



## **CITY COUNCIL**

MEETING MINUTES  
REGULAR MEETING  
OCTOBER 7, 2025

### **CALL TO ORDER**

The City Council of the City of Stephenville, Texas, convened on Tuesday, October 7, 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 Pro Tem David Baskett  
Place 1 LeAnn Durfey  
Place 2 Gerald Cook  
Place 3 Lonn Reisman  
Place 4 Dean Parr  
Place 5 Maddie Smith  
Place 7 Brandon Greenhaw  
Place 8 Alan Nix

#### **Council Absent:**

#### **Others Attending:**

Jason King, City Manager  
Randy Thomas, City Attorney  
Sarah Lockenour, City Secretary

Mayor Pro Tem David Baskett called the Regular Meeting to order at 05:30 PM.

### **PLEDGES OF ALLEGIANCE**

Council Member Maddie Smith led the pledges to the flags of the United States and the State of Texas.

### **INVOCATION**

Curt Plaxco with the Stephenville Ministerial Alliance voiced the invocation.

### **PRESENTATIONS AND RECOGNITIONS**

**1. Recognition of Judge Shawnee Bass**

Mayor Pro Tem David Baskett read the following proclamation:

*WHEREAS, Judge Shawnee Bass faithfully served the City of Stephenville as Municipal Judge from 2023-2025, demonstrating integrity, professionalism, and an unwavering commitment to justice; and*

*WHEREAS, during her tenure, Judge Bass has ensured that every individual appearing before the Municipal Court was treated with fairness, dignity, and respect, upholding the highest standards of the judiciary; and*

*WHEREAS, Judge Bass's leadership and dedication have strengthened public confidence in our local court system and contributed greatly to the safety, order, and well-being of the Stephenville community; and*

*WHEREAS, her service has reflected the values of compassion, accountability, and excellence, and her example has inspired those who work alongside her in public service; and*

*WHEREAS, the City of Stephenville wishes to express its sincere gratitude for Judge Bass's many contributions and lasting impact on our community.*

*NOW, THEREFORE, I, David Baskett, by the authority vested in me as Mayor Pro Tem of the City of Stephenville, Texas, do hereby recognize and honor Judge Shawnee Bass for her distinguished service and dedication to justice and extend best wishes for continued success and happiness in all future endeavors.*

The proclamation was received by Judge Shawnee Bass.

**CITIZENS GENERAL DISCUSSION**

No one addressed the Council at this time.

**REGULAR AGENDA**

**2. Consider Approval of Notice of Election for the November 4, 2025 Special Election**

City Secretary Sarah Lockenour presented this item to the Council requesting approval of the Notice of Election for the November 4, 2025 Special Election.

Motion by Maddie Smith, second by LeAnn Durfey, to approve the Notice of Election for the November 4, 2025 Special Election as presented. MOTION CARRIED unanimously.

**3. Consider Approval of Resolution Denying the 2025 Oncor Rate Case**

City Manager Jason King presented this item to Council.

On June 26, 2025, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent

with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

MOTION by Alan Nix, second by Brandon Greenhaw, to approve Resolution 2025-R-18 Denying the 2025 Oncor Rate Case. MOTION CARRIED unanimously.

4. **Consider Approval of Interlocal Agreement with the City of Granbury for the Granbury Regional Radio Network**

Stephenville Police Chief Dan Harris presented the item to Council.

In 2021, the council approved a new public safety radio system which is a part of the Granbury Regional Radio system. There is a monthly fee to the City of Granbury for the use of the system. The cost has increased due to additional cyber protections added to the Radio Core. The cost is developed through the fee schedule on a per device basis and will be \$9,385.00 per month. The agreed monthly maintenance fee will have a total annual cost of \$112,620. The total expense for the 2025-2026 budget year will be \$112,620 as represented in the Fee Schedule.

Consider approval of the Interlocal Agreement between the City of Stephenville and the City of Granbury for the use of the Granbury Regional Radio Network.

MOTION by Alan Nix, second by Lonn Reisman, to approve the Interlocal Agreement between the City of Stephenville and the City of Granbury for the use of the Granbury Regional Radio Network as presented. MOTION CARRIED unanimously.

5. **Consider Authorizing City Manager to Negotiate Energy Contract for Beginning Term January 1, 2026**

City Manager Jason King presented this item to Council.

MOTION by Alan Nix, second by Maddie Smith, to authorize City Manager to negotiate an energy contract for beginning term January 1, 2026 with a company in the best interest of the City. MOTION CARRIED unanimously.

**PLANNING AND ZONING COMMISSION**

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

MOTION by Alan Nix, second by Maddie Smith, to un-table Application No. PD8998. MOTION CARRIED unanimously.

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)**

Development Services Director Steve Killen turned the presentation over to the developer

representatives.

Mr. Taylor Kanute addressed the Council with an update on the project for property located at 0 Cedar Street and requested to table the rezone request until further notice.

Mr. Malcolm Kanute addressed the Council regarding this request.

MOTION by Alan Nix, second by Gerald Cook, to proceed with Public Hearing and consideration of the rezone request. MOTION CARRIED unanimously.

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

A Conceptual Plan was presented to the Planning and Zoning Commission for the 41.67-acre development on July 16, 2025. The applicant is now requesting approval of the Development Plan and assignment of zoning to Planned Development.

The property has split zoning of R-1, Single Family Residential and B-2, Commercial. The PD request is for single family housing. The remainder portion of the property comprising the B-2, Commercial zoning will be held for future development.

The Planning Zoning Commission convened August 20, 2025, and by unanimous vote, recommended the City Council deny the rezone request and development plan. NOTE: A petition has been filed and validated requiring a super-majority vote to overturn the recommendation of the Commission.

## 8. Public Hearing

### Application No.: PD 8998

Mayor Pro Tem Baskett entered into a Public Hearing at 5:57 PM.

No one spoke in favor regarding this rezone.

The following spoke in opposition regarding the rezone:

- Nathan Collier, 1620 Cedar Street, Stephenville
- Scott Randolph, 1506 Whitefield Street, Stephenville
- Steve Keck, 1450 Melissa Street, Stephenville
- Penny Hampton, 1411 Harper Mill Road, Stephenville
- Ross McAngus, 891 PR 1424, Stephenville
- Sadie Mayes, 1440 Melissa, Stephenville
- Dereece Howell, 1610 W Cedar Street, Stephenville — representing Kenneth Howell, Carol and John Boucher, Hardy and Caroline Hampton

Mayor Pro Tem Baskett closed the Public Hearing at 6:16 PM.

## 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)

City Manager Jason King informed the Council that there was a petition of opposition filed with and validated by the City Secretary. Therefore, a super-majority vote of six to eight would be needed to overturn the Planning and Zoning Commission's denial of the rezone.

MOTION by Maddie Smith, second by LeAnn Durfey, to deny the rezone of property located at 0 W Cedar Street as presented. MOTION CARRIED by roll call vote as follows:

Place 1 - yes  
Place 2 - yes  
Place 3 - yes  
Place 4 - yes  
Place 5 - yes  
Place 7 - yes  
Place 8 - yes

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.**

This item was pulled at the request of the Developer.

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

This item was pulled at the request of the Developer.

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.**

This item was pulled at the request of the Developer.

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)**

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

Mr. Mayo presented a rezone request from One and Two-Family Residential (R-2) to Multifamily (R-3) for adjacent parcels on October 19, 2022. The Commission voted 4-1 to recommend the City Council approve the rezone request. Subsequently, the City Council approved Ordinance 2022-O-36 at the November, 2025 regular meeting by unanimous vote.

Mr. Mayo is now acquiring Parcel R28924 and is requesting a rezone to include this parcel in his project.

The project will have adequate water and sewer service. A six-inch water main is in Elm St. and a six-inch sanitary sewer main is in Ivy St. Additionally, a 12" sewer main traverses the properties.

The rezone request, if approved, aligns with the Future Land Use designation of "Complete Neighborhood" according to Comprehensive Plan "Stephenville 2050."

The Planning and Zoning Commission convened September 17, 2025, and by a unanimous vote of 7-0, recommended the City Council approve the rezoning request. The Stephenville 2050 Comprehensive Plan designates Future Land Use as Complete Neighborhood. One person spoke in opposition of the request.

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

Mayor Pro Tem Baskett entered into a Public Hearing at 6:25 PM

No one spoke in favor or opposition regarding this rezone.

Mayor Pro Tem Baskett closed the Public Hearing at 6:25:25 PM

**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)**

MOTION by Gerald Cook, second by LeAnn Durfey, to approve Ordinance 2025-O-29 rezoning 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). MOTION CARRIED unanimously.

**PARKS AND LEISURE SERVICES COMMITTEE**

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

Parks and Leisure Services Committee Chair Lonn Reisman gave the Parks and Leisure Services Committee Report from September 16, 2025.

September 16, 2025, the Parks and Leisure Services Committee met to discuss Splashville Renovations. Parks and Leisure Services Director Daron Trussell led the Committee through an introduction of the concept proposals for the Splashville renovations.

No Council Action was taken at the time of the meeting. Staff will hold Town Halls and various presentations for citizen feedback before bringing back to the Committee for action.

**FINANCIAL REPORTS**

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

Monthly Budget Report for the Period Ending August 31, 2025, Director of Finance Monica Harris presented the monthly budget report as follows:

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

*Property Tax Collections:* We received \$16K in property taxes in the month of August, resulting in a \$413K increase over the funds collected last fiscal year to date. The amount collected is over 100% of the \$7.8 million budget, which is \$85K more than anticipated.

*Sales and Use Tax:* We received \$848K in sales tax in August, resulting in \$246K or 2.7% more than the funds collected last fiscal year to date. The amount collected is 97% of the \$9.4 million budget, which is \$505K higher than anticipated.

*Revenue (by fund):* Of the \$43 million revenue received to date, 56% was received in the General Fund, 27% was received in the Water/Wastewater Fund, 5% was received in the Landfill Fund, 3% was received in the Debt Service Fund, 3% was received in the Storm Water Drainage Fund, 2% was received in the TIF Fund, 2% in the HOT Fund, 1% was received in the Capital Projects Fund, and 1% was received in the Airport fund.

*Revenue (budget vs. actual):* We received slightly over 100% of the total budgeted revenue through August, which is \$4.4 million more than anticipated due to taxes, licenses and permits, intergovernmental, interest income and other revenue.

*Revenue (prior year comparison):* We received \$255K more revenue through August than last fiscal year to date due to taxes, licenses and permits, charges for services, and other revenue.

*Expenditures (by fund):* Of the \$40 million spent to date, 49% was expended in the General Fund, 35% was expended in the Water/Wastewater Fund, 3% was expended in the Storm Water Drainage Fund, 3% was expended in the Debt Service Fund, 3% was expended in the Landfill Fund, 2% was expended in the Capital Projects Fund, 2% was expended in the TIF Fund, 2% was expended in the HOT Fund, and 1% was expended in the Airport Fund.

*Expenditures (budget vs. actual):* We have expended 75% of the total budgeted expenditures through August, which is \$9 million less than anticipated due to personnel, contractual and capital outlay.

*Expenditures (prior year comparison):* We spent \$12 million less on expenditures through August than last fiscal year to date due to capital outlay.

*SEDA Revenue Comparison:* SEDA has received an overall 97% of budgeted revenue through August, which is \$10K less than last fiscal year to date due to interest income and \$41K more than anticipated due to taxes.

*SEDA Expenditure Comparison:* SEDA has spent an overall 53% of budgeted expenditures through August, which is \$25K more than last fiscal year to date due to personnel and capital outlay and \$447K less than anticipated due to contractual, capital outlay, and grant disbursements.

## **CONSENT AGENDA**

18. **Consider Approval of Minutes from September 2, 2025 - Regular Meeting**
19. **Consider Approval of Minutes from September 16, 2025 - Special Meeting**

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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**

Mayor Pro Tem David Baskett announced that item 39 would be pulled out from Consent Agenda to be considered separately.

MOTION by Alan Nix, second by LeAnn Durfey, to approve Consent Agenda without item 39. MOTION CARRIED unanimously.

### **39. Consider Approval of Network Security Software Contract**

MOTION by Alan Nix, second by LeAnn Durfey, to approve the Network Security Software Contract contingent upon the City Attorney's review and approval. MOTION CARRIED unanimously.



## COMMENTS BY CITY MANAGER

## COMMENTS BY COUNCIL MEMBERS

## EXECUTIVE SESSION

Mayor Pro Tem David Baskett recessed the Regular City Council meeting at 6:40 PM and convened the Executive Session at 6:45 PM.

Mayor Pro Tem David Baskett adjourned the Executive Session at 7:09 PM and reconvened the Regular City Council meeting at 7:10 PM

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

No action was taken at this time.

## ADJOURN

Mayor Pro Tem David Baskett adjourned the meeting at 07:11 PM.

## EXECUTIVE SESSION NOTICE

  
\_\_\_\_\_  
David Baskett, Mayor Pro Tem

ATTEST:

  
\_\_\_\_\_  
Sarah Lockenour, City Secretary

