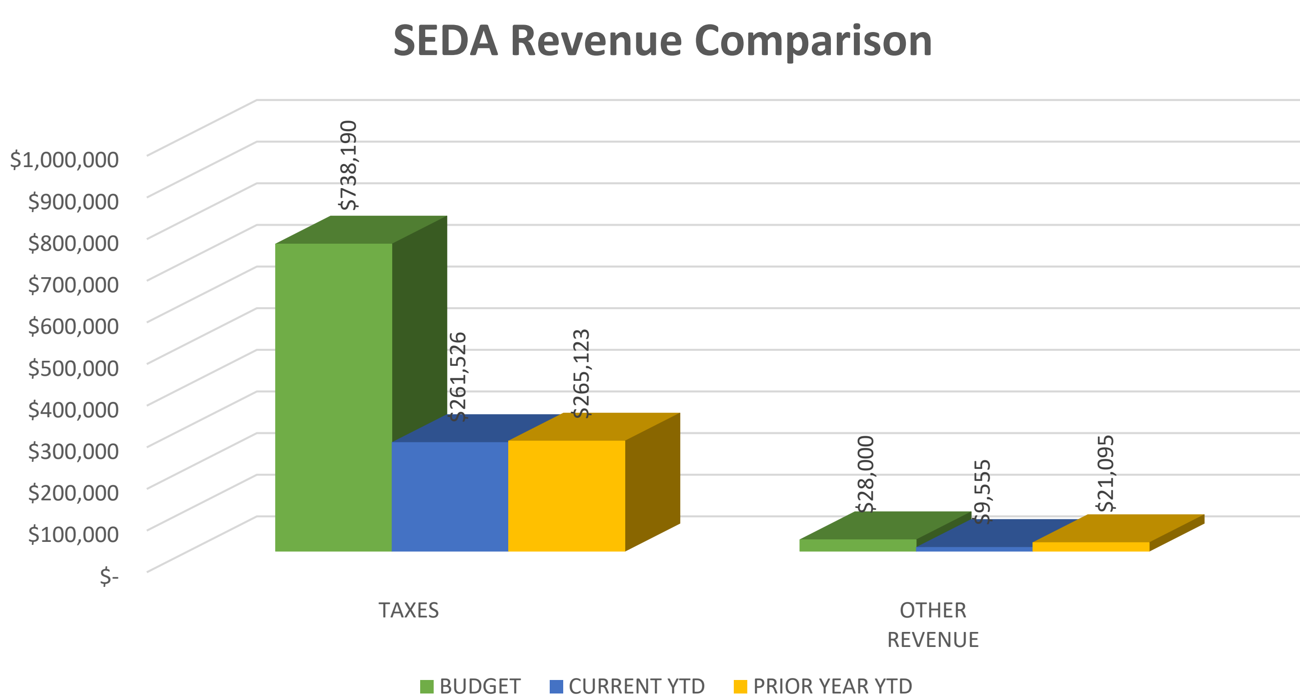
Of the $13.9 million spent to date, 55% was expended in the General Fund, 37% was expended in the Water/Wastewater Fund. 3% was expended in the Landfill Fund, and 3% was expended in the Capital Projects Fund.



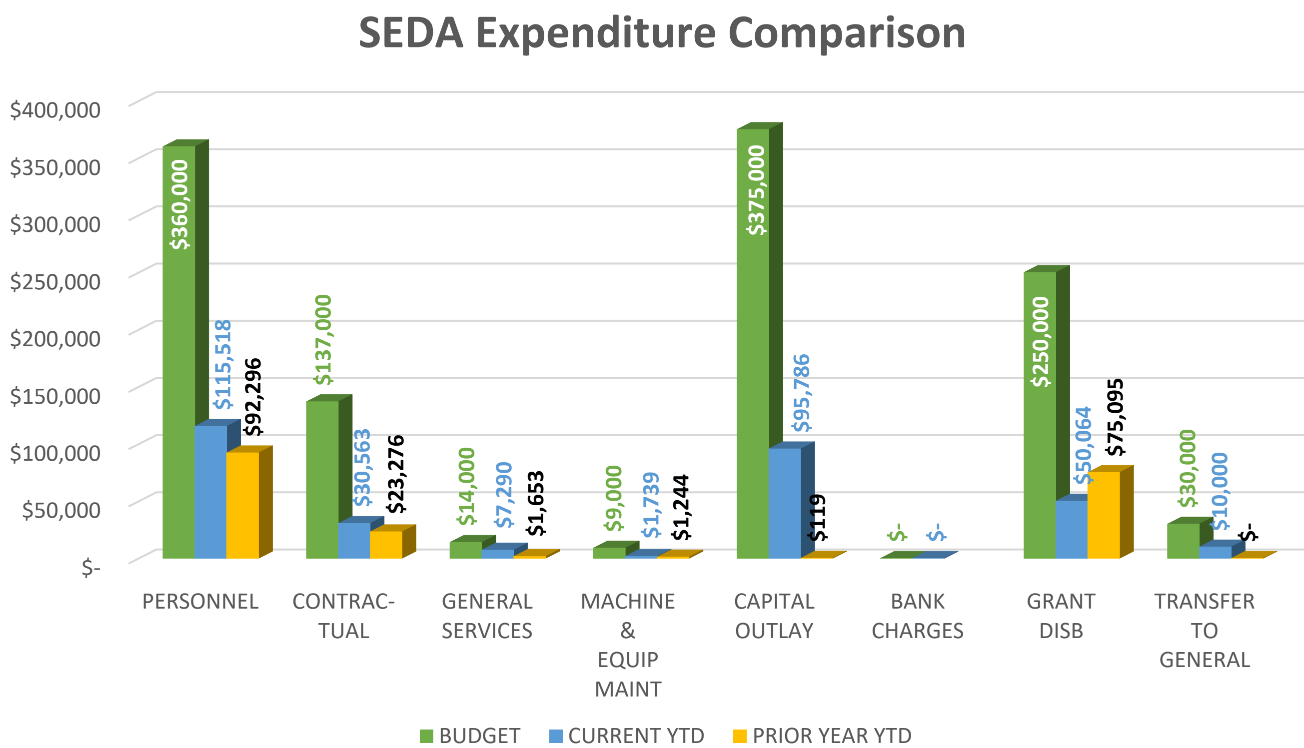
We have expended 26% of the total budgeted expenditures through January, which is $5.4 million less than anticipated due to personnel, contractual, capital outlay, and transfers.



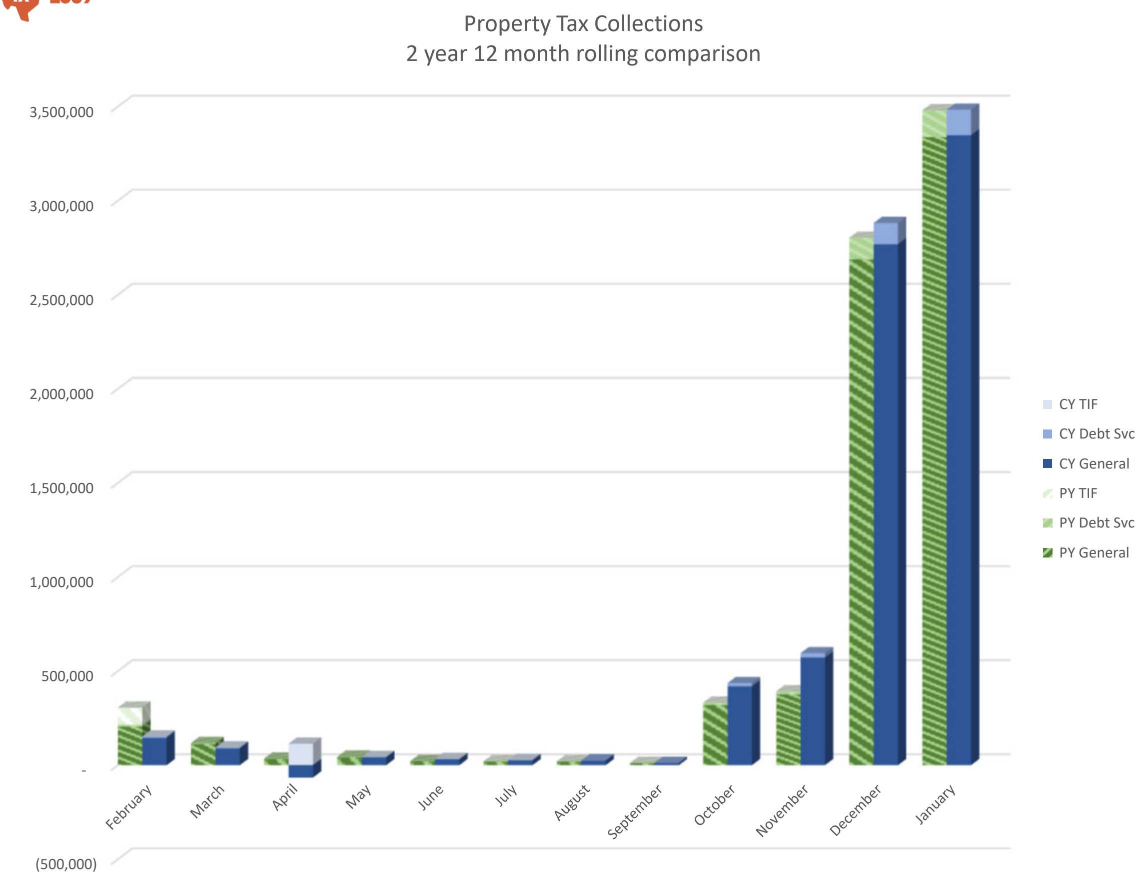
We spent $210k more on expenditures through January than last fiscal year to date due to personnel, contractual and maintenance.



SEDA has received an overall 35% of budgeted revenue through January, which is $15K less than last fiscal year to date and $6K more than anticipated due to taxes and Interest income.



SEDA has spent an overall 26% of budgeted expenditures through January, which is $117K more than last fiscal year to date due to personnel, contractual and capital outlay and $67K less than anticipated due to capital outlay and grant disbursements.



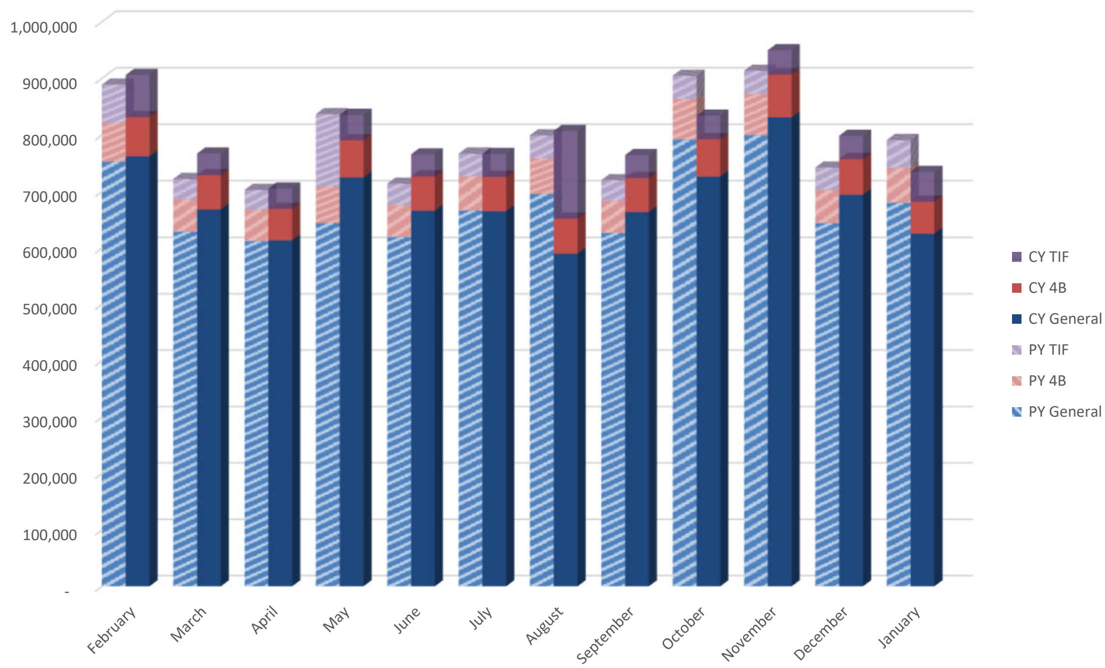
Month	General Fund	Debt Svc	TIF	Total
Feb-23	204,387	11,299	90,511	306,196
Mar-23	113,674	4,365	-	118,039
Apr-23	34,588	1,329	-	35,917
May-23	43,776	1,691	-	45,467
Jun-23	22,298	864	-	23,162
Jul-23	20,824	789	-	21,613
Aug-23	20,172	782	-	20,954
Sep-23	12,245	475	-	12,720
Oct-23	319,330	13,573	-	332,903
Nov-23	376,834	16,009	-	392,843
Dec-23	2,689,123	114,387	-	2,803,510
Jan-24	3,338,531	142,029	-	3,480,560
	12 month total			7,593,884
	Oct-Jan 2024			7,009,816
	FY 2023-2024 Total			7,448,939

Collection to date as percentage of fiscal year total 94.10%

Month	General Fund	Debt Svc	TIF	Total
Feb-24	146,100	6,211	-	152,311
Mar-24	90,280	3,823	-	94,103
Apr-24	(64,868)	2,038	112,569	49,740
May-24	42,319	1,798	-	44,117
Jun-24	31,592	1,335	-	32,927
Jul-24	26,485	1,127	-	27,612
Aug-24	24,665	1,029	-	25,693
Sep-24	12,040	580	-	12,620
Oct-24	419,463	17,009	-	436,473
Nov-24	572,344	23,175	-	595,519
Dec-24	2,769,471	112,240	-	2,881,711
Jan-25	3,348,212	135,568	-	3,483,779
	12 month total			7,836,605
	Oct-Jan 2025			7,397,482
	FY 2024-2025 Budget			7,782,524

Collection to date as percentage of fiscal year budget 95.05%

Sales and Use Tax
2 year 12 month rolling comparison



Month	General	4B	TIF	Total
Feb-23	752,799	68,436	67,794	889,029
Mar-23	628,988	57,181	35,931	722,100
Apr-23	612,376	55,671	34,659	702,706
May-23	644,203	64,276	128,365	836,844
Jun-23	619,536	56,321	38,026	713,883
Jul-23	666,728	60,612	39,634	766,973
Aug-23	695,586	63,235	40,619	799,440
Sep-23	626,485	56,953	36,556	719,994
Oct-23	791,837	71,985	40,998	904,820
Nov-23	799,930	72,721	40,912	913,564
Dec-23	644,243	58,568	39,651	742,461
Jan-24	680,348	61,850	48,784	790,982
12 month total				9,502,794
Oct-Jan 2024				3,351,826
FY 2023-2024 Total				9,412,210

Collection to date as percentage of fiscal year total 35.61%

Month	General	4B	TIF	Total	% Change =/-
Feb-24	762,215	69,292	74,566	906,073	1.92%
Mar-24	668,209	60,746	38,135	767,091	6.23%
Apr-24	613,466	55,770	36,003	705,239	0.36%
May-24	724,651	65,877	45,017	835,545	-0.16%
Jun-24	665,869	60,534	39,286	765,689	7.26%
Jul-24	665,181	60,471	40,825	766,477	-0.06%
Aug-24	589,750	61,970	155,514	807,234	0.97%
Sep-24	663,362	60,306	40,724	764,391	6.17%
Oct-24	726,284	66,026	41,726	834,036	-7.82%
Nov-24	831,028	75,548	43,386	949,962	3.98%
Dec-24	694,219	63,111	41,377	798,707	7.58%
Jan-25	625,250	56,841	52,434	734,525	-7.14%
12 month total				9,634,967	1.39%
Oct-Jan 2025				3,317,229	-1.03%
FY 2024-2025 Budget				9,413,312	

Collection to date as percentage of fiscal year budget 35.24%

Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	4,062,945.58	4,382,729.64	(319,784.06)	10,378,025.08	10,190,994.10	187,030.98	59	17,581,911.00	(7,203,885.92)	41
LICENSES AND PERMITS	88,156.04	34,437.63	53,718.41	356,191.38	197,053.23	159,138.15	77	461,238.00	(105,046.62)	23
FINES AND FORFEITURES	46,813.10	2,563.47	44,249.63	101,788.08	69,640.56	32,147.52	41	245,390.00	(143,601.92)	59
INTERGOVERNMENTAL	130,948.43	300.00	130,648.43	131,848.43	51,200.00	80,648.43	40	332,665.00	(200,816.57)	60
CHARGES FOR SERVICES	64,594.90	60,583.20	4,011.70	323,055.91	372,591.58	(49,535.67)	27	1,207,196.00	(884,140.09)	73
OTHER REVENUE	74,900.88	132,447.85	(57,546.97)	792,591.43	227,487.00	565,104.43	126	630,389.00	162,202.43	-26
TRANSFER	0.00	1,637,591.00	(1,637,591.00)	0.00	1,637,591.00	(1,637,591.00)	0	1,637,591.00	(1,637,591.00)	100
TOTAL REVENUE	4,468,358.93	6,250,652.79	(1,782,293.86)	12,083,500.31	12,746,557.47	(663,057.16)	55	22,096,380.00	(10,012,879.69)	45
EXPENSE SUMMARY										
CITY COUNCIL	21,637.08	37,020.99	15,383.91	115,441.62	165,490.49	50,048.87	25	463,841.00	(348,399.38)	75
CITY MANAGER	48,291.39	37,941.61	(10,349.78)	150,577.35	145,930.61	(4,646.74)	32	470,943.00	(320,365.65)	68
CITY SECRETARY	20,773.60	34,177.57	13,403.97	122,578.90	111,020.17	(11,558.73)	52	237,050.00	(114,471.10)	48
EMERGENCY MANAGEMENT	828.48	614.70	(213.78)	10,748.99	14,719.97	3,970.98	57	18,972.00	(8,223.01)	43
MUNICIPAL BUILDING	8,362.76	11,162.28	2,799.52	44,466.23	53,521.19	9,054.96	33	134,942.00	(90,475.77)	67
MUNICIPAL SERVICES CTR	6,330.32	18,786.32	12,456.00	30,682.53	72,853.38	42,170.85	15	209,308.00	(178,625.47)	85
HUMAN RESOURCES	24,695.53	31,243.60	6,548.07	85,279.84	119,477.09	34,197.25	25	343,858.00	(258,578.16)	75
DOWNTOWN	19,871.89	17,403.06	(2,468.83)	66,638.00	62,217.53	(4,420.47)	36	186,198.00	(119,560.00)	64
FINANCE	89,031.32	82,222.79	(6,808.53)	315,445.05	267,648.23	(47,796.82)	39	808,098.00	(492,652.95)	61
INFORMATION TECHNOLOGY	36,766.51	57,493.68	20,727.17	274,056.00	203,873.87	(70,182.13)	44	616,471.00	(342,415.00)	56
TAX	0.00	2,120.11	2,120.11	116,614.04	125,424.33	8,810.29	48	242,608.00	(125,993.96)	52
LEGAL COUNSEL	7,516.75	12,554.73	5,037.98	19,710.03	50,408.92	30,698.89	13	150,847.00	(131,136.97)	87
MUNICIPAL COURT	13,500.19	14,968.59	1,468.40	60,752.94	53,195.31	(7,557.63)	38	159,182.00	(98,429.06)	62
STREET MAINTENANCE	67,448.25	99,176.54	31,728.29	277,527.10	370,082.52	92,555.42	26	1,063,451.00	(785,923.90)	74
PARKS & LEISURE ADM	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	

Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
PARKS & RECREATION	164,611.77	227,245.70	62,633.93	681,326.05	806,603.50	125,277.45	28	2,459,251.00	(1,777,924.95)	72
PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
LIBRARY	30,718.64	30,969.07	250.43	88,036.53	101,074.51	13,037.98	29	302,014.00	(213,977.47)	71
SENIOR CENTER	40,026.71	141,039.18	101,012.47	918,885.68	557,237.98	(361,647.70)	55	1,664,781.00	(745,895.32)	45
AQUATIC CENTER	12,217.84	7,197.49	(5,020.35)	29,662.63	42,719.29	13,056.66	8	381,056.00	(351,393.37)	92
FIRE DEPARTMENT	614,399.31	628,808.37	14,409.06	1,761,762.76	1,755,680.04	(6,082.72)	36	4,921,536.00	(3,159,773.24)	64
POLICE DEPARTMENT	637,950.24	832,100.68	194,150.44	2,179,678.90	2,831,245.36	651,566.46	26	8,542,311.00	(6,362,632.10)	74
DEVELOPMENT SERVICES	58,943.92	76,852.62	17,908.70	208,557.12	242,506.69	33,949.57	29	730,619.00	(522,061.88)	71
GIS	9,721.77	12,959.91	3,238.14	32,115.09	42,441.92	10,326.83	25	126,841.00	(94,725.91)	75
TRANSFERS	0.00	422,080.00	422,080.00	0.00	422,080.00	422,080.00	0	520,444.00	(520,444.00)	100
TOTAL EXPENSE	1,933,644.27	2,836,139.59	902,495.32	7,590,543.38	8,617,452.90	1,026,909.52	31	24,754,622.00	17,164,078.62	69
REVENUE OVER/(UNDER) EXPENDITURE	2,534,714.66	3,414,513.20	(879,798.54)	4,492,956.93	4,129,104.57	363,852.36		(2,658,242.00)	(27,176,958.31)	

Fund: 02 - WATER AND WASTEWATER FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	0.00	0.00	476.10	0.00	476.10	48	1,000.00	(523.90)	52
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	912,119.74	553,620.28	358,499.46	3,965,017.96	3,602,259.86	362,758.10	32	12,346,024.00	(8,381,006.04)	68
OTHER REVENUE	56,035.88	42,562.58	13,473.30	246,541.46	142,540.06	104,001.40	54	458,000.00	(211,458.54)	46
TRANSFER	0.00	108,443.00	(108,443.00)	0.00	108,443.00	(108,443.00)	0	108,443.00	(108,443.00)	100
TOTAL REVENUE	968,155.62	704,625.86	263,529.76	4,212,035.52	3,853,242.92	358,792.60	33	12,913,467.00	(8,701,431.48)	67
EXPENSE SUMMARY										
UTILITIES ADMINISTRATION	104,645.04	185,103.70	80,458.66	338,545.54	633,657.78	295,112.24	18	1,887,488.00	(1,548,942.46)	82
WATER PRODUCTION	127,460.72	95,989.71	(31,471.01)	572,083.07	568,781.55	(3,301.52)	44	1,291,819.00	(719,735.93)	56
WATER DISTRIBUTION	84,017.93	110,552.74	26,534.81	265,713.77	422,352.45	156,638.68	21	1,256,709.00	(990,995.23)	79
CUSTOMER SERVICE	25,469.62	52,212.37	26,742.75	156,663.50	192,274.93	35,611.43	28	568,741.00	(412,077.50)	72
WASTEWATER COLLECTION	42,299.57	609,921.36	567,621.79	2,450,855.14	2,412,617.86	(38,237.28)	34	7,222,051.00	(4,771,195.86)	66
WASTEWATER TREATMENT	139,890.49	220,043.13	80,152.64	680,437.12	891,277.52	210,840.40	25	2,744,935.00	(2,064,497.88)	75
BILLING & COLLECTION	77,748.18	62,174.11	(15,574.07)	349,725.24	237,165.82	(112,559.42)	49	714,088.00	(364,362.76)	51
NON-DEPARTMENTAL	62,018.61	1,375,646.28	1,313,627.67	280,145.60	1,598,470.18	1,318,324.58	5	5,118,236.00	(4,838,090.40)	95
TOTAL EXPENSE	663,550.16	2,711,643.40	2,048,093.24	5,094,168.98	6,956,598.09	1,862,429.11	24	20,804,067.00	15,709,898.02	76
REVENUE OVER/(UNDER) EXPENDITURE	304,605.46	(2,007,017.54)	2,311,623.00	(882,133.46)	(3,103,355.17)	2,221,221.71		(7,890,600.00)	(24,411,329.50)	

Fund: 03 - SANITARY LANDFILL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
CHARGES FOR SERVICES	135,282.05	108,843.60	26,438.45	545,546.66	436,363.10	109,183.56	38	1,449,375.00	(903,828.34)	62
OTHER REVENUE	11,306.81	5,789.72	5,517.09	47,812.62	21,162.23	26,650.39	59	80,850.00	(33,037.38)	41
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	146,588.86	114,633.32	31,955.54	593,359.28	457,525.33	135,833.95	39	1,530,225.00	(936,865.72)	61
EXPENSE SUMMARY										
LANDFILL	66,251.81	189,670.00	123,418.19	454,743.96	671,079.91	216,335.95	33	1,375,593.00	(920,849.04)	67
TOTAL EXPENSE	66,251.81	189,670.00	123,418.19	454,743.96	671,079.91	216,335.95	33	1,375,593.00	920,849.04	67
REVENUE OVER/(UNDER) EXPENDITURE	80,337.05	(75,036.68)	155,373.73	138,615.32	(213,554.58)	352,169.90		154,632.00	(1,857,714.76)	

Fund: 04 - AIRPORT FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0	100,000.00	(100,000.00)	100
CHARGES FOR SERVICES	7,211.80	9,893.50	(2,681.70)	82,913.09	56,474.91	26,438.18	64	130,350.00	(47,436.91)	36
OTHER REVENUE	0.00	0.00	0.00	4.00	0.00	4.00	0	686,026.00	(686,022.00)	100
TRANSFER	0.00	79,134.00	(79,134.00)	0.00	79,134.00	(79,134.00)	0	79,134.00	(79,134.00)	100
TOTAL REVENUE	7,211.80	89,027.50	(81,815.70)	82,917.09	135,608.91	(52,691.82)	8	995,510.00	(912,592.91)	92
EXPENSE SUMMARY										
AIRPORT	58,602.30	96,330.63	37,728.33	121,919.39	383,921.41	262,002.02	11	1,136,377.00	(1,014,457.61)	89
TOTAL EXPENSE	58,602.30	96,330.63	37,728.33	121,919.39	383,921.41	262,002.02	11	1,136,377.00	1,014,457.61	89
REVENUE OVER/(UNDER) EXPENDITURE	(51,390.50)	(7,303.13)	(44,087.37)	(39,002.30)	(248,312.50)	209,310.20		(140,867.00)	(1,927,050.52)	

Fund: 05 - STORM WATER DRAINAGE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	0.00	0.00	10,114.31	0.00	10,114.31	51	20,000.00	(9,885.69)	49
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	122,208.81	98,166.07	24,042.74	449,552.02	608,146.83	(158,594.81)	22	2,046,850.00	(1,597,297.98)	78
OTHER REVENUE	5,660.05	1,861.93	3,798.12	21,071.51	5,216.38	15,855.13	105	20,000.00	1,071.51	-5
TOTAL REVENUE	127,868.86	100,028.00	27,840.86	480,737.84	613,363.21	(132,625.37)	23	2,086,850.00	(1,606,112.16)	77
EXPENSE SUMMARY										
STORM WATER DRAINAGE	0.00	394,618.50	394,618.50	19,750.00	565,113.00	545,363.00	1	1,504,696.00	(1,484,946.00)	99
TOTAL EXPENSE	0.00	394,618.50	394,618.50	19,750.00	565,113.00	545,363.00	1	1,504,696.00	1,484,946.00	99
REVENUE OVER/(UNDER) EXPENDITURE	127,868.86	(294,590.50)	422,459.36	460,987.84	48,250.21	412,737.63		582,154.00	(3,091,058.16)	

Fund: 07 - HOTEL OCCUPANCY TAX FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	80,516.70	42,929.23	37,587.47	215,658.51	175,592.24	40,066.27	23	925,704.00	(710,045.49)	77
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	3,750.00	(3,750.00)	0.00	15,000.00	(15,000.00)	0	69,754.00	(69,754.00)	100
OTHER REVENUE	7,145.75	2,932.60	4,213.15	29,419.89	9,622.03	19,797.86	74	40,000.00	(10,580.11)	26
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	87,662.45	49,611.83	38,050.62	245,078.40	200,214.27	44,864.13	24	1,035,458.00	(790,379.60)	76
EXPENSE SUMMARY										
TOURISM	12,298.50	57,380.66	45,082.16	115,865.37	228,418.82	112,553.45	12	948,677.00	(832,811.63)	88
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	12,298.50	57,380.66	45,082.16	115,865.37	228,418.82	112,553.45	12	948,677.00	832,811.63	88
REVENUE OVER/(UNDER) EXPENDITURE	75,363.95	(7,768.83)	83,132.78	129,213.03	(28,204.55)	157,417.58		86,781.00	(1,623,191.23)	

Fund: 08 - DEBT SERVICE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	135,567.85	129,573.07	5,994.78	288,142.67	254,079.72	34,062.95	104	276,608.00	11,534.67	-4
OTHER REVENUE	1,238.23	266.85	971.38	3,521.65	635.83	2,885.82	176	2,000.00	1,521.65	-76
TRANSFER	0.00	681,825.00	(681,825.00)	0.00	681,825.00	(681,825.00)	0	823,850.00	(823,850.00)	100
TOTAL REVENUE	136,806.08	811,664.92	(674,858.84)	291,664.32	936,540.55	(644,876.23)	26	1,102,458.00	(810,793.68)	74
EXPENSE SUMMARY										
DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0	1,099,225.00	(1,099,225.00)	100
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0	1,099,225.00	1,099,225.00	100
REVENUE OVER/(UNDER) EXPENDITURE	136,806.08	811,664.92	(674,858.84)	291,664.32	936,540.55	(644,876.23)		3,233.00	(1,910,018.68)	

Fund: 10 - CAPITAL PROJECTS FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	210.00	313.50	(103.50)	420.00	3,216.22	(2,796.22)	10	4,000.00	(3,580.00)	90
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	3,056.76	(3,056.76)	0.00	4,532.43	(4,532.43)	0	12,500.00	(12,500.00)	100
OTHER REVENUE	23,685.95	10,472.20	13,213.75	104,925.33	38,139.13	66,786.20	87	120,000.00	(15,074.67)	13
TRANSFER	0.00	342,946.00	(342,946.00)	0.00	342,946.00	(342,946.00)	0	342,946.00	(342,946.00)	100
TOTAL REVENUE	23,895.95	356,788.46	(332,892.51)	105,345.33	388,833.78	(283,488.45)	22	479,446.00	(374,100.67)	78
EXPENSE SUMMARY										
STREET MAINTENANCE	18,603.02	202,130.03	183,527.01	471,109.69	808,520.12	337,410.43	19	2,426,531.00	(1,955,421.31)	81
PARKS & RECREATION	12,750.00	84,030.20	71,280.20	17,250.00	336,120.80	318,870.80	2	1,008,766.00	(991,516.00)	98
FIRE DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	31,353.02	286,160.23	254,807.21	488,359.69	1,144,640.92	656,281.23	14	3,435,297.00	2,946,937.31	86
REVENUE OVER/(UNDER) EXPENDITURE	(7,457.07)	70,628.23	(78,085.30)	(383,014.36)	(755,807.14)	372,792.78		(2,955,851.00)	(3,321,037.98)	

Fund: 11 - CHILD SAFETY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	813.85	233.96	579.89	2,214.33	1,177.88	1,036.45	71	3,125.00	(910.67)	29
OTHER REVENUE	58.13	14.88	43.25	230.77	49.64	181.13	115	200.00	30.77	-15
TOTAL REVENUE	871.98	248.84	623.14	2,445.10	1,227.52	1,217.58	74	3,325.00	(879.90)	26
EXPENSE SUMMARY										
CHILD SAFETY	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
REVENUE OVER/(UNDER) EXPENDITURE	871.98	248.84	623.14	2,445.10	1,227.52	1,217.58		3,325.00	(879.90)	

Fund: 12 - COURT TECHNOLOGY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	1,877.79	937.02	940.77	5,884.50	4,187.63	1,696.87	41	14,240.00	(8,355.50)	59
OTHER REVENUE	194.43	83.16	111.27	777.13	270.99	506.14	65	1,200.00	(422.87)	35
TOTAL REVENUE	2,072.22	1,020.18	1,052.04	6,661.63	4,458.62	2,203.01	43	15,440.00	(8,778.37)	57
EXPENSE SUMMARY										
COURT TECHNOLOGY	0.00	360.93	360.93	884.00	1,443.72	559.72	20	4,333.00	(3,449.00)	80
TOTAL EXPENSE	0.00	360.93	360.93	884.00	1,443.72	559.72	20	4,333.00	3,449.00	80
REVENUE OVER/(UNDER) EXPENDITURE	2,072.22	659.25	1,412.97	5,777.63	3,014.90	2,762.73		11,107.00	(12,227.37)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0	3,200.00	(3,200.00)	100
OTHER REVENUE	514.55	126.56	387.99	2,157.18	435.06	1,722.12	154	1,400.00	757.18	-54
TOTAL REVENUE	514.55	126.56	387.99	2,157.18	435.06	1,722.12	47	4,600.00	(2,442.82)	53
EXPENSE SUMMARY										
PUBLIC SAFETY	532.00	1,434.84	902.84	3,415.32	5,739.36	2,324.04	20	17,225.00	(13,809.68)	80
TOTAL EXPENSE	532.00	1,434.84	902.84	3,415.32	5,739.36	2,324.04	20	17,225.00	13,809.68	80
REVENUE OVER/(UNDER) EXPENDITURE	(17.45)	(1,308.28)	1,290.83	(1,258.14)	(5,304.30)	4,046.16		(12,625.00)	(16,252.50)	

Fund: 20 - TAX INCREMENT FINANCING FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	52,433.98	53,046.72	(612.74)	178,922.27	180,837.77	(1,915.50)	22	826,872.00	(647,949.73)	78
OTHER REVENUE	847.80	968.61	(120.81)	2,141.44	2,888.71	(747.27)	18	12,000.00	(9,858.56)	82
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	53,281.78	54,015.33	(733.55)	181,063.71	183,726.48	(2,662.77)	22	838,872.00	(657,808.29)	78
EXPENSE SUMMARY										
TAX INCREMENT FINANCING	0.00	681,825.00	681,825.00	0.00	681,825.00	681,825.00	0	823,850.00	(823,850.00)	100
TOTAL EXPENSE	0.00	681,825.00	681,825.00	0.00	681,825.00	681,825.00	0	823,850.00	823,850.00	100
REVENUE OVER/(UNDER) EXPENDITURE	53,281.78	(627,809.67)	681,091.45	181,063.71	(498,098.52)	679,162.23		15,022.00	(1,481,658.29)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	56,840.88	58,191.35	(1,350.47)	261,525.53	256,677.53	4,848.00	35	738,190.00	(476,664.47)	65
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
OTHER REVENUE	1,720.98	2,507.45	(786.47)	9,554.96	8,451.16	1,103.80	34	28,000.00	(18,445.04)	66
TOTAL REVENUE	58,561.86	60,698.80	(2,136.94)	271,080.49	265,128.69	5,951.80	35	766,190.00	(495,109.51)	65
EXPENSE SUMMARY										
SEDA	80,117.92	95,478.15	15,360.23	310,958.86	378,295.15	67,336.29	26	1,175,000.00	(864,041.14)	74
TOTAL EXPENSE	80,117.92	95,478.15	15,360.23	310,958.86	378,295.15	67,336.29	26	1,175,000.00	864,041.14	74
REVENUE OVER/(UNDER) EXPENDITURE	(21,556.06)	(34,779.35)	13,223.29	(39,878.37)	(113,166.46)	73,288.09		(408,810.00)	(1,359,150.65)	

Prior-Year Comparative Income Statement

City of Stephenville

Group Summary

For the Period Ending 01/31/2025

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 01 - GENERAL FUND								
Revenue								
40 - TAXES	4,125,319.40	4,062,945.58	-62,373.82	-1.51%	10,037,325.65	10,378,025.08	340,699.43	3.39%
41 - LICENSES AND PERMITS	43,433.21	88,156.04	44,722.83	102.97%	422,034.64	356,191.38	-65,843.26	-15.60%
42 - FINES AND FORFEITURES	25,643.76	46,813.10	21,169.34	82.55%	91,073.90	101,788.08	10,714.18	11.76%
43 - INTERGOVERNMENTAL	500,686.65	130,948.43	-369,738.22	-73.85%	577,986.58	131,848.43	-446,138.15	-77.19%
44 - CHARGES FOR SERVICES	76,721.10	64,594.90	-12,126.20	-15.81%	221,918.02	323,055.91	101,137.89	45.57%
45 - OTHER REVENUE	96,126.71	74,900.88	-21,225.83	-22.08%	558,173.51	792,591.43	234,417.92	42.00%
Revenue Total:	**4,867,930.83**	**4,468,358.93**	**-399,571.90**	**-8.21%**	**11,908,512.30**	**12,083,500.31**	**174,988.01**	**1.47%**
Expense								
Department: 101 - CITY COUNCIL								
51 - PERSONNEL	1,937.70	2,153.00	-215.30	-11.11%	7,497.80	8,029.41	-531.61	-7.09%
52 - CONTRACTUAL	18,012.33	18,905.69	-893.36	-4.96%	48,940.61	105,179.79	-56,239.18	-114.91%
53 - GENERAL SERVICES	1,315.54	578.39	737.15	56.03%	2,603.54	2,232.42	371.12	14.25%
55 - CAPITAL OUTLAY	20,445.60	0.00	20,445.60	100.00%	65,651.78	0.00	65,651.78	100.00%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	565.80	0.00	565.80	100.00%
Department 101 - CITY COUNCIL Total:	**41,711.17**	**21,637.08**	**20,074.09**	**48.13%**	**125,259.53**	**115,441.62**	**9,817.91**	**7.84%**
Department: 102 - CITY MANAGER								
51 - PERSONNEL	30,008.97	47,638.48	-17,629.51	-58.75%	119,336.03	143,934.86	-24,598.83	-20.61%
52 - CONTRACTUAL	488.39	589.63	-101.24	-20.73%	3,426.50	6,100.57	-2,674.07	-78.04%
53 - GENERAL SERVICES	0.00	63.28	-63.28	0.00%	270.61	541.92	-271.31	-100.26%
Department 102 - CITY MANAGER Total:	**30,497.36**	**48,291.39**	**-17,794.03**	**-58.35%**	**123,033.14**	**150,577.35**	**-27,544.21**	**-22.39%**
Department: 103 - CITY SECRETARY								
51 - PERSONNEL	11,297.62	19,113.28	-7,815.66	-69.18%	39,036.78	56,817.85	-17,781.07	-45.55%
52 - CONTRACTUAL	1,101.29	1,660.32	-559.03	-50.76%	10,726.19	11,083.87	-357.68	-3.33%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	1,775.40	52.98	1,722.42	97.02%
54 - MACHINE & EQUIPMENT MAI	12,450.00	0.00	12,450.00	100.00%	42,391.30	54,624.20	-12,232.90	-28.86%
Department 103 - CITY SECRETARY Total:	**24,848.91**	**20,773.60**	**4,075.31**	**16.40%**	**93,929.67**	**122,578.90**	**-28,649.23**	**-30.50%**
Department: 104 - EMERGENCY MANAGEMENT								
52 - CONTRACTUAL	852.35	828.48	23.87	2.80%	13,724.22	10,748.99	2,975.23	21.68%
Department 104 - EMERGENCY MANAGEMENT Total:	**852.35**	**828.48**	**23.87**	**2.80%**	**13,724.22**	**10,748.99**	**2,975.23**	**21.68%**
Department: 105 - MUNICIPAL BUILDING								
51 - PERSONNEL	2,071.90	3,109.94	-1,038.04	-50.10%	8,667.72	10,256.72	-1,589.00	-18.33%
52 - CONTRACTUAL	2,698.97	3,000.06	-301.09	-11.16%	16,880.62	14,303.22	2,577.40	15.27%

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
53 - GENERAL SERVICES	1,068.84	2,016.25	-947.41	-88.64%	28,753.61	3,853.77	24,899.84	86.60%
54 - MACHINE & EQUIPMENT MAI	183.29	236.51	-53.22	-29.04%	15,238.54	16,052.52	-813.98	-5.34%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	5,826.73	0.00	5,826.73	100.00%
Department 105 - MUNICIPAL BUILDING Total:	**6,023.00**	**8,362.76**	**-2,339.76**	**-38.85%**	**75,367.22**	**44,466.23**	**30,900.99**	**41.00%**
Department: 106 - MUNICIPAL SERVICES CTR								
51 - PERSONNEL	4,912.56	7,040.04	-2,127.48	-43.31%	19,530.90	21,239.75	-1,708.85	-8.75%
52 - CONTRACTUAL	2,762.29	2,577.86	184.43	6.68%	12,234.95	14,846.84	-2,611.89	-21.35%
53 - GENERAL SERVICES	-10,064.27	-3,596.49	-6,467.78	-64.26%	-8,384.74	-6,616.43	-1,768.31	-21.09%
54 - MACHINE & EQUIPMENT MAI	2,900.02	308.91	2,591.11	89.35%	16,655.64	1,212.37	15,443.27	92.72%
Department 106 - MUNICIPAL SERVICES CTR Total:	**510.60**	**6,330.32**	**-5,819.72**	**-1,139.78%**	**40,036.75**	**30,682.53**	**9,354.22**	**23.36%**
Department: 107 - HUMAN RESOURCES								
51 - PERSONNEL	6,371.62	17,745.89	-11,374.27	-178.51%	25,759.70	49,775.79	-24,016.09	-93.23%
52 - CONTRACTUAL	6,184.66	6,914.40	-729.74	-11.80%	32,705.65	35,294.83	-2,589.18	-7.92%
53 - GENERAL SERVICES	0.00	35.24	-35.24	0.00%	112.71	209.22	-96.51	-85.63%
Department 107 - HUMAN RESOURCES Total:	**12,556.28**	**24,695.53**	**-12,139.25**	**-96.68%**	**58,578.06**	**85,279.84**	**-26,701.78**	**-45.58%**
Department: 108 - DOWNTOWN								
51 - PERSONNEL	5,098.48	7,854.91	-2,756.43	-54.06%	19,335.60	22,877.44	-3,541.84	-18.32%
52 - CONTRACTUAL	11,528.56	1,144.59	10,383.97	90.07%	34,241.37	26,281.81	7,959.56	23.25%
53 - GENERAL SERVICES	178.09	10,872.39	-10,694.30	-6,005.00%	5,764.29	17,478.75	-11,714.46	-203.22%
Department 108 - DOWNTOWN Total:	**16,805.13**	**19,871.89**	**-3,066.76**	**-18.25%**	**59,341.26**	**66,638.00**	**-7,296.74**	**-12.30%**
Department: 201 - FINANCE								
51 - PERSONNEL	39,433.12	59,769.19	-20,336.07	-51.57%	157,416.74	178,256.45	-20,839.71	-13.24%
52 - CONTRACTUAL	5,774.57	26,127.13	-20,352.56	-352.45%	14,183.13	46,148.03	-31,964.90	-225.37%
53 - GENERAL SERVICES	9.94	0.00	9.94	100.00%	484.97	558.46	-73.49	-15.15%
54 - MACHINE & EQUIPMENT MAI	761.25	3,135.00	-2,373.75	-311.82%	41,191.95	90,182.11	-48,990.16	-118.93%
56 - BANK CHARGES	100.00	0.00	100.00	100.00%	300.00	300.00	0.00	0.00%
Department 201 - FINANCE Total:	**46,078.88**	**89,031.32**	**-42,952.44**	**-93.22%**	**213,576.79**	**315,445.05**	**-101,868.26**	**-47.70%**
Department: 203 - INFORMATION TECHNOLOGY								
51 - PERSONNEL	15,245.47	24,063.34	-8,817.87	-57.84%	58,591.17	70,162.82	-11,571.65	-19.75%
52 - CONTRACTUAL	97.99	510.07	-412.08	-420.53%	1,078.54	2,837.93	-1,759.39	-163.13%
53 - GENERAL SERVICES	5,037.42	6,462.09	-1,424.67	-28.28%	30,606.64	7,989.09	22,617.55	73.90%
54 - MACHINE & EQUIPMENT MAI	22,777.21	5,731.01	17,046.20	74.84%	118,130.64	121,973.38	-3,842.74	-3.25%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	71,092.78	-71,092.78	0.00%
Department 203 - INFORMATION TECHNOLOGY Total:	**43,158.09**	**36,766.51**	**6,391.58**	**14.81%**	**208,406.99**	**274,056.00**	**-65,649.01**	**-31.50%**
Department: 204 - TAX								
52 - CONTRACTUAL	2,076.80	0.00	2,076.80	100.00%	108,579.92	116,614.04	-8,034.12	-7.40%
Department 204 - TAX Total:	**2,076.80**	**0.00**	**2,076.80**	**100.00%**	**108,579.92**	**116,614.04**	**-8,034.12**	**-7.40%**
Department: 301 - LEGAL COUNSEL								
51 - PERSONNEL	7,785.51	7,497.39	288.12	3.70%	36,088.93	19,350.05	16,738.88	46.38%
52 - CONTRACTUAL	0.00	19.36	-19.36	0.00%	132.39	227.98	-95.59	-72.20%

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	0.00	132.00	-132.00	0.00%
Department 301 - LEGAL COUNSEL Total:	**7,785.51**	**7,516.75**	**268.76**	**3.45%**	**36,221.32**	**19,710.03**	**16,511.29**	**45.58%**
Department: 302 - MUNICIPAL COURT								
51 - PERSONNEL	6,056.16	7,548.93	-1,492.77	-24.65%	28,038.79	31,791.35	-3,752.56	-13.38%
52 - CONTRACTUAL	3,906.33	3,968.13	-61.80	-1.58%	15,516.37	13,355.65	2,160.72	13.93%
53 - GENERAL SERVICES	1,110.55	1,983.13	-872.58	-78.57%	4,763.64	8,001.15	-3,237.51	-67.96%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	0.00	7,604.79	-7,604.79	0.00%
Department 302 - MUNICIPAL COURT Total:	**11,073.04**	**13,500.19**	**-2,427.15**	**-21.92%**	**48,318.80**	**60,752.94**	**-12,434.14**	**-25.73%**
Department: 402 - STREET MAINTENANCE								
51 - PERSONNEL	29,529.72	44,663.58	-15,133.86	-51.25%	125,043.55	153,160.17	-28,116.62	-22.49%
52 - CONTRACTUAL	19,982.17	17,083.69	2,898.48	14.51%	66,016.08	71,937.50	-5,921.42	-8.97%
53 - GENERAL SERVICES	1,869.01	2,560.48	-691.47	-37.00%	12,441.18	22,383.79	-9,942.61	-79.92%
54 - MACHINE & EQUIPMENT MAI	3,615.04	3,140.50	474.54	13.13%	23,116.74	30,045.64	-6,928.90	-29.97%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	114,985.00	0.00	114,985.00	100.00%
Department 402 - STREET MAINTENANCE Total:	**54,995.94**	**67,448.25**	**-12,452.31**	**-22.64%**	**341,602.55**	**277,527.10**	**64,075.45**	**18.76%**
Department: 501 - PARKS & RECREATION								
51 - PERSONNEL	68,304.93	108,036.69	-39,731.76	-58.17%	306,064.65	339,143.69	-33,079.04	-10.81%
52 - CONTRACTUAL	11,781.81	33,830.73	-22,048.92	-187.14%	76,142.46	152,209.45	-76,066.99	-99.90%
53 - GENERAL SERVICES	8,976.14	15,286.59	-6,310.45	-70.30%	44,525.22	57,484.12	-12,958.90	-29.10%
54 - MACHINE & EQUIPMENT MAI	21,723.80	7,457.76	14,266.04	65.67%	51,348.42	53,939.32	-2,590.90	-5.05%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	177,708.32	78,549.47	99,158.85	55.80%
Department 501 - PARKS & RECREATION Total:	**110,786.68**	**164,611.77**	**-53,825.09**	**-48.58%**	**655,789.07**	**681,326.05**	**-25,536.98**	**-3.89%**
Department: 504 - LIBRARY								
51 - PERSONNEL	16,360.45	24,437.17	-8,076.72	-49.37%	64,811.84	73,127.82	-8,315.98	-12.83%
52 - CONTRACTUAL	852.39	1,358.08	-505.69	-59.33%	7,213.23	6,077.48	1,135.75	15.75%
53 - GENERAL SERVICES	1,732.61	3,834.16	-2,101.55	-121.29%	10,162.81	7,243.00	2,919.81	28.73%
54 - MACHINE & EQUIPMENT MAI	3,111.56	1,089.23	2,022.33	64.99%	3,437.96	1,588.23	1,849.73	53.80%
Department 504 - LIBRARY Total:	**22,057.01**	**30,718.64**	**-8,661.63**	**-39.27%**	**85,625.84**	**88,036.53**	**-2,410.69**	**-2.82%**
Department: 506 - SENIOR CENTER								
51 - PERSONNEL	6,102.69	8,520.13	-2,417.44	-39.61%	26,538.74	26,521.10	17.64	0.07%
52 - CONTRACTUAL	2,532.69	6,759.35	-4,226.66	-166.88%	14,622.81	18,409.06	-3,786.25	-25.89%
53 - GENERAL SERVICES	1,081.43	3,787.91	-2,706.48	-250.27%	6,839.13	9,964.41	-3,125.28	-45.70%
54 - MACHINE & EQUIPMENT MAI	336.11	2,270.65	-1,934.54	-575.57%	795.76	2,558.39	-1,762.63	-221.50%
55 - CAPITAL OUTLAY	0.00	18,688.67	-18,688.67	0.00%	67,200.00	861,432.72	-794,232.72	-1,181.89%
Department 506 - SENIOR CENTER Total:	**10,052.92**	**40,026.71**	**-29,973.79**	**-298.16%**	**115,996.44**	**918,885.68**	**-802,889.24**	**-692.17%**
Department: 507 - AQUATIC CENTER								
51 - PERSONNEL	242.20	0.00	242.20	100.00%	2,439.89	2,545.00	-105.11	-4.31%
52 - CONTRACTUAL	2,531.62	10,945.54	-8,413.92	-332.35%	14,585.19	23,131.83	-8,546.64	-58.60%
53 - GENERAL SERVICES	990.60	1,272.30	-281.70	-28.44%	2,448.11	2,061.88	386.23	15.78%
54 - MACHINE & EQUIPMENT MAI	5,254.65	0.00	5,254.65	100.00%	19,507.46	1,923.92	17,583.54	90.14%

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department 507 - AQUATIC CENTER Total:	**9,019.07**	**12,217.84**	**-3,198.77**	**-35.47%**	**38,980.65**	**29,662.63**	**9,318.02**	**23.90%**
Department: 601 - FIRE DEPARTMENT								
51 - PERSONNEL	272,125.61	431,685.73	-159,560.12	-58.63%	1,119,250.76	1,300,233.65	-180,982.89	-16.17%
52 - CONTRACTUAL	8,464.42	5,899.53	2,564.89	30.30%	63,300.44	95,013.74	-31,713.30	-50.10%
53 - GENERAL SERVICES	12,842.50	17,520.85	-4,678.35	-36.43%	88,398.18	95,536.79	-7,138.61	-8.08%
54 - MACHINE & EQUIPMENT MAI	5,187.10	14,814.26	-9,627.16	-185.60%	53,889.77	90,248.84	-36,359.07	-67.47%
55 - CAPITAL OUTLAY	480.16	6,543.03	-6,062.87	-1,262.68%	123,287.00	42,793.83	80,493.17	65.29%
57 - DEBT SERVICE	137,935.91	137,935.91	0.00	0.00%	137,935.91	137,935.91	0.00	0.00%
Department 601 - FIRE DEPARTMENT Total:	**437,035.70**	**614,399.31**	**-177,363.61**	**-40.58%**	**1,586,062.06**	**1,761,762.76**	**-175,700.70**	**-11.08%**
Department: 701 - POLICE DEPARTMENT								
51 - PERSONNEL	350,547.82	559,853.95	-209,306.13	-59.71%	1,471,125.99	1,666,912.46	-195,786.47	-13.31%
52 - CONTRACTUAL	24,989.95	34,512.79	-9,522.84	-38.11%	175,479.18	209,886.30	-34,407.12	-19.61%
53 - GENERAL SERVICES	16,024.30	21,885.39	-5,861.09	-36.58%	64,761.02	85,406.42	-20,645.40	-31.88%
54 - MACHINE & EQUIPMENT MAI	8,677.36	21,698.11	-13,020.75	-150.05%	69,835.88	175,248.70	-105,412.82	-150.94%
55 - CAPITAL OUTLAY	57,847.97	0.00	57,847.97	100.00%	291,295.27	0.00	291,295.27	100.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	42,225.02	42,225.02	0.00	0.00%
Department 701 - POLICE DEPARTMENT Total:	**458,087.40**	**637,950.24**	**-179,862.84**	**-39.26%**	**2,114,722.36**	**2,179,678.90**	**-64,956.54**	**-3.07%**
Department: 801 - DEVELOPMENT SERVICES								
51 - PERSONNEL	41,457.74	49,951.01	-8,493.27	-20.49%	163,387.78	158,040.03	5,347.75	3.27%
52 - CONTRACTUAL	28,277.52	4,511.21	23,766.31	84.05%	114,099.29	21,043.70	93,055.59	81.56%
53 - GENERAL SERVICES	1,753.63	4,481.70	-2,728.07	-155.57%	4,951.36	11,618.14	-6,666.78	-134.65%
54 - MACHINE & EQUIPMENT MAI	15,448.00	0.00	15,448.00	100.00%	16,216.08	17,855.25	-1,639.17	-10.11%
Department 801 - DEVELOPMENT SERVICES Total:	**86,936.89**	**58,943.92**	**27,992.97**	**32.20%**	**298,654.51**	**208,557.12**	**90,097.39**	**30.17%**
Department: 804 - GIS								
51 - PERSONNEL	6,283.06	9,670.91	-3,387.85	-53.92%	25,962.38	29,767.56	-3,805.18	-14.66%
52 - CONTRACTUAL	0.00	37.99	-37.99	0.00%	132.39	1,079.64	-947.25	-715.50%
53 - GENERAL SERVICES	0.00	12.87	-12.87	0.00%	13.30	202.95	-189.65	-1,425.94%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	1,278.92	1,064.94	213.98	16.73%
Department 804 - GIS Total:	**6,283.06**	**9,721.77**	**-3,438.71**	**-54.73%**	**27,386.99**	**32,115.09**	**-4,728.10**	**-17.26%**
Expense Total:	**1,439,231.79**	**1,933,644.27**	**-494,412.48**	**-34.35%**	**6,469,194.14**	**7,590,543.38**	**-1,121,349.24**	**-17.33%**
Fund 01 Surplus (Deficit):	**3,428,699.04**	**2,534,714.66**	**-893,984.38**	**-26.07%**	**5,439,318.16**	**4,492,956.93**	**-946,361.23**	**-17.40%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 02 - WATER AND WASTEWATER FUND								
Revenue								
41 - LICENSES AND PERMITS	140.43	0.00	-140.43	-100.00%	1,288.40	476.10	-812.30	-63.05%
44 - CHARGES FOR SERVICES	657,404.30	912,119.74	254,715.44	38.75%	3,752,970.13	3,965,017.96	212,047.83	5.65%
45 - OTHER REVENUE	93,898.40	56,035.88	-37,862.52	-40.32%	507,282.05	246,541.46	-260,740.59	-51.40%
Revenue Total:	**751,443.13**	**968,155.62**	**216,712.49**	**28.84%**	**4,261,540.58**	**4,212,035.52**	**-49,505.06**	**-1.16%**
Expense								
Department: 000 - UTILITIES ADMINISTRATION								
51 - PERSONNEL	57,581.31	102,211.42	-44,630.11	-77.51%	243,339.32	315,386.62	-72,047.30	-29.61%
52 - CONTRACTUAL	2,165.59	1,115.87	1,049.72	48.47%	8,545.68	14,314.69	-5,769.01	-67.51%
53 - GENERAL SERVICES	673.57	496.34	177.23	26.31%	2,368.03	4,256.37	-1,888.34	-79.74%
54 - MACHINE & EQUIPMENT MAI	708.46	0.00	708.46	100.00%	708.46	3,766.45	-3,057.99	-431.64%
55 - CAPITAL OUTLAY	1,676.95	821.41	855.54	51.02%	412,436.84	821.41	411,615.43	99.80%
Department 000 - UTILITIES ADMINISTRATION Total:	**62,805.88**	**104,645.04**	**-41,839.16**	**-66.62%**	**667,398.33**	**338,545.54**	**328,852.79**	**49.27%**
Department: 001 - WATER PRODUCTION								
51 - PERSONNEL	20,631.41	29,288.84	-8,657.43	-41.96%	79,308.60	97,031.03	-17,722.43	-22.35%
52 - CONTRACTUAL	57,309.88	98,383.12	-41,073.24	-71.67%	355,980.38	453,477.14	-97,496.76	-27.39%
53 - GENERAL SERVICES	1,286.76	831.33	455.43	35.39%	4,022.36	5,727.93	-1,705.57	-42.40%
54 - MACHINE & EQUIPMENT MAI	4,537.18	-1,042.57	5,579.75	122.98%	59,307.47	5,183.77	54,123.70	91.26%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	54,319.61	10,663.20	43,656.41	80.37%
Department 001 - WATER PRODUCTION Total:	**83,765.23**	**127,460.72**	**-43,695.49**	**-52.16%**	**552,938.42**	**572,083.07**	**-19,144.65**	**-3.46%**
Department: 002 - WATER DISTRIBUTION								
51 - PERSONNEL	10,411.16	25,617.33	-15,206.17	-146.06%	37,287.64	77,635.14	-40,347.50	-108.21%
52 - CONTRACTUAL	9,771.57	11,080.57	-1,309.00	-13.40%	48,504.65	37,050.88	11,453.77	23.61%
53 - GENERAL SERVICES	11,106.57	5,495.54	5,611.03	50.52%	18,788.18	24,859.21	-6,071.03	-32.31%
54 - MACHINE & EQUIPMENT MAI	9,816.05	5,174.49	4,641.56	47.29%	56,921.24	41,518.54	15,402.70	27.06%
55 - CAPITAL OUTLAY	51,986.00	36,650.00	15,336.00	29.50%	233,387.84	84,650.00	148,737.84	63.73%
Department 002 - WATER DISTRIBUTION Total:	**93,091.35**	**84,017.93**	**9,073.42**	**9.75%**	**394,889.55**	**265,713.77**	**129,175.78**	**32.71%**
Department: 003 - CUSTOMER SERVICE								
51 - PERSONNEL	11,886.71	18,560.35	-6,673.64	-56.14%	45,334.85	60,718.42	-15,383.57	-33.93%
52 - CONTRACTUAL	968.57	2,424.65	-1,456.08	-150.33%	5,267.07	12,041.74	-6,774.67	-128.62%
53 - GENERAL SERVICES	2,952.19	1,112.29	1,839.90	62.32%	5,899.08	5,328.49	570.59	9.67%
54 - MACHINE & EQUIPMENT MAI	-650.34	3,372.33	-4,022.67	-618.55%	47,816.74	78,574.85	-30,758.11	-64.32%
Department 003 - CUSTOMER SERVICE Total:	**15,157.13**	**25,469.62**	**-10,312.49**	**-68.04%**	**104,317.74**	**156,663.50**	**-52,345.76**	**-50.18%**
Department: 011 - WASTEWATER COLLECTION								
51 - PERSONNEL	13,618.97	35,305.83	-21,686.86	-159.24%	78,753.75	117,988.54	-39,234.79	-49.82%
52 - CONTRACTUAL	136.29	103.49	32.80	24.07%	44,312.37	23,525.89	20,786.48	46.91%
53 - GENERAL SERVICES	881.34	1,381.83	-500.49	-56.79%	5,162.70	8,685.87	-3,523.17	-68.24%
54 - MACHINE & EQUIPMENT MAI	5,477.37	3,718.42	1,758.95	32.11%	41,416.15	8,019.45	33,396.70	80.64%
55 - CAPITAL OUTLAY	1,915,255.88	1,790.00	1,913,465.88	99.91%	3,754,024.31	2,292,635.39	1,461,388.92	38.93%

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department 011 - WASTEWATER COLLECTION Total:	**1,935,369.85**	**42,299.57**	**1,893,070.28**	**97.81%**	**3,923,669.28**	**2,450,855.14**	**1,472,814.14**	**37.54%**
Department: 012 - WASTEWATER TREATMENT								
52 - CONTRACTUAL	106,977.84	115,182.04	-8,204.20	-7.67%	396,632.78	398,023.54	-1,390.76	-0.35%
54 - MACHINE & EQUIPMENT MAI	4,357.49	24,708.45	-20,350.96	-467.03%	10,083.43	52,150.28	-42,066.85	-417.19%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	230,263.30	-230,263.30	0.00%
Department 012 - WASTEWATER TREATMENT Total:	**111,335.33**	**139,890.49**	**-28,555.16**	**-25.65%**	**406,716.21**	**680,437.12**	**-273,720.91**	**-67.30%**
Department: 020 - BILLING & COLLECTION								
51 - PERSONNEL	6,880.08	10,013.30	-3,133.22	-45.54%	25,826.74	28,930.60	-3,103.86	-12.02%
52 - CONTRACTUAL	6,494.89	5,110.34	1,384.55	21.32%	26,917.17	33,339.92	-6,422.75	-23.86%
53 - GENERAL SERVICES	30,613.40	57,438.51	-26,825.11	-87.63%	118,388.59	219,582.75	-101,194.16	-85.48%
54 - MACHINE & EQUIPMENT MAI	265.00	5,186.03	-4,921.03	-1,856.99%	1,060.00	67,871.97	-66,811.97	-6,303.02%
Department 020 - BILLING & COLLECTION Total:	**44,253.37**	**77,748.18**	**-33,494.81**	**-75.69%**	**172,192.50**	**349,725.24**	**-177,532.74**	**-103.10%**
Department: 901 - NON-DEPARTMENTAL								
52 - CONTRACTUAL	60,154.46	62,018.61	-1,864.15	-3.10%	277,820.85	280,141.13	-2,320.28	-0.84%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	402.39	4.47	397.92	98.89%
Department 901 - NON-DEPARTMENTAL Total:	**60,154.46**	**62,018.61**	**-1,864.15**	**-3.10%**	**278,223.24**	**280,145.60**	**-1,922.36**	**-0.69%**
Expense Total:	**2,405,932.60**	**663,550.16**	**1,742,382.44**	**72.42%**	**6,500,345.27**	**5,094,168.98**	**1,406,176.29**	**21.63%**
Fund 02 Surplus (Deficit):	**-1,654,489.47**	**304,605.46**	**1,959,094.93**	**118.41%**	**-2,238,804.69**	**-882,133.46**	**1,356,671.23**	**60.60%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 03 - SANITARY LANDFILL FUND								
Revenue								
44 - CHARGES FOR SERVICES	91,650.77	135,282.05	43,631.28	47.61%	399,903.10	545,546.66	145,643.56	36.42%
45 - OTHER REVENUE	9,883.12	11,306.81	1,423.69	14.41%	40,069.26	47,812.62	7,743.36	19.32%
Revenue Total:	**101,533.89**	**146,588.86**	**45,054.97**	**44.37%**	**439,972.36**	**593,359.28**	**153,386.92**	**34.86%**
Expense								
Department: 030 - LANDFILL								
51 - PERSONNEL	22,845.64	35,959.37	-13,113.73	-57.40%	97,090.53	113,433.79	-16,343.26	-16.83%
52 - CONTRACTUAL	6,470.89	14,755.97	-8,285.08	-128.04%	38,730.46	42,536.53	-3,806.07	-9.83%
53 - GENERAL SERVICES	8,934.28	10,894.16	-1,959.88	-21.94%	42,490.18	36,810.42	5,679.76	13.37%
54 - MACHINE & EQUIPMENT MAI	80.98	4,642.31	-4,561.33	-5,632.66%	29,421.57	40,393.55	-10,971.98	-37.29%
55 - CAPITAL OUTLAY	46,608.09	0.00	46,608.09	100.00%	46,608.09	24,950.00	21,658.09	46.47%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	196,619.67	196,619.67	0.00	0.00%
Department 030 - LANDFILL Total:	**84,939.88**	**66,251.81**	**18,688.07**	**22.00%**	**450,960.50**	**454,743.96**	**-3,783.46**	**-0.84%**
Expense Total:	**84,939.88**	**66,251.81**	**18,688.07**	**22.00%**	**450,960.50**	**454,743.96**	**-3,783.46**	**-0.84%**
Fund 03 Surplus (Deficit):	**16,594.01**	**80,337.05**	**63,743.04**	**384.13%**	**-10,988.14**	**138,615.32**	**149,603.46**	**1,361.50%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 04 - AIRPORT FUND								
Revenue								
44 - CHARGES FOR SERVICES	9,154.04	7,211.80	-1,942.24	-21.22%	61,412.12	82,913.09	21,500.97	35.01%
45 - OTHER REVENUE	0.00	0.00	0.00	0.00%	0.00	4.00	4.00	0.00%
Revenue Total:	**9,154.04**	**7,211.80**	**-1,942.24**	**-21.22%**	**61,412.12**	**82,917.09**	**21,504.97**	**35.02%**
Expense								
Department: 040 - AIRPORT								
51 - PERSONNEL	5,642.14	8,480.17	-2,838.03	-50.30%	21,568.65	24,850.29	-3,281.64	-15.21%
52 - CONTRACTUAL	2,179.15	8,512.33	-6,333.18	-290.63%	23,114.54	32,029.03	-8,914.49	-38.57%
53 - GENERAL SERVICES	0.00	13.98	-13.98	0.00%	524.43	111.09	413.34	78.82%
54 - MACHINE & EQUIPMENT MAI	1,075.07	9,223.29	-8,148.22	-757.92%	7,368.42	18,215.04	-10,846.62	-147.20%
55 - CAPITAL OUTLAY	0.00	32,372.53	-32,372.53	0.00%	15,728.25	46,713.94	-30,985.69	-197.01%
Department 040 - AIRPORT Total:	**8,896.36**	**58,602.30**	**-49,705.94**	**-558.72%**	**68,304.29**	**121,919.39**	**-53,615.10**	**-78.49%**
Expense Total:	**8,896.36**	**58,602.30**	**-49,705.94**	**-558.72%**	**68,304.29**	**121,919.39**	**-53,615.10**	**-78.49%**
Fund 04 Surplus (Deficit):	**257.68**	**-51,390.50**	**-51,648.18**	**-20,043.53%**	**-6,892.17**	**-39,002.30**	**-32,110.13**	**-465.89%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 05 - STORM WATER DRAINAGE FUND								
Revenue								
41 - LICENSES AND PERMITS	1,405.93	0.00	-1,405.93	-100.00%	12,899.63	10,114.31	-2,785.32	-21.59%
44 - CHARGES FOR SERVICES	83,055.17	122,208.81	39,153.64	47.14%	332,632.28	449,552.02	116,919.74	35.15%
45 - OTHER REVENUE	6,216.40	5,660.05	-556.35	-8.95%	22,491.66	21,071.51	-1,420.15	-6.31%
Revenue Total:	**90,677.50**	**127,868.86**	**37,191.36**	**41.01%**	**368,023.57**	**480,737.84**	**112,714.27**	**30.63%**
Expense								
Department: 050 - STORM WATER DRAINAGE								
52 - CONTRACTUAL	5,317.68	0.00	5,317.68	100.00%	36,594.92	0.00	36,594.92	100.00%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	19,750.00	-19,750.00	0.00%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	500.00	0.00	500.00	100.00%
Department 050 - STORM WATER DRAINAGE Total:	**5,317.68**	**0.00**	**5,317.68**	**100.00%**	**37,094.92**	**19,750.00**	**17,344.92**	**46.76%**
Expense Total:	**5,317.68**	**0.00**	**5,317.68**	**100.00%**	**37,094.92**	**19,750.00**	**17,344.92**	**46.76%**
Fund 05 Surplus (Deficit):	**85,359.82**	**127,868.86**	**42,509.04**	**49.80%**	**330,928.65**	**460,987.84**	**130,059.19**	**39.30%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 07 - HOTEL OCCUPANCY TAX FUND								
Revenue								
40 - TAXES	85,681.89	80,516.70	-5,165.19	-6.03%	190,225.49	215,658.51	25,433.02	13.37%
45 - OTHER REVENUE	6,720.81	7,145.75	424.94	6.32%	25,036.99	29,419.89	4,382.90	17.51%
Revenue Total:	**92,402.70**	**87,662.45**	**-4,740.25**	**-5.13%**	**215,262.48**	**245,078.40**	**29,815.92**	**13.85%**
Expense								
Department: 070 - TOURISM								
51 - PERSONNEL	5,306.98	7,294.29	-1,987.31	-37.45%	20,534.70	21,117.82	-583.12	-2.84%
52 - CONTRACTUAL	9,872.70	3,547.33	6,325.37	64.07%	41,422.61	72,145.39	-30,722.78	-74.17%
53 - GENERAL SERVICES	253.75	123.33	130.42	51.40%	277.50	224.17	53.33	19.22%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	13,469.09	-13,469.09	0.00%
58 - GRANT DISBURSEMENTS	4,645.88	1,333.55	3,312.33	71.30%	10,440.96	8,908.90	1,532.06	14.67%
Department 070 - TOURISM Total:	**20,079.31**	**12,298.50**	**7,780.81**	**38.75%**	**72,675.77**	**115,865.37**	**-43,189.60**	**-59.43%**
Expense Total:	**20,079.31**	**12,298.50**	**7,780.81**	**38.75%**	**72,675.77**	**115,865.37**	**-43,189.60**	**-59.43%**
Fund 07 Surplus (Deficit):	**72,323.39**	**75,363.95**	**3,040.56**	**4.20%**	**142,586.71**	**129,213.03**	**-13,373.68**	**-9.38%**

Categor…		2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 08 - DEBT SERVICE FUND									
Revenue									
40 - TAXES		142,063.26	135,567.85	-6,495.41	-4.57%	286,170.91	288,142.67	1,971.76	0.69%
45 - OTHER REVENUE		229.48	1,238.23	1,008.75	439.58%	449.86	3,521.65	3,071.79	682.83%
	Revenue Total:	**142,292.74**	**136,806.08**	**-5,486.66**	**-3.86%**	**286,620.77**	**291,664.32**	**5,043.55**	**1.76%**
	Fund 08 Total:	**142,292.74**	**136,806.08**	**-5,486.66**	**-3.86%**	**286,620.77**	**291,664.32**	**5,043.55**	**1.76%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 10 - CAPITAL PROJECTS FUND								
Revenue								
41 - LICENSES AND PERMITS	210.00	210.00	0.00	0.00%	1,982.50	420.00	-1,562.50	-78.81%
45 - OTHER REVENUE	30,356.33	23,685.95	-6,670.38	-21.97%	123,588.61	104,925.33	-18,663.28	-15.10%
Revenue Total:	**30,566.33**	**23,895.95**	**-6,670.38**	**-21.82%**	**125,571.11**	**105,345.33**	**-20,225.78**	**-16.11%**
Expense								
Department: 402 - STREET MAINTENANCE								
55 - CAPITAL OUTLAY	81,368.71	18,603.02	62,765.69	77.14%	81,368.71	471,109.69	-389,740.98	-478.98%
Department 402 - STREET MAINTENANCE Total:	**81,368.71**	**18,603.02**	**62,765.69**	**77.14%**	**81,368.71**	**471,109.69**	**-389,740.98**	**-478.98%**
Department: 501 - PARKS & RECREATION								
55 - CAPITAL OUTLAY	0.00	12,750.00	-12,750.00	0.00%	0.00	17,250.00	-17,250.00	0.00%
Department 501 - PARKS & RECREATION Total:	**0.00**	**12,750.00**	**-12,750.00**	**0.00%**	**0.00**	**17,250.00**	**-17,250.00**	**0.00%**
Expense Total:	**81,368.71**	**31,353.02**	**50,015.69**	**61.47%**	**81,368.71**	**488,359.69**	**-406,990.98**	**-500.18%**
Fund 10 Surplus (Deficit):	**-50,802.38**	**-7,457.07**	**43,345.31**	**85.32%**	**44,202.40**	**-383,014.36**	**-427,216.76**	**-966.50%**

Categor…		2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 11 - CHILD SAFETY FUND									
Revenue									
42 - FINES AND FORFEITURES		257.27	813.85	556.58	216.34%	1,113.13	2,214.33	1,101.20	98.93%
45 - OTHER REVENUE		50.58	58.13	7.55	14.93%	191.86	230.77	38.91	20.28%
	Revenue Total:	**307.85**	**871.98**	**564.13**	**183.25%**	**1,304.99**	**2,445.10**	**1,140.11**	**87.37%**
	Fund 11 Total:	**307.85**	**871.98**	**564.13**	**183.25%**	**1,304.99**	**2,445.10**	**1,140.11**	**87.37%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 12 - COURT TECHNOLOGY FUND								
Revenue								
42 - FINES AND FORFEITURES	1,141.27	1,877.79	736.52	64.54%	4,793.33	5,884.50	1,091.17	22.76%
45 - OTHER REVENUE	159.12	194.43	35.31	22.19%	590.36	777.13	186.77	31.64%
Revenue Total:	**1,300.39**	**2,072.22**	**771.83**	**59.35%**	**5,383.69**	**6,661.63**	**1,277.94**	**23.74%**
Expense								
Department: 120 - COURT TECHNOLOGY								
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	0.00	884.00	-884.00	0.00%
Department 120 - COURT TECHNOLOGY Total:	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**884.00**	**-884.00**	**0.00%**
Expense Total:	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**884.00**	**-884.00**	**0.00%**
Fund 12 Surplus (Deficit):	**1,300.39**	**2,072.22**	**771.83**	**59.35%**	**5,383.69**	**5,777.63**	**393.94**	**7.32%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 13 - PUBLIC SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	0.00	0.00	0.00	0.00%	7,542.50	0.00	-7,542.50	-100.00%
45 - OTHER REVENUE	260.43	514.55	254.12	97.58%	985.38	2,157.18	1,171.80	118.92%
Revenue Total:	**260.43**	**514.55**	**254.12**	**97.58%**	**8,527.88**	**2,157.18**	**-6,370.70**	**-74.70%**
Expense								
Department: 130 - PUBLIC SAFETY								
52 - CONTRACTUAL	0.00	532.00	-532.00	0.00%	0.00	3,415.32	-3,415.32	0.00%
Department 130 - PUBLIC SAFETY Total:	**0.00**	**532.00**	**-532.00**	**0.00%**	**0.00**	**3,415.32**	**-3,415.32**	**0.00%**
Expense Total:	**0.00**	**532.00**	**-532.00**	**0.00%**	**0.00**	**3,415.32**	**-3,415.32**	**0.00%**
Fund 13 Surplus (Deficit):	**260.43**	**-17.45**	**-277.88**	**-106.70%**	**8,527.88**	**-1,258.14**	**-9,786.02**	**-114.75%**

Categor…		2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 20 - TAX INCREMENT FINANCING FUND									
Revenue									
40 - TAXES		48,784.06	52,433.98	3,649.92	7.48%	170,344.65	178,922.27	8,577.62	5.04%
45 - OTHER REVENUE		4,696.29	847.80	-3,848.49	-81.95%	17,749.49	2,141.44	-15,608.05	-87.94%
	Revenue Total:	**53,480.35**	**53,281.78**	**-198.57**	**-0.37%**	**188,094.14**	**181,063.71**	**-7,030.43**	**-3.74%**
	Fund 20 Total:	**53,480.35**	**53,281.78**	**-198.57**	**-0.37%**	**188,094.14**	**181,063.71**	**-7,030.43**	**-3.74%**

Categor…	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 79 - SEDA								
Revenue								
40 - TAXES	61,849.81	56,840.88	-5,008.93	-8.10%	265,123.45	261,525.53	-3,597.92	-1.36%
45 - OTHER REVENUE	5,130.59	1,720.98	-3,409.61	-66.46%	21,094.64	9,554.96	-11,539.68	-54.70%
Revenue Total:	**66,980.40**	**58,561.86**	**-8,418.54**	**-12.57%**	**286,218.09**	**271,080.49**	**-15,137.60**	**-5.29%**
Expense								
Department: 790 - SEDA								
51 - PERSONNEL	24,346.73	45,916.21	-21,569.48	-88.59%	92,296.15	115,517.54	-23,221.39	-25.16%
52 - CONTRACTUAL	5,496.37	13,778.18	-8,281.81	-150.68%	23,275.94	30,562.80	-7,286.86	-31.31%
53 - GENERAL SERVICES	613.57	2,495.12	-1,881.55	-306.66%	1,653.30	7,290.24	-5,636.94	-340.95%
54 - MACHINE & EQUIPMENT MAI	121.25	646.45	-525.20	-433.15%	1,244.20	1,738.84	-494.64	-39.76%
55 - CAPITAL OUTLAY	118.69	14,718.40	-14,599.71	-12,300.71%	118.69	95,785.88	-95,667.19	-80,602.57%
58 - GRANT DISBURSEMENTS	0.00	63.56	-63.56	0.00%	75,094.95	50,063.56	25,031.39	33.33%
59 - TRANSFER	0.00	2,500.00	-2,500.00	0.00%	0.00	10,000.00	-10,000.00	0.00%
Department 790 - SEDA Total:	**30,696.61**	**80,117.92**	**-49,421.31**	**-161.00%**	**193,683.23**	**310,958.86**	**-117,275.63**	**-60.55%**
Expense Total:	**30,696.61**	**80,117.92**	**-49,421.31**	**-161.00%**	**193,683.23**	**310,958.86**	**-117,275.63**	**-60.55%**
Fund 79 Surplus (Deficit):	**36,283.79**	**-21,556.06**	**-57,839.85**	**-159.41%**	**92,534.86**	**-39,878.37**	**-132,413.23**	**-143.10%**
Total Surplus (Deficit):	**2,131,867.64**	**3,235,500.96**	**1,103,633.32**	**51.77%**	**4,282,817.25**	**4,357,437.25**	**74,620.00**	**1.74%**

Fund Summary

Fund	2023-2024 Jan. Activity	2024-2025 Jan. Activity	Jan. Variance Favorable / (Unfavorable)	Variance %	2023-2024 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
01 - GENERAL FUND	3,428,699.04	2,534,714.66	-893,984.38	-26.07%	5,439,318.16	4,492,956.93	-946,361.23	-17.40%
02 - WATER AND WASTEWA…	-1,654,489.47	304,605.46	1,959,094.93	118.41%	-2,238,804.69	-882,133.46	1,356,671.23	60.60%
03 - SANITARY LANDFILL FU…	16,594.01	80,337.05	63,743.04	384.13%	-10,988.14	138,615.32	149,603.46	1,361.50%
04 - AIRPORT FUND	257.68	-51,390.50	-51,648.18	-20,043.53%	-6,892.17	-39,002.30	-32,110.13	-465.89%
05 - STORM WATER DRAINA…	85,359.82	127,868.86	42,509.04	49.80%	330,928.65	460,987.84	130,059.19	39.30%
07 - HOTEL OCCUPANCY TAX …	72,323.39	75,363.95	3,040.56	4.20%	142,586.71	129,213.03	-13,373.68	-9.38%
08 - DEBT SERVICE FUND	142,292.74	136,806.08	-5,486.66	-3.86%	286,620.77	291,664.32	5,043.55	1.76%
10 - CAPITAL PROJECTS FUND	-50,802.38	-7,457.07	43,345.31	85.32%	44,202.40	-383,014.36	-427,216.76	-966.50%
11 - CHILD SAFETY FUND	307.85	871.98	564.13	183.25%	1,304.99	2,445.10	1,140.11	87.37%
12 - COURT TECHNOLOGY F…	1,300.39	2,072.22	771.83	59.35%	5,383.69	5,777.63	393.94	7.32%
13 - PUBLIC SAFETY FUND	260.43	-17.45	-277.88	-106.70%	8,527.88	-1,258.14	-9,786.02	-114.75%
20 - TAX INCREMENT FINANC…	53,480.35	53,281.78	-198.57	-0.37%	188,094.14	181,063.71	-7,030.43	-3.74%
79 - SEDA	36,283.79	-21,556.06	-57,839.85	-159.41%	92,534.86	-39,878.37	-132,413.23	-143.10%
Total Surplus (Deficit):	**2,131,867.64**	**3,235,500.96**	**1,103,633.32**	**51.77%**	**4,282,817.25**	**4,357,437.25**	**74,620.00**	**1.74%**

REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, February 04, 2025 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, February 04, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Regular City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT:	Mayor Doug Svien Council Member LeAnn Durfey Council Member Gerald Cook Council Member Maddie Smith Council Member David Baskett Council Member Alan Nix
COUNCIL ABSENT:	Council Member Lonn Reisman Council Member Dean Parr Council Member Brandon Greenhaw
OTHERS ATTENDING:	Jason King, City Manager Randy Thomas, City Attorney Sarah Lockenour, City Secretary

CALL TO ORDER

Mayor Svien called the Regular Meeting to order at 5:30 PM.

PLEDGES OF ALLEGIANCE

Council Member Alan Nix led the pledges to the flags of the United States and the State of Texas.

INVOCATION

Pastor Werth Mayes, Erath County Cowboy Church, voiced the invocation.

PRESENTATIONS AND RECOGNITIONS

Presentation of Check from Waste Connection - Trash to Treasure Golf Tournament

BT Rhodes and Waste Connections, Inc. presented the Stephenville Parks and Leisure Services Department a check in the amount of $33,535.00 from the Trash to Treasure Golf Tournament for the all-inclusive playground at the City Park.

Presentation of SPD Lifesaving Award – Officer Dillon Scott

Police Chief Dan Harris presented Officer Dillon Scott the SPD Lifesaving Award.

Mayor Svien recessed the Regular City Council meeting at 5:39 PM and convened the Executive Session at 5:42 PM.

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

30. Section 551.071 Consultation with Attorney - to Consult Over a Pending or Contemplated Litigation

Mayor Svien adjourned the Executive Session at 6:11 PM and reconvened the Regular City Council meeting at 6:15 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

No action taken at this time.

CITIZENS GENERAL DISCUSSION

- Wyndi Veigel-Gaudette with the Dublin Citizen addressed the City Council to introduce Colton Bradberry, the new student journalist for the paper.

- Julie Harina, 450 Tab Street, addressed the City Council regarding the noise from vehicles, especially the Ninja motorcycles.

REGULAR AGENDA

1. **Consider Approval of Contract with Erath County for Election Services**
   MOTION by Maddie Smith, second by LeAnn Durfey, to approve the contract with Erath County for Election Services. MOTION CARRIED unanimously.

2. **Order 2025 General Election**

   City Secretary Sarah Lockenour presented this item to the Council.

   Staff requests the Council approve the Order of Election for the City of Stephenville General Election to be held on Saturday, May 3, 2025, for the purpose of electing the following:

   Council Member Place 1

   Council Member Place 3

   Council Member Place 5

   Council Member Place 7

   MOTION by Alan Nix, second by David Baskett, to approve the Order of the 2025 General Election as presented. MOTION CARRIED unanimously.

3. **Consider Approval of an Assessment Resolution for Steering Committee of Cities Served by Oncor**

   City Manager Jason King presented this item to the Council.

The City of Stephenville is a member of a 169-member city coalition known as the Steering Committee of Cities Served by Oncor (Steering Committee). The resolution approves the assessment of an eleven cent ($0.11) per capita fee to fund the activities of the Steering Committee.

The Steering Committee undertakes activities on behalf of municipalities for which it needs funding support from its members. Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over three decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

MOTION by David Baskett, second by LeAnn Durfey, to approve Resolution No. 2025-R-02 for the Assessment of the Steering Committee of Cities Served by Oncor. MOTION CARRIED unanimously.

4. 2024 Stephenville Police Department Racial Profiling Report

Police Chief Dan Harris presented the 2024 Stephenville Police Department Racial Profiling Report.

5. Consider Approval of Proposal by Techline Sports Lighting

Parks and Leisure Services Director Daron Trussell presented this item to the Council.

Techline Sports lighting installed lighting for all baseball/softball fields with Stephenville City Park in 2022/2023 and did not include the Optimist Youth Complex. At the time this complex was not in use for tournament play and was excluded from the project. This complex has been added for tournament play and needs lighting to attract additional teams to Stephenville for tournaments.

Staff recommend approving a proposal with Techline Sports Lighting for additional lighting at the Optimist Youth Complex.

The total project cost is $229,000 and includes all materials, delivery and installation. The project is funded from 2022 Bond Proceeds.

MOTION by Gerald Cook, second by Maddie Smith, to approve the proposal by Techline Sports Lighting in the amount of $229,000 as presented. MOTION CARRIED unanimously.

6. Consider Award of Public Works On-Call Contract

Public Works Director Nick Williams presented this item to the Council.

The city has awarded similar on-call contracts since 2017. The initial term of the proposed contract expires on September 30, 2025, and provides for two successive one-year renewals, upon mutual agreement of both parties. A similar contract was awarded in November of 2024. Due to some unit conversion errors, a new contract was advertised and bid. If awarded, this new contract will supersede the contract from last November.

The city advertised the on-call contract and opened bids on January 17, 2025. Five vendors provided prices for the various line-item bids: Cruz Hernandez Concrete Construction, Jay Mills Contracting Company, Sullivan Contracting, Inc., Triple C of Texas - Calderón Concrete Construction, and Westhill Construction, Inc.

The proposed contract provides on-call construction services for pavement repair and maintenance projects in a time efficient manner by pre-bidding individual line items such as demolition, sidewalk, and curb ramps.

The on-call contract locks in pricing from bidders and works as a flexible tool for the city to construct projects that provide the best value for the city. All items on the bid schedule that received a bid are considered awarded to all respective bidders at the prices bid in a primary, secondary, and tertiary manner based on the lowest price. Using the line items bid, the city assembles projects with the lowest overall project cost and best value and then issues project-specific Work Directives to the individual contractors. Contractors retain the option to decline Work Directives if the requested work does not meet their schedule.

Public Works and Purchasing Department staff recommend the contract for the 2024-2025 On-Call Public Works Construction Items be awarded to Cruz Hernandez Concrete Construction, Jay Mills Contracting Company, Sullivan Contracting, Inc., Triple C of Texas - Calderón Concrete Construction, and Westhill Construction, Inc.

MOTION by Alan Nix, second by Gerald Cook, to approve the Public Works On-Call Contract as presented. MOTION CARRIED unanimously.

PLANNING AND ZONING COMMISSION
Steve Killen, Director of Development Services

7. **Applicant Jason Nitschke, Representing Horton Commercial Properties, LLC., is Requesting a Rezone for Property Located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from Multifamily (R-3) to Integrated Housing (R-2.5)**

Development Services Director Steve Killen presented this item to the Council.

Mr. Nitschke's conceptual plan is for duplex style structures, platted separately. If the rezone is approved, a replat will be required for the project. R-2.5 zoning allows duplexes as a use-by-right. The requested zoning will result in a lower unity density per acre than currently zoned.

The Planning and Zoning Commission convened on January 15, 2025, and by unanimous vote, recommended the City Council approve the rezone request.

8. **PUBLIC HEARING**

Case No.: RZ2025-001

Mayor Svien opened the Public Hearing at 6:41 PM.

No one spoke in favor or opposition of the rezone.

Mayor Svien closed the Public Hearing at 6:41:34 PM.

8. **Consider Approval of Ordinance Rezoning Property Located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from Multifamily (R-3) to Integrated Housing (R-2.5)**

MOTION by Gerald Cook, second by David Baskett, to approve Ordinance No. 2025-O-04 rezoning the property located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville as presented. MOTION CARRIED unanimously.

9. **Applicant Shannon Hammon, Representing Team S&K Enterprises, LLC., is Requesting a Rezone for Property Located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) to Central Business District (B-3)**

Development Services Director Steve Killen presented this item to the Council.

The applicant is requesting a rezone to allow for the highest and best use for future development. In 2023, an amended plat was submitted and approved. Also, in December 2023, the adjacent property, known as 252 E Tarleton, was recommended for rezoning from B-1 to B-3. The City Council subsequently approved the rezone of that property in 2024.

The Planning and Zoning Commission convened on January 15, 2025, and by unanimous vote, recommended the City Council approve the rezone request.

11. **PUBLIC HEARING**

Case No.: RZ2025-002

Mayor Svien opened the Public Hearing at 6:44 PM.

No one spoke in favor or opposition of the rezone.

Mayor Svien closed the Public Hearing at 6:44:51 PM

12. **Consider Approval of Ordinance Rezoning Property Located at 230 Tarleton, Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) to Central Business District (B-3)**

MOTION by David Baskett, second by Gerald Cook, to approve Ordinance No. 2025-O-05 rezoning the property located at 230 Tarleton, Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville as presented. MOTION CARRIED unanimously.

13. **Applicant Zane Cole is Requesting a Waiver from Section 155.6.11 Relating to Sidewalk Requirements for Property Located at 185 W Park St, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8**

Development Services Director Steve Killen presented this item to the Council.

This property was recently rezoned to R-2.5 and the parcel was subdivided to allow for the construction of a single- family home. Because the property was recently replatted, the request must be reviewed by the Planning and Zoning Commission and City Council.

The Planning and Zoning Commission convened on January 15, 2025, and by unanimous vote, recommended the City Council deny the waiver request.

14. **Consider Approval of Waiver from Section 155.6.11 Relating to Sidewalk Requirements for Property Located at 185 W Park St**

MOTION by David Baskett, second by Leann Durfey, to deny the waiver from Section 155.6.11 relating to Sidewalk Requirements as presented. MOTION CARRIED unanimously.

15. **Applicant Zane Cole is Requesting a Waiver from Section 155.6.04 Relating to Curb and Gutter Requirements for Property Located at 185 W Park St., Being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8**

Development Services Director Steve Killen presented this item to the Council.

This property was recently rezoned to R-2.5 and the parcel was subdivided to allow for the construction of a single-family home. Because the property was recently replatted, the request must be reviewed by the Planning and Zoning Commission and City Council.

The Planning and Zoning Commission convened on January 15, 2025, and by unanimous vote, recommended the City Council deny the waiver request. One person submitted a letter of opposition.

16. Consider Approval of Waiver from Section 155.6.04 Relating to Curb and Gutter Requirements for Property Located at 185 W Park St.

MOTION by Gerald Cook, second by Maddie Smith, to deny the waiver from Section 155.6.04 relating to Curb and Gutter Requirements as presented. MOTION CARRIED unanimously.

PUBLIC WORKS COMMITTEE
Alan Nix, Chair

17. Public Works Committee Report from January 21, 2025

Committee Chair Alan Nix presented the Public Works Committee Report to the Council.

Agenda Item 1: Habitat for Humanity

Ms. Stacy Morrison, representing Erath County Habitat for Humanity, presented a request for a partnership with the City of Stephenville whereby six undeveloped lots on the east side of Drew Avenue would be developed with homes built by Erath County Habitat for Humanity. The partnership would provide for the city to install the water and sewer utilities as well as the pavement for the six-lot development. It was noted that the estimated cost of performing the water line installation, sewer line installation, and street paving is approximately $214,000. Internal funding would be used for the work. The approximate cost accounts for materials but does not include labor. Ms. Stacy Morrison confirmed the build site was donated property and there are currently no other anticipated building sites in Stephenville. It was also noted that a development engineer has donated their services for this project. Ms. Morrison indicated building is based on funding and families that qualify for Habitat's program.

Following discussion, a motion was made by Mr. Baskett, seconded by Mr. Parr, to forward a positive recommendation to the full council to approve the city's partnership with Erath County Habitat for Humanity.

The committee voted unanimously to forward a positive recommendation to the full council to approve the city's partnership with Erath County Habitat for Humanity as presented.

Agenda Item 2: Jacobs/CH2M OMI Proposed Agreement Amendment for FY 2024-2025

The proposed amendment to the wastewater treatment plant operations agreement was discussed. It was noted this FY24-25 would be the 29th consecutive year partnering with a contractor to provide day-to-day operations at the wastewater treatment plant. It was also noted that the calculated contractual rate of 5.84% was negotiated down to 3.00% for a contractual savings of $20,379.52. The $21,528.00 overall increase is 2.18% above last year and results in an annual operational cost of $1,008,430.00 for the wastewater treatment plant. It was noted that the $36,409.00 increase above the FY24-25 budgeted amount would be offset by a reduction in the plant's capital project budget to cover the cost between the proposed amount and the $972,021.00 budgeted amount.

Following discussion, a motion was made by Mr. Cook, seconded by Mr. Baskett, to forward a positive recommendation to the full council to approve the annual operations agreement amendment (Amendment No. 18) as presented.

The committee voted to forward a positive recommendation to the full council to approve the annual operations agreement amendment as presented.

18. Consider Approval of Infrastructure Partnership with Habitat for Humanity for Drew Street

MOTION by Alan Nix, second by David Baskett, to approve the partnership with Habitat for Humanity as presented. MOTION CARRIED unanimously.

19. Consider Approval of Annual Amendment for Wastewater Treatment Plant Operations

MOTION by Alan Nix, second by David Baskett, to approve the annual amendment for the Wastewater Treatment Plant with Jacobs/CH2M OMI as presented. MOTION CARRIED unanimously.

DEVELOPMENT SERVICES COMMITTEE
Gerald Cook, Chair

20. Development Services Committee Report from January 21, 2025

Committee Chair Gerald Cook presented the Development Services Committee Report to the Council.

On June 18, 2024, the Committee held preliminary discussions regarding this topic and opted to request staff conduct further research. The following options were presented to the Committee on July 16, 2024, for consideration. The Committee, by unanimous vote, opted to take no further action. On August 6, 2024, the Committee reported to the City Council and the recommendation was accepted.

The Development Services Committee revisited this item during the November 2024 meeting. The Committee directed staff to prepare a draft revision to the land use regulations for the B-2, Retail and Commercial District, that would allow Auto Paint and Body Shop/Repair as a "Conditional Use."

After deliberation, the Committee, by unanimous vote, assigned the proposed revisions to the Planning and Zoning Commission for a Public Hearing and a subsequent recommendation to the full City Council. This will go to Planning and Zoning Commission on February 19^{th} for consideration.

NOMINATIONS COMMITTEE
Maddie Smith, Chair

21. Nominations Committee Report from January 21, 2025

Committee Chair Maddie Smith presented the Nominations Committee Report to the Council.

The committee met on January 21, 2025, to review nominations for Citizen Boards and Commissions with the discussion led by committee chair Maddie Smith. The Nominations Committee considered the following nominations:

Library Advisory Board

Kathleen Goodwin (20th Century Club)

Main Street Advisory Board

Carlene Sutton

Kennedy Voelker

Tourism and Visitors Bureau Advisory Board

Chelsey Veldhuizen

Caitlin Moyer

The following recommendations were made:

Library Advisory Board

MOTION by Alan Nix, second by Lonn Reisman, to recommend to the Council Kathleen Goodwin to Place 4 of the Library Advisory Board. MOTION CARRIED unanimously.

Main Street Advisory Board

MOTION by Alan Nix, second by LeAnn Durfey, to recommend to the Council Carlene Sutton to Place 1 of the Main Street Advisory Board. MOTION CARRIED unanimously.

MOTION by Maddie Smith, second by Alan Nix, to recommend to the Council Kennedy Voelker to Place 7 of the Main Street Advisory Board. MOTION CARRIED unanimously.

Tourism and Visitors Bureau Advisory Board

MOTION by Maddie Smith, second by Lonn Reisman, to recommend to the Council Chelsey Veldhuizen to Place 1 of the Tourism and Visitors Bureau Advisory Board. MOTION CARRIED unanimously.

22. Consider Nominations for Citizen Boards and Commissions

MOTION by Maddie Smith, second by David Baskett, to approve the nominations as presented in the Nominations Committee Report. MOTION CARRIED unanimously.

TOURISM AND VISITORS BUREAU COMMITTEE
LeAnn Durfey, Chair

23. Tourism and Visitors Bureau Advisory Committee Report from January 21, 2025

Committee Chair LeAnn Durfey presented the Tourism and Visitors Bureau Committee Report to the Council.

The committee met on January 21, 2025, to review the nomination for Western Heritage Advisory Board Ex-Officio Member with the discussion led by committee chair LeAnn Durfey. The Tourism and Visitors Bureau Committee considered the following nominations:

Western Heritage Advisory Board

Caitlin Moyer

The following recommendations were made:

Western Heritage Advisory Board

MOTION by LeAnn Durfey, second by Lonn Reisman, to recommend to the Council appointment of Cailtin Moyer to Ex-Officio Place 1 of the Western Heritage Advisory Board. MOTION CARRIED unanimously.

24. Consider Nomination for Western Heritage Advisory Board - Ex-Officio Member

MOTION by LeAnn Durfey, second by David Baskett, to appoint Caitlin Moyer to the Western Heritage Advisory Board, Ex-Officio Place 1. MOTION CARRIED unanimously.

FINANCIAL REPORTS
Monica Harris, Director of Finance

25. Monthly Budget Report for the Period Ending December 31, 2024

Director of Finance Monica Harris presented the monthly budget report as follows:

In reviewing the financial statements ending December 31, 2024, the financial indicators are overall as or better than anticipated.

Property Tax Collections: We received $2.8 million in property taxes in the month of December, resulting in a $377K increase over the funds collected last fiscal year to date. The amount collected is 53% of the $7.3 million budget, which is $550K more than anticipated.

Sales and Use Tax: We received $799K in sales tax in December, resulting in $22K or 1% more than the funds collected last fiscal year to date. The amount collected is 27% of the $9.4 million budget, which is $33K higher than anticipated.

Revenue (by fund): Of the $12 million revenue received to date, 62% was received in the General Fund, 26% was received in the Water/Wastewater Fund, 4% was received in the Landfill Fund and 3% was received in the Storm Water Drainage Fund.

Revenue (budget vs. actual): We received 31% of the total budgeted revenue through December, which is $1.3 million more than anticipated due to taxes, licenses and permits and interest revenue.

Revenue (prior year comparison): We received $560K more revenue through December than last fiscal year to date due to taxes and charges for services.

Expenditures (by fund): Of the $10 million spent to date, 53% was expended in the General Fund, 41% was expended in the Water/Wastewater Fund and 4% was expended in the Landfill Fund.

Expenditures (budget vs. actual): We have expended 20% of the total budgeted expenditures through December, which is $1.5 million less than anticipated due to personnel, contractual, capital outlay and grant disbursements.

Expenditures (prior year comparison): We spent $842k more on expenditures through December than last fiscal year to date due to personnel, contractual, maintenance, and capital outlay.

SEDA Revenue Comparison: SEDA has received an overall 28% of budgeted revenue through December, which is $7K less than last fiscal year to date and $8K more than anticipated due to taxes and Interest income.

SEDA Expenditure Comparison: SEDA has spent an overall 19% of budgeted expenditures through December, which is $60K more than last fiscal year to date due to capital outlay and $60K less than anticipated due to contractual, capital outlay, and grant disbursements.

26. Quarterly Investment Report for the Period Ending December 31, 2024

Director of Finance Monica Harris presented the Quarterly Investment Report as follows:

The City of Stephenville's total market value of cash and investments on December 31, 2024, was $44,749,481. This is allocated 10% in demand accounts, 2% in cash/money market accounts, 4% in Certificates of Deposits, 39% in TexStar investment pool, and 45% in TexPool investment pool.

We earned $510K in interest for the quarter. The average yield to maturity for all account types for the quarter was 4.61%. The average yield to maturity for investment accounts for the quarter was 4.8%. The average yield to maturity for a 3-month treasury bill for the quarter was 4.4%. The average weighted maturity in days of the portfolio was 3.59 days.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT
Jeff Sandford, Executive Director

No report was given at this time.

CONSENT AGENDA

27. **Consider Approval of Minutes - January 7, 2025 (Work Session)**

28. **Consider Approval of Minutes - Regular Meeting January 7, 2025**

29. **Consider Approval of Minutes - Special Meeting January 21, 2025**

    MOTION by David Baskett, second by LeAnn Durfey, to approve the Consent Agenda items as presented. MOTION CARRIED unanimously.

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

ADJOURN

Mayor Svien adjourned the Regular City Council meeting at 7:09 PM.

Note: The Stephenville City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

Public Works

STAFF REPORT

SUBJECT:	2024 W Frey Street Maintenance – Cape Seal Project
MEETING:	Council Meeting – 04 MAR 2025
DEPARTMENT:	Public Works
STAFF CONTACT:	Nick Williams

RECOMMENDATION:

Staff recommends acceptance of the 2024 W Frey Street Maintenance – Cape Seal Project as complete.

BACKGROUND:

The City of Stephenville City Council awarded the contract for the above referenced project on June 4, 2024 for $399,376.00 to Jay Mills Contracting, Inc. of Stephenville, Texas. The contractor has completed the work in accordance with the plans and specifications.

FISCAL IMPACT SUMMARY:

Project areas were intentionally extended, in accordance with approved purchasing regulations, to expand the project in order to maximize unit costs as well as ensure Frey Street from Ollie Avenue to Rowland Street received maintenance.

The project was completed for $428,514.91 of which $419,944.61 has been paid to the contractor. The remaining balance of $8,570.30 will be released to the contractor following formal project acceptance by the city council.

A recommendation for final payment has been received from the Engineer of Record. There are no identified outstanding issues and a signed Final Bills Paid Affidavit has been received.

Additionally, staff has contacted all known subcontractors and confirmed payment.

Formal project acceptance will initiate the contract warranty period for the contractor to address any construction defects which may arise within a two-year period of the formal acceptance date.

ATTACHMENTS:

An appropriate resolution for project acceptance is attached for consideration.

RESOLUTION NO. 2025 -______

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, TO ACCEPT THE 2024 W FREY STREET MAINTENANCE – CAPE SEAL PROJECT AND AUTHORIZE FINAL PAYMENT TO JAY MILLS CONTRACTING, INC.; FINDING AND DETERMINING THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City of Stephenville entered into a unit price contract with JAY MILLS CONTRACTING, INC. with a final estimated total cost of $399,376.00; and

WHEREAS, the project areas were extended, in accordance with regulated practices, to best utilize the cost per unit and best utilize the overall 2024 pavement maintenance budget; and

WHEREAS, the actual work was completed at a total cost of $428,514.91 of which $419,944.61 has been previously paid to the contractor, leaving an amount due of $8,570.30; and

WHEREAS, the City has received an executed Final Bills Paid Affidavit from the Contractor and a recommendation of final payment from the Engineer of Record.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT;

SECTION 1. The 2024 W FREY STREET MAINTENANCE – CAPE SEAL PROJECT is hereby accepted, and the City Manager is authorized to make final payment to the contractor.

SECTION 2. It is hereby officially found and determined the meeting which this resolution was passed was open to the public as required by law.

PASSED AND APPROVED this the 4th day of March 2025.

____
David Baskett, Mayor Pro Tem

ATTEST:

____
Sarah Lockenour, City Secretary

____
Jason King, City Manager
Reviewed

____
Randy Thomas, City Attorney
Approved as to form and legality

Item: 37.

ITEM REPORT

To: City Council
From: Dan Harris, Chief
Subject: Consider Approval of the Spillman Annual Maintenance Agreement
Department/Office: Police Department

Summary:

In March of 2021 the Police Department went live with a new Computer Aided Dispatch/Records Management (CAD/RMS) system called Spillman Flex by Motorola. This is a budgeted line item. The annual cost this year is $65,211.13 and includes both Police and Fire Department modules.

Recommended Action:

Approve the budgeted expenditure for the annual maintenance agreement.

Budget:

The expenditure amount of $65,211.13 is more than the budgeted amount of $59,000.00. The additional amount will be covered by budget savings from other budgeted items.

Attachments:

1. MSIAR_INV_1209114828_8230500515
2. MSIAR_INV_1209114828_8230500516

MOTOROLA SOLUTIONS

ORIGINAL INVOICE

Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

Visit our website at www.motorolasolutions.com

Transaction Number	Transaction Date	Transaction Total
8230500515	14-FEB-2025	**61,613.56 USD**

P.O. Number	P.O. Date	Customer Account No
		1209114828

Payment Terms	Payment Due Date
Net Due in 30 Days	16-MAR-2025

Bill To Address

STEPHENVILLE POLICE DEPARTMENT
ATTN: Accounts Payable
356 N BELKNAP ST
STEPHENVILLE TX 76401
United States

Project No: USTX20D011

Project Name: STEPHENVILLE PD USTX20D011

Ship To Address

STEPHENVILLE POLICE DEPARTMENT
356 N BELKNAP ST
STEPHENVILLE TX 76401
United States

IMPORTANT INFORMATION

For all invoice payment inquiries contact
AccountsReceivable@motorolasolutions.com
Telephone: (801) 882-2693

Sales Order(s): USC000361790-R16-NOV-24 08:54:12

SPECIAL INSTRUCTIONS / COMMENTS
General Comment: Regular Invoice

To view your invoices in other formats and perform secure online bill payment, login to your account on http://www.motorolasolutions.com/self-service/myaccount/billingmanagement/. For online support, contact the Motorola Solutions Support team using the online Chat feature or by calling 1-800-422-4210

Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
1	SSV00S00103A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 BRAZOS XML INTERFACE MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			2,044.39
2	SSV00S00012A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX CAD MAINTENANCE (ENHANCED) - STANDARD:16-MAR-2025:15-MAR-2026:			2,965.72
3	SSV00S00072A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX CAD MAPPING MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			2,054.62
4	SSV00S00145A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX COMMAND STAFF PRODUCTIVITY DASHBOARD THIRD PARTY MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-			1,228.58

Please detach here and return the bottom portion with your payment

Payment Coupon

Transaction Number	Customer Account No	Payment Due Date	Transaction Total	Amount Paid
8230500515	1209114828	16-MAR-2025	**61,613.56 USD**	

Please put your Transaction Number and your Customer Account Number on your payment for prompt processing.

STEPHENVILLE POLICE DEPARTMENT
ATTN: Accounts Payable
356 N BELKNAP ST
STEPHENVILLE TX 76401
United States

Payment Transfer Details

Bank of America, Dallas
WIRE Routing Transit Number: 026009593
ACH/EFT Routing Transit Number: 111000012
SWIFT: BOFAUS3N
Bank Account No: 3756319806

Send Payments To:

MOTOROLA SOLUTIONS
Motorola Solutions, Inc.
13108 Collections Center Drive
Chicago IL 60693
United States
Please provide your remittance details to:
US.remittance@motorolasolutions.com

DIVERSION CONTRARY TO EXPORT CONTROL LAW IS PROHIBITED

MOTOROLA SOLUTIONS

ORIGINAL INVOICE

Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

Transaction Number	Transaction Date	Transaction Total
8230500515	14-FEB-2025	**61,613.56 USD**

P.O. Number	P.O. Date	Customer Account No
		1209114828

Payment Terms	Payment Due Date
Net Due in 30 Days	16-MAR-2025

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Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
		2026:			
5	SSV00S00023A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX COMPSTAT MANAGEMENT DASHBOARD THIRD PARTY MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			2,457.20
6	SSV00S00178A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX DRIVER LICENSE SCANNING MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			609.07
7	SSV00S00181A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 E9-1-1 INTERFACE MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			812.07
8	SSV00S00190A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX EVIDENCE BARCODE AND AUDITING MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			609.07
9	SSV00S00193A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX EVIDENCE MANAGEMENT MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,218.95
10	SSV00S00015A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX HUB MAINTENANCE (ENHANCED) - STANDARD:16-MAR-2025:15-MAR-2026:			6,453.43
11	SSV00S00280A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX INSIGHT MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,218.95
12	SSV00S00033A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX LAW RECORDS MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			4,109.21
13	SSV00S00331A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX MOBILE ARREST FORM MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,533.29
14	SSV00S00334A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX MOBILE FIELD REPORT WITH FIELD INTERVIEW MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			2,054.62
15	SSV00S00036A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX MOBILE AVL AND MAPPING MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,533.29
16	SSV00S00354A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX MOBILE VOICELESS CAD MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,533.29
17	SSV00S00038A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX MOBILE RECORDS MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,533.29
18	SSV00S00352A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX MOBILE STATE & NATIONAL QUERIES MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,533.29
19	SSV00S00357A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX MOTOROLA ASTRO RADIO LOCATION INTEGRATION MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,357.69
20	SSV00S00262A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX IMAGING MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			2,054.62
21	SSV00S00026A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX ESRI ARCGIS SERVER STANDARD MAINTENANCE:16-			3,412.76

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500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

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ORIGINAL INVOICE

Transaction Number	Transaction Date	Transaction Total
8230500515	14-FEB-2025	**61,613.56 USD**

P.O. Number	P.O. Date	Customer Account No
		1209114828

Payment Terms	Payment Due Date
Net Due in 30 Days	16-MAR-2025

Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
		MAR-2025:15-MAR-2026:			
22	SSV00S00208A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX ESRI ARCGIS SERVER HA STANDARD MAINTENANCE:16-MAR-2025:15-MAR-2026:			3,412.76
23	SSV00S00438A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX PIN MAPPING MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,218.95
24	SSV00S00468A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX QUICKEST ROUTE MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,018.28
25	SSV00S00405A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX OFFENDER TRACKING MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,218.95
26	SSV00S00028A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX TOUCH MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			2,054.62
27	SSV00S00527A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX TRAFFIC INFORMATION MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,218.95
28	SSV00S00507A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX TEXAS ACCIDENT FORM THIRD PARTY MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			2,338.15
29	SSV00S00040A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX NIBRS MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			3,402.75
30	SSV00S00052A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX STATELINK MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			3,402.75

Total Tax TX 0.00

USD	**Subtotal**	**61,613.56**
USD	**Total Tax**	**0.00**
USD	**Total**	**61,613.56**
USD	**Amount Due**	**61,613.56**

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Transaction Number	Transaction Date	Transaction Total
8230500516	14-FEB-2025	**3,597.57 USD**

P.O. Number	P.O. Date	Customer Account No
		1209114828

Payment Terms	Payment Due Date
Net Due in 30 Days	16-MAR-2025

Bill To Address

STEPHENVILLE POLICE DEPARTMENT
ATTN: Accounts Payable
356 N BELKNAP ST
STEPHENVILLE TX 76401
United States

Project No: USTX20D080

Project Name: STEPHENVILLE PD USTX20D080

Ship To Address

STEPHENVILLE POLICE DEPARTMENT
356 N BELKNAP ST
STEPHENVILLE TX 76401
United States

IMPORTANT INFORMATION

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AccountsReceivable@motorolasolutions.com
Telephone: (801) 882-2693

Sales Order(s): USC000361827-R16-NOV-24 08:54:17

SPECIAL INSTRUCTIONS / COMMENTS
General Comment: Regular Invoice

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Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
1	SSV00S00474A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 FLEX RAPID NOTIFICATION 2.0 MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,848.38
2	SSV00S00187A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 ERS FIRE AND EMS RECORDS INTERFACE MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			611.54
3	SSV00S00590A-SP	Service From: 16-MAR-2025 Service To: 15-MAR-2026 ZOLL RESCUENET FRMS INTERFACE MAINTENANCE - STANDARD:16-MAR-2025:15-MAR-2026:			1,137.65

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Payment Coupon

Transaction Number	Customer Account No	Payment Due Date	Transaction Total	Amount Paid
8230500516	1209114828	16-MAR-2025	**3,597.57 USD**	

Please put your Transaction Number and your Customer Account Number on your payment for prompt processing.

STEPHENVILLE POLICE DEPARTMENT
ATTN: Accounts Payable
356 N BELKNAP ST
STEPHENVILLE TX 76401
United States

Payment Transfer Details

Bank of America, Dallas
WIRE Routing Transit Number: 026009593
ACH/EFT Routing Transit Number: 111000012
SWIFT: BOFAUS3N
Bank Account No: 3756319806

Send Payments To:

MOTOROLA SOLUTIONS
Motorola Solutions, Inc.
13108 Collections Center Drive
Chicago IL 60693
United States
Please provide your remittance details to:
US.remittance@motorolasolutions.com

DIVERSION CONTRARY TO EXPORT CONTROL LAW IS PROHIBITED

MOTOROLA SOLUTIONS

Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

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ORIGINAL INVOICE

Transaction Number	Transaction Date	Transaction Total
8230500516	14-FEB-2025	**3,597.57 USD**

P.O. Number	P.O. Date	Customer Account No
		1209114828

Payment Terms	Payment Due Date
Net Due in 30 Days	16-MAR-2025

Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)

Total Tax	TX	0.00	USD	Subtotal	3,597.57
			USD	Total Tax	0.00
			USD	Total	3,597.57
			USD	Amount Due	3,597.57

STAFF REPORT

SUBJECT: ITB 3338-Utility Department 1-Ton with Service Body Truck

MEETING: Regular Business Meeting March 3, 2025

DEPARTMENT: Purchasing

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

Public Works and Purchasing Department staff recommend the bid for a 1-Ton truck with a Service Body to be awarded to Bruner Motors in accordance with the local vendor preference provisions in the Purchasing Manual.

BACKGROUND:

Bids for (1) 1-Ton crew truck with a Service Body were opened on February 21, 2025. This truck is one of two crew trucks with the integrated toolbox utility bed specifically designed for Water Department response work.

FISCAL IMPACT SUMMARY:

The adopted FY24-25 budget included $70,000 for one (1) crew truck for the Utility Department. The 1-Ton chassis with service body, towing package, amber light bar, light strobes, rhino lining, sidestep nerf bars, and headache rack from Bruner Motors is $70,824.00.

The lowest bid, received from Donohoo Chevrolet of Fort Payne, Alabama, did not include a headache rack. Removing the headache rack from the Bruner Motors Chevrolet to ensure fair comparison, leaves a 2.33% cost difference. Utilizing Section 271.905 of the Local Government Code, included in the adopted Purchasing Manual, regarding Local Vendor Preference, allows the city to award the bid to the local vendor, Bruner Motors Chevrolet, if the local vendor cost is within five (5) percent of a non-local vendor's cost.

The total cost would be $70,274.00.

Below is a tabulation of the bids received :

Item	Description	Bruner Motors Chevrolet Stephenville, TX	Lake Country Chevrolet Jasper, TX	Legacy Brothers, Inc Douglas, GA	Donohoo Chevrolet Fort Payne, AL
1	1-Ton Truck with Service Body	$67,829.00	$68,248.35	$88,366.00	$63,348.00
	Option 1: Towing Package	$75.00	$1,042.00	$902.75	No Bid
	Option 2: Amber Light Bar	$670.00	$422.54	$1,914.40	$2,426.50
	Option 3: Light Strobes	$700.00	$733.32	$684.60	Included in #2
	Option 4: Rhino Lining	$600.00	$550.00	$805.00	$995.00
	Option 5: Sidestep Nerf Bars	$400.00	$409.80	$690.00	$665.00
	Option 6: Headache Rack	$550.00	$767.00	$1,265.00	No Bid
Total (Each) Item 1 + Options 1-6		**$70,824.00**	**$72,173.01**	**$93,831.25**	**$68,634.50**
Total (Each) Item 1 + Options 1-5		**$70,274.00**	**$71,406.01**	**$92,566.25**	**$68,634.50**
		($70,274.00-$68,634.50)/$70,274.00 = 2.33 percent			

THE CITY OF STEPHENVILLE TEXAS

STAFF REPORT

SUBJECT: ITB 3339 -Patrol SUV

MEETING: Regular Business Meeting March 4, 2025

DEPARTMENT: Purchasing

STAFF CONTACT: Rebecca Crosson

RECOMMENDATION:

The Police Chief and Purchasing Department staff recommend the bid for a Patrol Vehicle to be awarded to Bruner Motors in accordance with the local vendor preference provisions in the Purchasing Manual.

BACKGROUND:

Bids were solicited and opened on February 21, 2025, for (1) Patrol SUV. We received 3 responses.

FISCAL IMPACT SUMMARY:

The adopted FY24-25 budget included $55,000 for one (1) patrol SUV for the Police Department.
The lowest bid was received from Donohoo Chevrolet of Fort Payne, Alabama. Utilizing Section 271.905 of the Local Government Code, included in the adopted Purchasing Manual, regarding Local Vendor Preference, allows the city to award the bid to the local vendor, Bruner Motors Chevrolet, if the local vendor cost is within five (5) percent of a non-local vendor's cost.

The total cost would be $53,795.00, leaving a positive balance of $1,205.00.

Below is a tabulation of the bids received :

Item	Description	Bruner Motors Chevrolet Stephenville, TX	Triple Crown Ford Lincoln Stephenville, TX	Donohoo Chevrolet Fort Payne, AL
1	Patrol SUV	$53,795.00	$57,255.15 (Order Unit)	$52,100.00
			$66,570.00 (In Stock)	
	($53,795-$52,100)/$53,795 = 3.15 %			

STAFF REPORT

SUBJECT: Consider approval of annual firefighter medical physical evaluations

DEPARTMENT: Fire

STAFF CONTACT: Robert Isbell

RECOMMENDATION:

Consider approval of annual firefighter medical physical evaluations.

BACKGROUND:

The Stephenville Fire Department seeks approval for annual firefighter wellness physicals. The Texas Commission on Fire Protection (TCFP) mandates that agencies must assess the wellness and fitness needs of the personnel in the department (Texas commission on Fire Protection rule 435.21). In line with this mandate, SFD has updated our policy regarding this rule and has been using Front Line Mobile Health to provide our annual assessments.

This will be the third (3) year of utilizing Front Line Mobile Health. SFD now has trend lines monitoring each member's specific health metrics as well as the overall health of the department.

FISCAL IMPACT SUMMARY:

$32,300

This is a budgeted amount annually in the fire department operational budget

ALTERNATIVES

N/A

FRONT LINE
MOBILE HEALTH
a veteran-owned company

June 6, 2024

To: Scott Brinkley
Stephenville Fire

From: Bruce VanderHaar
Front Line Mobile Health

Chief, here is the breakdown of the Partnership tier of service and the price for 2024-25.

PARTNERSHIP LEVEL LAB TESTS AND PHYSICAL EXAMS
Personalized Risk Assessment
Health Questionnaire & Screening
Annual Human Performance Assessment
Physical Examination & Consultation w/ Medical Provider
LABORATORY ANALYSIS:
• Complete CBC
• Lipid Panel
• Comprehensive Metabolic Panel
• Prostate Specific Antigen (male) or CA-125 (female)
• Urinalysis, with microscopic
• Fecal Occult Blood
• C-Reactive Protein
• Uric Acid
• HBA1C
• Apolipoprotein B
• Lipoprotein (a)
• Free Testosterone with SBG (male) or Estradiol (Female)
• Cortisol
• TSH (Thyroid)
Vision Screening
Body Composition Analysis
Audiogram
Cardiopulmonary Exercise Test (CPET)
Chest Radiograph (X-Ray)
Cancer Screening Ultrasound: thyroid, testicular (male only), abdomen (liver, gallbladder, pancreas, spleen, kidneys, ovaries, non-invasive)

The price for 2024-25 fiscal year is $850 per participant.
Total for 38 is $32,300.