



CITY COUNCIL

MEETING MINUTES REGULAR MEETING

JUNE 2, 2026

CALL TO ORDER

The City Council of the City of Stephenville, Texas, convened on Tuesday, June 2, 2026, 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:

City Council Mayor Lonn Reisman
City Council Place 1 LeAnn Durfey
City Council Place 2 Gerald Cook
City Council Place 3 Mark McClinton
City Council Place 5 Maddie Smith
City Council Place 6 Ricky Thurman
City Council Place 7 Nick Robinson
City Council Place 8 Alan Nix

Council Absent:

City Council Place 4 Dean Parr

Others Attending:

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

Mayor Lonn Reisman called the Regular Meeting to order at 05:30 PM.

PLEDGES OF ALLEGIANCE

Council Member Ricky Thurman led the pledges to the flags of the United States and the State of Texas.

INVOCATION

Werth Mayes with Cowboy Church voiced the invocation.

CITIZENS GENERAL DISCUSSION

No one addressed the Council at this time.

REGULAR AGENDA

1. Presentation of Citizens Budget Requests

City Secretary Sarah Lockenour presented the Citizen Budget Requests as follows:

1. Cost of living adjustments for retirees
2. Downtown sidewalks and streets
3. Drainage on Britain Circle
4. LJT HOT funds

These will be discussed further at future budget worksessions.

2. Consider Approval of Appointment to Council Committees

Mayor Lonn Reisman presented the following Council Committee Assignments:

Finance Committee: Mark McClinton, chair; Gerald Cook, Ricky Thurman, Nick Robinson
Parks and Leisure Services Committee: Maddie Smith, chair; LeAnn Durfey, Dean Parr, Alan Nix

Personnel Committee: Ricky Thurman, chair; LeAnn Durfey, Mark McClinton, Maddie Smith

Development Services Committee: Gerald Cook, chair; Mark McClinton, Ricky Thurman, Nick Robinson

Public Health and Safety Committee: Dean Parr; Maddie Smith, Nick Robinson, Alan Nix

Nominations Committee: Nick Robinson, chair; Maddie Smith, Ricky Thurman, Alan Nix

Public Works Committee: Alan Nix, chair; LeAnn Durfey, Gerald Cook, Dean Parr

Tourism and Visitors Bureau Committee: LeAnn Durfey, chair; Gerald Cook, Mark McClinton, Dean Parr

MOTION by Maddie Smith, second by Alan Nix, to approve the Council Committee Assignments as presented. MOTION CARRIED unanimously.

3. Facilities Presentation by Erath County Appraisal District

Presentation by Erath County Appraisal District Chief Appraiser Jonathan Pringle regarding Erath CAD facilities.

4. Consider Approval of Interlocal Agreement with Erath County for Dispatchers

Police Chief Dan Harris presented this item.

MOTION by Alan Nix, second by Gerald Cook, to approve the Interlocal Agreement with Erath County for Dispatchers as presented. MOTION CARRIED unanimously.

PLANNING AND ZONING COMMISSION

5. Application No.: RZ 2026-9643

Applicant Mike McCown, Representing C Winsett & Gail Reddoch, is Requesting Approval of a Rezone of Property Located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being Approximately 42.750 Acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from Agricultural (AG) to

Integrated Housing (R-2.5)

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

Mr. McCowan is requesting the rezone to allow the construction of single-family residences. If the rezone is approved, construction plans will be submitted to for staff review. A Final Plat will be presented for approval upon acceptance of public improvements.

Under the Stephenville 2050 Comprehensive Plan, Future Land Use is designated as Complete Neighborhood.

The Planning and Zoning Commission convened May 20, 2026, and by vote of 5:1, recommended the City Council approve the rezoning request.

6. Public Hearing RZ 2026-9643

Mayor Lonn Reisman entered into a Public Hearing at 6:11 PM.

Mike McCown, representing the developer, addressed the Council in support of the rezone.

No one spoke in opposition regarding this rezone.

Mayor Lonn Reisman closed the Public Hearing at 6:16 PM.

7. Consider Approval of Ordinance Rezoning Property Located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being Approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from Agricultural (AG) to Integrated Housing (R-2.5)

MOTION by Ricky Thurman, second by Mark McClinton, to approve Ordinance No. 2026-O-14 rezoning property located at 1042 PR 1428 as presented. MOTION CARRIED unanimously.

8. Application No.: RZ 2026-9644 Applicant Mike McCown, representing C Winsett & Gail Reddoch, is Requesting Approval of a Rezone of Property Located at 1163 PR 1428 Off CR 498, Parcel R22380, being Approximately 41.310 Acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from Agricultural (AG) to Integrated Housing (R-2.5)

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

Mr. McCowan is requesting the rezone to allow the construction of single-family residences. If the rezone is approved, construction plans will be submitted to staff for review. A Final Plat will be presented for approval upon acceptance of public improvements.

Under the Stephenville 2050 Comprehensive Plan, Future Land Use is designated as Complete Neighborhood.

The Planning and Zoning Commission convened May 20, 2026, and by a vote of 5:1, recommended the City Council approve the rezoning request.

9. **Public Hearing**
RZ2026-9644

Mayor Lonn Reisman entered into a Public Hearing at 6:18 PM.

No one spoke in favor or opposition regarding this rezone.

Mayor Lonn Reisman closed the Public Hearing at 6:19 PM.

10. **Consider Approval Ordinance Rezoning Property Located at 1163 PR 1428 Off CR 498, Parcel R22380, being Approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from Agricultural (AG) to Integrated Housing (R-2.5)**

MOTION by Gerald Cook, second by Mark McClinton, to approve Ordinance No. 2026-O-15 rezoning property located at 1163 PR 1428 as presented. MOTION CARRIED unanimously.

FINANCIAL REPORTS

11. **Monthly Budget Report for the Period Ending April 30, 2026**

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

In reviewing the financial statements ending April 30, 2026, the financial indicators are overall as or better than anticipated.

Property Tax Collections: We received \$71k in property taxes in the month of April, resulting in a \$578k increase in the funds collected last fiscal year to date. The amount collected is 99% of the \$8.3 million budget, which is \$72k more than anticipated.

Sales and Use Tax: We received \$725k in sales tax in April, resulting in \$524k or 9% more than the funds collected last fiscal year to date. The amount collected is 65% of the \$9.6 million budget, which is \$531k more than anticipated.

Revenue (by fund): Of the \$39 million revenue received to date, 48% was received in the General Fund, 29% was received in the Water/Wastewater Fund, 9% was received in the Capital Projects Fund, 5% was received in the Landfill Fund, 3% was received in the Airport Fund, 2% was received in the Storm Water Drainage Fund, and 2% was received in the TIF Fund. The remaining funds received 1% or less.

Revenue (budget vs. actual): We received 74% of the total budgeted revenue through April, which is \$1.3 million more than anticipated due to taxes and charges for services.

Revenue (prior year comparison): We received \$8.3 million more revenue through April than last fiscal year to date due to taxes, charges for services, debt proceeds, and interfund transfers.

Expenditures (by fund): Of the \$31 million spent to date, 54% was expended in the General Fund, 30% was expended in the Water/Wastewater Fund, 6% was expended in the Landfill Fund, 3% was expended in the Debt Service Fund, 3% was expended in the Stormwater Drainage Fund, and 2% was expended in the HOT Fund. The remaining funds spent 1% or less of the total expenditures.

Expenditures (budget vs. actual): We have expended 45% of the total budgeted expenditures through April, which is \$14 million less than anticipated due to personnel, contractual, capital outlay, debt service, and interfund transfers.

Expenditures (prior year comparison): We spent \$3.5 million more in expenditures through April than last fiscal year to date due to personnel, operating, and transfers related to capital outlay.

SEDA Revenue Comparison: SEDA has received 64% of budgeted revenue through April, which is \$37k more than last fiscal year to date due to taxes and \$38k more than anticipated due to taxes and interest.

SEDA Expenditure Comparison: SEDA has spent an overall 56% of budgeted expenditures through April, which is \$18k more than last fiscal year to date due to contractual and capital outlay and \$32k less than anticipated due to personnel and grant disbursements.

CONSENT AGENDA

12. **Consider Approval of Minutes from May 5, 2026 - Regular Meeting**
13. **Consider Approval of Minutes from May 12, 2026 - Special Meeting**
14. **Consider Approval of Minutes from May 26, 2026 - Special Meeting**
15. **Consider Approval of Minutes from May 26, 2026 - City Council Work Session**
16. **Consider Approval of Renewal for Yearly Microsoft Software Licensing Agreement**
17. **Consider Approval of Expenditure for Axon Body, Car and Interview Room Cameras**
18. **Consider Renewal of Annual Contract for Audit Services for Fiscal Year Ending September 30, 2026**

MOTION by Alan Nix, second by Mark McClinton, to approve the Consent Agenda as presented. MOTION CARRIED unanimously.

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

Mayor Lonn Reisman recessed the Regular City Council Meeting at 6:34 PM and entered into Executive Session at 6:37 PM.

Mayor Lonn Reisman adjourned the Executive Session at 6:59 PM and reconvened the Regular City Council meeting at 7:01 PM.

19. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Stanley**

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

No action was taken at this time.

ADJOURN

Mayor Lonn Reisman adjourned the meeting at 07:01 PM.



Alan Nix, Mayor Pro Tem

ATTEST:



Sarah Lockenour, City Secretary

