



City Council
Regular Meeting

Tuesday, October 7, 2025, 5:30 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 Judge Shawnee Bass

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

2. Consider Approval of Notice of Election for the November 4, 2025 Special Election
3. Consider Approval of Resolution Denying the 2025 Oncor Rate Case
4. Consider Approval of Interlocal Agreement with the City of Granbury for the Granbury Regional Radio Network
5. Consider Authorizing City Manager to Negotiate Energy Contract for Beginning Term January 1, 2026

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

6. Consider Motion to Un-Table Application No. PD8998

7. Application No.: PD 8998

Applicant Malcolm Kanute, Representing Keewaydin Developments and Rock Creek Property No 1, LLC., is Requesting a Rezone of Property Located at 0 W Cedar St, Parcel R78345, being Part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from Single-Family Residential (R-1) to Planned Development (PD)

8. Public Hearing

Application No.: PD 8998

9. Consider Approval of Ordinance Rezoning Property Located at 0 W Cedar St, Parcel R78345, Being Part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from Single-Family Residential (R-1) to Planned Development (PD)

10. Application No.: RZ 9072

Applicant Joel Allen, representing Allen Real Properties, LTD., is Requesting Approval of an Amended Plat with Simultaneous Rezoning of a Portion of Property Located at 0 Northwest Loop, Parcel R22427, Being

Approximately 3.66 Acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from Retail and Commercial (B-2) to Integrated Housing (R-2.5). The Portion of Parcel R22427 That is Rezoned Will Become Part of Parcel R77510, Zoned R-2.5.

- 11. **Public Hearing**
Application No.: RZ 9072

- 12. **Application No.: RZ 9072**

Consider Approval of an Amended Plat with Simultaneous Rezoning of a Portion of Property Located at 0 Northwest Loop, Parcel R22427, Being Approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from Retail and Commercial (B-2) to Integrated Housing (R-2.5). The Portion of Parcel R22427 that is Rezoned will Become Part of Parcel R77510, Zoned R-2.5.

- 13. **Application No.: RZ 9109**

Applicant Beau Mayo, Representing Erath Capital Investments, LLC., is Requesting a Rezone of Property Located at 380 E. Elm, Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two Family Residential (R-2) to Multiple Family Residential (R-3)

- 14. **Public Hearing**
Application No.: RZ 9109

- 15. **Application No.: RZ 9109**

Consider Approval of a Rezone of Property Located at 380 E. Elm , Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION to the City of Stephenville, Erath County, Texas from "R-2", One and Two-Family Residential (R-2) to Multiple Family Residential (R-3)

PARKS AND LEISURE SERVICES COMMITTEE

Lonn Reisman, Chair

- 16. Parks and Leisure Services Committee Report from September 16, 2025

FINANCIAL REPORTS

Monica Harris, Director of Finance

- 17. Monthly Budget Report for the Period Ending August 31, 2025

CONSENT AGENDA

- 18. Consider Approval of Minutes from September 2, 2025 - Regular Meeting
- 19. Consider Approval of Minutes from September 16, 2025 - Special Meeting
- 20. Consider Approval of Municipal Bailiff Contract
- 21. Consider Award of Budgeted Street Department Dump Truck
- 22. Consider Award of Budgeted Street Department Woodchipper
- 23. Consider the Award of Annual Chlorine Bid #3343 to Lonestar Maintenance & Service Inc.
- 24. Consider the Award of Annual SPARD Photography RFP #3047 to TSS Photography
- 25. Consider the Award of SPARD Athletic Uniforms Bid #3345 to U Name It
- 26. Consider the Award of Annual Maintenance Uniforms Bid #3344

27. Consider Renewal of Annual Generator Maintenance Contract with Diversified Power Systems
28. Consider Renewal of Annual Food Inspection Contract with Brad Hodges Inspections
29. Consider Renewal of Annual Pest Control Contract with Timmons Exterminating
30. Consider Renewal of Annual Sewer Root Control Contract with Duke's Root Control, Inc.
31. Consider Renewal of Annual Tree Maintenance Contract with Jim's Tree Service
32. Consider Renewal of Annual Turf Maintenance Contract with Heritage Landscape Supply Group, Inc.
33. Consider Renewal for Annual EMS Billing/Collections contract with Emergicon
34. Consider Renewal of Annual On-Call Public Works Construction Items Contracts
35. Consider Renewal of Annual Portable Restrooms Contract with Texan Restrooms
36. Consider Approval of Taser 10 Contract Payment
37. Consider Approval of ERCOT 2026 Membership Renewal
38. Consider Approval of Budgeted Used Water Truck for the Landfill
39. Consider Approval of Network Security Software Contract

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

40. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Nibrah**
41. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Shepherd**
42. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project CH**
43. **Section 551.071 Consultation with Attorney** - to Consult Over Grant Applications
44. **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**

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

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.

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.