



City Council
Regular Meeting

Tuesday, September 1, 2026, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION: Pastor John Barnes, Timber Ridge Church

PRESENTATIONS AND RECOGNITIONS

1. Proclamation Recognizing Constitution Week
2. Proclamation Recognizing the Stephenville 20th Century Club 125th Anniversary

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

3. Consider Approval of Modification of Existing Agreement with Global Payments Direct Incorporated for Merchant Card Services
4. Discuss and Consider Adoption of Resolution 2026-R-16, Approving the Stephenville Type B Economic Development Authority Authorizing the Issuance of the Authority's Sales Tax Revenue Bonds; Approving a Sales Tax Remittance Agreement; and Enacting Other Provisions Relating to the Subject.
5. Consider Approval of Resolution 2026-R-17, Accepting an In-Kind Donation from the Stephenville Wednesday Evening Lions Club for the Stephenville Recreation Hall
6. Consider Award of ITB #3361 - Three (3) Patrol-Rated SUVs
7. Consider Approval of Resolution 2026-R-18, a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corporation, Mid-Tex Division, regarding the company's 2026 rate review mechanism filing.

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

8. **Application No. RZ 2026-9989**
Eric Hayden, representing applicant David Hulse and 1425 Groesbeck, LLC., is requesting approval of a rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.
9. **Public Hearing**
Application No. RZ 2026-9989
10. **Application No. RZ 2026-9989**
Consider approval of ORDINANCE, to rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.
11. **Application No. PP 2026-9991**
Applicant Taylor Kanute, representing Keewaydin Developments, LLC., is requesting approval of a Preliminary Plat with simultaneous rezoning of a portion of property located at 0 W. Cedar Street, Parcel R78345, being approximately 42.837 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas, from (R-1), Single Family, to (B-2), Retail and Commercial.
12. **Public Hearing**
Application No. PP 2026-9991
13. **Application No. PP 2026-9991**
Consider approval of ORDINANCE, for a Preliminary Plat with simultaneous rezoning of a portion of property located at 0 W. Cedar Street, Parcel R78345, being approximately 42.837 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas, from (R-1), Single Family, to (B-2), Retail and Commercial.
14. **Application No. PD 9075 - PD Update**
Cole Gilliam Parks, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587 of the A0520 MENEFEER JARRETT to the City of Stephenville, Erath County, Texas.
15. **Public Hearing**
Application No. PD 9075 - PD Update
16. **Application No. PD 9075 - PD Update**
Consider approval of ORDINANCE, for a Planned Development (PD) for property located at 315 FM 2303, Parcel R22587 of the A0520 MENEFEER JARRETT to the City of Stephenville, Erath County, Texas.

TOURISM AND VISITORS BUREAU COMMITTEE

LeAnn Durfey, Chair

17. Committee Report from August 18, 2026.
18. Consider Approval of Main Street Grant Program.

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

19. Committee Report from August 18, 2026

NOMINATIONS COMMITTEE

Nick Robinson, Chair

20. Committee Report from August 18, 2026
21. Consider Approval of a Resolution relating to the use of Hotel Occupancy Tax (HOT) Funds for the Enhancement and Upgrading of Sports Facilities and Athletic Fields within the City of Stephenville.

PERSONNEL COMMITTEE

Ricky Thurman, Chair

22. Committee Report from August 18, 2026

FINANCIAL REPORTS

Monica Harris, Director of Finance

23. Monthly Budget Report for the Period Ending July 31, 2026

CONSENT AGENDA

24. Consider Approval of Minutes from August 3, 2026 - Budget Work Session
25. Consider Approval of Minutes from August 4, 2026 - Regular Meeting
26. Consider Approval of Minutes from August 10, 2026 - Budget Work Session
27. Consider Approval of Minutes from August 18, 2026 - Council Committee Meeting
28. Consider Award of Food Inspection Services Bid #3355
29. Consider Renewal of Annual Car Wash & Oil Change Contract
30. Consider Renewal of Annual SPARD Photography Contract
31. Consider Renewal of Annual EMS Billing/Collections Contract

32. Consider Renewal of Annual Tree Maintenance Contract
33. Consider Renewal of Annual Gas and Granular Chlorine Contract
34. Consider Renewal of Annual SPARD Athletic Uniforms Contract
35. Consider Renewal of Annual Sewer Root Control Contract
36. Consider Renewal of Annual Street Renovation Materials Contract
37. Consider Award of Annual Pest Control Services ITB #3356
38. Consider Renewal of Annual Maintenance Uniforms Contract
39. Consider Renewal of Annual On-Call Construction Items Contract
40. Consider Acceptance of the 2026 Harbin Drive Crosswalk Beacons Project

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. Under terms of Chapter 551 of the Texas Government Code, the City Council may enter into Closed Executive Session to discuss the following:
 - 551.072 Deliberations about Real Property [Abstract 348, Erath County, 6 acres more particularly described in Deed 2026-03626, Volume 992, Page 654 of said County]

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

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.

Note: 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.



PROCLAMATION IN RECOGNITION OF CONSTITUTION WEEK

WHEREAS: September 17, 2026, marks the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Lon Reisman, by virtue of the authority vested in me as Mayor of the City of Stephenville in the County of Erath, State of Texas do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this first day of September of the year of our Lord two thousand twenty-six.

Lon Reisman, Mayor



PROCLAMATION

Stephenville 20th Century Club

WHEREAS, the Stephenville 20th Century Club was founded in 1901, making it one of the oldest continuously active civic organizations in the City of Stephenville, and has proudly served the community for 125 years; and

WHEREAS, throughout its distinguished history, the Stephenville 20th Century Club has been dedicated to promoting education, literature, history, the arts, civic engagement, and community service, enriching the quality of life for generations of Stephenville residents; and

WHEREAS, the members of the Stephenville 20th Century Club have demonstrated an unwavering commitment to volunteerism, leadership, and philanthropy by supporting local schools, libraries, scholarships, historical preservation efforts, cultural programs, and numerous charitable initiatives that have strengthened our community; and

WHEREAS, the Club has fostered lifelong learning, encouraged responsible citizenship, and inspired generations of women to become active leaders and advocates for the betterment of Stephenville and Erath County; and

WHEREAS, the 125th Anniversary of the Stephenville 20th Century Club is a significant milestone that celebrates more than a century of service, friendship, and dedication, while honoring the vision and perseverance of its founding members and all those who have carried forward its legacy; and

WHEREAS, the City of Stephenville is proud to recognize the lasting contributions of the Stephenville 20th Century Club and extends its sincere appreciation for the organization's enduring commitment to making our community a better place to live, work, and raise a family.

NOW, THEREFORE, I, Lonn Reisman, Mayor of the City of Stephenville, Texas, on behalf of the City Council, do hereby proclaim September 15, 2026, as the

Stephenville 20th Century Club 125th Anniversary

in the City of Stephenville and encourage all citizens to join in celebrating this remarkable milestone and to recognize the many accomplishments and lasting contributions of the Stephenville 20th Century Club over the past 125 years.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this first day of September of the year of our Lord two thousand twenty-six.

Lonn Reisman, Mayor



STAFF REPORT

SUBJECT: Consider Approval of Modification of Existing Agreement with Global Payments Direct Incorporated for Merchant Card Services

DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

RECOMMENATION:

Staff recommend approval of the modification of the existing agreement with Global Payments Direct Incorporated for merchant card services.

BACKGROUND:

Credit card payments for Utility Billing and Collections and Municipal Court are processed through the Tyler Technologies ERP Pro 10 and Municipal Justice software utilizing Global Payments Direct Incorporated for the merchant card services. This streamlines the payment process by allowing card and payment information to be processed simultaneously within a single software program. Online payments are reflected in accounts in real time, providing staff with immediate visibility into payment activity.

As use of debit and credit cards has increased, so to have the credit card processing fees. Staff contacted Tyler Technologies for other merchant card service providers that would keep the same streamlined process. Only one existed but that would require additional equipment. Tyler Technologies suggested requesting a rate review from Global Payments, which staff requested and Global Payments provided.

Global Payments has agreed to drop their processing fees with the city agreeing to extend the agreement for 36 months. The rate analysis reflected a potential monthly savings of approximately \$30,000 or 47%.

FISCAL IMPACT SUMMARY:

Reduce the monthly credit card service fees that the city pays.

ALTERNATIVES:

Not approve the agreement.

Request staff to add a credit card processing fee to the fee schedule.

CLIENT SATISFACTION OFFER

Merchant Name or DBA Name: CITY OF STEPHENVILLE ("**Merchant**")

Merchant ID(s): [REDACTED] ("**MID**" or "**MIDS**")

Date: 7/22/2026

Global Payments Direct, Inc. ("**Global Direct**"), a Global Payments company, values its merchant clients and strives to create mutually beneficial, long-term relationships with them. Accepting this offer will modify your Card Services Agreement (the "**Agreement**") with Global Direct in accordance with the adjustments listed below (the "**Amended Rates**"). Capitalized terms not defined herein shall have the meaning given in the Agreement.

Amended Rates

Discount Rate	[REDACTED]	Per Item	[REDACTED]
Settlement Funding Fee	[REDACTED]	Per Item	[REDACTED]
Risk Assessment fee	[REDACTED]	Per Item	[REDACTED]
Auth Per Item	[REDACTED]		

Please see the Rate Analysis for full details.

Contract Term

The Amended Rates will become effective on the first day of the calendar month of the Effective Date so long as this Client Satisfaction Offer is executed and received by Global Direct by the 10th of the calendar month, otherwise the Amended Rates will be effective on the first day of the calendar month following the Effective Date. The Amended Rates remain subject to change as per the terms and conditions of the Agreement. All fees, rates, charges and other terms not otherwise revised per this Client Satisfaction Offer remain in full force and effect.

Merchant agrees to extend the term of the Agreement for 36 months from the last date of execution below (the "**Effective Date**"). This time period will be referred to as the "**Extended Term**". At the expiration of the Extended Term, the Agreement will automatically renew as per the terms of the Agreement for successive one-year periods (each a "**Renewal Term**", and collectively with the Initial Term and the Extended Term, the "**Term**").

Merchant agrees to pay the following account closure fees per terminating MID upon early termination of the Agreement: (a) \$500.00 if terminated with more than 12 months remaining in the Term; or (b) \$250.00 if terminated with 12 or fewer months remaining in the Term, or such portion of the foregoing as may be permitted by applicable law.

All other terms and conditions of the Agreement remain unchanged. This Client Satisfaction Offer and the details contained herein are confidential and may not be disclosed, displayed, or otherwise transmitted to any third party except to attorneys, accountants or other professional advisers as may be necessary to effect the purposes of this letter between the parties. By signing below, each party acknowledges that it has carefully read and fully understood this amendment, and each agrees to be bound by the terms of this amendment.

GLOBAL PAYMENTS DIRECT, INC.

CITY OF STEPHENVILLE

Signed By: _____

Signed By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

RESOLUTION APPROVING A RESOLUTION OF THE STEPHENVILLE TYPE B ECONOMIC DEVELOPMENT AUTHORITY AUTHORIZING THE ISSUANCE OF THE AUTHORITY'S SALES TAX REVENUE BONDS; APPROVING A SALES TAX REMITTANCE AGREEMENT; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, Stephenville Type B Economic Development Authority (the "Authority") is a non-profit industrial development corporation created, existing and governed by the Development Corporation Act, Chapters 501, 502 and 505, Texas Local Government Code, formerly Section 4B of Article 5190.6, Tex. Rev. Civ. Stat. Ann., as amended (the "Act").

WHEREAS, there has been presented to this City Council a resolution (the "Bond Resolution") adopted by the Board of Directors of the Authority authorizing the issuance and sale of the Authority's sales tax revenue bonds for the public purpose of the acquisition of land, buildings, and improvements of approximately twenty-seven (27±) acres located in the southwestern portion of the city limits of the City to be made suitable for use as manufacturing and industrial facilities in order to promote or develop new or expanded business enterprises that create or retain primary jobs in the City;

WHEREAS, the Authority and the City desire to enter into a Sales Tax Remittance Agreement, dated as of September 1, 2026, pursuant to which sales taxes collected by the City for the benefit of the Authority pursuant to the Act are transferred and deposited into a fund for the use by the Authority in the furtherance of its authorized powers and purposes; and

WHEREAS, this City Council finds and determines that it is necessary and appropriate to approve the Bond Resolution and to approve said Sales Tax Remittance Agreement for the purposes hereinabove provided.

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

Section 1. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Bond Resolution, attached hereto as Exhibit A, is hereby approved and the issuance by the Authority of sales tax revenue bonds in the principal amount of \$[] (the "Bonds"), for the public purpose of the acquisition of land, buildings, and improvements of approximately twenty-seven (27±) acres located in the southwestern portion of the city limits of the City to be made suitable for use as manufacturing and industrial facilities in order to promote or develop new or expanded business enterprises that create or retain primary jobs in the City, funding the reserve fund requirement for the Bonds and to pay costs of issuance of the Bonds, is hereby approved; and said Bond Resolution, the Bonds and the expenditure of funds of the Authority in connection therewith are hereby approved.

Section 2. The Sales Tax Remittance Agreement by and between the City and the Authority, dated as of September 1, 2026, is hereby approved and the Mayor of the City is hereby authorized and directed to execute said agreement in the name of and on behalf of the City. For so long as any of the Bonds or Parity Obligations (as defined in the Bond Resolution) remain outstanding, the City covenants, agrees and warrants, to the extent permitted by law, to cause no reduction, abatement or exemption in the sales tax below the rate voted at the election held by and within the City on February 3, 2015, and to cause such sales tax to be collected and deposited in accordance with the Sales Tax Remittance Agreement.

Section 3. This Resolution shall be effective immediately upon adoption.

PASSED, APPROVED AND SO RESOLVED by the City Council of the City of Stephenville, Texas, on the 1st day of September, 2026.

Lonn Reisman, Mayor

ATTEST:

Irma Parker, Interim City Secretary

Reviewed by Jason King, City Manager

Randy Thomas, City Attorney
Approved as to form and legality

Exhibit A
Authority Bond Resolution

Draft



STAFF REPORT

SUBJECT: Consider approval Resolution Accepting an In-Kind Donation from Wednesday Evening Lions Club

DEPARTMENT: Parks and Leisure Services

STAFF CONTACT: Troy Jones, Interim Director of Parks and Leisure Services

DESCRIPTION:

Consider approval of a resolution accepting an in-kind donation from the Stephenville Wednesday Evening Lions Club for the purchase and installation of new fans in the Stephenville Recreation Hall.

BACKGROUND:

This item was presented at the August 4, 2026 City Council Regular meeting for action; however, the Item was not stated as a RESOLUTION. This item comes before you to document and officially take City Council action to accept the in-kind donation.

The Stephenville Wednesday Evening Lions Club has offered to provide an in-kind donation by directly purchasing and paying for the installation through City Electric of new fans in the Stephenville Recreation Hall. The fans will improve air circulation and comfort for residents utilizing the facility for recreational programs, community events, rentals, and other public activities.

Although the City will not receive funds directly, the improvements will become a permanent asset to the Recreation Hall upon completion of the installation. Acceptance of this in-kind donation recognizes the continued partnership and generosity of the Stephenville Wednesday Evening Lions Club in supporting community facilities.

FISCAL IMPACT SUMMARY:

Staff recommends approval of the resolution accepting the in-kind donation from the Stephenville Wednesday Evening Lions Club for the purchase and installation of new fans in the Stephenville Recreation Hall.

RESOLUTION NO. 2026-R-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, ACCEPTING AN IN-KIND DONATION FROM THE STEPHENVILLE WEDNESDAY EVENING LIONS CLUB FOR THE PURCHASE AND INSTALLATION OF NEW CEILING FANS IN THE STEPHENVILLE RECREATION HALL; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ALL NECESSARY ACTIONS TO ACCEPT THE DONATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Stephenville is committed to maintaining and improving its public facilities for the benefit and enjoyment of residents and visitors; and

WHEREAS, the Stephenville Wednesday Evening Lions Club has generously offered to provide an in-kind donation by directly purchasing and paying for the installation of new ceiling fans in the Stephenville Recreation Hall through City Electric; and

WHEREAS, the installation of the new ceiling fans will improve air circulation, enhance user comfort, and increase the overall functionality of the Stephenville Recreation Hall for recreational programs, community events, rentals, and other public activities; and

WHEREAS, although the City will not receive monetary funds directly, the installed improvements will become a permanent asset of the Stephenville Recreation Hall upon completion of the installation; and

WHEREAS, the City Council desires to formally accept this in-kind donation and express its appreciation for the continued partnership and generosity of the Stephenville Wednesday Evening Lions Club in supporting community facilities and enhancing the quality of life for the citizens of Stephenville.

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

Section 1. The recitals contained in the preamble of this Resolution are hereby found to be true and correct and are incorporated herein for all purposes.

Section 2. The City Council hereby accepts the in-kind donation from the Stephenville Wednesday Evening Lions Club consisting of the purchase and installation of new ceiling fans in the Stephenville Recreation Hall by City Electric.

Section 3. Upon completion of the installation, the ceiling fans shall become the property of the City of Stephenville as a permanent improvement to the Stephenville Recreation Hall.

Section 4. The City Council expresses its sincere appreciation to the Stephenville Wednesday Evening Lions Club for its generosity, community spirit, and continued commitment to enhancing public facilities for the benefit of Stephenville residents.

Section 5. The City Manager, or his designee, is authorized to execute any documents and take any actions necessary to facilitate acceptance of this in-kind donation and completion of the project.

Section 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY RESOLVED this 1st day of **SEPTEMBER** 2026.

CITY OF STEPHENVILLE, TEXAS

Lonn Reisman, Mayor

ATTEST:

Irma Parker, Interim City Secretary

APPROVED FOR AGENDA

APPROVED AS TO FORM & LEGALITY

Jason King, City Manager

Randy Thomas, City Attorney



STAFF REPORT

SUBJECT: ITB #3361 – Three (3) Patrol-Rated SUVs
MEETING: Regular Business Meeting – 01 September 2026
DEPARTMENT: Purchasing
STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Manager and Chief of Police that ITB #3361 for three (3) patrol-rated SUVs be awarded to Bruner Motors in accordance with the local business preference set forth in Texas Local Government Code §271.905.

BACKGROUND:

A request for bids was advertised and solicited for three (3) patrol-rated SUVs for the Police Department. Bids were opened at 3:00 p.m. on August 20th, 2026. Two bids were received and reviewed.

FISCAL IMPACT SUMMARY:

The bid tabulation is as follows:

	BRUNER MOTORS	CALDWELL COUNTRY CHEVROLET II LLC
	Stephenville, Texas	Caldwell, Texas
BID TOTAL	\$163,086.00	\$162,189.99

Caldwell Country Chevrolet was the lowest bidder. However, according to Texas Local Government Code §271.905, a bid may be awarded to the lowest bidder, or the bidder whose principal place of business is in the local government and whose bid was within three percent (3%) of the lowest bid. The cost difference between Caldwell Country Chevrolet and Bruner Motors was 0.55%.

COMMITTEE REPORT

SUBJECT: Consider approval of Resolution for Negotiated Settlement between the Atmos Steering Committee and Atmos Energy Corporation, Mid-Tex Division, regarding the 2026 Rate Review Mechanism Filing

DEPARTMENT: Administrative Services

STAFF CONTACT: Jason King, City Manager

SUMMARY:

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of \$291.1 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$273.6 million. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$253.4 million instead of the claimed \$291.1 million.

After several settlement meetings, the parties have agreed to settle the case for \$260.5 million. This is a reduction of over \$30 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Resolution/Ordinance before October 1, 2026.

RATE TARIFFS:

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT:

The impact of the settlement on average residential rates is an increase of \$13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be \$44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS:

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP:

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and will be comparable to DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities
RRM Cities:	\$66.18	-
DARR:	\$66.07	\$0.11
ATM Cities:	\$67.02	(\$0.84)
Environs:	\$66.07	\$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Resolution.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$260.5 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution that is inconsistent with the Resolution.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution. This section further directs that the remaining provisions of the Resolution are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$291.1 million in additional system-wide revenues, the RRM settlement at \$260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$260.5 million is fair and reasonable. The ACSC Executive Committee, consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2026. New rates become effective October 1, 2026.

EMAIL INSTRUCTIONS – ACTION REQUIRED BY OCTOBER 1

From: Thomas Brocato <tbrocato@lglawfirm.com>

Date: July 24, 2026 at 3:17:54 PM CDT

To: Thomas Brocato <tbrocato@lglawfirm.com>, Samantha Miller <smiller@lglawfirm.com>

Cc: Michelle Felker <mfelker@lglawfirm.com>

Subject: "[EXTERNAL]" ACSC: Atmos MTX RRM Settlement ACTION REQUIRED

ACTION REQUIRED BY OCTOBER 1

Steering Committee of Cities Served by Atmos (ACSC),

As previously communicated, ACSC has reached a settlement agreement with Atmos resolving the 2026 RRM Filing. In its filing, the Company requested a \$291.1 million increase on a system-wide basis. This was reduced to \$273.6 million due to limitations in the RRM tariff. Our consultants conducted discovery and prepared a report detailing additional adjustments totaling \$20.2 million. This translates into a \$253.4 million increase (i.e. \$273.6 million - \$20.2 million = \$253.4 million). The Company has agreed to settle the case for **\$260.5 million**. This is a reduction of over \$30 million to the Company's request. This includes payment of ACSC's expenses. Based upon *all* of the factors, we believe this is a good outcome and recommend approval. We are attaching the following six items to this email:

- 1-2. Many cities require adoption of an ordinance to set rates while others do no. As such, we are providing both a sample [resolution](#) and ordinance your city may use to adopt the new tariffs. Please consult with your city charter or city attorney in order to determine which document is required for your city.
3. The new Rate Tariffs. These should be identified as [Attachment 1 to the Resolution](#) or Ordinance ([CY25 MTX RRM - Tariffs](#)).
4. **Pension and Retiree Medical Benefits Benchmarks.** These should be identified as [Attachment 2 to the Resolution](#) or Ordinance ([CY24 MTX RRM - Pension Benchmark](#)).
5. A Model Staff Report (Atmos Mid-Tex 2025 RRM Model Staff Report).
6. Average Bill Impacts (CY MTX RRM -Average Bill).

You will notice that there is no separate settlement agreement. By adopting the tariffs, you will be adopting rates consistent with our agreement. Please set this on the agenda prior to October 1. Once you have adopted the Resolution/Ordinance and tariffs, please send a signed copy to me and Atmos. Please contact us if you have any questions.

Thanks,
Thomas and Sam

RECOMMENDATION

Move to adopt Resolution as presented.

RESOLUTION NO. 2026-R-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Stephenville, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC’s attorneys and consultants, to resolve issues identified in the Company’s RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 1st DAY OF **SEPTEMBER** 2026.

CITY OF STEPHENVILLE, TEXAS

Lonn Reisman, Mayor

ATTEST:

Irma Parker, Interim City Secretary

APPROVED FOR AGENDA

Jason King, City Manager

APPROVED AS TO FORM & LEGALITY

Randy Thomas, City Attorney

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXTariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 40.7 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 23.65	\$ 24.35	\$ 23.65	\$ 24.35	\$ 0.70	
4	Consumption Charge (Ccf)	40.7	\$ 0.74748	\$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				\$ 54.09	\$ 66.64	\$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	\$ 0.26375	\$ 0.26375	\$ 10.74	\$ 10.74	\$ -	
9	Rider GCR Part B (Ccf)	40.7	\$ 0.58642	\$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				\$ 34.62	\$ 34.62	\$ -	0.00%
11								
12	Total Base with Gas Cost				\$ 88.71	\$ 101.26	\$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	Total Residential Average Bill				\$ 94.48	\$ 107.85	\$ 13.37	14.15%
16								
17	<u>Rate C @ 372.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 94.00	\$ 115.50	\$ 94.00	\$ 115.50	\$ 21.50	
20	Consumption Charge (Ccf)	372.6	\$ 0.22261	\$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				\$ 176.95	\$ 219.03	\$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	\$ 0.26375	\$ 0.26375	\$ 98.28	\$ 98.28	\$ -	
25	Rider GCR Part B	372.6	\$ 0.40258	\$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				\$ 248.30	\$ 248.30	\$ -	0.00%
27								
28	Total Base with Gas Cost				\$ 425.25	\$ 467.33	\$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	Total Commercial Average Bill				\$ 452.93	\$ 497.75	\$ 44.82	9.90%
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1263 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	\$ 0.7678	\$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.5623	\$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
39	Total Base Rates	<u>1,263</u>			<u>\$ 2,818.62</u>	<u>\$ 3,514.88</u>	<u>\$ 696.26</u>	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	\$ 2.63750	\$ 2.63750	\$ 3,331.65	\$ 3,331.65	\$ -	
43	Rider GCR Part B (MMBtu)	1,263	\$ 0.90813	\$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				<u>\$ 4,478.78</u>	<u>\$ 4,478.78</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 7,297.41	\$ 7,993.67	\$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	Total Industrial Average Bill				<u>\$ 7,772.42</u>	<u>\$ 8,514.00</u>	<u>\$ 741.58</u>	<u>9.54%</u>
50								
51	<u>Rate T at 4935 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.7678	\$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	\$ 0.5623	\$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
57	Total Base Rates	<u>4,935</u>			<u>\$ 4,931.86</u>	<u>\$ 6,152.37</u>	<u>\$ 1,220.51</u>	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	\$ 0.90813	\$ 0.90813	\$ 4,481.46	\$ 4,481.46	\$ -	
61	Total Gas Cost				<u>\$ 4,481.46</u>	<u>\$ 4,481.46</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 9,413.33	\$ 10,633.84	\$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	Total Transportation Average Bill				<u>\$ 10,026.07</u>	<u>\$ 11,326.02</u>	<u>\$ 1,299.96</u>	<u>12.97%</u>

STAFF REPORT



SUBJECT: Application No.: RZ 2026-9989

Eric Hayden, representing applicant David Hulse and 1425 Groesbeck, LLC., is requesting approval of a rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.

DEPARTMENT: Development Services

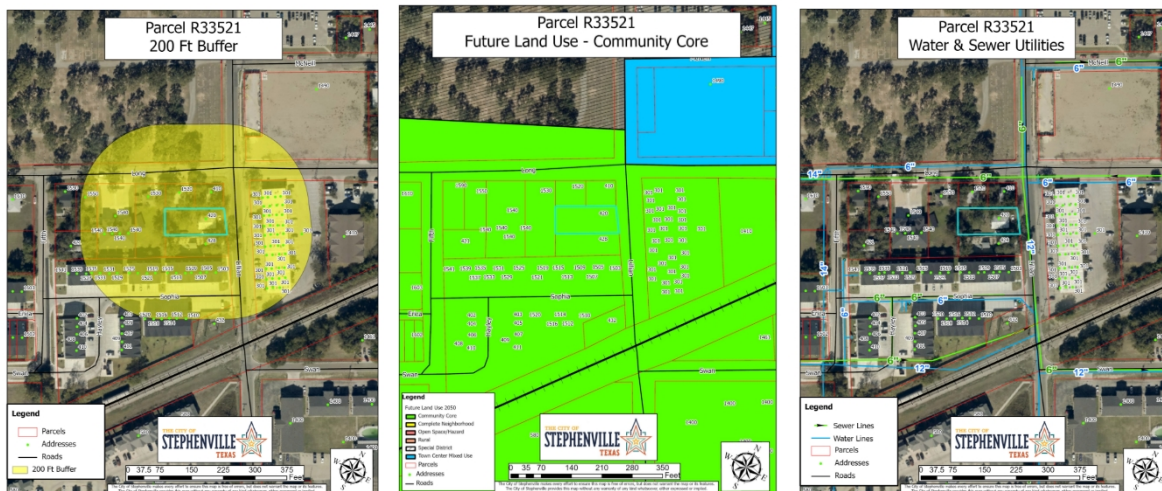
STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Hayden is requesting the rezone to allow the highest and best use of the property considering recent trends in the area.

A 6" water main and a 12" sanitary sewer main is in Lillian St.

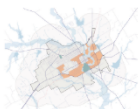
The rezone request, if approved, aligns with the Future Land Use designation of "Community Core" according to the Comprehensive Plan, "Stephenville 2050."



FUTURE LAND USE

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.



RECOMMENDATION:

The Planning and Zoning Commission convened August 19, 2026, and by a vote of 7-0, recommended the City Council approve the rezone request.

Sec. 154.05.6. Multiple family residential district (R-3).

5.6.A Description. This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes platted as one parcel and sole source management. All R-3 zoning will be appropriate to a city-style neighborhood. 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 esthetic and functional well being of the intended district environment.

5.6.B Permitted Uses.

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than four 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 four unrelated individuals;
- (2) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than four unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) Fraternity or sorority house.

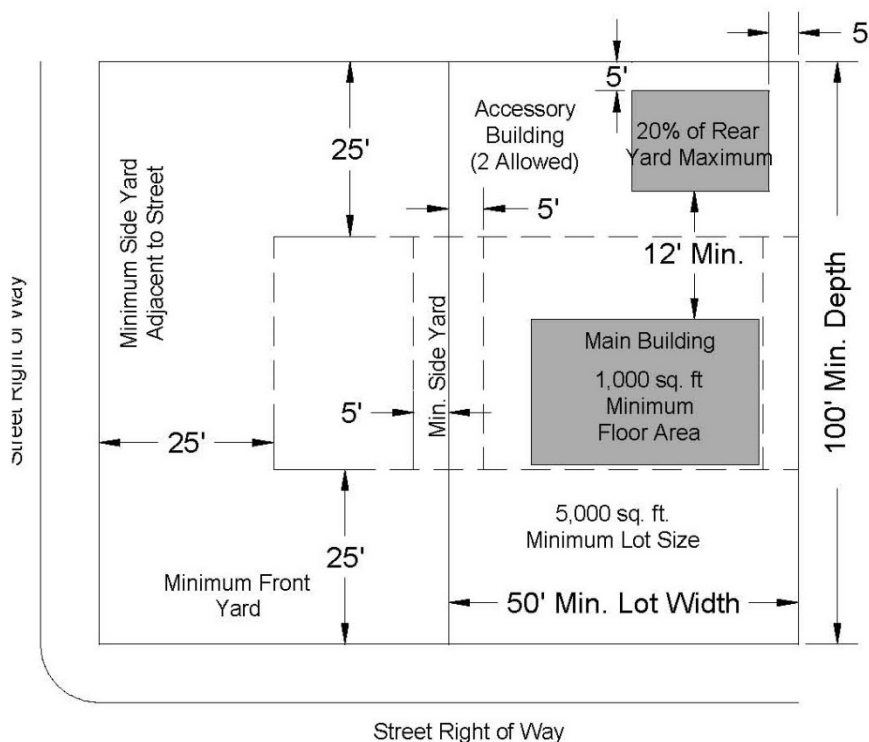
5.6.C Conditional Uses.

- (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.

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

- (A) *Single family dwelling.*
 - (1) Minimum lot area: 5,000 ft².

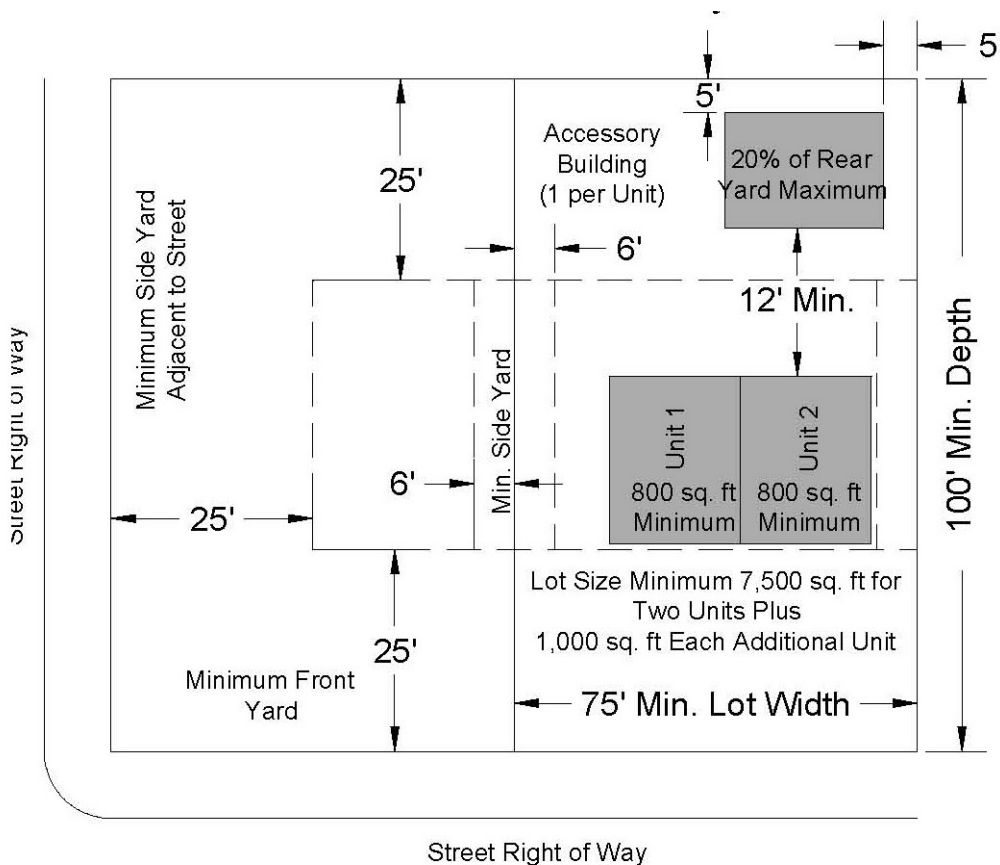
- (2) Minimum lot width and lot frontage: 50 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
 - (a) Maximum coverage as a percentage of lot area: 40%.
 - (b) Single family dwelling: 1,000 ft².
- (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 ft² for two dwelling units, plus 1,000 ft² 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: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 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 ft².
- (8) Accessory buildings:
 - (a) Maximum accessory building coverage of rear yard: 20%.
 - (b) Maximum area of each accessory building: 200 ft².
 - (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) *Reserved.*

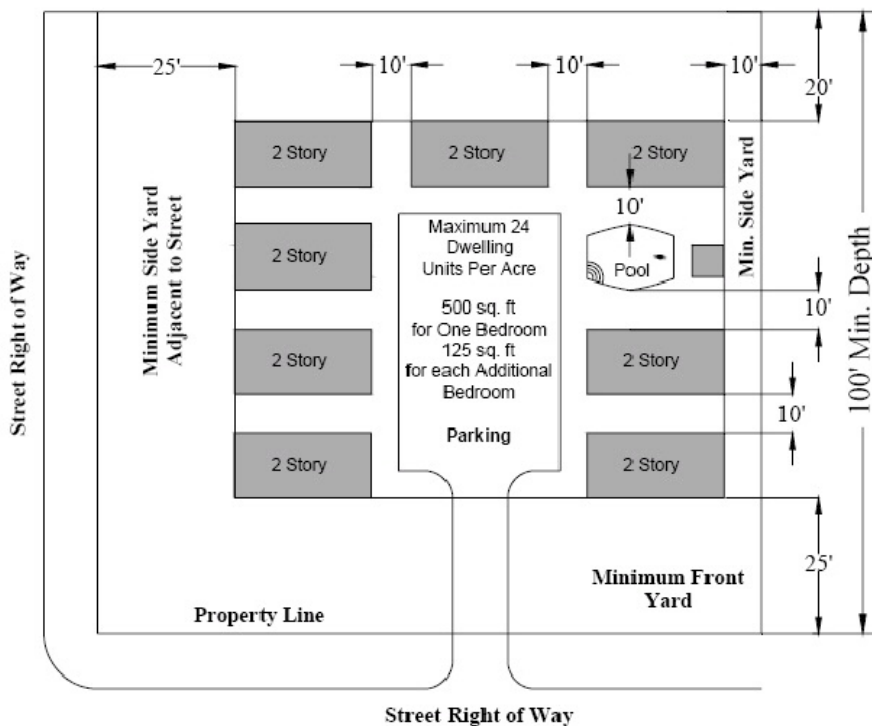
(D) *Multiple family dwellings.*

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.

- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) 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.

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

Multiple Family Dwelling



5.6.E Parking 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. Student housing whereby individual rooms are leased by unit must require 1.5 spaces per rented bed.

5.6.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls of all new dwellings shall construct the remaining exterior walls of alternative materials. See Section 10.E(2): Exterior Building Material Standard—Alternative Materials.

- (3) Existing dwellings expanding the total square footage of the building 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.
- (4) Existing dwellings expanding the total square footage of the building more than 50%, or proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum primary materials, Section 10.E: Exterior Building Material Standard, for the total exterior walls of the structure.

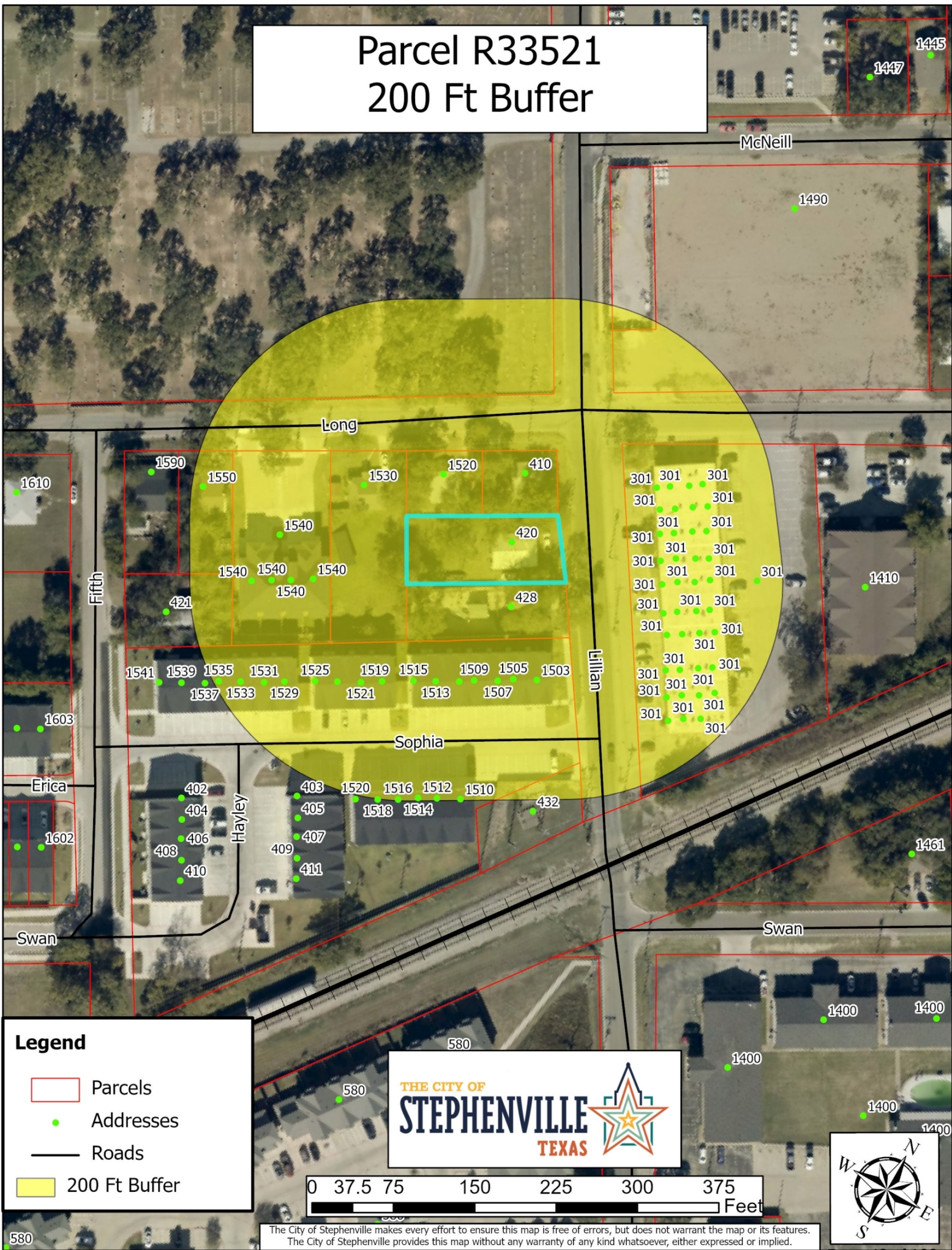


(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011; Am. Ord. 2021-O-29, § 1, passed 9-7-2021; Am. Ord. 2024-O-33, § 1, passed 11-5-2024)

ALTERNATIVES:

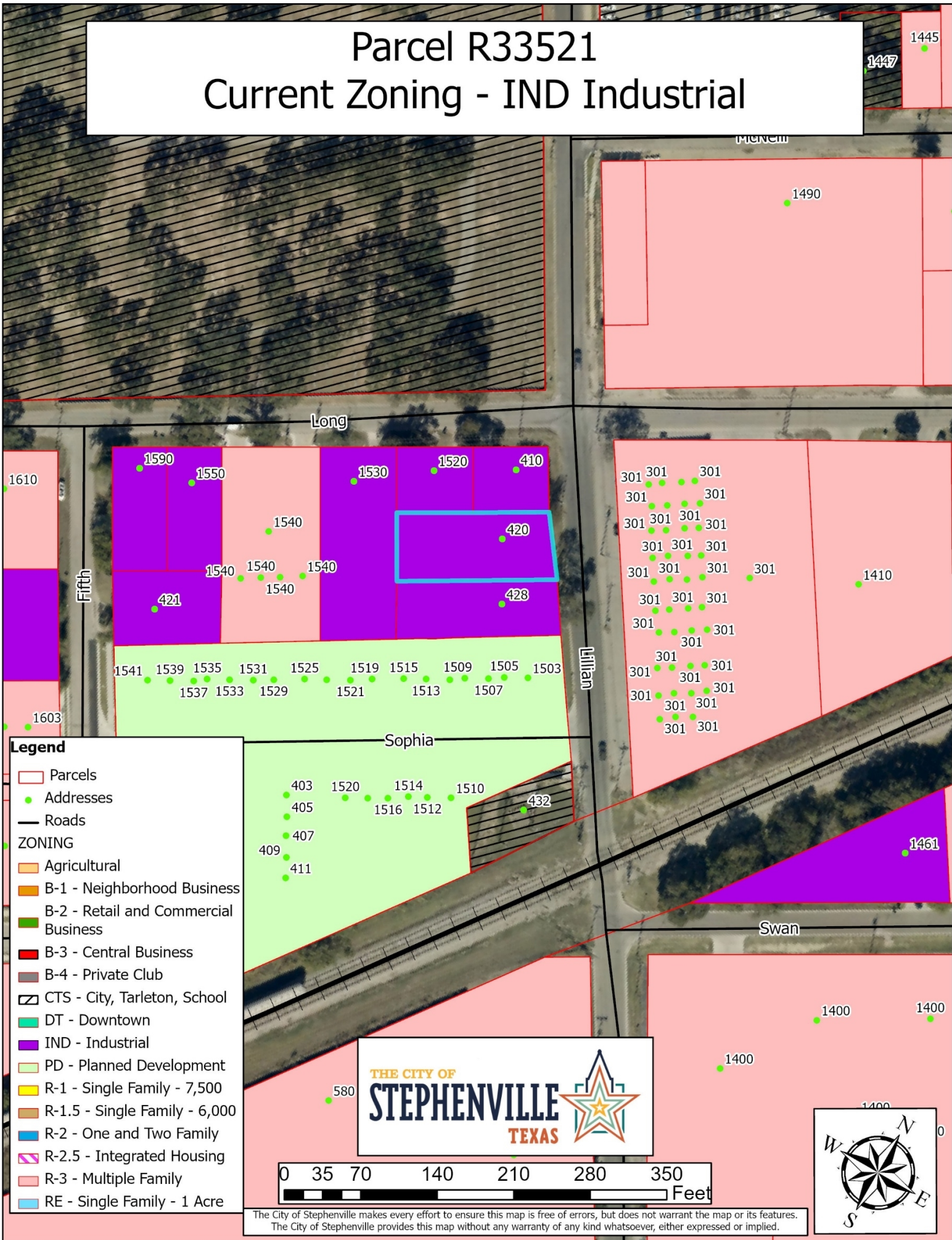
- 1) Accept the recommendation of the Planning and Zoning Commission and approve the rezoning request.
- 2) Deny the rezoning request.

Parcel R33521 200 Ft Buffer



Parcel R33521

Current Zoning - IND Industrial



1445

1447



Parcel R33521 Water & Sewer Utilities



Parcel R33521

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033521	420 LILLIAN	1425 GROESBECK, LLC	PO BOX 101381	FORT WORTH	TX	76185
R000033517	1540 W LONG	2 TIMOTHY 2 INVESTMENTS LLC	PO BOX 127	WATER VALLEY	TX	76958
R000033488	280 S LILLIAN	ATMOS ENERGY CORPORATION	PO BOX 650205	DALLAS	TX	75265-0205
R000033516	1550 LONG	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	TX	76401
R000033523	432 S LILLIAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033515	421 FIFTH	LOWE MARCELLA AND BRIANNA BLEDSOE AND	701 HERITAGE WAY	STEPHENVILLE	TX	76401
R000033520	410 LILLIAN	NETTLESHIP CLAYTON & BAILI NETTLESHIP	550 S HARBIN DR #200	STEPHENVILLE	TX	76401
R000033518	1530 LONG	SWECKER COLBY & VIANNEY SANCHEZ	1530 W LONG	STEPHENVILLE	TX	76401
R000033490	1490 W MCNEILL	T.W. GILL, INC.	PO BOX 43	STEPHENVILLE	TX	76401
R000033522	0 S LILLIAN	TARLETON WALK, LLC	PO BOX 328	FORT WORTH	TX	76101
R000040818	428 S LILLIAN	TEXAS COMMUNICATIONS OF BROWNWOOD LP	PO BOX 290	DE LEON	TX	76444
R000033519	1520 LONG	TK 2025 TRUST	153 VALLEY OAK PLACE	WOODBIDGE	CA	95258
R000033487	1500 W WASHINGTON	WEST END CEMETERY	298 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000033524	301 S LILLIAN	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	300 CRESENT CT, SUITE 1080	DALLAS	TX	75201

PUBLIC HEARING



SUBJECT: Application No.: RZ 2026-9989

Eric Hayden, representing applicant David Hulse and 1425 Groesbeck, LLC., is requesting approval of a rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.

DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

SPEAKERS

NOTES

ORDINANCE NO. 2026-O-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF STEPHENVILLE TO REZONE APPLICATION NO.: RZ 2026-9989, PROPERTY LOCATED 420 LILLIAN, PARCEL R33521, BEING BLOCK 8, LOT 4C (N. PT), OF THE S6200 SOUTH SIDE ADDITION OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS FROM (I), INDUSTRIAL, TO (R-3), MULTIFAMILY.

WHEREAS, the Planning and Zoning Commission convened August 19, 2026, and by a vote of 7-0, recommended the City Council approve the rezone request; and

WHEREAS, the rezone request, if approved, aligns with the Future Land Use designation of "Community Core" according to the Comprehensive Plan, "Stephenville 2050"; and

WHEREAS, the City Council held a public hearing on Tuesday, September 1, 2026 to deliberate and consider the recommendation of the Planning and Zoning Commission, the report prepared by City Staff, and the information received at a public hearing.

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

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. All that lot, tract or parcel of land legally described as follows:

REZONE APPLICATION NO.: RZ 2026-9989, PROPERTY LOCATED 420 LILLIAN, PARCEL R33521, BEING BLOCK 8, LOT 4C (N. PT), OF THE S6200 SOUTH SIDE ADDITION OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS FROM (I), INDUSTRIAL, TO (R-3), MULTIFAMILY.

SECTION 3. This Ordinance shall become effective from and after its passage and approval.

PASSED AND APPROVED this the 1st day of SEPTEMBER 2026.

Lonn Reisman, Mayor

ATTEST:

Irma Parker, Interim City Secretary

Reviewed by Jason King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT



SUBJECT: Application No.: PP 2026-9991

Applicant Taylor Kanute, representing Keewaydin Developments, LLC., is requesting approval of a Preliminary Plat with simultaneous rezoning of a portion of property located at 0 W. Cedar Street, Parcel R78345, being approximately 42.837 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas, from (R-1), Single Family, to (B-2), Retail and Commercial.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

BACKGROUND:

The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

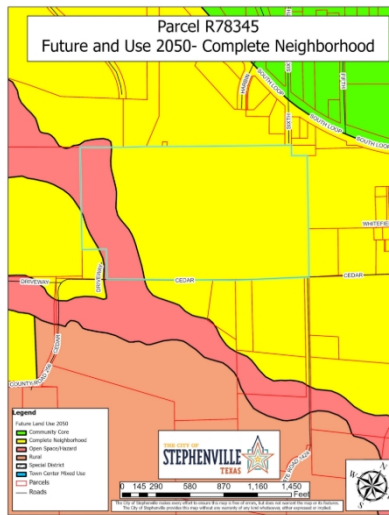
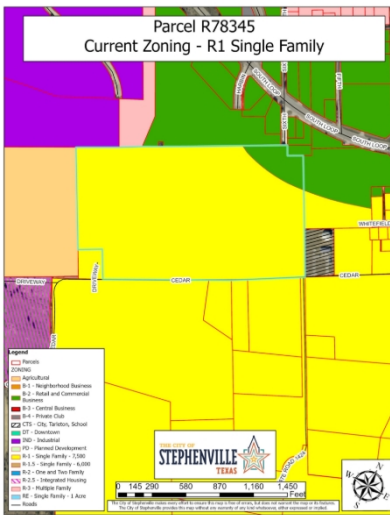
RECOMMENDATION:

The Planning and Zoning Commission convened August 19, 2026. During the public hearing, one person spoke in opposition, a second person representing four other people spoke in opposition and one letter of opposition was received. One person spoke in favor of the request. Upon consideration, the Commission granted conditional approval of the Preliminary Plat and the rezone request by a vote 4-3. Because the motion did not receive a 2/3 favorable vote, the rezone moves forward to the City Council without a recommendation.

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews. (Ch. 155).
2. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
3. Provide Accompanying Applications as follows:
 - a) Preliminary Drainage Plan
 - b) Preliminary Storm Water Management Plan;
 - c) Preliminary Utility Plan; and
 - d) Acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
4. Structures may not be placed over easements.
5. Show and label all existing and proposed easements within and along the entire perimeter of the development. (Sec. 155.6.08).
 - a. Include all applicable statements of restrictions.
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
 - c. Provide municipal utility easement adjacent to ROW for double check detector assembly vault.
 - d. Provide triangular site visibility easements at intersecting streets.
 - e. Provide retaining wall easements. (Sec. 155.6.08 and 155.6.16)
6. All weather access for Fire Protection must be provided prior to construction.
7. Ensure all required Plat language is provided, include dedication of street statement.
8. Pay fees.
9. Final Plat to be recorded after acceptance of improvements and floodplain modeling.

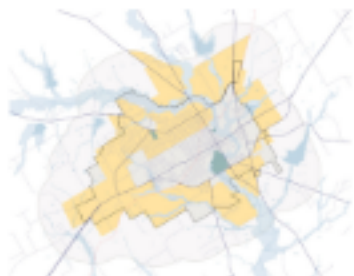
10. Provide dimensions of all visibility clips.
11. Provide all turn-radii.
12. Show setbacks for R-1 residential, label lot dimensions in LF.
13. Common areas will require the establishment of a Homeowner's Association.
14. Label drainage easements and landscape buffer as private.
15. If provisions are necessary for drainage facilities on the unplatted future phases, then the plat shall include separate instruments for (public and private easements) off-site drainage needs and shall include appropriate notes and descriptions providing the city the appropriate permissions and approvals needed for access and for maintaining and improving the public drainage system.
16. Provide signature blocks for City Secretary and Development Services.
17. Ensure all review comments provided by Public Works have been addressed. See attached review dated August 19, 2026.

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. 155.4.05. Preliminary plat.

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
 1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
 2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
 1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
 - a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.

Approval of each shall be separately included with this application.

2. *Current Title Commitments.* The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
1. Initiate review of the plat and materials submitted.
 2. Make available Plats and reports to the Commission for review.
 3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:
1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
 - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
 3. Take one of the following actions:
 - a. Approve the Preliminary Plat;
 - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
 2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
 3. The Preliminary Plat is consistent with any approved Development Agreement;
 4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
 5. The Preliminary Plat has been duly reviewed by applicable City staff;
 6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.

7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
9. The Preliminary Plat conforms to the City's subdivision Application checklists.

H. *Effect of Approval.*

1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

Sec. 155.4.03. General subdivision and platting procedures.

A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.

B. *Replats and Amending Plats.*

1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.

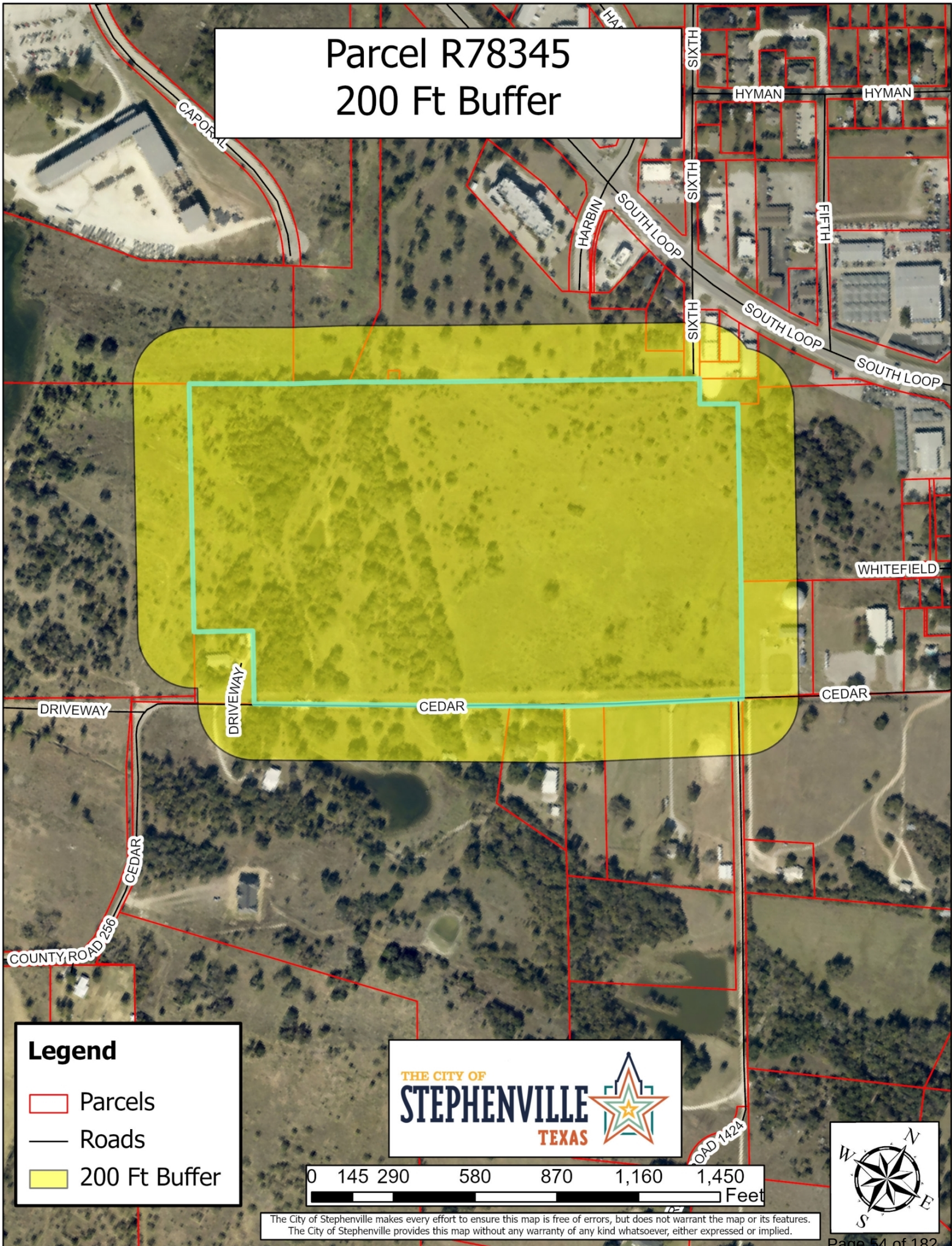
C. *Zoning.*

1. *Conformance with Existing Zoning.* All Applications shall be in conformance with the existing zoning on property inside the City Limits.
2. *Request to Rezone First.* If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the more lengthy time frame necessary to advertise and process zoning Applications).
 - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
3. *Zoning Ordinance Site Plan Approval.* Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

ALTERNATIVES

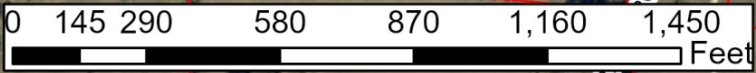
1. Approve the rezone request.
2. Deny the rezone request. Should the requested zoning amendment be denied, the Plat Application shall also be rejected or denied.

Parcel R78345
200 Ft Buffer



Legend

- Parcels
- Roads
- 200 Ft Buffer

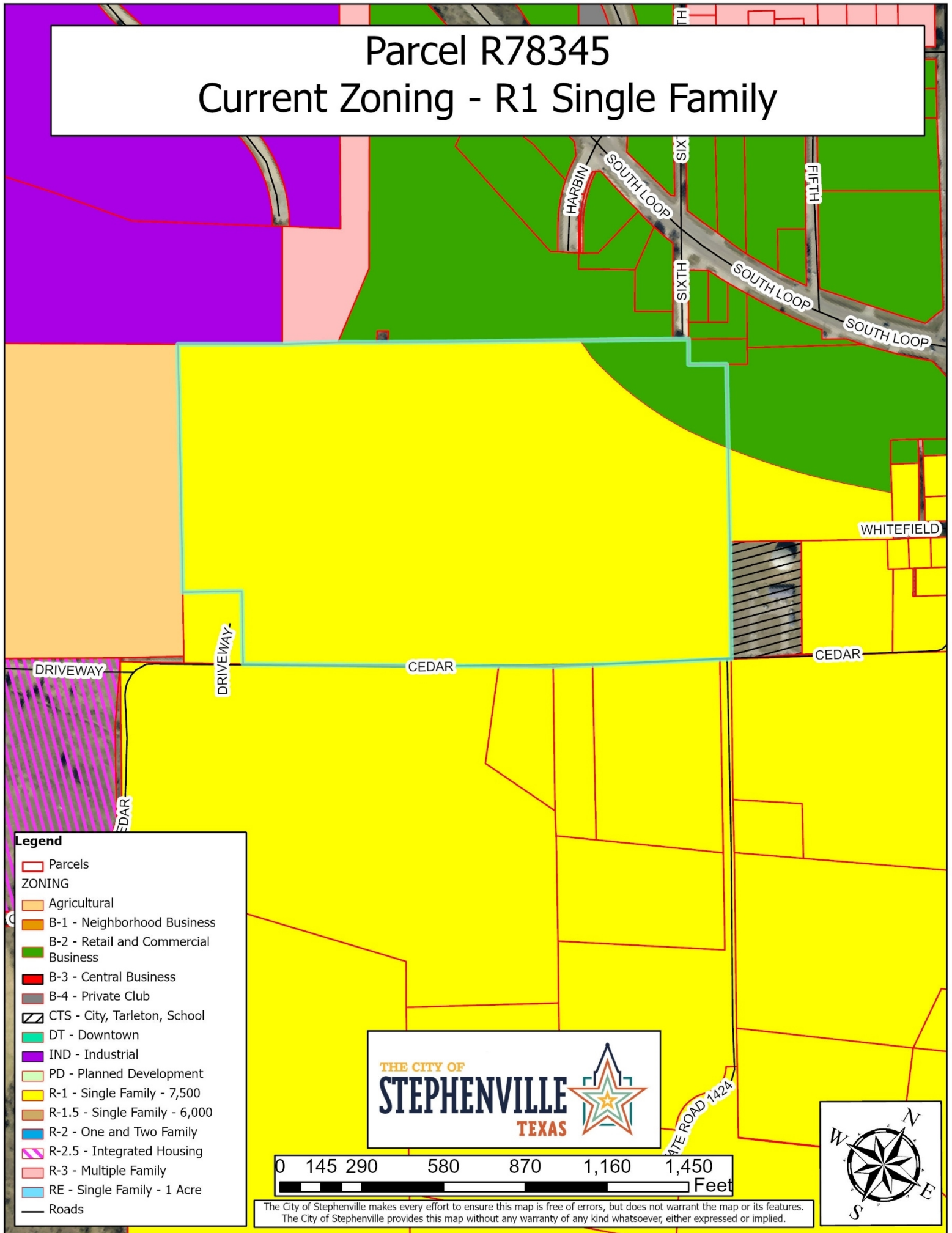


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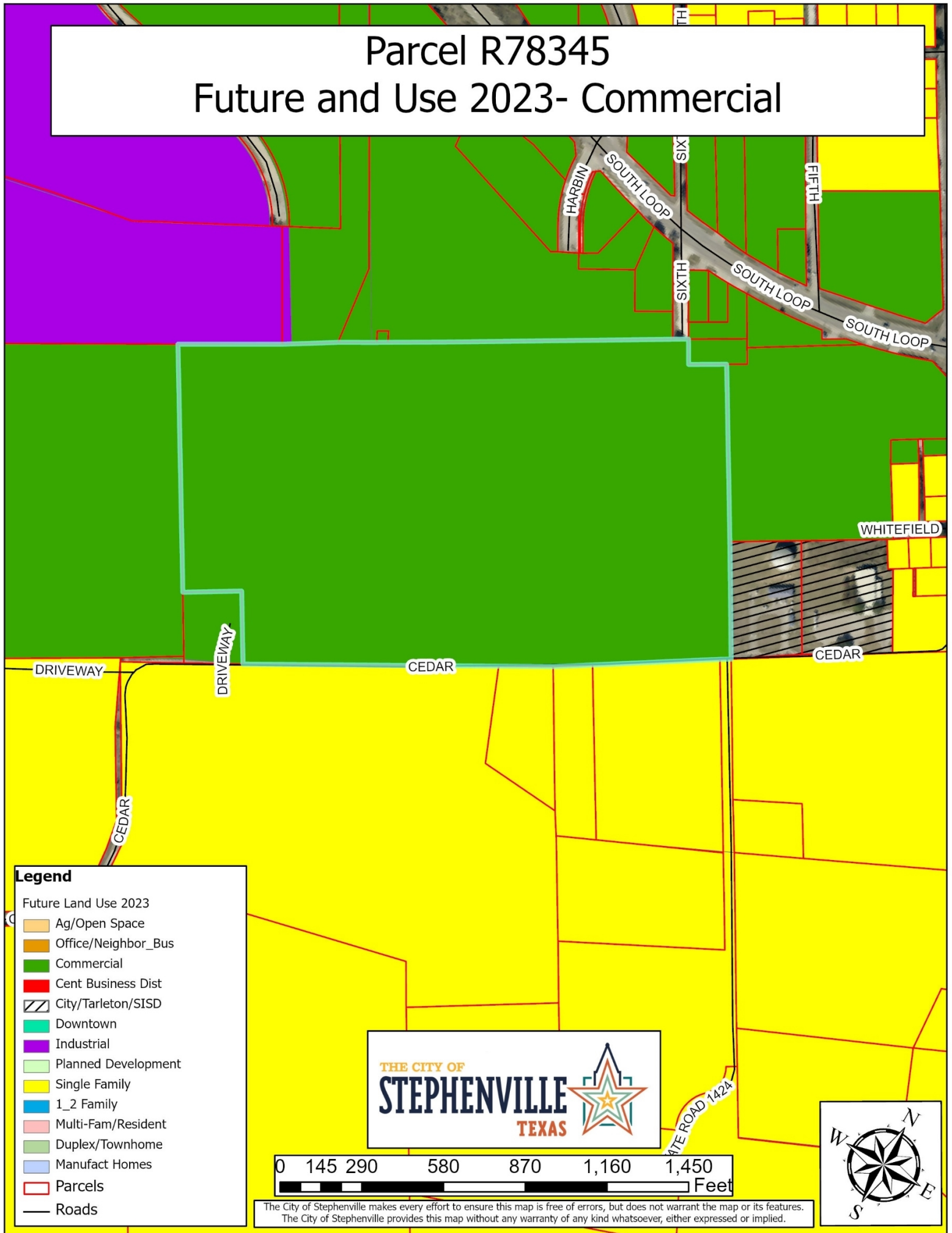
Parcel R78345

Current Zoning - R1 Single Family



Parcel R78345

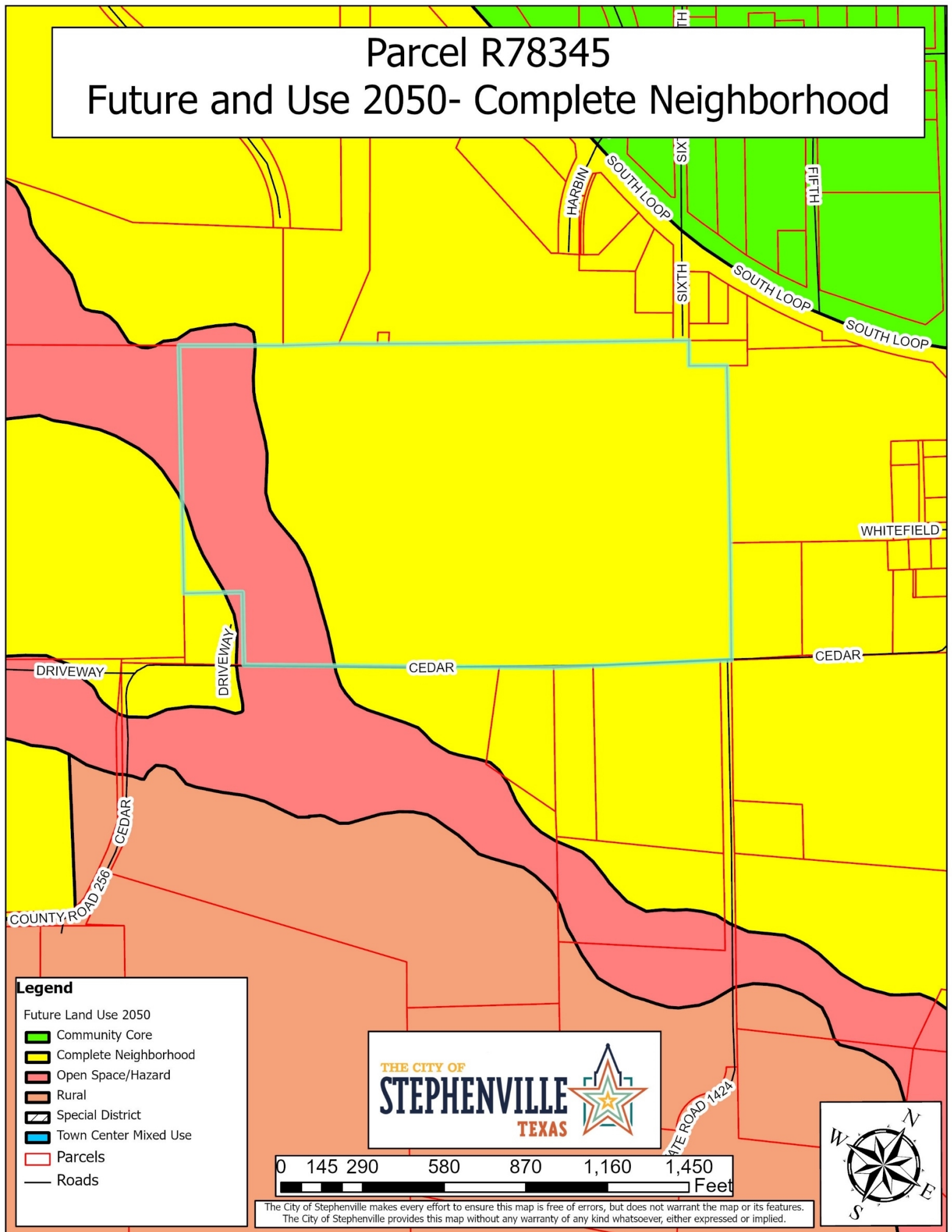
Future and Use 2023- Commercial



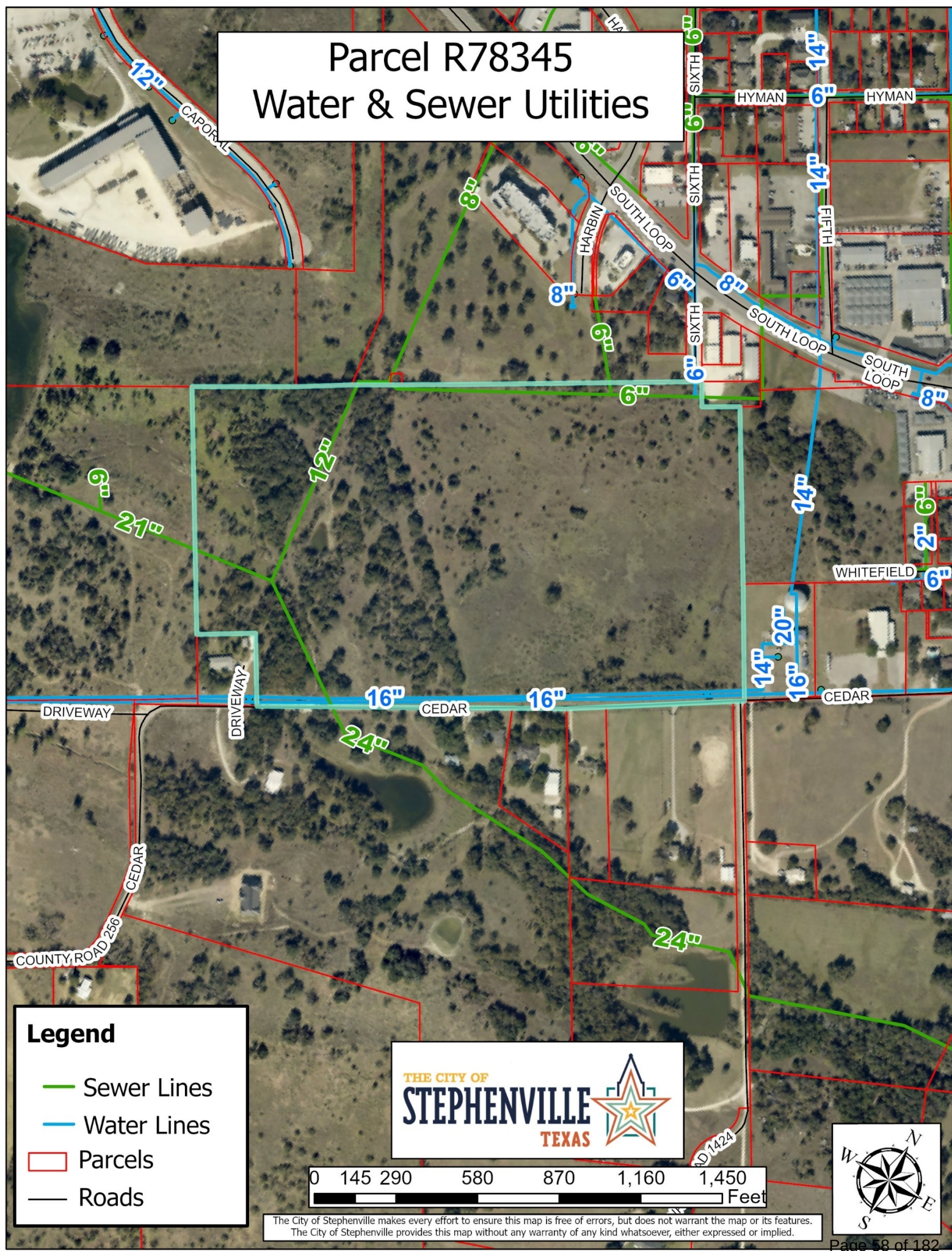
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R78345

Future and Use 2050- Complete Neighborhood

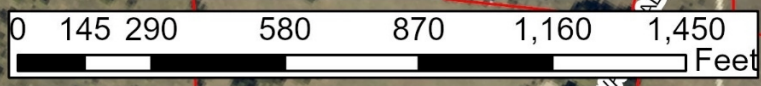


Parcel R78345 Water & Sewer Utilities



Legend

- Sewer Lines
- Water Lines
- Parcels
- Roads



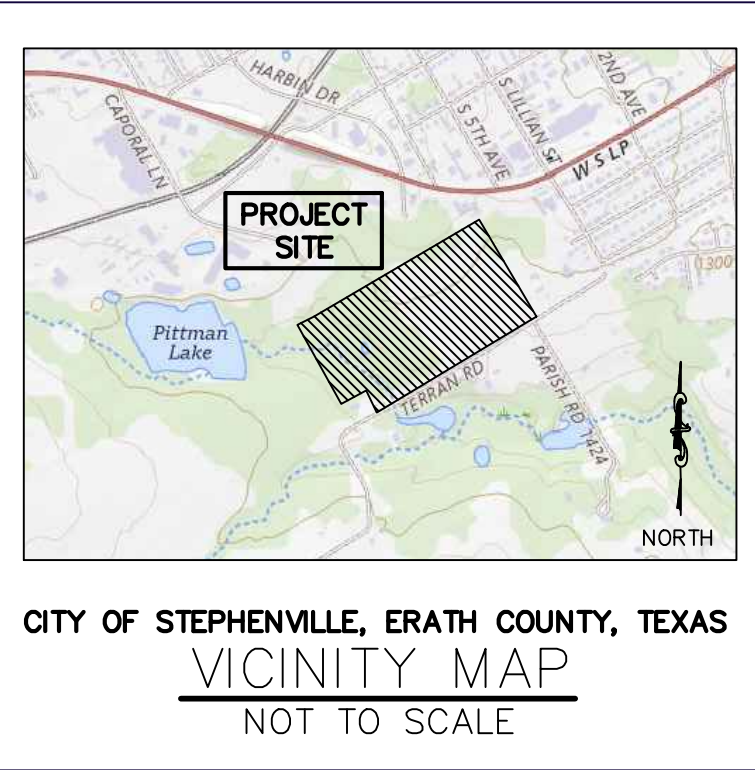
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcel R000078345

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033775	1520 W SOUTH LOOP	2012 GBAT BMI PROPERTIES, LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000019805	1520 W SOUTH LOOP	2012 GBAT BMI PROPERTIES, LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000033760	0 GROESBECK	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000033753	1702 W SOUTH LOOP	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	TX	76401
R000019809	626 PR1424 OFF CR256	CAGLE ERIC BRANDT	624 PR1424	STEPHENVILLE	TX	76401
R000067061	1521 W CEDAR ST	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000019793	1620 W CEDAR ST	COLLIER NATHAN & KRISTIN	997 N LYDIA	STEPHENVILLE	TX	76401
R000071065	1900 GROESBECK	D818 LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000062473	1610 W CEDAR ST	HOWELL KENNETH & DERECEE	1610 W CEDAR ST	STEPHENVILLE	TX	76401
R000072198	0 SOUTH LOOP (OFF)	KARNES DANNY	1670 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000033772	1670 W SOUTH LOOP	KARNES DANNY	1670 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000033773	1690 W SOUTH LOOP	KARNES DANNY & JANA	1670 S LOOP	STEPHENVILLE	TX	76401
R000019819	1560 W CEDAR ST	KDH RENTALS LLC - SERIES 1560 CEDAR ST	1610 W CEDAR	STEPHENVILLE	TX	76401
R000019789	0 CR256	LEE J RALPH & LINDA	PO BOX 24	HAMILTON	TX	76531
R000071064	0 CR256	LEE J RALPH & LINDA	PO BOX 24	HAMILTON	TX	76531
R000019817	1550 W CEDAR ST	MICK KEVIN	22210 CLAIBOURNE LANE	SANTA CLARITA	CA	91350
R000064287	1691 W CEDAR ST	PEEK CAROLYN J	1691 W CEDAR	STEPHENVILLE	TX	76401
R000078345	0 W CEDAR ST	ROCK CREEK PROPERTY NO 1, LLC	6110 N FM219	DUBLIN	TX	76446
R000019806	1508 W CEDAR ST	SHUFFIELD JEANNE W TRUST	1469 MELISSA	STEPHENVILLE	TX	76401-0000
R000033774	1680 W SOUTH LOOP	SMOLA JAMES	1680 S LOOP	STEPHENVILLE	TX	76401-0000



Block B Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	362953	8.332

Block C Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	8887	0.204
2	8000	0.184
4	8000	0.184
5	8000	0.184
6	8000	0.184
7	8000	0.184
8	8000	0.184
9	8036	0.184
10	8775	0.201
11	11446	0.263

Block D Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	8890	0.204
2	8123	0.186
3	8000	0.184
4	8000	0.184
5	8000	0.184
6	8011	0.184

Block E Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	12990	0.298
2	8888	0.204
3	8907	0.204
4	8641	0.198
5	14357	0.330
6	10706	0.246
7	8048	0.185
8	8000	0.184
9	8000	0.184
10	8853	0.203

Block F Parcel Table		
Lot #	Area (sq. ft.)	Area (ac.)
1	9894	0.227
2	10873	0.250
3	9841	0.226
4	8000	0.184
5	8000	0.184
6	10173	0.234
7	11972	0.275
8	9000	0.207
9	9000	0.207
10	8874	0.204
11	8890	0.204

HOA Lot Parcel Table			
Lot #	Block	Area (sq. ft.)	Area (ac.)
1X	A	932640	21.410
2X	B	86288	1.981
12X	C	30665	0.704
3X	C	1500	0.034
7X	D	43062	0.989
11X	E	2112	0.048
12X	F	20663	0.474
1X	G	22785	0.523

- LEGEND OF ABBREVIATIONS
- D.R.E.C.T. DEED RECORDS, ERATH COUNTY, TEXAS
 - O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
 - P.R.E.C.T. PLAT RECORDS, ERATH COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN 6443" SET
 - C.M. CONTROLLING MONUMENT

Line Data Table			Line Data Table			Line Data Table			Line Data Table			Line Data Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S30°59'18"E	25.01'	L13	S29°32'03"E	19.96'	L25	S29°32'03"E	1.22'	L37	S76°38'03"E	21.21'	L49	S06°24'04"E	148.27'
L2	S29°32'03"E	25.00'	L14	S29°32'03"E	13.92'	L26	S34°20'51"E	28.28'	L38	N13°21'57"E	21.21'	L50	N61°49'08"W	50.00'
L3	N57°29'38"E	45.08'	L15	S79°20'51"E	143.86'	L27	N33°38'30"W	21.47'	L39	N58°21'57"E	100.00'	L51	N79°20'51"W	100.00'
L4	S57°29'38"W	45.09'	L16	S10°39'09"W	5.26'	L28	S56°21'30"W	27.93'	L40	N31°38'03"W	38.89'	L52	S77°56'09"E	100.03'
L5	S31°38'03"E	160.12'	L17	N57°07'18"E	29.00'	L29	N34°36'44"W	29.10'	L41	N13°21'57"E	21.21'	L53	N77°56'09"W	0.34'
L6	S77°56'09"E	34.58'	L18	N77°04'01"W	28.17'	L30	N10°39'09"E	100.03'	L42	S31°38'03"E	61.33'			
L7	S77°56'09"E	34.58'	L19	N12°55'59"E	28.62'	L31	N77°56'09"W	27.42'	L43	S44°27'32"E	18.40'			
L8	N31°38'03"W	78.93'	L20	N31°38'03"W	15.42'	L32	S12°03'51"W	100.00'	L44	N79°20'51"W	100.00'			
L9	N77°56'09"W	153.00'	L21	N31°38'03"W	85.00'	L33	S12°03'51"W	102.97'	L45	N79°20'51"W	100.00'			
L10	N77°56'09"W	145.05'	L22	N76°38'03"W	21.21'	L34	N58°21'57"E	101.63'	L46	S77°56'09"E	100.03'			
L11	S10°39'09"W	42.76'	L23	N31°38'03"W	100.42'	L35	S31°38'03"E	100.00'	L47	S56°21'30"W	20.95'			
L12	S86°56'30"W	14.14'	L24	S40°44'50"W	21.67'	L36	N31°38'03"W	38.89'	L48	N06°24'04"W	110.27'			



REVISIONS		
DATE	REASON	BY

FLANAGAN SURVEYING
Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPELS Firm No. 10194768
Contact: Mark Peeples, R.P.L.S.

PRELIMINARY PLAT
WEST LOOP ADDITION
LOT 1, BLOCK B; LOTS 1-2 & LOTS 4-11, BLOCK C; LOTS 1-6, BLOCK D;
LOTS 1-10, BLOCK E; LOTS 1-11, BLOCK F;
AND LOT 1X, BLOCK A; LOT 2X, BLOCK B; LOT 3X & LOT 12X, BLOCK C; LOT 7X,
BLOCK D; LOT 11X, BLOCK E; LOT 12X, BLOCK F; LOT 1X, BLOCK G
49.682 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
46 LOTS

FILED BY:	BW	CHECKED BY:	MNP	JOB NO.	6079
DRAWN BY:	NCR	DATE:	07/31/2026	SHEET NO.	1 OF 2

PROPERTY DESCRIPTION:

BEING A 49.682 ACRE TRACT OF LAND SITUATED IN THE H.C. HUDSON SURVEY, ABTRACT NO. 342, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ROCK CREEK PROPERTY NO 1, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2024-00046, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DB & CB INVESTMENTS, LTD. IN TRACT TWO OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2012-06686, O.P.R.E.C.T., SAID POINT BEING AN INTERIOR ELL CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO J. RALPH LEE AND WIFE, LINDA LEE IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 1264, PAGE (PG.) 145, O.P.R.E.C.T., SAID CORNER BEING THE WEST CORNER OF SAID ROCK CREEK TRACT;

THENCE NORTH 59 DEGREES 26 MINUTES 15 SECONDS EAST WITH THE SOUTHEAST LINE OF SAID J. RALPH LEE TRACT AND THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, PASSING AT A DISTANCE OF 379.38 FEET A 3/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID J. RALPH LEE TRACT, AND CONTINUING WITH THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, FOR A TOTAL DISTANCE OF 1812.18 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHERNMOST WEST CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DANNY KARNES IN GENERAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 62, O.P.R.E.C.T., THE SOUTH CORNER OF BLOCK 33, SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE 1956 KINGS MAP THEREOF, RECORDED IN VOL. 381, PG. 105, DEED RECORDS, ERATH COUNTY, TEXAS (D.R.E.C.T.), AND LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET (A 50' PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 30 DEGREES 18 MINUTES 23 SECONDS EAST, DEPARTING THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, WITH THE SOUTHWEST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 90.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1983" FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE SOUTH CORNER OF SAID DANNY KARNES TRACT;

THENCE NORTH 59 DEGREES 44 MINUTES 13 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 134.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE EASTERNMOST NORTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO 2012 GBAT BMI PROPERTIES, LLC IN TRACT ONE OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2024-00050, O.P.R.E.C.T.;

THENCE SOUTH 31 DEGREES 01 MINUTES 50 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 2012 GBAT BMI PROPERTIES TRACT, PASSING AT A DISTANCE OF 605.67 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BHB" FOUND FOR THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO THE CITY OF STEPHENVILLE, TEXAS IN WARRANTY DEED RECORDED IN VOL. 1008, PG. 556, O.P.R.E.C.T., AND CONTINUING IN TOTAL A DISTANCE OF 630.05 FEET TO A 3" STEEL POST FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT.;

THENCE SOUTH 30 DEGREES 59 MINUTES 18 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID CITY OF STEPHENVILLE TRACT, PASSING AT A DISTANCE OF 388.31 FEET, A 5/8-INCH IRON ROD WITH CAP STAMPED "BHB" FOUND FOR THE SOUTH CORNER OF SAID CITY OF STEPHENVILLE TRACT, AND CONTINUING IN TOTAL A DISTANCE OF 415.57 FEET TO A 5/8-INCH IRON ROD SET FOR THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE CENTERLINE OF WEST CEDAR STREET;

THENCE SOUTH 57 DEGREES 29 MINUTES 40 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 634.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND LYING IN THE CENTERLINE OF SAID WEST CEDAR STREET;

THENCE SOUTH 60 DEGREES 27 MINUTES 57 SECONDS, CONTINUING WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 1100.88 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO CAROLYN J. PEEK IN DOC. NO. 2016-02718, O.P.R.E.C.T.;

THENCE NORTH 31 DEGREES 03 MINUTES 54 SECONDS WEST, DEPARTING THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT AND THE CENTERLINE OF SAID WEST CEDAR ROAD, WITH THE NORTHEAST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 259.45 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE NORTH CORNER OF SAID CAROLYN J. PEEK TRACT;

THENCE SOUTH 58 DEGREES 54 MINUTES 17 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 208.96 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE WESTERNMOST SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF SAID CAROLYN J. PEEK TRACT AND LYING ON THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT;

THENCE NORTH 31 DEGREES 06 MINUTES 43 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT, A DISTANCE OF 880.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,164,158 SQUARE FEET OR 49.682 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.

DATE OF PLAT OR MAP: _____

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 7/31/2026

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000060.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48143C0430D, COMMUNITY-PANEL NO. 4802200430D, EFFECTIVE DATE: NOVEMBER, 16 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X AND PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE A ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS UNDETERMINED.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON 06/01/25.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

GENERAL NOTES:

- THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE 100-YEAR STORM ELEVATIONS.
- X LOTS FOR OPEN SPACE AND DRAINAGE EASEMENT PURPOSES.
- EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE EASEMENTS.

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

THAT ROCK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DOES HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DOES DESIGNATE SAME AS LOT 1, BLOCK B; LOTS 1-2 & LOTS 4-11, BLOCK C; LOTS 1-6, BLOCK D; LOTS 1-10, BLOCK E; LOTS 1-11, BLOCK F; AND LOT 1X, BLOCK A; LOT 2X, BLOCK B; LOT 3X & LOT 12X, BLOCK C; LOT 7X, BLOCK D; LOT 11X, BLOCK E; LOT 12X, BLOCK F; LOT 1X, BLOCK G, WEST LOOP ADDITION, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 202__.

BY: ROCK CREEK PROPERTY NO. 1, LLC

SIGNATURE

NAME AND TITLE

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

COUNTY CLERK'S CERTIFICATION

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS §
COUNTY OF ERATH §
KNOW ALL MEN BY THESEPRESENTS;

I, GWINDA JONES, CLERK OF THE COUNTY COURT OF ERATH COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD AND DULY RECORDED IN MY OFFICE ON THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY IN DOCUMENT NO. _____, CABINET ____ SLIDE _____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF ERATH COUNTY, AT MY OFFICE IN ERATH, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

GWINDA JONES, CLERK COUNTY COURT OF ERATH COUNTY, TEXAS

BY: _____ DEPUTY

REVISIONS		
DATE	REASON	BY



Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPELS Firm No. 10194766
Contact: Mark Peeples, R.P.L.S.

**PRELIMINARY PLAT
WEST LOOP ADDITION**

**LOT 1, BLOCK B; LOTS 1-2 & LOTS 4-11, BLOCK C; LOTS 1-6, BLOCK D;
LOTS 1-10, BLOCK E; LOTS 1-11, BLOCK F;
AND LOT 1X, BLOCK A; LOT 2X, BLOCK B; LOT 3X & LOT 12X, BLOCK C; LOT 7X,
BLOCK D; LOT 11X, BLOCK E; LOT 12X, BLOCK F; LOT 1X, BLOCK G**

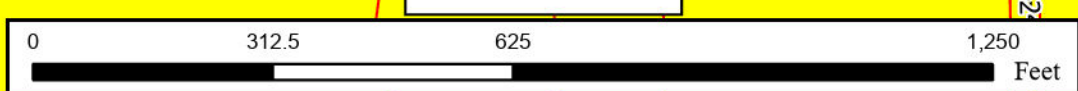
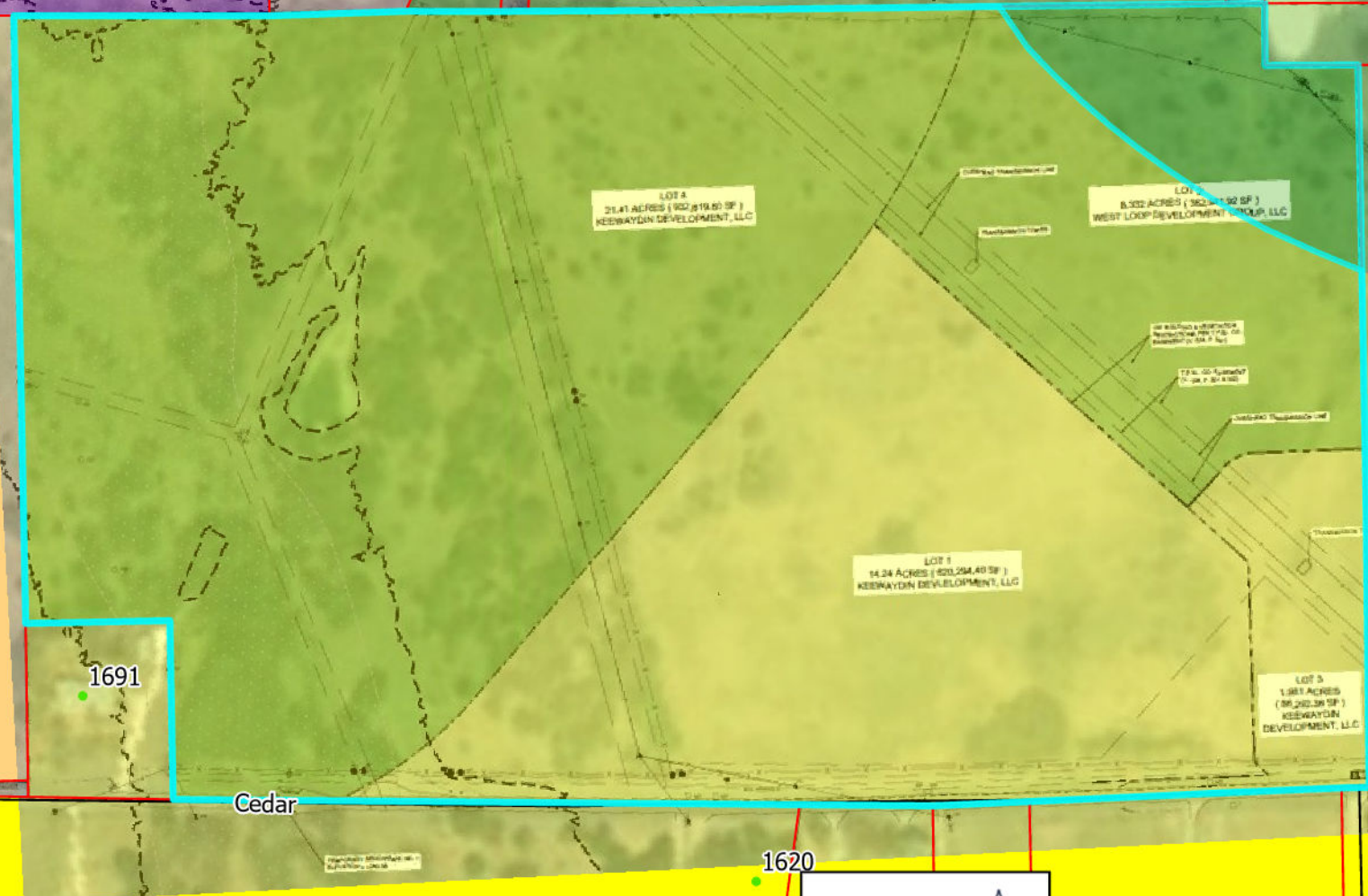
49.682 ACRES

SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
46 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6079
DRAWN BY: NCR	DATE: 07/31/2026	SHEET NO. 2 OF 2

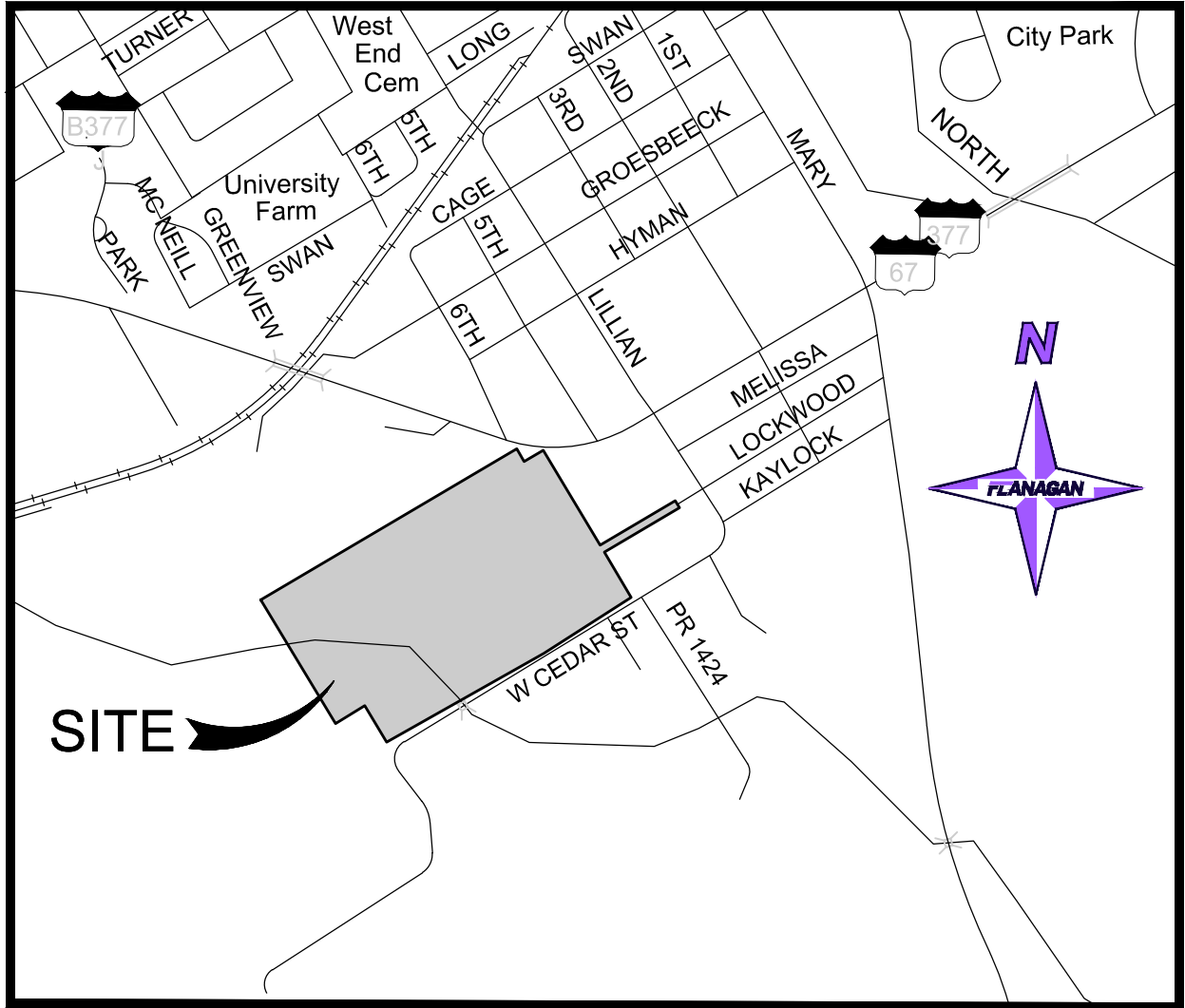
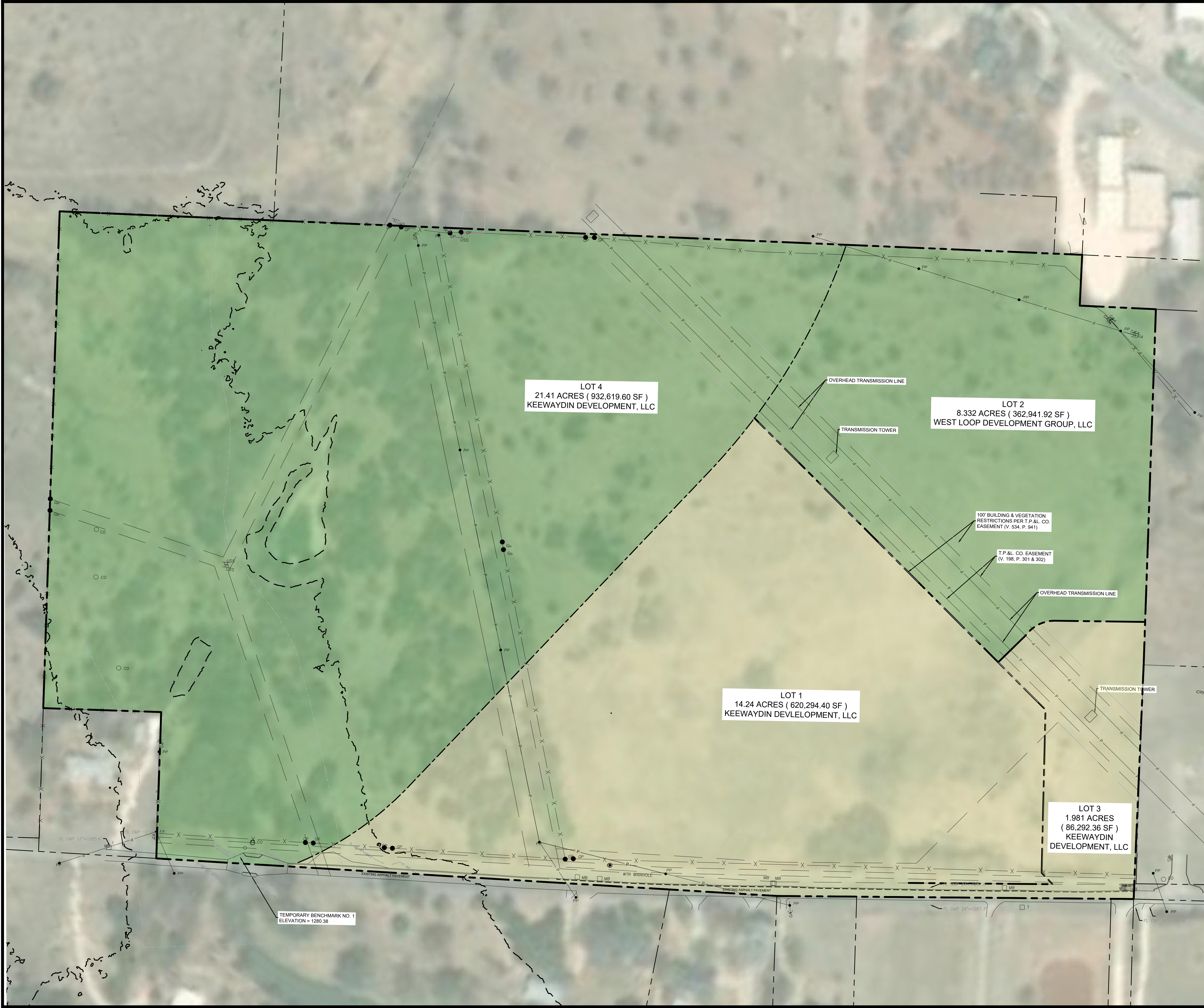
Parcel R78345 Lots 1, 2, 3 & 4 Development Plan

1615
1690
1680
1670
South-Loop
Fifth
Sixth

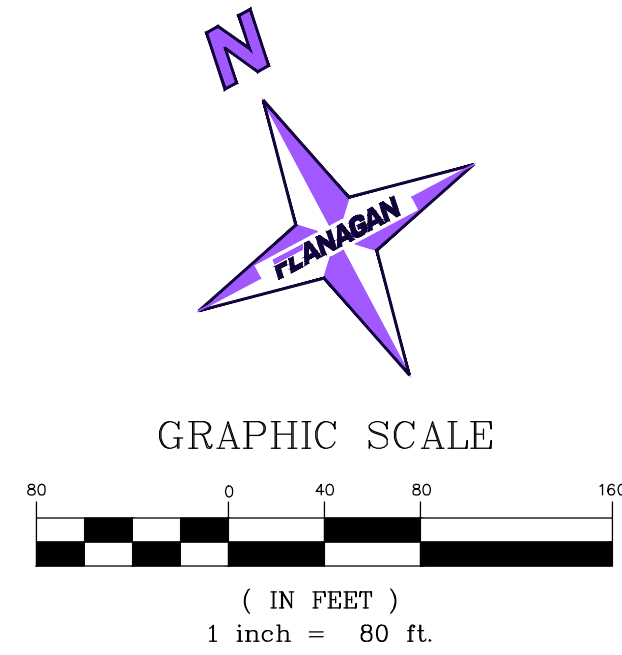


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features.
The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.





LOCATION MAP
NOT TO SCALE



LEGEND

	RESIDENTIAL LAND USE (DISTRICT R-1)
	RETAIL AND COMMERCIAL LAND USE (BUSINESS B-2)

Zoning Exhibit

West Loop Addition
an addition to the City of Stephenville
4 Lots
Date Prepared: July, 2026

Review Date: 08/19/2026

Developer/Engineer: Keewaydin Developments / Flanagan

Description: West Loop Addition (46 lots)

Address: W. Cedar Street (Parcel R78345)

Development Type: ☐ Commercial ☒ Residential Subdivision ☐ Multi-Family

Preliminary Plat:

- 4th Review: West Loop Addition (46 lots) – Submittal received 08/03/2026. Review completed 08/19/2026.
 - The submittal did not include Preliminary Drainage and Utility Plans as required per Ord. Sec. 155.4.05.D. The full Public Works review will be completed upon receipt of a complete submittal in accordance with and conforming to city requirements.

D. Accompanying Applications.

1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
- a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.
- Approval of each shall be separately included with this application.

G. Criteria for Approval. The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:

1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
3. The Preliminary Plat is consistent with any approved Development Agreement;
4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
5. The Preliminary Plat has been duly reviewed by applicable City staff;
6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
9. The Preliminary Plat conforms to the City's subdivision Application checklists.

- 3rd Review: The Residence at the West Loop (43 lots) – Submittal received 06/04/2026. Review completed 06/18/2026.
- 2nd Review: The Residence at the West Loop (43 lots) – Submittal received 02/18/2026. Review completed 03/05/2026.
- 1st Review: Cedar Parish Subdivision (129 lots) – Submittal received 08/14/2025. Review completed 08/18/2025.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements.

Comments:

1. Provide a Traffic Impact Analysis (TIA), per Ord. Sec. 155.6.05.

Review 2: Not addressed.

Review 3: Not addressed.

Review 4: Not addressed.

2. Provide a Preliminary Drainage Study, per ESM Appendix "C" iSWM 2.2.

Review 2: Not addressed.

Review 3: Addressed for Preliminary Plat review. The civil plan submittal received 06/04/2026 includes a preliminary drainage analysis. (Note: The Final Plat shall be updated as needed to reflect the final drainage design and construction.)

Review 4: Not addressed for current, revised layout.

3. Confirm all applicable easements and statements of restrictions are included, per Ord. Sec. 155.6.08.

Review 2: Not addressed.

Review 3:

- a. Utility Easements – Partially addressed.

- Provide minimum 16-foot-wide Municipal Utility Easements for the proposed 8-inch sewer line extension through Lot 8X, Block A and Lot 1X, Block F.

- b. Triangular Site Visibility Easements – Not addressed.

- c. Private Drainage Easements – Partially addressed.

- Provide easements for proposed drainage swale located within Lot 1X, Block F.
- Provide easement for proposed offsite detention pond located within Lot 1X, Block F.

- d. Floodplain Easement – Not addressed.

- e. Retaining Wall Easement – Not addressed.

- f. Update General Note #5 to indicate Homeowner's Association (HOA) maintenance responsibility for all proposed easements.

Review 4:

- a. Utility Easements – A Preliminary Utility Plan for the current revised layout has not been submitted to Public Works for review.

- b. Triangular Site Visibility Easements – Not addressed.

- c. Private Drainage Easements – Previous easement callouts have been removed from the Preliminary Plat. No drainage easements are currently shown. Preliminary Drainage Plans for the current, revised layout have not been submitted to Public Works for review.

- d. Floodplain Easement – Not addressed.

- e. Retaining Wall Easement – No retaining wall easements are currently shown. Preliminary Drainage Plans for the current, revised layout have not been submitted to Public Works for review. The previous drainage submittal included structural walls around the proposed detention pond.

- f. Not addressed. Update General Note #5 to indicate Homeowner's Association (HOA) maintenance responsibility for all proposed easements.

4. Confirm proposed use for “X” lots.

Review 2: Not addressed.

Review 3: Not Addressed.

- a. Clarify the intent to designate the full extents of each “X” lot for Private Drainage Easement Purposes as stated in General Note #3. Update Note #3 and/or provide additional notes as needed to identify the proposed use for each “X” lot. Provide distinct limits for all proposed easements with a boundary that varies from the corresponding lot boundary.
- b. Identify Homeowner’s Association (HOA) ownership and maintenance responsibility for all proposed “X” lots.

3. X LOTS FOR OPEN SPACE AND DRAINAGE EASEMENT PURPOSES.

Review 4: Per General Note #3 and the added “HOA Lot Parcel Table”, the following lots will be restricted to “open space and drainage easement purposes”: Block A, Lot 1X; Block B, 2X; Block C, Lots 3X and 12X; Block D, Lot 7X; Block E, Lot 11X; Block F, Lot 12X; and Block G, Lot 1X.

Update General Note #3 to specify “X LOTS FOR OPEN SPACE AND PRIVATE DRAINAGE EASEMENT PURPOSES.”

HOA Lot Parcel Table			
Lot #	Block	Area (sq. ft.)	Area (ac.)
1X	A	932640	21.410
2X	B	86288	1.981
12X	C	30665	0.704
3X	C	1500	0.034
7X	D	43062	0.989
11X	E	2112	0.048
12X	F	20663	0.474
1X	G	22785	0.523

GENERAL NOTES:

1. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL.
2. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12” ABOVE 100-YEAR STORM ELEVATIONS.
3. X LOTS FOR OPEN SPACE AND DRAINAGE EASEMENT PURPOSES.

5. Show Floodplain Easement that encompasses ultimate developed 100-year floodplain plus a 10’ wide buffer, per ESM Appendix “C” iSWM 3.7.

Review 2: Not addressed.

Review 3: Not addressed. Add callout indicating “Floodplain Easement”.

Review 4: Not addressed. Add callout indicating “Floodplain Easement”. The current callouts state “APPROX. LOCATION OF 100-YR FLOODPLAIN PER FLOOD STUDY” and “10’ BUFFER”.

6. Revise the 100-year floodplain delineation to match the City of Stephenville Flood Infrastructure Fund (FIF) Study (provided previously by the city) or submit an independent engineered flood analysis to confirm the floodplain delineation and easement limits.

Review 2: Not addressed.

Review 3: Addressed.

7. Show the 500-year floodplain delineation, per Ord. Sec. 152.50.

Review 2: Not addressed.

Review 3: Not addressed.

Review 4: Not addressed.

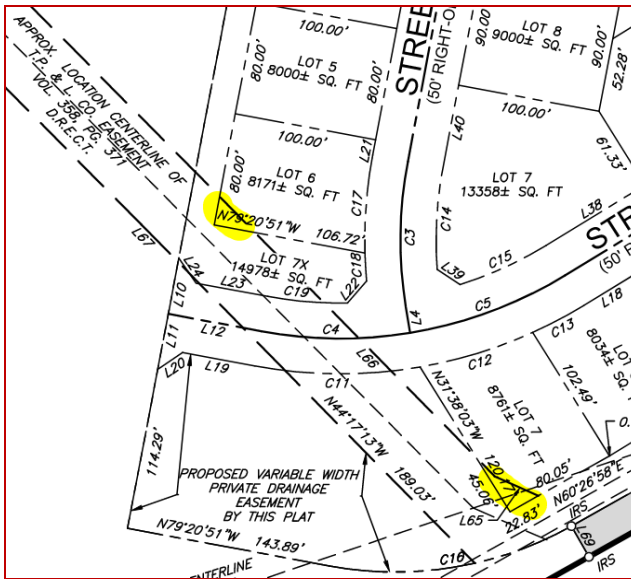
8. Update callouts to indicate "Private" Drainage Easement.
Review 2: Not addressed.
Review 3: Addressed for easements shown.
Review 4: See Comments 3.c. and 4.
9. Confirm Private Drainage Easement width includes a 10' buffer on both sides, beyond top of bank, per ESM Appendix "C" iSWM 3.7.
Review 2: Not addressed.
Review 3: Additional information required for confirmation. Easements to be added to civil plan set for comparison with proposed grading and storm drainage improvements.
Review 4: See Comment 3.c.
10. Extend Private Drainage Easement to limits of Floodplain Easement.
Review 2: Not addressed.
Review 3: Not addressed.
Review 4: See Comment 3.c.
11. Provide minimum finished floor elevations, per ESM Appendix "C" iSWM 3.6.2 and 3.7. Finished floor elevations shall be a minimum of 12" above 100-year storm/flood elevations.
Review 2: Not addressed.
Review 3: Addressed for Preliminary Plat review. General Note #2 was added. (Note: The finish floor elevations must be shown on the Final Plat, following determination of 100-year storm elevations per the final drainage design and construction, for any structures/lots adjacent to: 1) special flood hazard areas; 2) improved channels; 3) detention facilities; and/or 4) storm drain inlets in sag or sump conditions.)
2. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE 100-YEAR STORM ELEVATIONS.
12. Confirm property boundary. Bearing and distance shown along southeast property line does not match referenced deed (Vol. 1008, Pg. 556) for adjacent city owned property.
Review 3: Provide response/clarification regarding discrepancy between the following:
Warranty Deed (Vol. 1008, Pg. 556) (07/06/2000)

Thence N 31 degrees 02' 27" W 413.00 feet to a ½" iron pin set;

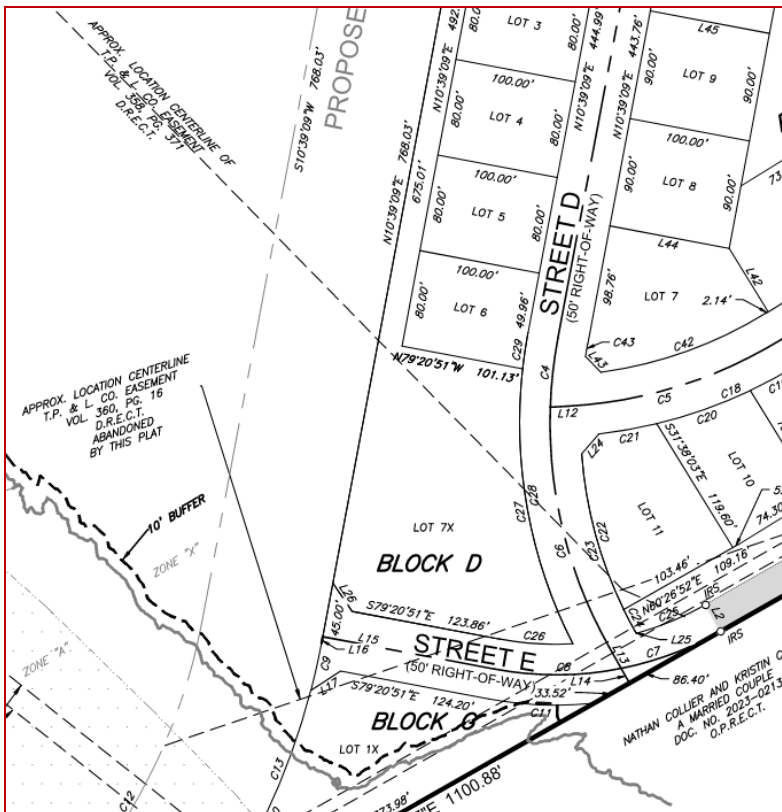
Flanagan Preliminary Plat (06/02/2026)

S30°59'18"E 415.57'

Review 4: Not addressed.
13. There is an apparent conflict with the alignment of proposed street extension and the city's existing pump station property.
Review 2: Addressed.
14. Confirm "APPROX." location of existing easements do not encroach into proposed private residential lots.
Review 2: Not addressed.
Review 3: Not addressed. Provide response/clarification regarding the intent for proposed residential lots to overlap the existing electric easement.



Review 4: Previously shown electric easement limits have been removed from the Preliminary Plat and only the centerline is included currently. Clarify limits (minimum width) of electric easement in accordance with Oncor requirements.



15. Harbin Drive Extension is a Proposed Rural Minor Arterial (100' ROW), per the Thoroughfare Plan.

Review 2: Note: No proposed ROW dedication shown per current submittal.

Review 3: Show proposed ROW dedication.

Review 4: A proposed 100-foot-wide ROW dedication for the S. Harbin Drive extension has been added. Identify the offsite alignment to ensure connection between the proposed ROW dedication and existing S. Harbin Drive ROW.

16. Show street intersection corner clips, per ESM Part III Table III-2.

Review 2: Addressed.

17. Note: It appears there are proposed lots that encroach into an existing floodplain and regulatory wetland area.

Review 2: Not applicable based on current submittal.

18. Review 2: The minimum centerline radius for residential roadways is 300', per ESM Table III-3.

Review 2: Not addressed.

Review 3: Not addressed.

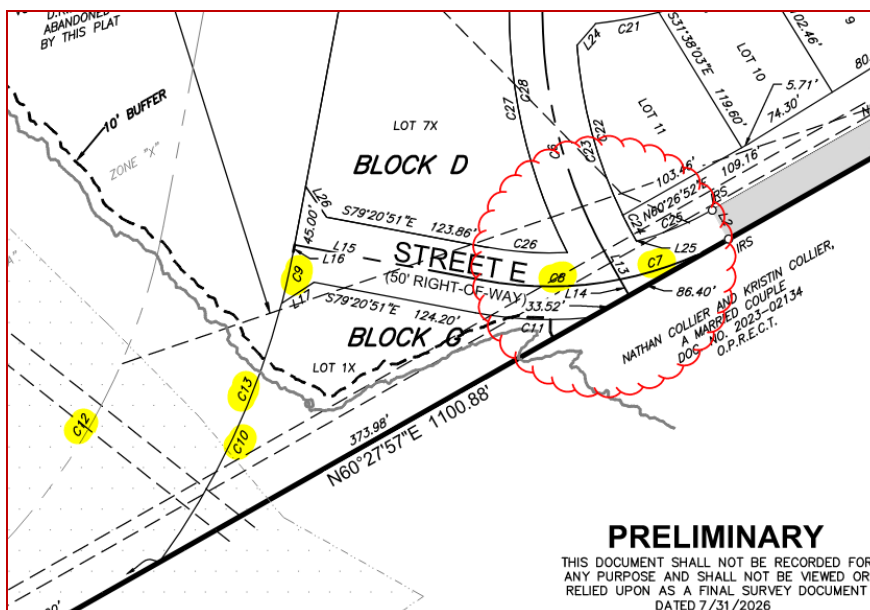
c. Roadway Rate of Superelevation = 0, per the proposed street design received 06/04/2026.

- o Street A extension to Whitefield Street: C1 = 39'; C6 = 39'
- o Street A and Street C intersection: C3 = 300'; C4 = 300'; C5 = 300'
- o Street B: C4 = 300'

Rate of Superelevation (In./Ft.)	<u>TABLE III-3</u> <u>MINIMUM CENTERLINE RADIUS FOR ROADWAYS</u>			
	Residential	Collector/Minor Arterial		Principal Arterial
	DESIGN SPEED (MPH)			
	30 mph	35 mph	40 mph	45 mph
-1/2	500 ft	710 ft	930 ft	1290 ft
-3/8	465 ft	655 ft	855 ft	1175 ft
-1/4	430 ft	605 ft	790 ft	1080 ft
-1/8	400 ft	565 ft	740 ft	1000 ft
0	375 ft	530 ft	690 ft	935 ft
+1/8	355 ft	495 ft	650 ft	875 ft
+1/4	335 ft	470 ft	610 ft	820 ft
+3/8	320 ft	445 ft	580 ft	775 ft
+1/2	300 ft	420 ft	550 ft	730 ft

Review 4:

- a. The minimum centerline radius for Street E (residential – 30 mph; min. radius = 375-ft) and S. Harbin Drive (minor arterial – 40 mph; min. radius = 690-ft) added to current plat submittal do not meet the minimum city standards, per ESM Table III-3.
- b. The intersection of Street D and Street E shall be at a ninety (90) degree angle, per ESM III. 2.4.d.

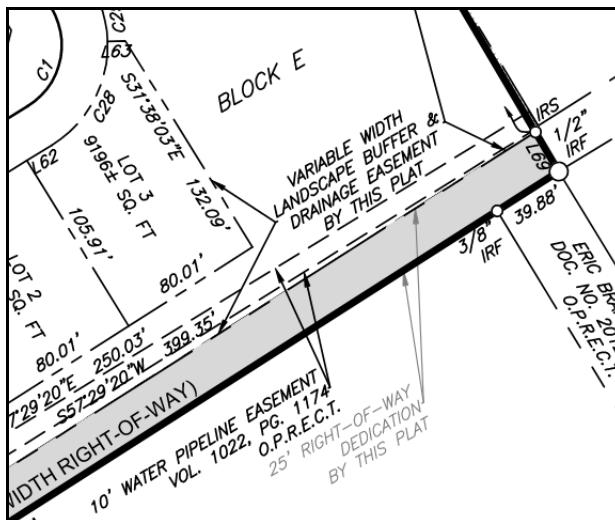


Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	303.04'	375.00'	046°18'05"	N54°47'06"W	294.86'
C2	45.02'	1100.00'	002°20'42"	N09°21'47"E	45.02'
C3	2.25'	1100.00'	000°07'02"	N10°35'39"E	2.25'
C4	57.01'	375.00'	008°42'40"	S06°17'50"W	56.96'
C5	187.03'	375.00'	028°34'33"	N72°39'13"E	185.10'
C6	206.01'	375.00'	031°28'33"	S13°47'47"E	203.43'
C7	87.88'	275.00'	018°18'38"	N69°36'17"E	87.51'
C8	105.08'	275.00'	021°53'33"	N89°42'23"E	104.44'
C9	39.74'	580.00'	003°55'34"	N12°36'56"E	39.74'
C10	217.07'	580.00'	021°26'35"	N25°18'00"E	215.80'
C11	87.13'	300.00'	016°38'27"	S87°40'04"E	86.83'
C12	413.49'	480.00'	049°21'24"	N35°19'51"E	400.82'
C13	256.81'	580.00'	025°22'09"	N23°20'14"E	254.72'
C14	403.84'	1000.00'	023°08'18"	N00°55'00"W	401.10'
C15	476.71'	1100.00'	024°49'50"	N01°45'46"W	472.99'
C16	348.96'	1100.00'	018°10'34"	N05°05'24"W	347.49'
C17	51.10'	64.00'	045°44'50"	S34°56'16"W	49.75'
C18	174.98'	400.00'	025°03'50"	N70°53'52"E	173.59'
C19	44.41'	400.00'	006°21'43"	N61°32'48"E	44.39'
C20	82.00'	400.00'	011°44'46"	N70°36'03"E	81.86'

19. Review 2: There is a conflict shown between the proposed "Variable Width Landscape Buffer & Private Drainage Easement" and the existing "10' Water Pipeline Easement". Proposed landscape and drainage improvements cannot be located within municipal utility easements.

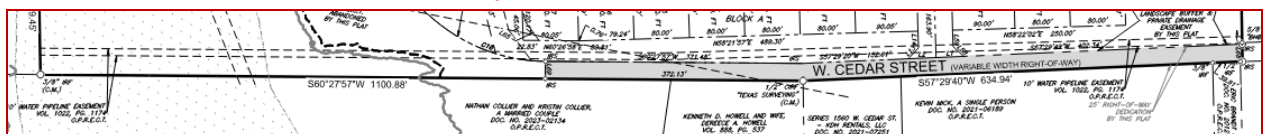
Review 2: Not addressed.

Review 3: Not addressed.



Review 4: See Comment 3.c.

20. Review 3: Extend hatching shown for proposed 25-foot ROW dedication for W. Cedar Street to western limits of development property.



Review 4: Not addressed.

Ord. Ch. 152 – Flood Damage Prevention

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH152FLDAPR_ARTIVPRFLHARE

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4_PLPLPR

Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6_SUDEST

Engineering Standards Manual (ESM)

<https://www.stephenvilletx.gov/437/Engineering>

PUBLIC HEARING



SUBJECT: Application No.: RZ 2026-9991

Applicant Taylor Kanute, representing Keewaydin Developments, LLC., is requesting approval of a Preliminary Plat with simultaneous rezoning of a portion of property located at 0 W. Cedar Street, Parcel R78345, being approximately 42.837 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas, from (R-1), Single Family, to (B-2), Retail and Commercial..

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

SPEAKERS

NOTES

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, APPLICATION NO.: PP 2026-9991, APPROVING PRELIMINARY PLAT WITH AMENDMENT TO THE ZONING ORDINANCE OF THE STEPHENVILLE, TO REZONE OF A PORTION OF PROPERTY LOCATED AT 0 W. CEDAR STREET, PARCEL R78345, BEING APPROXIMATELY 42.837 ACRES OF THE A0342 H.C. HUDSON ABSTRACT OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, FROM (R-1), SINGLE FAMILY, TO (B-2), RETAIL AND COMMERCIAL.

WHEREAS, the Planning and Zoning Commission convened August 19, 2026. During the public hearing, one person spoke in opposition, a second person representing four other people spoke in opposition and one letter of opposition was received. One person spoke in favor of the request. Upon consideration, the Commission granted conditional approval of the Preliminary Plat and the rezone request by a vote 4-3. Because the motion did not receive a 2/3 favorable vote, the rezone moves forward to the City Council without a recommendation.

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews. (Ch. 155).
2. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
3. Provide Accompanying Applications as follows:
 - a) Preliminary Drainage Plan
 - b) Preliminary Storm Water Management Plan;
 - c) Preliminary Utility Plan; and
 - d) Acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
4. Structures may not be placed over easements.
5. Show and label all existing and proposed easements within and along the entire perimeter of the development. (Sec. 155.6.08).
 - a. Include all applicable statements of restrictions.
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
 - c. Provide municipal utility easement adjacent to ROW for double check detector assembly vault.
 - d. Provide triangular site visibility easements at intersecting streets.
 - e. Provide retaining wall easements. (Sec. 155.6.08 and 155.6.16)
6. All weather access for Fire Protection must be provided prior to construction.
7. Ensure all required Plat language is provided, include dedication of street statement.
8. Pay fees.
9. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
10. Provide dimensions of all visibility clips.
11. Provide all turn-radii.
12. Show setbacks for R-1 residential, label lot dimensions in LF.
13. Common areas will require the establishment of a Homeowner's Association.
14. Label drainage easements and landscape buffer as private.
15. If provisions are necessary for drainage facilities on the unplatted future phases, then the plat shall include separate instruments for (public and private easements) off-site drainage needs and shall include appropriate notes and descriptions providing the city the appropriate permissions and approvals needed for access and for maintaining and improving the public drainage system.
16. Provide signature blocks for City Secretary and Development Services.
17. Ensure all review comments provided by Public Works have been addressed. See attached review dated August 19, 2026.

WHEREAS, the City Council held a public hearing on Tuesday, September 1, 2026 to deliberate and consider the recommendation of the Planning and Zoning Commission, the report prepared by City Staff, and the information received at a public hearing.

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

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. All that lot, tract or parcel of land legally described as follows:

REZONE OF A PORTION OF PROPERTY LOCATED AT 0 W. CEDAR STREET, PARCEL R78345, BEING APPROXIMATELY 42.837 ACRES OF THE A0342 H.C. HUDSON ABSTRACT OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, FROM (R-1), SINGLE FAMILY, TO (B-2), RETAIL AND COMMERCIAL.

SECTION 3. This Ordinance shall become effective from and after its passage and approval.

PASSED AND APPROVED this the 1st day of SEPTEMBER 2026.

Lonn Reisman, Mayor

ATTEST:

Irma Parker, Interim City Secretary

Reviewed by Jason King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT

SUBJECT: Case No.: PD 2065-9075 (UPDATE on PD2024-001)

Cole Parks, representing Southwestern Pigeon Road, LLC., is providing an update on the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENELEE JARRETT to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

The Planning and Zoning Commission convened on July 17, 2024, and voted 2/4 to recommend the City Council approve the Development Plan and rezone request. The case was therefore forwarded to the City Council with no recommendation. Subsequently, on August 6, 2024, the City Council approved Ordinance No. 2024-O-19 rezoning the property to Planned Development District.

Construction of improvements was underway, but the project has been dormant for several months. On October 19, 2025, Mr. Parks provided an update to the Planning and Zoning Commission. Minute excerpts are provided below:

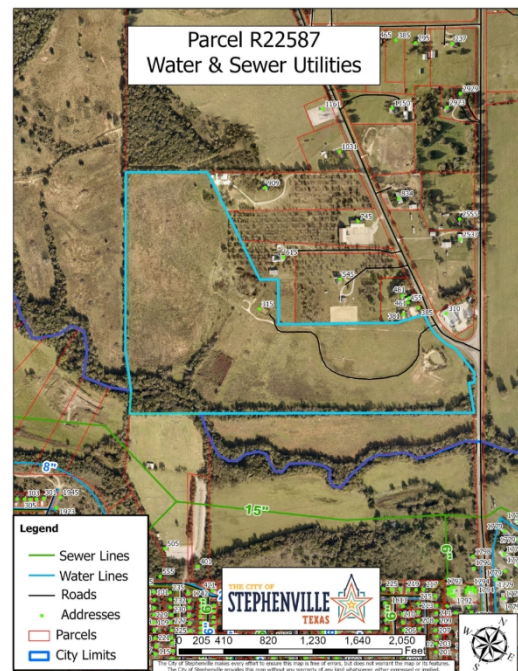
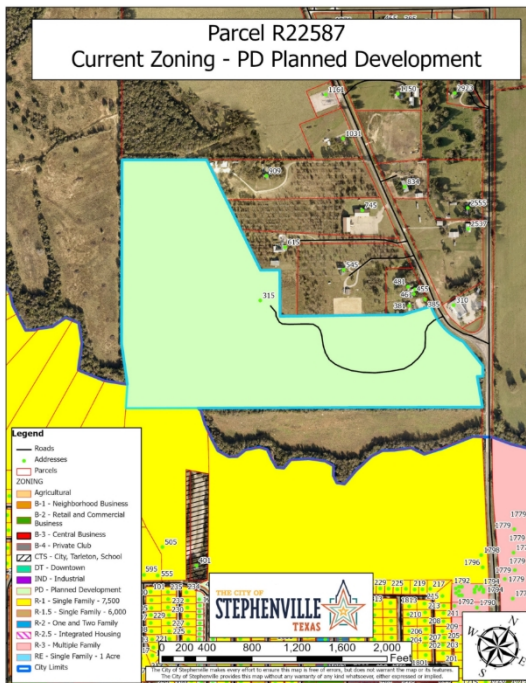
17. Application No.: PD 9075 – PD Update

Applicant John Allender, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENELEE JARRETT to the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, provided the following report. The Planning and Zoning Commission convened on July 17, 2024, and voted 2/4 to recommend the City Council approve the Development Plan and rezone request. The case was therefore forwarded to the City Council with no recommendation. Subsequently, on August 6, 2024, the City Council approved Ordinance No. 2024-O-19 rezoning the property to Planned Development District.

Mr. Cole Parks was present to answer Commissioners' questions. The construction of improvements is underway, and the legal team should have complete funding by the end of

the year. Mr. Parks stated the project should start to go vertically by late March or early April of 2026. The homes should be completed and move in ready by late August 2026.



RECOMMENDATION:

The Planning and Zoning Commission convened August 19, 2026. No one representing the project appeared to provide an update, nor was an updated schedule submitted. Consequently, the commission, by a vote of 7-0, recommended the City Council remove the planned development zoning.

DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;

- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.

- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

8.F Plat Requirements. No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirement of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.

- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;
- (3) General locations of existing tree clusters, providing average size and number and indication of species;
- (4) Location and detail of perimeter fencing if applicable;
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
- (7) Height of all non-single-family structures;
- (8) Proposed uses;
- (9) Location and description of subdivision signage and landscaping at entrance areas;
- (10) Street names on proposed streets;
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
- (12) Indication of all development phasing and platting limits; and
- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
 - (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
 - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
 - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
 - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
 - (d) "PD" provisions may vary setbacks with approval.

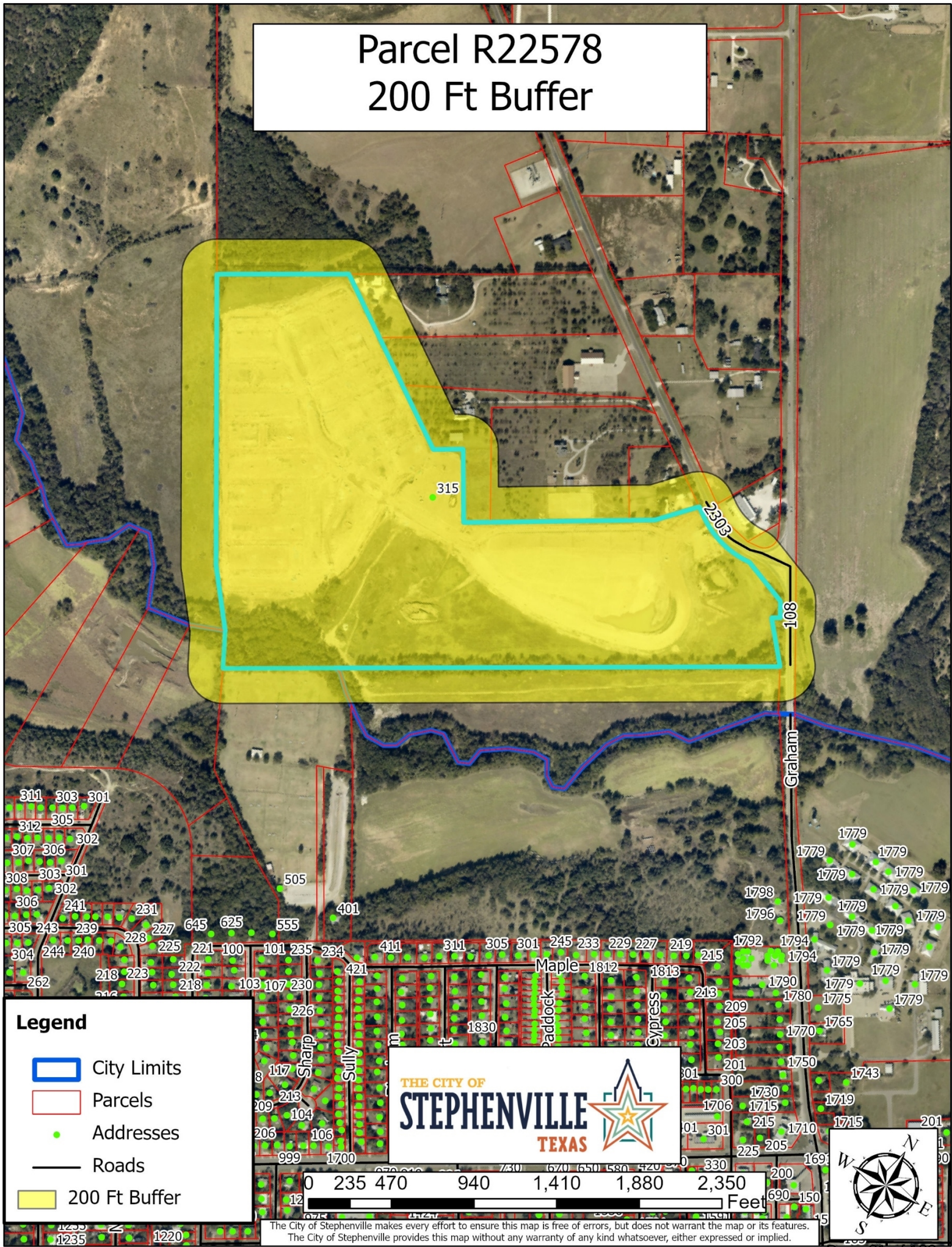
FACTORS TO CONSIDER:

- 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 proper 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 rezone

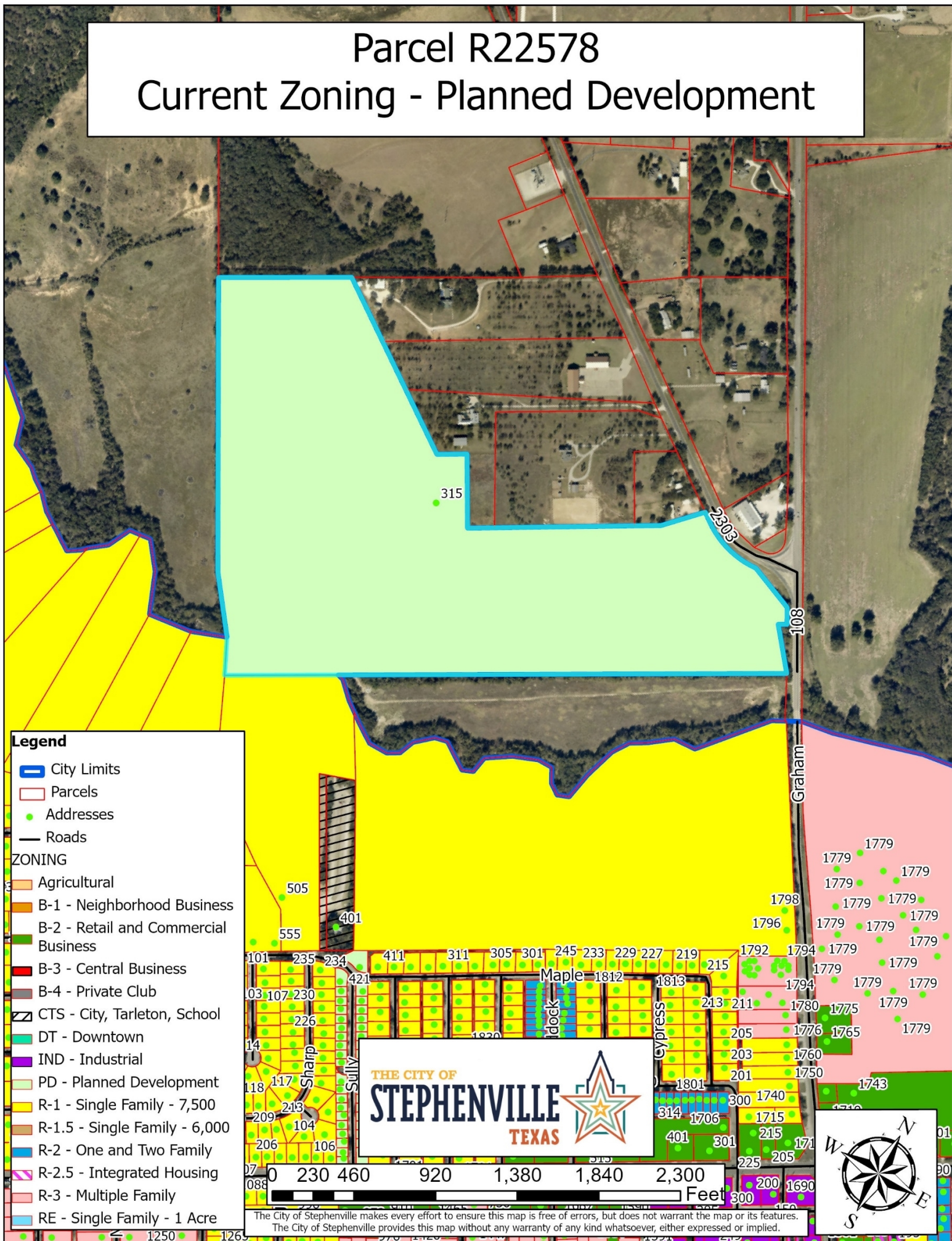
ALTERNATIVES

- 1) Accept the recommendation of the Planning and Zoning Commission and remove of all or part of the Planned Development and cause placement in another zoning district.
- 2) Upon evidence of good cause by the Developer, extend the development schedule as may be indicated by the facts and conditions of the case.

Parcel R22578
200 Ft Buffer

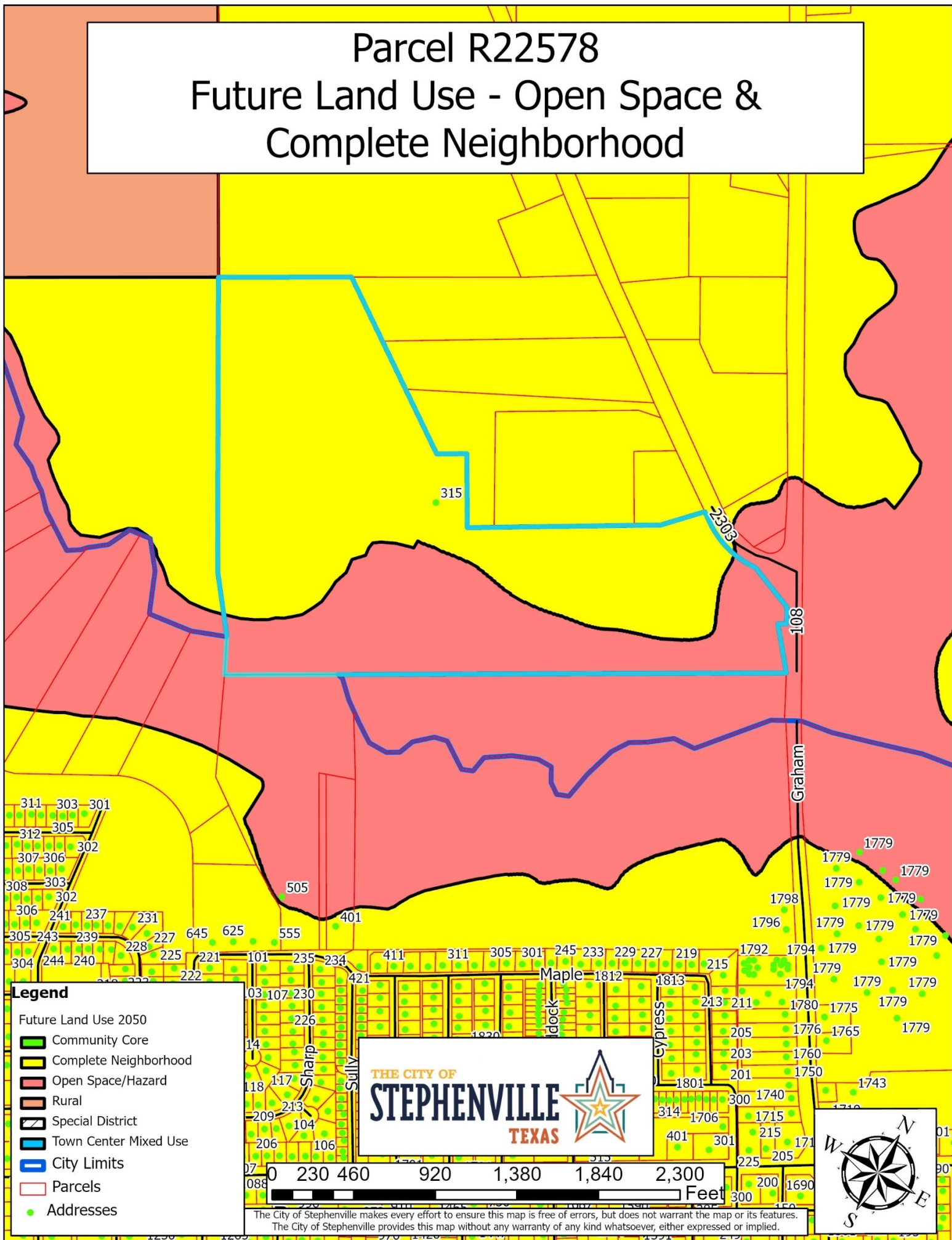


Current Zoning - Planned Development



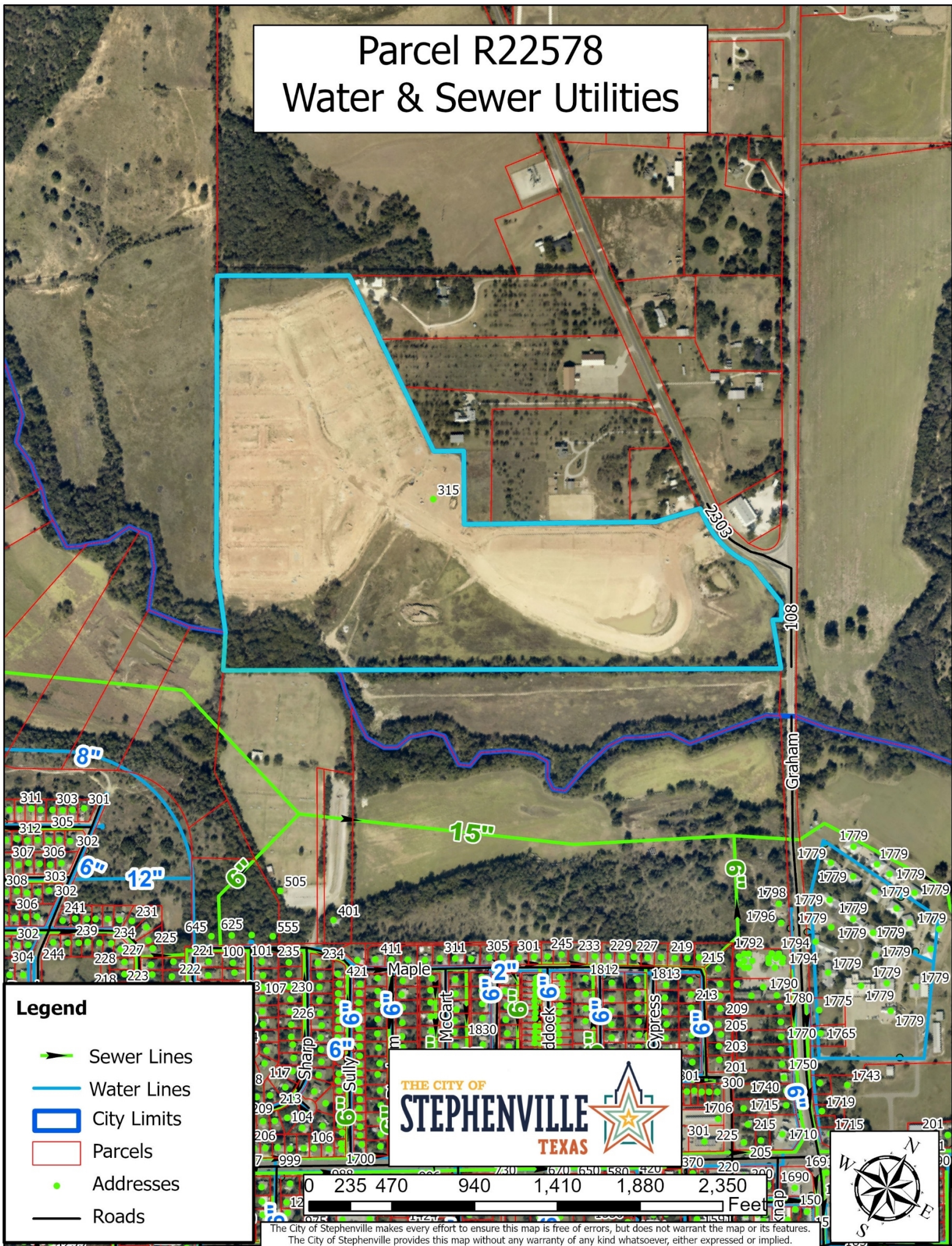
Parcel R22578

Future Land Use - Open Space & Complete Neighborhood



Parcel R22578

Water & Sewer Utilities



Parcel R22578

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022586	381 FM2303	BEAM CODY & JUDY ADDISON	PO BOX 225	STEPHENVILLE	TX	76401
R000042774	1000 CR518	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000022593	2537 N SH108	DICKENS JOHNNY R & KAREN K	2537 N SH108	STEPHENVILLE	TX	76401
R000022589	310 FM2303	GORMAN MILL CO INC	PO BOX 276	GORMAN	TX	76454
R000022571	1631 PR1022 OFF FM2303	GREAT SOUTHERN RANCH INC	1841 W OVERHILL	STEPHENVILLE	TX	76401-2323
R000022625	909 FM2303	HAMMOND CASSIE L & CURTIS R	909 FM2303	STEPHENVILLE	TX	76401-7239
R000072266	615 FM2303	NEHRING C JUSTIN & KRIS K	615 FM2303	STEPHENVILLE	TX	76401
R000063101	0 PRAIRIE WIND (OFF)	SOUTHWESTERN ISLA RIDGE LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000063105	0 PRAIRIE WIND (OFF)	SOUTHWESTERN ISLA RIDGE LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000022587	315 FM2303	SOUTHWESTERN PIGEON ROAD, LLC	105 EAST ROAD	STEPHENVILLE	TX	76401
R000046554	505 MISTLETOE	STEPHENVILLE SOCCER ASSOC INC	PO BOX 1213	STEPHENVILLE	TX	76401-0000
R000075760	545 FM2303	TUCKFIELD RICHARD NATHAN & TAWNI JEAN TUCKFIELD	545 FM 2303	STEPHENVILLE	TX	76401
R000066253	745 FM2303	VICTORY BAPTIST CHURCH OF STEPHENVILLE	PO BOX 1217	STEPHENVILLE	TX	76401
R000022542	2075 FM2303	WALLACE LELAND EARL	2075 FM2303	STEPHENVILLE	TX	76401
R000014958	1796 N GRAHAM	WALLACE LELAND EARL	2075 FM2303	STEPHENVILLE	TX	76401

The logo for the City of Stephenville, Texas, features the text "THE CITY OF" in a small, orange, sans-serif font above the word "STEPHENVILLE" in a large, bold, dark blue, serif font. Below "STEPHENVILLE" is the word "TEXAS" in a bold, orange, sans-serif font. To the right of the text is a stylized five-pointed star with a yellow center, surrounded by concentric lines in orange, green, and blue.

ORDINANCE NO. 2026-O-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, [Rescinds, Remove Planned Development Zoning] FOR CASE NO.: PD 2065-9075 (UPDATE ON PD2024-001) ON THE PLANNED DEVELOPMENT (PD) FOR PROPERTY LOCATED AT 315 FM 2303, PARCEL R22587, HOUSE AND BARN; OF THE A0520 MENELEE JARRETT TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS.

WHEREAS, the Planning and Zoning Commission convened on July 17, 2024, and voted 2/4 to recommend the City Council approve the Development Plan and rezone request. The case was therefore forwarded to the City Council with no recommendation. Subsequently, on August 6, 2024, the City Council approved Ordinance No. 2024-O-19 rezoning the property to Planned Development District.

WHEREAS, Construction of improvements was underway, but the project has been dormant for several months. On October 19, 2025, Mr. Parks provided an update to the Planning and Zoning Commission. Minute excerpts are provided below:

17. Application No.: PD 9075 – PD Update

Applicant John Allender, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENELEE JARRETT to the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, provided the following report. The Planning and Zoning Commission convened on July 17, 2024, and voted 2/4 to recommend the City Council approve the Development Plan and rezone request. The case was therefore forwarded to the City Council with no recommendation. Subsequently, on August 6, 2024, the City Council approved Ordinance No. 2024-O-19 rezoning the property to Planned Development District.

Mr. Cole Parks was present to answer Commissioners' questions. The construction of improvements is underway, and the legal team should have complete funding by the end of the year. Mr. Parks stated the project should start to go vertically by late March or early April of 2026. The homes should be completed and move in ready by late August 2026.

WHEREAS, the City Council held a public hearing on Tuesday, September 1, 2026 to deliberate and consider the recommendation of the Planning and Zoning Commission, the report prepared by City Staff, and the information received at a public hearing.

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

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. That Ordinance No. 2024-O-19 and all that lot, tract or parcel of land legally described as follows:

PLANNED DEVELOPMENT (PD) FOR PROPERTY LOCATED AT 315 FM 2303, PARCEL R22587, HOUSE AND BARN; OF THE A0520 MENELEE JARRETT TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

IS HEREBY RESCINDED, _____

SECTION 3. This Ordinance shall become effective from and after its passage and approval.

PASSED AND APPROVED this the 1st day of SEPTEMBER 2026.

Lonn Reisman, Mayor

ATTEST:

Irma Parker, Interim City Secretary

Reviewed by Jason King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality



COMMITTEE REPORT

SUBJECT: Consider approval of Historic Main Street Grant Reimbursement Grant

DEPARTMENT: Administrative Services

STAFF CONTACT: Daron Trussell, Interim Director of Administrative Services

SUMMARY:

The Tourism and Visitors Bureau Committee met on August 18, 2026, to consider the Stephenville Historic Main Street Reimbursement Grant Program, a matching partial reimbursement grant program intended to assist with eligible improvements to commercial properties located within the boundaries of the Downtown Historic District. Grant requests are subject to review and approval by the Main Street Advisory Board and City Council prior to approval. After review and discussion, the Committee voted unanimously to recommend approval.

STAFF RECOMENDATION:

Staff recommend approval of the Historic Main Street Reimbursement Grant Program as presented in Council Committee on August 18, 2026.

BACKGROUND:

The City of Stephenville Main Street Reimbursement Grant Program provides financial assistance to encourage the preservation, improvement, and enhancement of commercial properties within the Downtown Historic District. The program is designed to support improvements that contribute to the appearance, functionality, and long-term viability of downtown properties.

Any proposed improvements or additions to properties located within the Downtown Historic District must first receive approval from the Main Street Advisory Board and City Council before a request for reimbursement through the program may be considered.

Grant funding is provided as a matching partial reimbursement for eligible project expenses, subject to the requirements and funding limitations established by the program.

FISCAL IMPACT SUMMARY:

The fiscal impact to the City will depend upon the number and amount of eligible reimbursement requests approved through the program. Any reimbursement awarded will be limited to the amount authorized under the program and available within the approved City budget.

Stephenville Historic Main Street Reimbursement Grant

If you have any questions about the Main Street Reimbursement Grant, please contact the Main Street Department at mainstreet@stephenvilletx.gov or call (254)552-1222. If you have building or sign permit questions, please contact Development Services at (254)918-1222.

Stephenville Historic main Street Reimbursement Grant Details (please read carefully)

The City of Stephenville Main Street Reimbursement Grant program is a matching partial reimbursement grant opportunity for commercial properties located within the limits of the Downtown Historic District. Any proposed improvements or additions to any properties within the District shall first require approval by the Main Street Advisory Board (MSAB) before a request for a program grant can be considered.

New buildings and improvements that are already completed or covered by insurance are not eligible for this program. Properties to be considered for the program shall; not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgements and encumbrances of any kind. The property must remain free of all municipal and county liens, judgements and encumbrances of any kind at the time the project is complete, and reimbursement request is made. The applicant must also be current on all city utilities for the subject property, and the property must not be listed in part or whole in any current litigation.

Qualifying improvements include:

- Roof repair or replacement
- Foundation repair or replacement
- ADA improvements
 - Accessibility structures (interior or exterior), elevators, restroom improvements, widening of doorways, etc.
- Front & rear building façade improvements
- Building and Fire Code improvements
 - Electrical, plumbing, fire exits, fire suppression, HVAC
- Complementary building additions

Maximum Matching Funds – Sliding Scale up to \$15,000

<u>Proposed Project Budget</u>	<u>Maximum Reimbursement Match</u>
\$0-\$24,999	\$1:1 or up to \$5,000
\$25,000-\$49,999	\$7,500
\$50,000-\$74,999	\$10,000
\$75,000-\$99,999	\$12,250
\$100,000 and above	\$15,000

Application Program Scoring

Applications will be considered based on the building's historic significance as either contributing or non-contributing to the District, integrity ranking of original architectural elements of the building, type of proposed building improvements, and the estimated project cost. Please contact the Main Street Department to get details of the building's historic significance, contributing / non-contributing status and integrity ranking. A minimum score of 20 points is required to qualify for Program consideration. Applicants will be scored as follows:

A. Contributing / Non-Contributing & Integrity (High/Med/Low)

Contributing Structure / High & Med	10
Contributing Structure / Low	8
Use Texas Historical Commission Design Services	7
Non-Contributing Structure	6
New Structure	4

B. Type of Improvements

Existing Building Facade / Roof / Foundation	10
Existing Building ADA / Electricity / Plumbing	8
Existing Building Addition	6
New Structure	4

C. Estimated Project Budget

(\$50,000 and above)	10
(\$25,000-\$49,999)	8
(\$15,000-\$24,999)	6
(\$0-\$14,999)	4

All Program grants are available throughout the City's fiscal year; on first come, first serve basis until total annual budgeted funds are allocated. Applications will be reviewed based on Historic Design Guidelines and approved by the MSAB before any eligible work may begin. If the application is approved, any deviation from the approved project scope may result in the total or partial withdrawal of the grant and will require reapproval from the MSAB.

1. **Determine eligibility:** Discuss project plans with Development Services Department and Main Street Manager during the predevelopment meeting.
2. **Complete and sign application.**
3. **Submit the completed application.** Submit all itemized work estimates, drawings, application of the proposed work no later than {15} days before the second Thursday of each month to be placed on the MSAB agenda. Email to mainstreet@stephenvilletx.gov
 - a. The MSAB meets on the second Thursday of the month at 10AM, the applicant or an applicant's representative is required to attend and present their project to the MSAB for review and recommendation.
 - i. If applicant plans to use funds for building code updates, the building official or Development Services Director will be present at the meeting to confirm the update.
 - b. The MSAB shall consider only applications that have been properly and fully completed and contain all information required in the application or requested by Main Street Manager.
 - c. The MSAB will vote on all applications and send them to City Council with their recommendation. The MSAB considers the following: grant amount requested, grant funds available.
 - d. Applicants receiving a majority approval by the City Council shall complete the work described in the application one (1) year from approval. If the applicant is unable to complete work within that period, the applicant may submit a written request to the City Manager or Designee for an extension to the completion date provided that the extension request is made thirty (30)

days prior to the one (1) year time limit. The City Manager or designee shall not be obligated to allow extensions. The decision of the City Manager or Designee can be appealed to the Stephenville City Council. If the applicant is not granted an extension, the grant funds will be forfeited.

- e. As a condition of the grant and as part of the application process, the applicant consents and shall allow city inspections to determine whether the grant should be awarded.
 - f. An applicant does not have a right to the grant funds. The Main Street Manager and MSAB shall consider any application within its discretionary authority with the use of the scoring to determine what grant amount should be granted.
 - g. The applicant shall be required to furnish photographs of the project as part of the application and also after the work is completed, as a condition of the final grant reimbursement. Should the work not comply with the application, the applicant will forfeit all grant monies.
 - h. Commercial properties must be current on all city property taxes and city utility payments prior to any program reimbursement payments, and the applicant is required to obtain all applicable city permits and city approvals before the grant is awarded.
 - i. An applicant who submits an application that was denied by the MSAB shall not be eligible to re-submit an application for the same project for six (6) months from the date the prior application was denied by the MSAB.
 - j. Applicant shall not be allowed to submit an application for the same property improvement within three (3) years from the prior date the applicant was awarded grant funds.
4. **Submit Reimbursement Request Form:** When the entire project has been satisfactory completed and reviewed, the applicant or applicant's representative shall present the Director of Administrative Services and Main Street Manager with copies of all paid invoices, including copies of canceled / checks or / credit card receipts, and pictures of the completed work for a single reimbursement payment of the approved funding amount.

DOWNTOWN HISTORIC DISTRICT IMPROVEMENT PROGRAM

CHECKLIST & IMPROVEMENTS

Checklist

**Use this form as a Checklist to follow all steps needed to complete the Program
Application to receive approval**

___ Meet with the Main Street Manager and Development Services in a Pre-Development Meeting.

___ Verify with municipal and county offices that ad valorem taxes are current.

___ Complete application form and sign agreement form. (Also include required attachments MSAB application, project drawings and specification, material selections, photographs of project exterior where work is to be done)

___ Return completed application with required attached no later than 15 days prior to the second Thursday of the month to the Main Street Department to be added to the next MSAB meeting agenda.

___ Attend and present application to MSAB for recommendation.

___ Project work must be completed within 1 year from date from MSAB application approval.

___ Upon completing of project, complete and submit the reimbursement request form with required documentation.



Stephenville Main Street Reimbursement Grant Application

If you have questions about the grant, please contact the Main Street Manager at mainstreet@stephenvilletx.gov.

Grant Overview

The Stephenville Main Street Reimbursement Grant is a partial matching grant opportunity for commercial properties located within the Downtown Historic District (map attached). Any work that is already completed is not eligible for this grant.

Qualifying Improvements:

- Roof repair or replacement
- Foundation repair or replacement
- ADA improvements
 - Accessibility structures (interior or exterior), elevators, restroom improvements, widening of doorways, etc.
- Front & rear building façade improvements
- Code compliance updates for electrical, plumbing, HVAC, and fire suppression
- Complementary building additions
- Routine maintenances are not eligible

Maximum Matching Funds

<u>Proposed Project Budget</u>	<u>Maximum Reimbursement Match</u>
\$0-\$24,999	\$1:1 or up to \$5,000
\$25,000-\$49,999	\$7,500
\$50,000-\$74,999	\$10,000
\$75,000-\$99,999	\$12,250
\$100,000 and above	\$15,000

Application (will be an online form)

Applicant Name:

Date:

Mailing Address:

Phone number:

Email:

Property Ownership:

Owner phone number:

Owner Email:

Property address:

Project Architect:

Project Contractor:

Date Building was constructed:

Estimated Start Date:

Estimated Completion Date:

Is the applicant a tenant? Yes____ No____

- If yes attach a Lease Agreement or written & signed permission from the owner for the work in this application.

Structures Current Use: please attach photos of current state of building where work will be done.

- ☒ Vacant
- ☒ Commercial
- ☒ Residential
- ☒ Mixed use
- ☒ Other:
 - _____

Project will result in:

- ☒ Front or rear façade restoration or renovation
- ☒ New commercial space
- ☒ New residential units
- ☒ Mixed use commercial/residential

- ☒Roof repair or replacement
- ☒Foundation repair
- ☒ Code compliance updates
- ☒ADA improvements
- ☒Building additions

Describe in detail the work to be completed:

Total estimated cost of project: \$

- Attach the written bid from contractor.

Applicant Signature: _____

Date: _____

Building Owner Signature: _____

Building owner name: _____

Date: _____

MAIN STREET HISTORIC IMPROVEMENT

AGREEMENT FORM

Agreement Form

___ I understand the Program procedures and requirements.

___ I confirm that property taxes are current.

___ I confirm utility payments are current.

___ I confirm there are no municipal liens or litigation affecting the property.

___ I understand that changes to the approved project may result in loss of grant funds.

Property Address: _____

Applicant Signature: _____ Date: _____

Approved / Denied [Circle One] Date: _____

MAIN STREET DISTRICT PROGRAM

REIMBURSEMENT REQUEST FORM

Please return the completed form with necessary documentation listed below to the Main Street Manager. If you have any questions regarding this form, please contact mainstreet@stephenvilletx.gov.

Please attach the following documentation:

1. Final bill includes budget sheet which should outline all materials and labor cost associated with the approval project scope.
2. Proof of payment for all construction materials and labor – canceled checks, credit card statements, etc.
3. Pictures illustrating the completion of the project.
4. Provide proof that all work passed a final inspection and approved for a Certificate of Occupancy.
5. Completed W9

The Main Street Manager has the right to deny grant funds if the work has not been completed as approved by the MSAB.

Reimbursement Request Form:

Applicant Name: _____

Applicant Phone: _____

Email: _____

Project address: _____

Original application date: _____

Project completion date: _____

Grant amount awarded: _____

I attest that at the time of my project completion, property to be improved, (1) does not have any delinquent municipal ad valorem taxes, (2) is current on all municipal utility payments on property requesting funds, (3) is not listed in part or in whole in any current litigation; (4) is free of all municipal liens, judgments and encumbrances of any kind, and (5) have not received or will not receive any insurance monies for the work at the time the grant reimbursement request is made.

Applicant Signature: _____

Date: _____



COMMITTEE REPORT

REPORT TYPE: Development Services Committee Report

MEETING: August 18, 2026

Present: Council members: Gerald Cook, Chair; Mark McClinton, Place 3; Ricky Thurman, Place 6; Nick Robinson, Place 7

Absent: None

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

REVIEW OF THE CODE OF ORDINANCES, TITLE XV "LAND USE", CHAPTER 155 "SUBDIVISIONS" AND THE DEVELOPMENT REVIEW PROCESS

The Development Services Committee convened August 18, 2026, to discuss Chapter 155, "The Subdivision Ordinance," and processes related to new developments. Chairman Cook suggested that certain requirements set forth by city ordinance may lengthen the approval process. Jason King, City Manager, provided a general overview of the development review process and reasoning as to why certain requirements are in place.

ACTION TAKEN:

The Committee, by unanimous decision, assigned staff to establish future workshops with the Committee to further review Chapter 155 and the development review process. The Committee will return with a recommendation to the full City Council at a date uncertain.

DISCUSSION REGARDING S.B. 785 AND AMENDMENTS TO SECTION 1201.008 OF THE OCCUPATIONS CODE

Steve Killen, Director of Development Services, provided the following report:

S.B. 785, which takes effect September 1, 2026, relating to HUD-code manufactured homes, prohibits a city from requiring a specific use permit or other similar permits for manufactured housing. Additionally, the city must establish at least one residential zoning district, or a district that allows residential use, for manufactured housing.

Councilman cook, Committee Chair, discussed options that could be considered to become compliant with the new legislation. Jason King, City Manager, suggested exploring existing mobile home/manufactured housing parks currently in use within the city as legal non-conforming uses. The committee, after further discussion, opted to establish a manufactured housing district in an area that is currently being operated as a legal non-conforming use.

Action Taken:

The Committee, by unanimous vote, assigned the Planning and Zoning Commission to hold a public hearing related to the amended section of the Occupations code, and to provide a recommendation to the City Council for a designated manufactured housing district. Should the recommendation be accepted, future public hearings will occur to amend the zoning code through the required legal process.

AN ACT

relating to the regulation of new HUD-code manufactured housing.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 1201.008, Occupations Code, is amended by amending Subsections (b) and (d) and adding Subsections (d-1), (g), and (h) to read as follows:

(b) Subject to Subsection (g), on [On] application, the municipality shall permit the installation of a HUD-code manufactured home for use as a dwelling in any area determined appropriate by the municipality, including a subdivision, planned unit development, single lot, and rental community or park. An application to install a new HUD-code manufactured home for use as a dwelling is considered to be granted unless the municipality in writing denies the application and states the reason for the denial not later than the 45th day after the date the application is received.

(d) Except as approved by the department and subject to Subsection (d-1), a local governmental unit may not require a permit, a fee, a bond, or insurance for the transportation and installation of manufactured housing by a licensed retailer or installer. This subsection does not prohibit the collection of actual costs incurred by a local governmental unit that result from the transportation of a manufactured home.

(d-1) A municipality may not require a specific use permit or other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home if:

(1) the home has been constructed in accordance with federal law and this chapter; and

(2) the municipality does not require a specific use permit for other residential property in the same zoning classification.

(g) Except as provided by Subsection (h), a municipality with zoning regulations or zoning district boundaries:

(1) shall permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling within the municipality's boundaries under at least one:

(A) residential zoning classification;

(B) type of residential zoning district; or

(C) dedicated zoning classification for residential HUD-code manufactured homes;

(2) shall ensure at least one of the residential zoning classifications or districts described by Subdivision (1) has been adopted and applies to an area of land within the municipality's boundaries; and

(3) if the municipality has a comprehensive zoning classification map, shall indicate on the map the areas within the municipality's boundaries that comply with Subdivision (2).

(h) Subsection (g) does not:

(1) limit the authority of a municipality to adopt or enforce an ordinance, rule, or other measure to protect historic landmarks or include properties within the boundaries of a local historic district;

(2) affect deed restrictions established before
January 2, 2025; or
(3) apply to a municipality:
(A) in which all areas zoned for residential use
have deed restrictions on September 1, 2025, prohibiting the
placement of manufactured homes; or
(B) that does not have any areas or districts
zoned for business or industrial use.

SECTION 2. This Act takes effect September 1, 2026.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 785 passed the Senate on April 10, 2025, by the following vote: Yeas 28, Nays 2; and that the Senate concurred in House amendment on May 30, 2025, by the following vote: Yeas 30, Nays 1.

Secretary of the Senate

I hereby certify that S.B. No. 785 passed the House, with amendment, on May 27, 2025, by the following vote: Yeas 96, Nays 41, two present not voting.

Chief Clerk of the House

Approved:

Date

Governor



COMMITTEE REPORT

SUBJECT: Consider Approval of a Resolution of the Stephenville City Council, To Supporting the Use Of Hotel Occupancy Tax (HOT) Funds for the Enhancement and Upgrading of Existing Sports Facilities and Athletic Fields Within the City of Stephenville

DEPARTMENT: Administrative Services

STAFF CONTACT: Daron Trussell, Interim Director of Administrative Services

SUMMARY:

The Nominations Committee met on August 18, 2026, to discuss the proposed legislative changes regarding the use of Hotel Occupancy Tax (HOT) Funds for improvements to existing sports facilities and athletic fields. The Committee discussed adopting a resolution supporting legislation that would provide greater flexibility in the use of HOT funds for facility enhancements that promote tourism, overnight visitation and economic development. After review and discussion, the committee voted unanimously to recommend approval of the resolution.

STAFF RECOMMENDATION:

Staff recommend approval of a resolution supporting the use of Hotel Occupancy Tax Funds for improvements to existing sports facilities and athletic fields.

BACKGROUND:

Stephenville City Park is a significant tourism and economic development asset for the City, hosting more than 25 select and state-level sports tournaments each year. These events attract thousands of visitors to Stephenville and generate economic activity through hotel stays, restaurants, retail businesses, and other local services.

Adoption of the resolution would formally communicate the City Council's position and demonstrate support for legislation that would provide greater flexibility in the use of HOT funds for sports facility improvements that directly support tourism, tournaments, and local economic development.

FISCAL IMPACT SUMMARY:

There is no immediate fiscal impact associated with the adoption of this resolution. The resolution does not appropriate funds or authorize the expenditure of Hotel Occupancy Tax revenues.



Outlook

"[EXTERNAL]" Support for Resolution Authorizing Hotel Occupancy Tax Funding for Sports and Athletic Facilities

From E. Case Horton <casehorton@gmail.com>

Date Wed 8/19/2026 10:51 AM

To City Secretary <citysecretary@stephenvilletx.gov>

You don't often get email from casehorton@gmail.com. [Learn why this is important](#)

Mayor and Members of the Stephenville City Council:

I want to express my strong support for the proposed resolution approving the use of Hotel Occupancy Tax funds to enhance City-owned sports and athletic facilities, promote sports tourism, and attract tournaments and events that increase overnight hotel stays in Stephenville.

This is an opportunity to make a strategic investment in our community that can produce benefits well beyond the playing field. Stephenville is well positioned to become a stronger destination for youth, amateur, and regional sporting events. Improving our facilities and actively pursuing tournaments can bring athletes, coaches, families, and spectators to our community—visitors who stay in our hotels, eat in our restaurants, shop with local businesses, purchase fuel, and contribute to our local economy.

Sports tourism is particularly valuable because a successful tournament can bring hundreds of visitors into a community over the course of a weekend. More importantly, quality facilities can allow Stephenville to build a recurring calendar of events rather than relying on one-time tourism opportunities. A positive experience for tournament organizers and visiting families can lead to repeat events, larger tournaments, and a growing reputation for Stephenville as a desirable sports destination.

The proposed use of Hotel Occupancy Tax funds also creates an important connection between tourism investment and long-term community improvement. The facilities used to attract visitors are the same facilities available to our local athletes, families, schools, leagues, and residents throughout the year. As a result, these investments have the potential to generate tourism activity while also improving the quality of life for the people who call Stephenville home.

Our community already has many of the components necessary to compete for these events: a strong sports culture, a welcoming community, businesses capable of serving visitors, and an area that draws people from across the region. Investing in our City-owned athletic facilities and promoting them effectively can help us capitalize on those strengths.

I am overwhelmingly in support of the City Council approving the resolution and viewing this initiative as part of the broader economic growth. With strategic investment, measurable goals, and an active effort to recruit tournaments and events, sports tourism can generate additional hotel stays, support local businesses, enhance City facilities, and bring new dollars into our community.

This is the type of investment that can benefit both Stephenville residents and the businesses that help support our local economy. I respectfully ask the Council to support the resolution and continue seeking opportunities that strengthen Stephenville as a destination to visit, compete in, stay, and return to.

Thank you for your service to our community and for your consideration.

Respectfully,



"[EXTERNAL]" Hotel tax resolution

From Rita Freels <rita@ritafreels.com>

Date Wed 8/19/2026 12:45 PM

To City Secretary <citysecretary@stephenvilletx.gov>

[You don't often get email from rita@ritafreels.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

City council

Pease support the resolution that expands the use of the Hotel/Motel Occupancy Tax to improve our parks and sports facilities. Upgrading and maintaining these facilities will strengthen Stephenville's economic engine and benefit our entire region.

Let's seize this opportunity to invest in our community's future, and continue making our city better & beautiful for our citizens and the people who visit here.

Be Blessed!

Rita

254-485-1118

3058 W Washington

Stephenville, TX

Rita Freels Realty

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Outlook

"[EXTERNAL]" Hotel/motel Tax

From Joe Humphries <joelhumphries@aol.com>**Date** Thu 8/20/2026 11:28 AM**To** City Secretary <citysecretary@stephenvilletx.gov>

[You don't often get email from joelhumphries@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I encourage the council to support the resolution that expands the use of the Hotel/Motel Occupancy Tax to improve our parks and sports facilities.

I believe upgrading and maintaining parks and sports facilities will strengthen and be a huge benefit for our entire region. This will be a perfect opportunity to invest in the future of Stephenville.

Thanks,

Joe Humphries

1220 N Neblett

Stephenville, TX 76401

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RESOLUTION NO. 2026-R - 19

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, TO SUPPORTING THE USE OF HOTEL OCCUPANCY TAX (HOT) FUNDS FOR THE ENHANCEMENT AND UPGRADING OF EXISTING SPORTS FACILITIES AND ATHLETIC FIELDS WITHIN THE CITY OF STEPHENVILLE.

WHEREAS, the Stephenville City Park is one of the city's top tourist attraction, hosting over 25 select, regional and state tournaments every year. These events bring thousands of visitors to Stephenville, generating significant local economic impact through hotel stays, dining, and retail shopping; and

WHEREAS, the City of Stephenville is currently unable to utilize Hotel Occupancy Tax (HOT) funds for improvements to existing sports facilities and athletic fields under the current Texas Tax Code; and

WHEREAS, after consultation with our State Representative's office, the City was advised to adopt a formal Resolution expressing the City Council's support for the use of HOT funds for the enhancement, improvement, and upgrading of existing sports-related facilities and fields that promote tourism and overnight visitation; and

WHEREAS, approval of this Resolution would formally demonstrate the City Council's support for pursuing legislative changes that would allow HOT funding to be utilized for qualifying sports facility improvements that support tourism, tournaments, and economic development within the community

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

SECTION 1. Staff recommend supporting the use of Hotel Occupancy Tax funds to enhance and upgrade existing sports facilities and athletic fields within the City of Stephenville

SECTION 2. The above statement recommendation is hereby approved and authorized.

SECTION 3. 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 _____ day of _____ of 2026.

Lonn Reisman, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Jason King, City Manager
Reviewed

Randy Thomas, City Attorney
Approved as to form and legality



COMMITTEE REPORT

REPORT TYPE: Personnel Committee Report

MEETING: August 18, 2026

Present: Council Members: Ricky Thurman, Chair; LeAnn Durfey, Place 1; Mark McClinton, Place 3; Maddie Smith, Place 5

Absent: None

DEPARTMENT: City Secretary

STAFF CONTACT: Irma Parker

REVIEW OF THE CODE OF ORDINANCES, TITLE XV "LAND USE", CHAPTER 155 "SUBDIVISIONS" AND THE DEVELOPMENT REVIEW PROCESS

The Personnel Committee convened August 18, 2026, to discuss the City's Personnel Policy (Policy). Chair Thurman reported the Policy has not been amended since 2019, so it is in need of major housekeeping changes as well as inclusion of a legal review to comply with current personnel laws. Chairman Thurman suggested several changes in addition to a possible ordinance to address city council members transitioning from a council member to a paid City employee.

ACTION TAKEN:

Proposed housekeeping amendments to the Policy were provided to Staff to begin preparing the Policy for future amendment and action. Additionally, the proposed verbiage for the ordinance relating to council employment has been processed and prepared for Committee consideration at the September meeting.

STAFF REPORT



SUBJECT: Monthly Budget Report for the Period Ending July 31, 2026

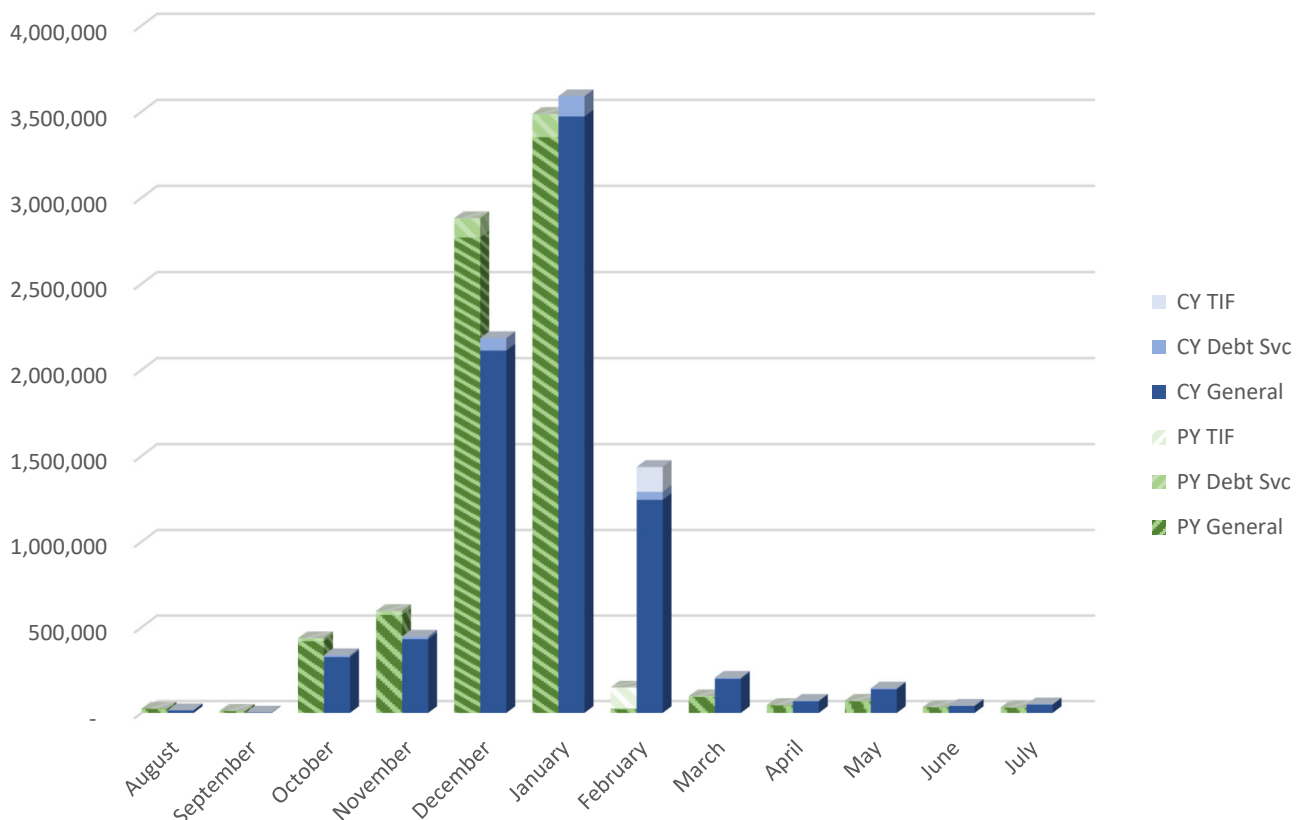
DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

BACKGROUND:

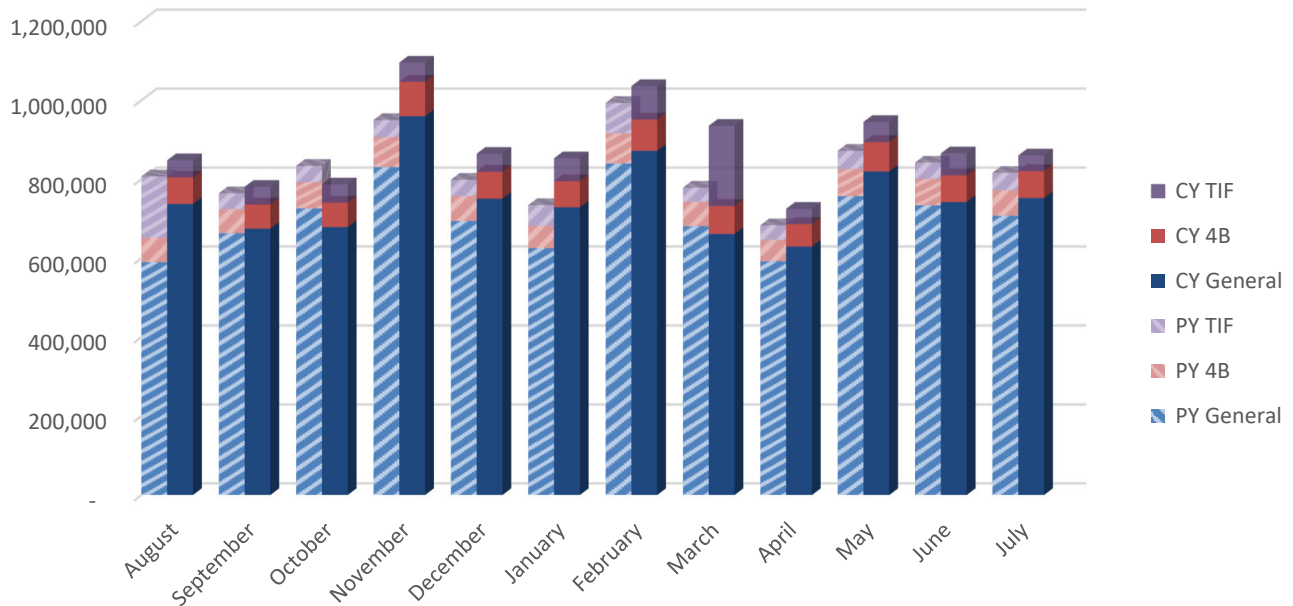
In reviewing the financial statements ending July 31, 2026, the financial indicators are overall as or better than anticipated.

Property Tax Collections
2 year 12 month rolling comparison

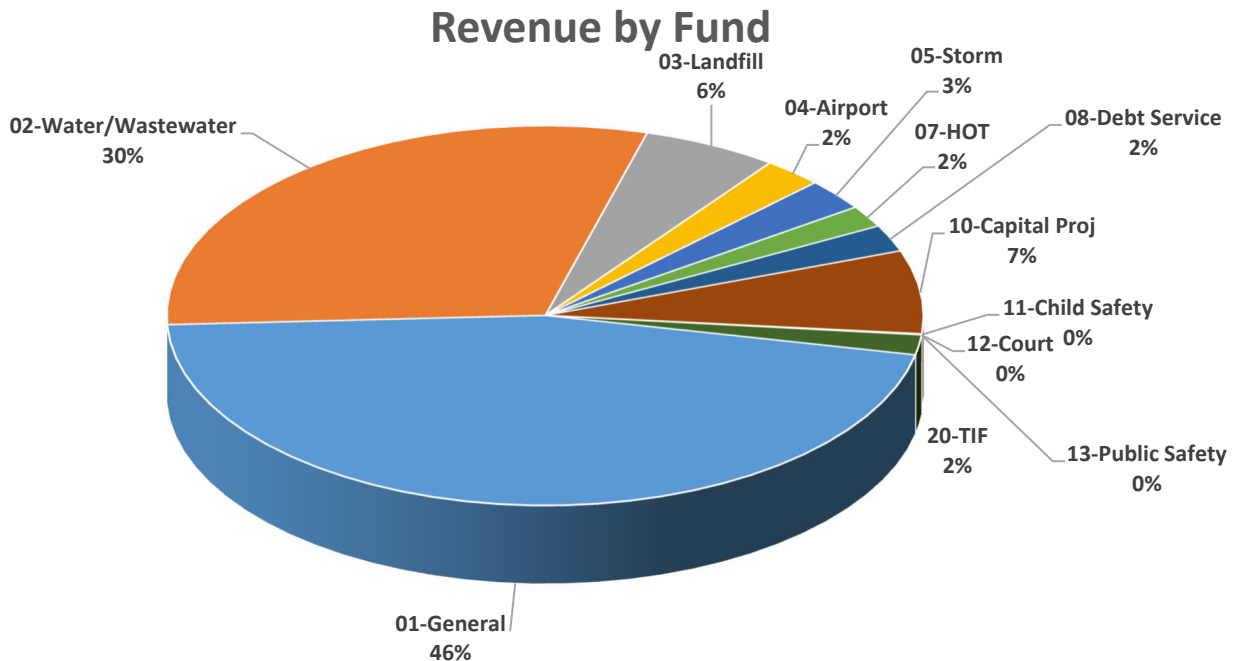


We received \$50k in property taxes in the month of July, resulting in a \$674k increase in the funds collected last fiscal year to date. The amount collected is 101% of the \$8.3 million budget, which is \$203k more than anticipated.

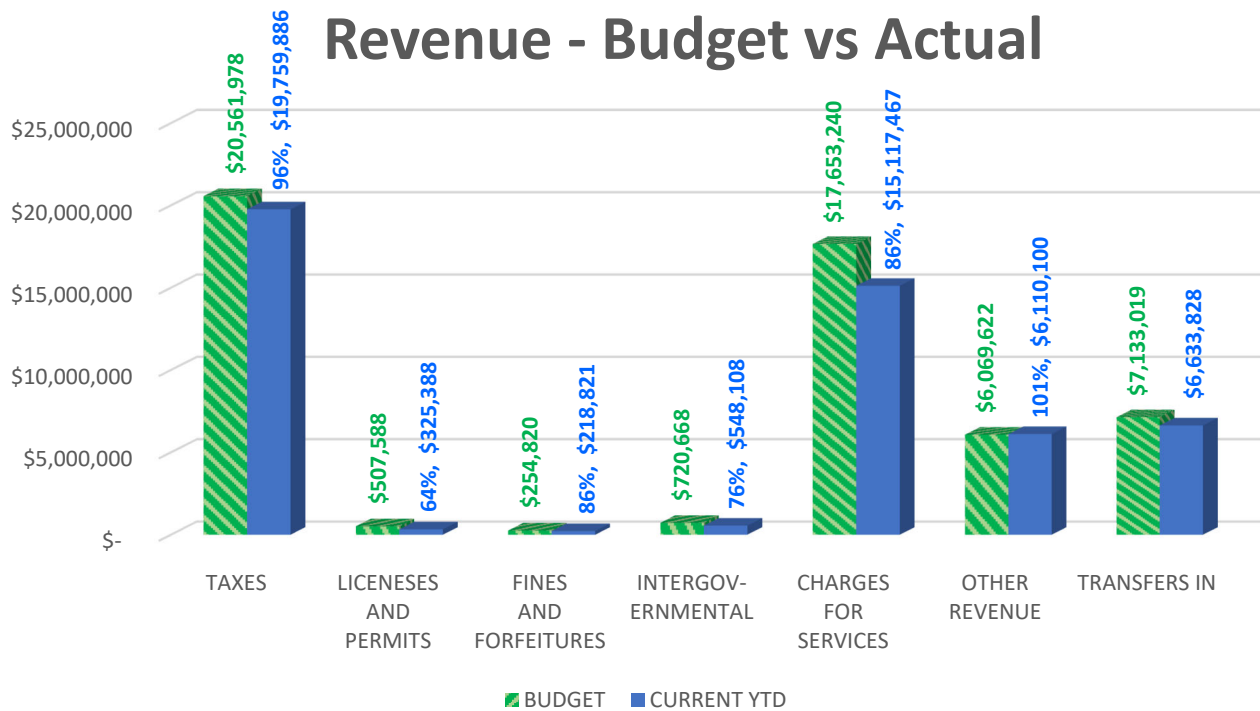
Sales and Use Tax 2 year 12 month rolling comparison



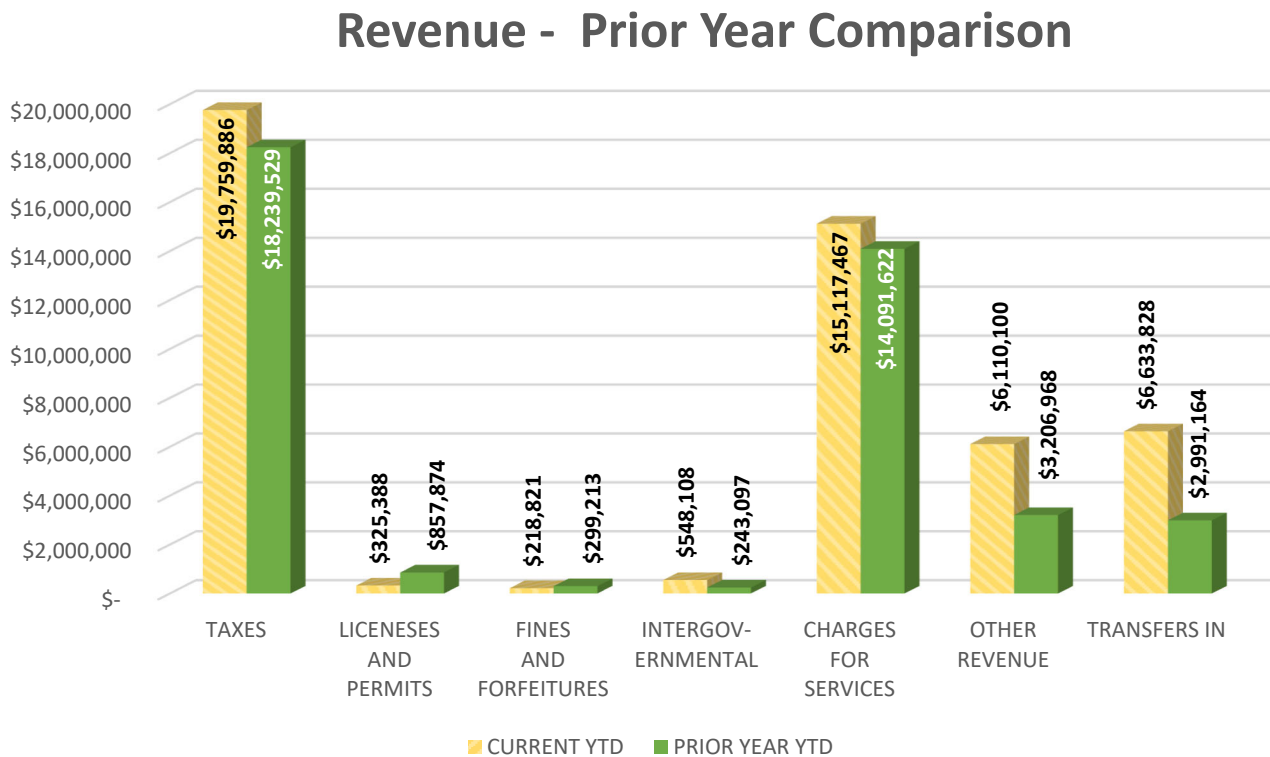
We received \$860k in sales tax in July, resulting in \$664k or 8% more than the funds collected last fiscal year to date. The amount collected is 92% of the \$9.6 million budget, which is \$903k more than anticipated.



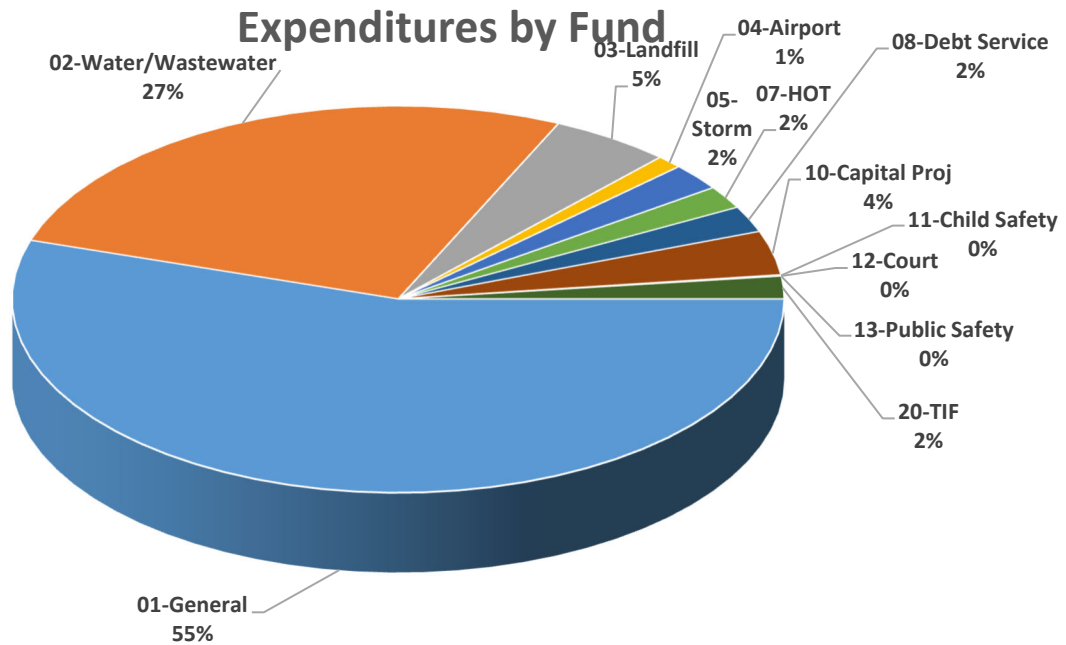
Of the \$48.7 million revenue received to date, 46% was received in the General Fund, 30% was received in the Water/Wastewater Fund, 7% was received in the Capital Projects Fund, 6% was received in the Landfill Fund, 3% was received in the Storm Water Drainage Fund, 2% was received in the Airport Fund, HOT Fund, Debt Service Fund, and the TIF Fund. The remaining funds received 1% or less.



We received 92% of the total budgeted revenue through July, which is \$3 million more than anticipated due to taxes, charges for services, and interest income.

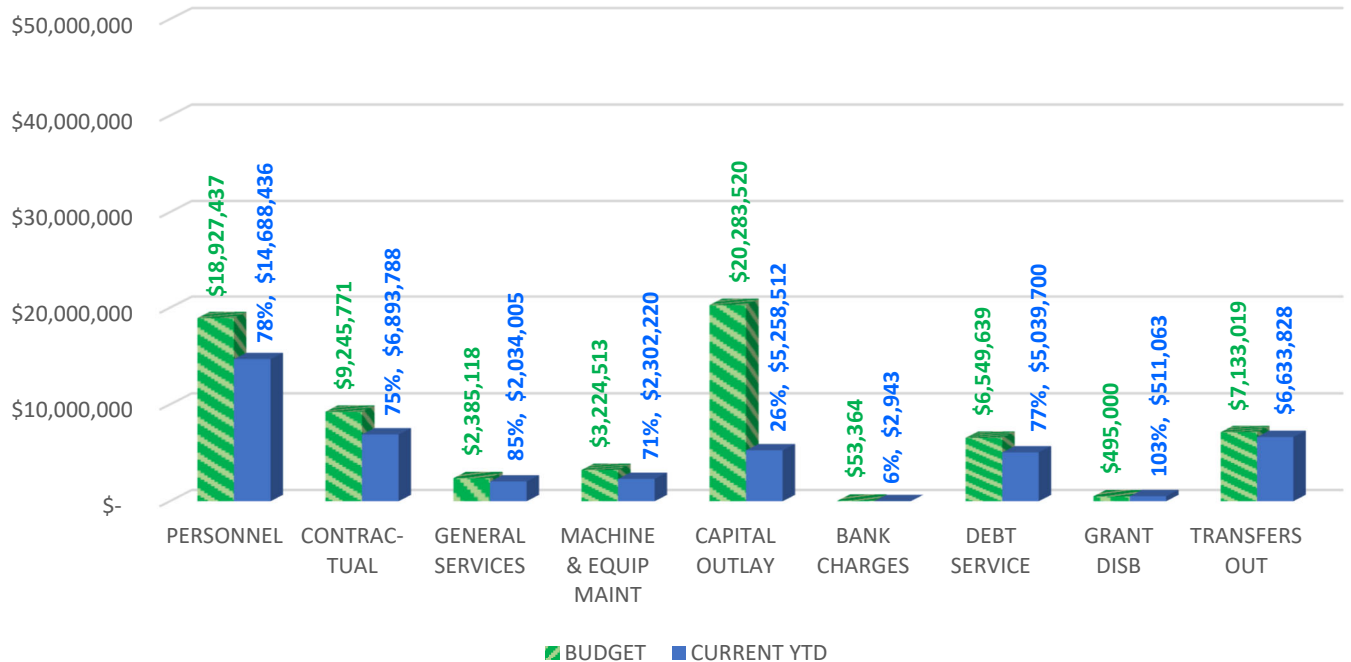


We received \$8.7 million more revenue through July than last fiscal year to date due to taxes, charges for services, debt proceeds, and interfund transfers.



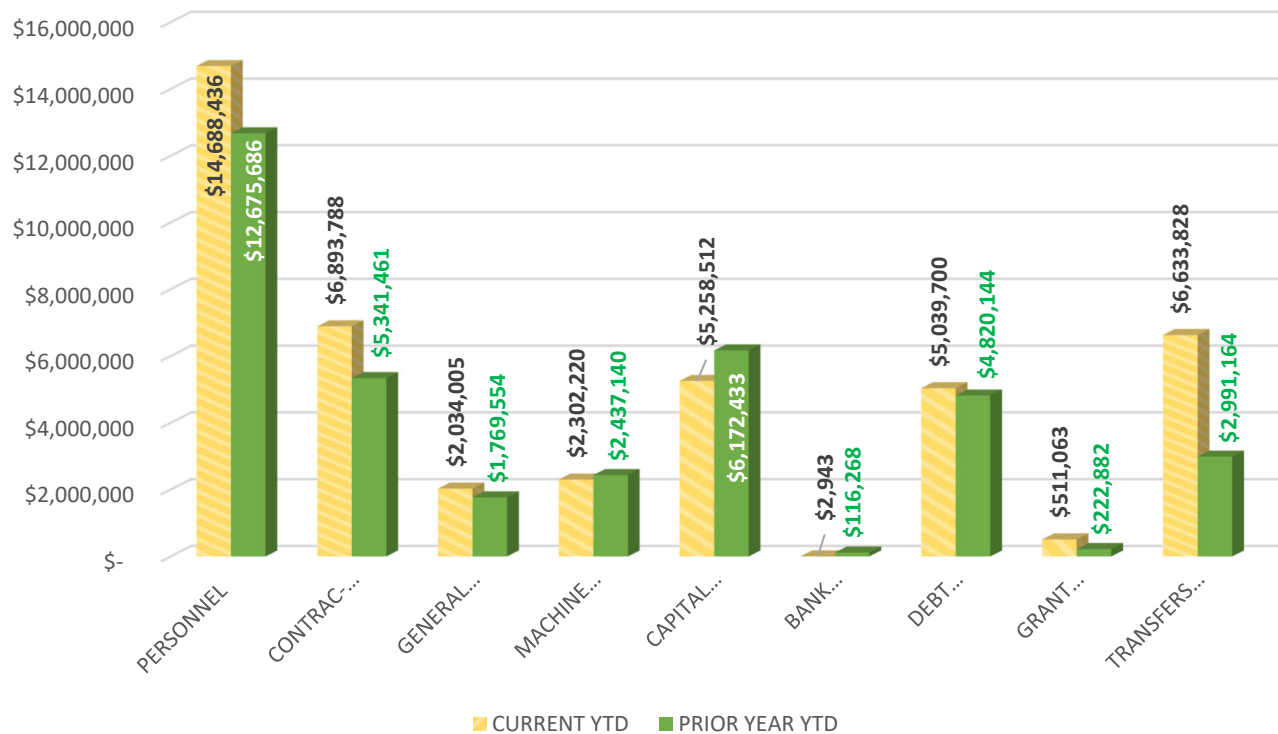
Of the \$43 million spent to date, 55% was expended in the General Fund, 27% was expended in the Water/Wastewater Fund, 5% was expended in the Landfill Fund, 4% was expended in the Capital Projects Fund, 2% was expended in the Debt Service Fund, the Stormwater Drainage Fund, the HOT Fund, and the TIF Fund. The remaining funds spent 1% or less of the total expenditures.

Expenditures - Budget vs Actual



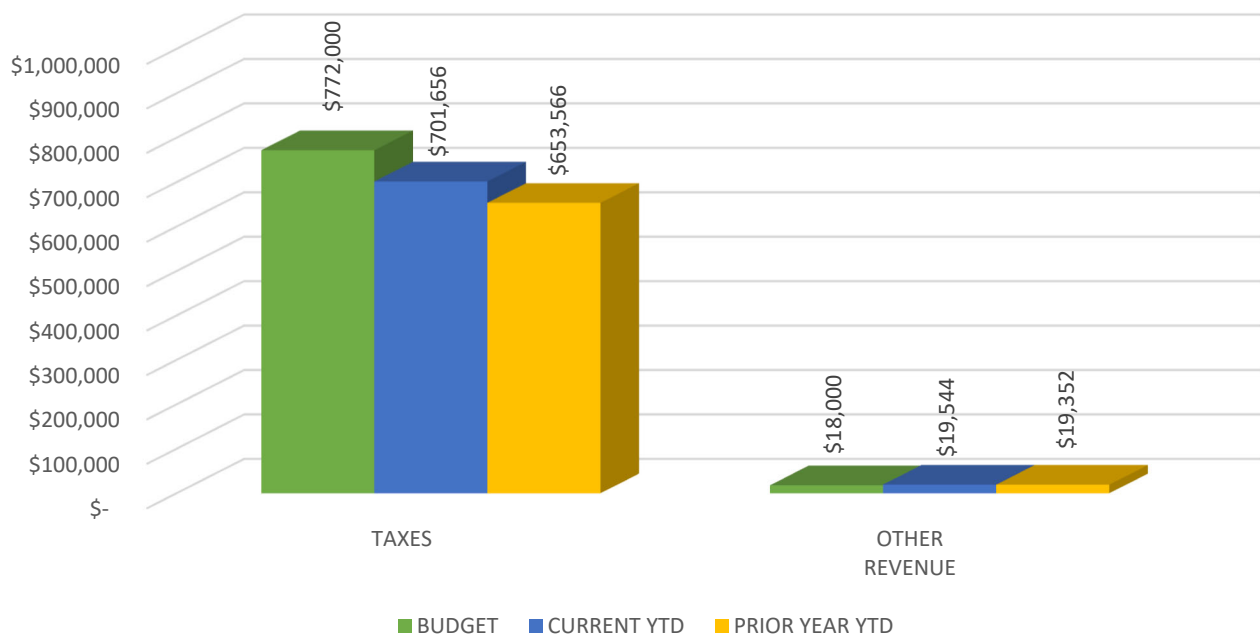
We have expended 63% of the total budgeted expenditures through July, which is \$15.5 million less than anticipated due to personnel, contractual, debt service, and capital outlay.

Expenditures - Prior Year Comparison

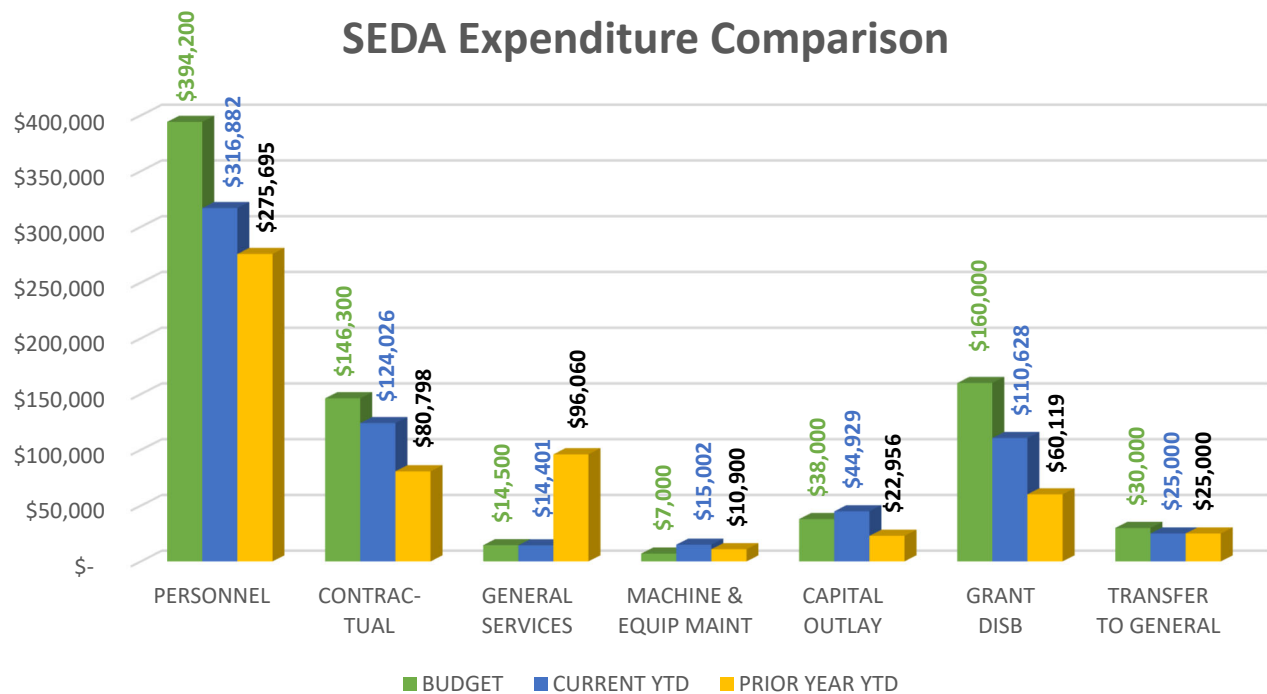


We spent \$6.8 million more in expenditures through July than last fiscal year to date due to personnel, operating, and transfers related to capital outlay.

SEDA Revenue Comparison



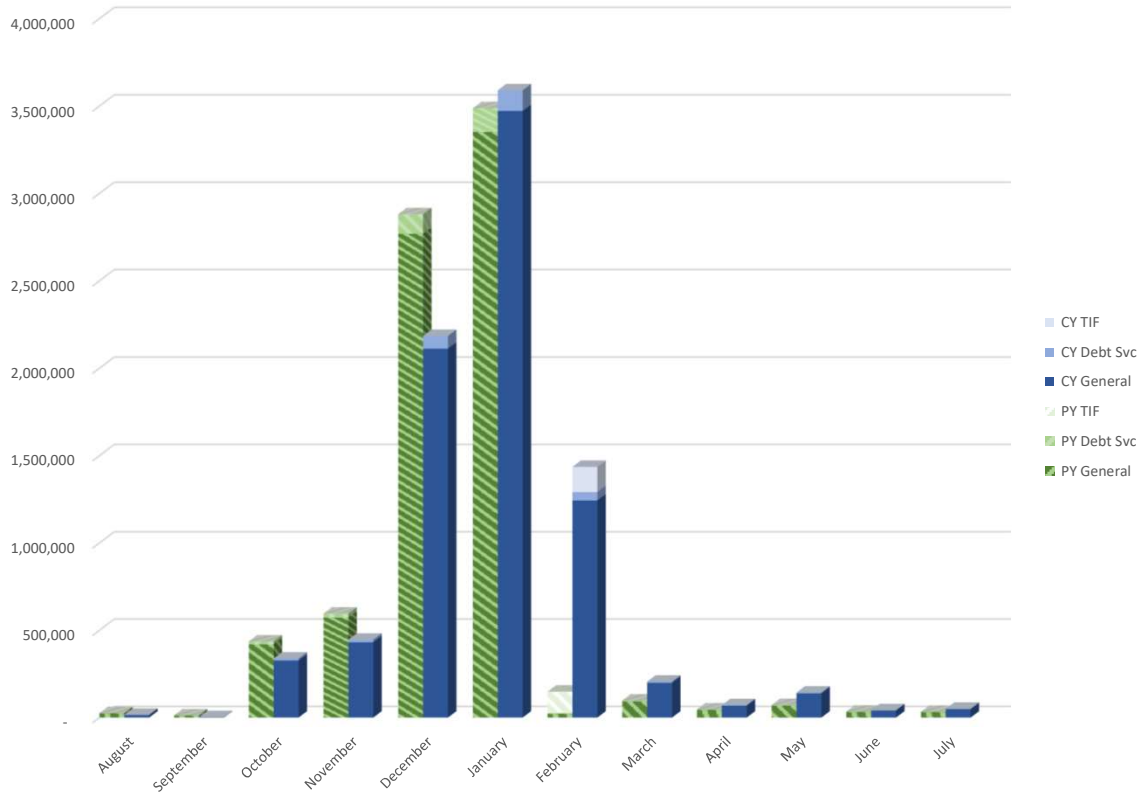
SEDA has received 91% of budgeted revenue through July, which is \$48k more than last fiscal year to date due to taxes and \$62k more than anticipated due to taxes and interest.



SEDA has spent an overall 82% of budgeted expenditures through July, which is \$79k more than last fiscal year to date due to contractual, grant disbursements, and capital outlay and \$16k less than anticipated due to personnel and grant disbursements.



Property Tax Collections
2 year 12 month rolling comparison



Month	General Fund	Debt Svc	TIF	Total
Aug-24	24,665	1,029	-	25,693
Sep-24	12,040	580	-	12,620
Oct-24	419,463	16,988	-	436,451
Nov-24	572,344	23,175	-	595,519
Dec-24	2,769,471	112,240	-	2,881,711
Jan-25	3,351,878	135,722	-	3,487,600
Feb-25	21,399	6,171	120,967	148,537
Mar-25	93,741	4,036	-	97,777
Apr-25	44,997	1,671	-	46,668
May-25	69,035	3,018	-	72,053
Jun-25	33,214	1,309	-	34,523
Jul-25	31,861	1,235	-	33,097
12 month total				7,872,249
Oct 2024-July 2025				7,833,936
FY 2024-2025 Total				7,852,251

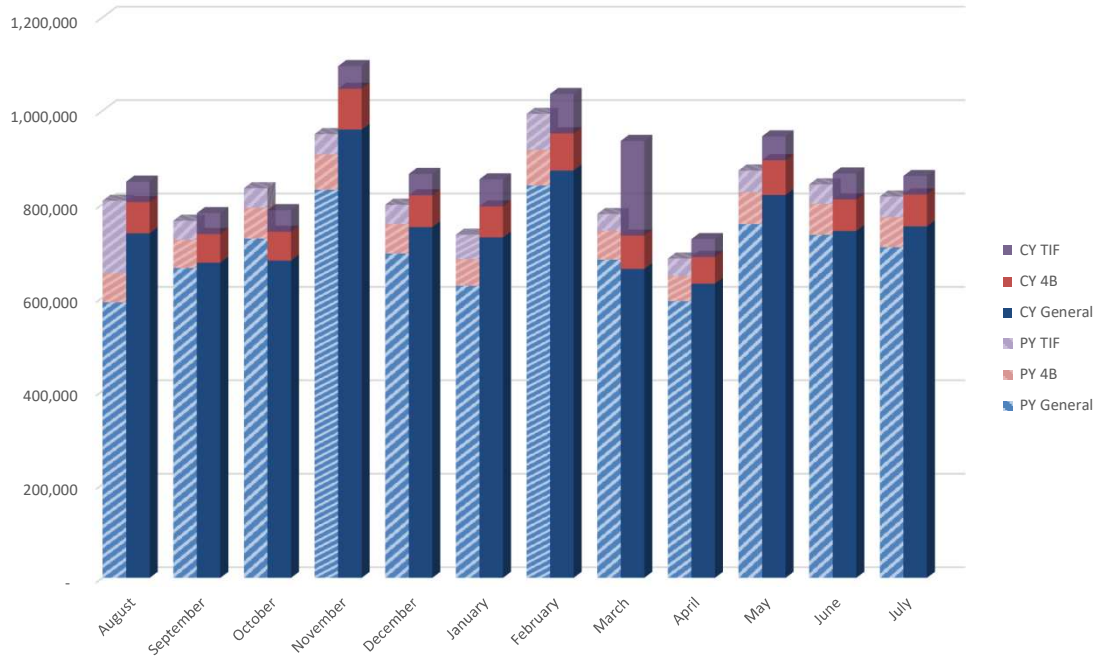
Month	General Fund	Debt Svc	TIF	Total
Aug-25	15,271	618	-	15,889
Sep-25	2,309	95	-	2,404
Oct-25	326,743	11,183	-	337,926
Nov-25	431,405	14,978	-	446,383
Dec-25	2,112,565	72,153	-	2,184,718
Jan-26	3,471,566	118,535	-	3,590,101
Feb-26	1,244,044	47,438	144,533	1,436,016
Mar-26	199,092	6,818	-	205,909
Apr-26	68,632	2,369	-	71,001
May-26	138,475	5,027	-	143,501
Jun-26	40,766	1,394	-	42,160
Jul-26	48,597	1,670	-	50,266
12 month total				8,526,274
Oct 2025-July 2026				8,507,980
FY 2025-2026 Budget				8,348,434

Collection to date as percentage of fiscal year total 99.77%

Collection to date as percentage of fiscal year budget 101.91%



Sales and Use Tax
2 year 12 month rolling comparison



Month	General	4B	TIF	Total	Month	General	4B	TIF	Total	% Change +/-
Aug-24	589,750	61,970	155,514	807,234	Aug-25	737,417	67,038	43,579	848,033	5.05%
Sep-24	663,362	60,306	40,724	764,391	Sep-25	674,670	61,334	44,644	780,649	2.13%
Oct-24	726,284	66,026	41,726	834,036	Oct-25	678,926	61,721	46,386	787,033	-5.64%
Nov-24	831,028	75,548	43,386	949,962	Nov-25	959,624	87,239	48,669	1,095,531	15.32%
Dec-24	694,219	63,111	41,377	798,707	Dec-25	750,664	68,242	45,676	864,582	8.25%
Jan-25	625,250	56,841	52,434	734,525	Jan-26	728,657	66,242	58,244	853,142	16.15%
Feb-25	840,039	76,367	76,939	993,345	Feb-26	872,043	79,277	84,667	1,035,987	4.29%
Mar-25	681,045	61,913	35,849	778,807	Mar-26	661,184	71,352	202,837	935,373	20.10%
Apr-25	592,310	53,846	37,288	683,444	Apr-26	629,465	57,224	38,439	725,128	6.10%
May-25	757,090	68,826	46,109	872,024	May-26	819,465	74,497	51,236	945,198	8.39%
Jun-25	734,178	66,744	41,323	842,245	Jun-26	742,263	67,479	55,752	865,494	2.76%
Jul-25	707,782	64,344	44,173	816,299	Jul-26	752,229	68,384	39,666	860,280	5.39%
12 month total				<u>9,875,018</u>	12 month total				<u>10,596,429</u>	7.31%
Oct 2024-July 2025				<u>8,303,392</u>	Oct 2025-July 2026				<u>8,967,747</u>	8.00%
FY 2024-2025 Total				9,932,074	FY 2025-2026 Budget				9,682,020	
Collection to date as percentage of fiscal year total				83.60%	Collection to date as percentage of fiscal year budget				92.62%	



City of Stephenville

Budget Variance Report

As Of: 07/31/2026

Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	923,970.54	818,905.09	105,065.45	17,870,490.77	16,751,826.34	1,118,664.43	97	18,421,659.00	(551,168.23)	3
LICENSES AND PERMITS	29,444.43	27,224.66	2,219.77	316,666.15	400,123.67	(83,457.52)	65	485,088.00	(168,421.85)	35
FINES AND FORFEITURES	24,493.60	27,768.20	(3,274.60)	197,927.78	225,582.33	(27,654.55)	85	233,440.00	(35,512.22)	15
INTERGOVERNMENTAL	188,791.30	24,021.08	164,770.22	432,819.38	290,210.80	142,608.58	70	617,318.00	(184,498.62)	30
CHARGES FOR SERVICES	98,554.98	90,788.01	7,766.97	1,054,825.52	881,245.17	173,580.35	89	1,189,705.00	(134,879.48)	11
OTHER REVENUE	60,719.77	54,449.13	6,270.64	717,483.53	557,642.50	159,841.03	107	669,908.00	47,575.53	-7
TRANSFER	0.00	0.00	0.00	1,763,925.00	1,763,925.00	0.00	100	1,763,925.00	0.00	0
TOTAL REVENUE	1,325,974.62	1,043,156.17	282,818.45	22,354,138.13	20,870,555.81	1,483,582.32	96	23,381,043.00	(1,026,904.87)	4
EXPENSE SUMMARY										
CITY COUNCIL	2,556.93	14,749.84	12,192.91	173,109.83	163,417.82	(9,692.01)	90	192,126.00	(19,016.17)	10
CITY MANAGER	43,124.35	52,772.73	9,648.38	373,908.34	410,706.39	36,798.05	76	488,975.00	(115,066.66)	24
CITY SECRETARY	17,904.95	21,718.48	3,813.53	210,563.79	222,709.84	12,146.05	82	255,665.00	(45,101.21)	18
EMERGENCY MANAGEMENT	204.27	930.32	726.05	15,760.39	20,894.04	5,133.65	73	21,660.00	(5,899.61)	27
MUNICIPAL BUILDING	6,770.36	12,262.13	5,491.77	98,161.08	135,073.32	36,912.24	62	158,135.00	(59,973.92)	38
MUNICIPAL SERVICES CTR	18,380.00	17,480.33	(899.67)	127,715.37	185,539.63	57,824.26	59	216,386.00	(88,670.63)	41
HUMAN RESOURCES	14,954.87	36,123.95	21,169.08	216,457.49	307,190.68	90,733.19	59	365,366.00	(148,908.51)	41
DOWNTOWN	33,292.16	17,853.69	(15,438.47)	146,791.74	159,625.46	12,833.72	77	190,914.00	(44,122.26)	23
FINANCE	68,665.82	76,736.42	8,070.60	737,349.81	781,067.79	43,717.98	82	899,648.00	(162,298.19)	18
INFORMATION TECHNOLOGY	28,749.36	56,567.53	27,818.17	715,604.39	576,449.76	(139,154.63)	106	675,608.00	39,996.39	-6
TAX	0.00	936.25	936.25	313,465.74	312,194.50	(1,271.24)	100	314,067.00	(601.26)	0
LEGAL COUNSEL	13,281.53	13,312.35	30.82	104,093.71	132,196.32	28,102.61	65	160,053.00	(55,959.29)	35
MUNICIPAL COURT	14,126.15	16,973.73	2,847.58	150,203.50	152,302.01	2,098.51	82	182,355.00	(32,151.50)	18
STREET MAINTENANCE	158,311.55	101,112.90	(57,198.65)	894,056.13	1,197,854.48	303,798.35	65	1,370,632.00	(476,575.87)	35
PARKS & LEISURE ADM	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
PARKS & RECREATION	156,273.60	216,585.21	60,311.61	1,714,334.75	2,295,330.39	580,995.64	64	2,660,664.00	(946,329.25)	36
PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
LIBRARY	30,723.43	32,343.11	1,619.68	236,798.93	277,684.48	40,885.55	72	328,611.00	(91,812.07)	28
SENIOR CENTER	18,818.98	27,298.15	8,479.17	221,650.50	240,795.88	19,145.38	77	286,718.00	(65,067.50)	23
AQUATIC CENTER	1,212.79	9,217.91	8,005.12	34,048.38	95,124.09	61,075.71	30	112,804.00	(78,755.62)	70
FIRE DEPARTMENT	595,548.64	608,708.52	13,159.88	4,783,027.98	4,843,834.23	60,806.25	83	5,780,813.00	(997,785.02)	17
POLICE DEPARTMENT	741,967.38	1,136,681.36	394,713.98	7,848,455.12	8,555,364.82	706,909.70	77	10,254,188.00	(2,405,732.88)	23
DEVELOPMENT SERVICES	84,211.70	101,923.54	17,711.84	661,042.46	881,454.25	220,411.79	63	1,048,657.00	(387,614.54)	37
CODE ENFORCEMENT	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
GIS	10,317.45	10,715.29	397.84	108,586.34	114,607.72	6,021.38	83	130,425.00	(21,838.66)	17
TRANSFERS	73,863.54	115,464.25	41,600.71	3,927,685.54	4,343,679.50	415,993.96	89	4,426,878.00	(499,192.46)	11
TOTAL EXPENSE	2,133,259.81	2,698,467.99	565,208.18	23,812,871.31	26,405,097.40	2,592,226.09	78	30,521,348.00	6,708,476.69	22
REVENUE OVER/(UNDER) EXPENDITURE	(807,285.19)	(1,655,311.82)	848,026.63	(1,458,733.18)	(5,534,541.59)	4,075,808.41		(7,140,305.00)	(7,735,381.56)	

Budget Variance Report

As Of: 07/31/2026

Fund: 02 - WATER AND WASTEWATER FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
LICENSES AND PERMITS	0.00	0.00	0.00	0.00	898.77	(898.77)	0	1,000.00	(1,000.00)	100
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	1,120,420.26	1,078,334.94	42,085.32	10,901,008.90	10,193,202.41	707,806.49	84	13,022,592.00	(2,121,583.10)	16
OTHER REVENUE	37,789.28	46,885.23	(9,095.95)	3,577,793.77	3,460,775.69	117,018.08	100	3,568,020.00	9,773.77	0
TRANSFER	0.00	0.00	0.00	194,631.00	194,631.00	0.00	100	194,631.00	0.00	0
TOTAL REVENUE	1,158,209.54	1,125,220.17	32,989.37	14,673,433.67	13,849,507.87	823,925.80	87	16,786,243.00	(2,112,809.33)	13
<u>EXPENSE SUMMARY</u>										
UTILITIES ADMINISTRATION	119,240.01	200,764.64	81,524.63	1,283,465.45	1,755,647.55	472,182.10	61	2,090,956.00	(807,490.55)	39
WATER PRODUCTION	68,063.94	111,697.55	43,633.61	1,133,037.87	1,291,235.35	158,197.48	76	1,494,421.00	(361,383.13)	24
WATER DISTRIBUTION	74,226.64	345,871.04	271,644.40	496,941.67	3,402,806.38	2,905,864.71	12	4,081,268.00	(3,584,326.33)	88
CUSTOMER SERVICE	59,865.50	68,571.15	8,705.65	533,799.35	636,597.70	102,798.35	71	755,836.00	(222,036.65)	29
WASTEWATER COLLECTION	90,935.06	273,701.37	182,766.31	1,082,816.67	2,662,930.63	1,580,113.96	34	3,189,634.00	(2,106,817.33)	66
WASTEWATER TREATMENT	145,674.84	238,485.87	92,811.03	1,306,695.81	2,425,513.70	1,118,817.89	45	2,903,198.00	(1,596,502.19)	55
BILLING & COLLECTION	110,605.20	109,788.70	(816.50)	1,181,671.97	1,118,237.56	(63,434.41)	89	1,328,365.00	(146,693.03)	11
NON-DEPARTMENTAL	78,915.08	72,865.95	(6,049.13)	4,651,261.49	5,350,503.93	699,242.44	78	5,937,652.00	(1,286,390.51)	22
TOTAL EXPENSE	747,526.27	1,421,746.27	674,220.00	11,669,690.28	18,643,472.80	6,973,782.52	54	21,781,330.00	10,111,639.72	46
REVENUE OVER/(UNDER) EXPENDITURE	410,683.27	(296,526.10)	707,209.37	3,003,743.39	(4,793,964.93)	7,797,708.32		(4,995,087.00)	(12,224,449.05)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
CHARGES FOR SERVICES	204,208.96	147,339.52	56,869.44	1,755,735.57	1,455,998.50	299,737.07	99	1,775,175.00	(19,439.43)	1
OTHER REVENUE	13,191.60	11,616.00	1,575.60	1,061,090.08	1,035,962.00	25,128.08	100	1,062,850.00	(1,759.92)	0
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	217,400.56	158,955.52	58,445.04	2,816,825.65	2,491,960.50	324,865.15	99	2,838,025.00	(21,199.35)	1
EXPENSE SUMMARY										
LANDFILL	73,033.03	89,551.80	16,518.77	2,195,691.28	2,509,934.14	314,242.86	82	2,665,300.00	(469,608.72)	18
TOTAL EXPENSE	73,033.03	89,551.80	16,518.77	2,195,691.28	2,509,934.14	314,242.86	82	2,665,300.00	469,608.72	18
REVENUE OVER/(UNDER) EXPENDITURE	144,367.53	69,403.72	74,963.81	621,134.37	(17,973.64)	639,108.01		172,725.00	(490,808.07)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
INTERGOVERNMENTAL	106,510.08	0.00	106,510.08	106,510.08	0.00	106,510.08	107	100,000.00	6,510.08	-7
CHARGES FOR SERVICES	8,132.26	9,137.94	(1,005.68)	112,659.60	109,701.70	2,957.90	88	128,610.00	(15,950.40)	12
OTHER REVENUE	0.00	2,980.75	(2,980.75)	415,579.75	29,807.50	385,772.25	85	489,124.00	(73,544.25)	15
TRANSFER	0.00	0.00	0.00	597,064.00	597,064.00	0.00	100	597,064.00	0.00	0
TOTAL REVENUE	114,642.34	12,118.69	102,523.65	1,231,813.43	736,573.20	495,240.23	94	1,314,798.00	(82,984.57)	6
EXPENSE SUMMARY										
AIRPORT	50,530.92	103,985.91	53,454.99	473,861.78	1,031,089.10	557,227.32	38	1,240,124.00	(766,262.22)	62
TOTAL EXPENSE	50,530.92	103,985.91	53,454.99	473,861.78	1,031,089.10	557,227.32	38	1,240,124.00	766,262.22	62
REVENUE OVER/(UNDER) EXPENDITURE	64,111.42	(91,867.22)	155,978.64	757,951.65	(294,515.90)	1,052,467.55		74,674.00	(849,246.79)	

	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	8,721.51	18,347.24	(9,625.73)	44	20,000.00	(11,278.49)	56
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	126,333.46	119,802.48	6,530.98	1,251,506.48	1,201,414.97	50,091.51	86	1,454,904.00	(203,397.52)	14
OTHER REVENUE	4,975.48	3,776.00	1,199.48	41,996.15	30,700.00	11,296.15	105	40,000.00	1,996.15	-5
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	131,308.94	123,578.48	7,730.46	1,302,224.14	1,250,462.21	51,761.93	86	1,514,904.00	(212,679.86)	14
EXPENSE SUMMARY										
STORM WATER DRAINAGE	27,361.62	64,120.53	36,758.91	969,693.66	1,505,588.30	535,894.64	57	1,696,587.00	(726,893.34)	43
TOTAL EXPENSE	27,361.62	64,120.53	36,758.91	969,693.66	1,505,588.30	535,894.64	57	1,696,587.00	726,893.34	43
REVENUE OVER/(UNDER) EXPENDITURE	103,947.32	59,457.95	44,489.37	332,530.48	(255,126.09)	587,656.57		(181,683.00)	(939,573.20)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	112,874.05	76,087.69	36,786.36	788,513.73	726,391.36	62,122.37	77	1,018,274.00	(229,760.27)	23
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	20.00	13,214.41	(13,194.41)	39,536.85	62,254.00	(22,717.15)	57	69,754.00	(30,217.15)	43
OTHER REVENUE	7,485.34	8,816.00	(1,330.66)	74,193.08	62,928.00	11,265.08	93	80,000.00	(5,806.92)	7
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	120,379.39	98,118.10	22,261.29	902,243.66	851,573.36	50,670.30	77	1,168,028.00	(265,784.34)	23
EXPENSE SUMMARY										
TOURISM	28,296.76	53,783.74	25,486.98	824,292.17	924,398.05	100,105.88	80	1,027,400.00	(203,107.83)	20
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	28,296.76	53,783.74	25,486.98	824,292.17	924,398.05	100,105.88	80	1,027,400.00	203,107.83	20
REVENUE OVER/(UNDER) EXPENDITURE	92,082.63	44,334.36	47,748.27	77,951.49	(72,824.69)	150,776.18		140,628.00	(468,892.17)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	1,919.13	732.19	1,186.94	284,776.91	251,217.56	33,559.35	113	252,480.00	32,296.91	-13
OTHER REVENUE	878.42	713.30	165.12	8,244.05	6,541.50	1,702.55	118	7,000.00	1,244.05	-18
TRANSFER	0.00	0.00	0.00	821,450.00	691,225.00	130,225.00	100	821,450.00	0.00	0
TOTAL REVENUE	2,797.55	1,445.49	1,352.06	1,114,470.96	948,984.06	165,486.90	103	1,080,930.00	33,540.96	-3
EXPENSE SUMMARY										
DEBT SERVICE	0.00	0.00	0.00	950,075.00	950,075.00	0.00	86	1,100,725.00	(150,650.00)	14
TOTAL EXPENSE	0.00	0.00	0.00	950,075.00	950,075.00	0.00	86	1,100,725.00	150,650.00	14
REVENUE OVER/(UNDER) EXPENDITURE	2,797.55	1,445.49	1,352.06	164,395.96	(1,090.94)	165,486.90		(19,795.00)	(117,109.04)	

Budget Variance Report

As Of: 07/31/2026

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	0.00	0.00	0.00	0.00	1,205.85	(1,205.85)	0	1,500.00	(1,500.00)	100
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	0.00	0.00	2,194.50	4,532.43	(2,337.93)	18	12,500.00	(10,305.50)	82
OTHER REVENUE	21,648.45	11,368.00	10,280.45	190,890.69	113,918.00	76,972.69	136	140,000.00	50,890.69	-36
TRANSFER	0.00	41,599.25	(41,599.25)	3,256,758.00	3,672,750.50	(415,992.50)	87	3,755,949.00	(499,191.00)	13
TOTAL REVENUE	21,648.45	52,967.25	(31,318.80)	3,449,843.19	3,792,406.78	(342,563.59)	88	3,909,949.00	(460,105.81)	12
EXPENSE SUMMARY										
CITY MANAGER	50,340.47	41,599.25	(8,741.22)	181,113.81	415,992.50	234,878.69	36	499,191.00	(318,077.19)	64
STREET MAINTENANCE	43,448.00	245,179.30	201,731.30	262,799.94	2,451,793.00	2,188,993.06	9	2,943,329.00	(2,680,529.06)	91
PARKS & RECREATION	112,900.80	328,062.75	215,161.95	1,160,433.32	3,280,627.50	2,120,194.18	29	3,937,953.00	(2,777,519.68)	71
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	206,689.27	614,841.30	408,152.03	1,604,347.07	6,148,413.00	4,544,065.93	22	7,380,473.00	5,776,125.93	78
REVENUE OVER/(UNDER) EXPENDITURE	(185,040.82)	(561,874.05)	376,833.23	1,845,496.12	(2,356,006.22)	4,201,502.34		(3,470,524.00)	(6,236,231.74)	

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	482.56	0.00	482.56	9,008.88	5,021.23	3,987.65	144	6,250.00	2,758.88	-44
OTHER REVENUE	90.72	72.93	17.79	685.48	565.30	120.18	95	720.00	(34.52)	5
TOTAL REVENUE	573.28	72.93	500.35	9,694.36	5,586.53	4,107.83	139	6,970.00	2,724.36	-39
EXPENSE SUMMARY										
CHILD SAFETY	0.00	0.00	0.00	21,645.00	22,050.00	405.00	98	22,050.00	(405.00)	2
TOTAL EXPENSE	0.00	0.00	0.00	21,645.00	22,050.00	405.00	98	22,050.00	405.00	2
REVENUE OVER/(UNDER) EXPENDITURE	573.28	72.93	500.35	(11,950.64)	(16,463.47)	4,512.83		(15,080.00)	2,319.36	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	1,008.58	1,260.32	(251.74)	11,884.37	12,603.20	(718.83)	79	15,130.00	(3,245.63)	21
OTHER REVENUE	204.18	209.80	(5.62)	2,074.35	1,521.00	553.35	104	2,000.00	74.35	-4
TOTAL REVENUE	1,212.76	1,470.12	(257.36)	13,958.72	14,124.20	(165.48)	81	17,130.00	(3,171.28)	19
EXPENSE SUMMARY										
COURT TECHNOLOGY	0.00	0.00	0.00	7,708.80	14,833.00	7,124.20	52	14,833.00	(7,124.20)	48
TOTAL EXPENSE	0.00	0.00	0.00	7,708.80	14,833.00	7,124.20	52	14,833.00	7,124.20	48
REVENUE OVER/(UNDER) EXPENDITURE	1,212.76	1,470.12	(257.36)	6,249.92	(708.80)	6,958.72		2,297.00	(10,295.48)	

	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	8,778.47	3,350.00	5,428.47	262	3,350.00	5,428.47	-162
00000	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
OTHER REVENUE	639.42	317.20	322.22	6,484.07	3,436.40	3,047.67	162	4,000.00	2,484.07	-62
TOTAL REVENUE	639.42	317.20	322.22	15,262.54	6,786.40	8,476.14	208	7,350.00	7,912.54	-108
EXPENSE SUMMARY										
PUBLIC SAFETY	375.00	1,250.00	875.00	13,167.67	23,261.00	10,093.33	51	25,761.00	(12,593.33)	49
TOTAL EXPENSE	375.00	1,250.00	875.00	13,167.67	23,261.00	10,093.33	51	25,761.00	12,593.33	49
REVENUE OVER/(UNDER) EXPENDITURE	264.42	(932.80)	1,197.22	2,094.87	(16,474.60)	18,569.47		(18,411.00)	(4,680.79)	

Fund: 20 - TAX INCREMENT FINANCING FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	39,666.16	46,002.10	(6,335.94)	816,104.33	752,152.98	63,951.35	94	869,565.00	(53,460.67)	6
OTHER REVENUE	2,464.54	481.80	1,982.74	13,585.01	4,303.20	9,281.81	226	6,000.00	7,585.01	-126
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	42,130.70	46,483.90	(4,353.20)	829,689.34	756,456.18	73,233.16	95	875,565.00	(45,875.66)	5
<u>EXPENSE SUMMARY</u>										
TAX INCREMENT FINANCING	0.00	0.00	0.00	821,450.00	691,225.00	(130,225.00)	100	821,450.00	0.00	0
TOTAL EXPENSE	0.00	0.00	0.00	821,450.00	691,225.00	(130,225.00)	100	821,450.00	0.00	0
REVENUE OVER/(UNDER) EXPENDITURE	42,130.70	46,483.90	(4,353.20)	8,239.34	65,231.18	(56,991.84)		54,115.00	(45,875.66)	

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	68,384.46	62,840.80	5,543.66	701,655.76	644,079.60	57,576.16	91	772,000.00	(70,344.24)	9
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
OTHER REVENUE	1,955.57	1,472.40	483.17	19,544.06	14,767.20	4,776.86	109	18,000.00	1,544.06	-9
TOTAL REVENUE	70,340.03	64,313.20	6,026.83	721,199.82	658,846.80	62,353.02	91	790,000.00	(68,800.18)	9
<u>EXPENSE SUMMARY</u>										
SEDA	53,094.35	73,476.94	20,382.59	650,868.07	667,246.15	16,378.08	82	790,000.00	(139,131.93)	18
TOTAL EXPENSE	53,094.35	73,476.94	20,382.59	650,868.07	667,246.15	16,378.08	82	790,000.00	139,131.93	18
REVENUE OVER/(UNDER) EXPENDITURE	17,245.68	(9,163.74)	26,409.42	70,331.75	(8,399.35)	78,731.10		0.00	(207,932.11)	



City of Stephenville

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 01 - GENERAL FUND								
Revenue								
40 - TAXES	852,748.63	923,970.54	71,221.91	8.35%	16,580,069.21	17,870,490.77	1,290,421.56	7.78%
41 - LICENSES AND PERMITS	32,472.80	29,444.43	-3,028.37	-9.33%	770,811.60	316,666.15	-454,145.45	-58.92%
42 - FINES AND FORFEITURES	21,117.57	24,493.60	3,376.03	15.99%	194,283.81	197,927.78	3,643.97	1.88%
43 - INTERGOVERNMENTAL	50,300.00	188,791.30	138,491.30	275.33%	214,962.10	432,819.38	217,857.28	101.35%
44 - CHARGES FOR SERVICES	107,816.52	98,554.98	-9,261.54	-8.59%	1,205,082.59	1,054,825.52	-150,257.07	-12.47%
45 - OTHER REVENUE	996,856.63	60,719.77	-936,136.86	-93.91%	2,243,380.20	717,483.53	-1,525,896.67	-68.02%
49 - TRANSFER	0.00	0.00	0.00	0.00%	1,637,591.00	1,763,925.00	126,334.00	7.71%
Revenue Total:	2,061,312.15	1,325,974.62	-735,337.53	-35.67%	22,846,180.51	22,354,138.13	-492,042.38	-2.15%
Expense								
Department: 101 - CITY COUNCIL								
51 - PERSONNEL	2,153.00	1,659.79	493.21	22.91%	20,952.09	19,300.47	1,651.62	7.88%
52 - CONTRACTUAL	11,327.10	731.62	10,595.48	93.54%	443,182.41	151,211.01	291,971.40	65.88%
53 - GENERAL SERVICES	296.97	165.52	131.45	44.26%	5,149.49	2,598.35	2,551.14	49.54%
Department 101 - CITY COUNCIL Total:	13,777.07	2,556.93	11,220.14	81.44%	469,283.99	173,109.83	296,174.16	63.11%
Department: 102 - CITY MANAGER								
51 - PERSONNEL	33,018.48	42,829.03	-9,810.55	-29.71%	341,477.99	359,103.13	-17,625.14	-5.16%
52 - CONTRACTUAL	1,198.53	295.32	903.21	75.36%	20,090.37	13,089.57	7,000.80	34.85%
53 - GENERAL SERVICES	140.00	0.00	140.00	100.00%	1,247.78	1,715.64	-467.86	-37.50%
Department 102 - CITY MANAGER Total:	34,357.01	43,124.35	-8,767.34	-25.52%	362,816.14	373,908.34	-11,092.20	-3.06%
Department: 103 - CITY SECRETARY								
51 - PERSONNEL	13,748.18	13,505.03	243.15	1.77%	137,606.65	138,349.68	-743.03	-0.54%
52 - CONTRACTUAL	998.70	4,399.92	-3,401.22	-340.56%	19,008.30	20,866.05	-1,857.75	-9.77%
53 - GENERAL SERVICES	200.49	0.00	200.49	100.00%	1,468.17	1,034.05	434.12	29.57%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	54,624.20	50,314.01	4,310.19	7.89%
Department 103 - CITY SECRETARY Total:	14,947.37	17,904.95	-2,957.58	-19.79%	212,707.32	210,563.79	2,143.53	1.01%
Department: 104 - EMERGENCY MANAGEMENT								
52 - CONTRACTUAL	385.85	204.27	181.58	47.06%	15,674.01	15,760.39	-86.38	-0.55%
Department 104 - EMERGENCY MANAGEMENT Total:	385.85	204.27	181.58	47.06%	15,674.01	15,760.39	-86.38	-0.55%
Department: 105 - MUNICIPAL BUILDING								
51 - PERSONNEL	2,207.91	3,305.86	-1,097.95	-49.73%	23,493.58	25,470.05	-1,976.47	-8.41%
52 - CONTRACTUAL	3,348.36	2,375.30	973.06	29.06%	33,211.96	28,427.00	4,784.96	14.41%
53 - GENERAL SERVICES	264.34	287.13	-22.79	-8.62%	7,282.99	7,530.13	-247.14	-3.39%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025		July Variance		2024-2025		YTD Variance	
	July Activity	2025-2026 July Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	2025-2026 YTD Activity	Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	790.89	802.07	-11.18	-1.41%	34,481.40	21,650.96	12,830.44	37.21%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	15,500.00	15,082.94	417.06	2.69%
Department 105 - MUNICIPAL BUILDING Total:	6,611.50	6,770.36	-158.86	-2.40%	113,969.93	98,161.08	15,808.85	13.87%
Department: 106 - MUNICIPAL SERVICES CTR								
51 - PERSONNEL	2,254.22	7,557.45	-5,303.23	-235.26%	48,484.46	39,351.73	9,132.73	18.84%
52 - CONTRACTUAL	1,688.69	1,459.84	228.85	13.55%	29,287.22	23,312.69	5,974.53	20.40%
53 - GENERAL SERVICES	-3,811.60	-6,206.97	2,395.37	62.84%	-17,505.84	2,812.00	-20,317.84	-116.06%
54 - MACHINE & EQUIPMENT MAI	180.00	15,569.68	-15,389.68	-8,549.82%	7,096.58	19,562.52	-12,465.94	-175.66%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	42,676.43	-42,676.43	0.00%
Department 106 - MUNICIPAL SERVICES CTR Total:	311.31	18,380.00	-18,068.69	-5,804.08%	67,362.42	127,715.37	-60,352.95	-89.59%
Department: 107 - HUMAN RESOURCES								
51 - PERSONNEL	12,053.44	8,318.06	3,735.38	30.99%	109,924.23	141,505.34	-31,581.11	-28.73%
52 - CONTRACTUAL	9,046.83	6,634.50	2,412.33	26.66%	95,681.99	74,188.10	21,493.89	22.46%
53 - GENERAL SERVICES	61.38	2.31	59.07	96.24%	1,371.05	764.05	607.00	44.27%
Department 107 - HUMAN RESOURCES Total:	21,161.65	14,954.87	6,206.78	29.33%	206,977.27	216,457.49	-9,480.22	-4.58%
Department: 108 - DOWNTOWN								
51 - PERSONNEL	5,462.54	8,193.12	-2,730.58	-49.99%	55,613.51	61,236.58	-5,623.07	-10.11%
52 - CONTRACTUAL	11,785.44	22,228.98	-10,443.54	-88.61%	56,207.67	73,981.60	-17,773.93	-31.62%
53 - GENERAL SERVICES	1,881.16	147.90	1,733.26	92.14%	30,440.98	8,851.40	21,589.58	70.92%
54 - MACHINE & EQUIPMENT MAI	0.00	2,722.16	-2,722.16	0.00%	0.00	2,722.16	-2,722.16	0.00%
Department 108 - DOWNTOWN Total:	19,129.14	33,292.16	-14,163.02	-74.04%	142,262.16	146,791.74	-4,529.58	-3.18%
Department: 201 - FINANCE								
51 - PERSONNEL	41,400.60	62,217.31	-20,816.71	-50.28%	426,552.09	460,454.62	-33,902.53	-7.95%
52 - CONTRACTUAL	10,347.90	5,993.63	4,354.27	42.08%	108,449.86	90,162.02	18,287.84	16.86%
53 - GENERAL SERVICES	62.67	19.88	42.79	68.28%	724.43	1,399.77	-675.34	-93.22%
54 - MACHINE & EQUIPMENT MAI	0.00	435.00	-435.00	0.00%	92,182.11	147,985.81	-55,803.70	-60.54%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	35,330.00	-35,330.00	0.00%
56 - BANK CHARGES	100.00	0.00	100.00	100.00%	1,028.25	2,017.59	-989.34	-96.22%
Department 201 - FINANCE Total:	51,911.17	68,665.82	-16,754.65	-32.28%	628,936.74	737,349.81	-108,413.07	-17.24%
Department: 203 - INFORMATION TECHNOLOGY								
51 - PERSONNEL	16,662.14	26,369.66	-9,707.52	-58.26%	169,962.43	184,649.82	-14,687.39	-8.64%
52 - CONTRACTUAL	76.00	324.35	-248.35	-326.78%	5,056.96	4,320.82	736.14	14.56%
53 - GENERAL SERVICES	3,240.79	201.39	3,039.40	93.79%	36,549.10	120,302.52	-83,753.42	-229.15%
54 - MACHINE & EQUIPMENT MAI	66,772.47	1,853.96	64,918.51	97.22%	265,121.30	331,607.93	-66,486.63	-25.08%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	52,352.03	74,723.30	-22,371.27	-42.73%
Department 203 - INFORMATION TECHNOLOGY Total:	86,751.40	28,749.36	58,002.04	66.86%	529,041.82	715,604.39	-186,562.57	-35.26%
Department: 204 - TAX								
52 - CONTRACTUAL	64.80	0.00	64.80	100.00%	234,532.36	313,465.74	-78,933.38	-33.66%
Department 204 - TAX Total:	64.80	0.00	64.80	100.00%	234,532.36	313,465.74	-78,933.38	-33.66%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 301 - LEGAL COUNSEL								
51 - PERSONNEL	7,247.84	11,922.13	-4,674.29	-64.49%	71,949.79	102,202.69	-30,252.90	-42.05%
52 - CONTRACTUAL	56.93	1,359.40	-1,302.47	-2,287.84%	343.94	1,891.02	-1,547.08	-449.81%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	132.00	0.00	132.00	100.00%
Department 301 - LEGAL COUNSEL Total:	7,304.77	13,281.53	-5,976.76	-81.82%	72,425.73	104,093.71	-31,667.98	-43.72%
Department: 302 - MUNICIPAL COURT								
51 - PERSONNEL	7,543.45	7,906.62	-363.17	-4.81%	70,690.52	68,398.57	2,291.95	3.24%
52 - CONTRACTUAL	4,939.51	2,914.73	2,024.78	40.99%	37,229.80	38,051.17	-821.37	-2.21%
53 - GENERAL SERVICES	1,998.82	3,304.80	-1,305.98	-65.34%	24,366.90	31,528.37	-7,161.47	-29.39%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	7,604.79	12,225.39	-4,620.60	-60.76%
Department 302 - MUNICIPAL COURT Total:	14,481.78	14,126.15	355.63	2.46%	139,892.01	150,203.50	-10,311.49	-7.37%
Department: 402 - STREET MAINTENANCE								
51 - PERSONNEL	26,803.52	50,204.06	-23,400.54	-87.30%	322,434.84	347,195.27	-24,760.43	-7.68%
52 - CONTRACTUAL	16,972.73	19,511.52	-2,538.79	-14.96%	190,047.90	195,157.76	-5,109.86	-2.69%
53 - GENERAL SERVICES	2,330.33	4,117.48	-1,787.15	-76.69%	35,256.84	38,410.16	-3,153.32	-8.94%
54 - MACHINE & EQUIPMENT MAI	12,690.81	4,126.49	8,564.32	67.48%	89,743.85	65,819.70	23,924.15	26.66%
55 - CAPITAL OUTLAY	97,640.00	80,352.00	17,288.00	17.71%	97,640.00	247,473.24	-149,833.24	-153.45%
Department 402 - STREET MAINTENANCE Total:	156,437.39	158,311.55	-1,874.16	-1.20%	735,123.43	894,056.13	-158,932.70	-21.62%
Department: 501 - PARKS & RECREATION								
51 - PERSONNEL	79,673.85	112,158.66	-32,484.81	-40.77%	810,519.64	855,106.76	-44,587.12	-5.50%
52 - CONTRACTUAL	46,594.70	21,988.40	24,606.30	52.81%	396,257.08	345,147.64	51,109.44	12.90%
53 - GENERAL SERVICES	11,467.13	9,588.02	1,879.11	16.39%	130,451.28	123,090.21	7,361.07	5.64%
54 - MACHINE & EQUIPMENT MAI	15,422.09	12,538.52	2,883.57	18.70%	146,757.40	118,833.05	27,924.35	19.03%
55 - CAPITAL OUTLAY	253,931.87	0.00	253,931.87	100.00%	411,565.04	189,452.39	222,112.65	53.97%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	82,732.12	82,704.70	27.42	0.03%
Department 501 - PARKS & RECREATION Total:	407,089.64	156,273.60	250,816.04	61.61%	1,978,282.56	1,714,334.75	263,947.81	13.34%
Department: 504 - LIBRARY								
51 - PERSONNEL	17,173.64	25,946.10	-8,772.46	-51.08%	175,701.46	192,826.31	-17,124.85	-9.75%
52 - CONTRACTUAL	3,211.96	1,460.57	1,751.39	54.53%	16,078.02	17,103.17	-1,025.15	-6.38%
53 - GENERAL SERVICES	2,296.18	3,309.77	-1,013.59	-44.14%	21,557.57	20,395.09	1,162.48	5.39%
54 - MACHINE & EQUIPMENT MAI	1,253.38	6.99	1,246.39	99.44%	2,596.07	6,474.36	-3,878.29	-149.39%
Department 504 - LIBRARY Total:	23,935.16	30,723.43	-6,788.27	-28.36%	215,933.12	236,798.93	-20,865.81	-9.66%
Department: 506 - SENIOR CENTER								
51 - PERSONNEL	12,212.48	16,555.74	-4,343.26	-35.56%	75,382.05	135,394.61	-60,012.56	-79.61%
52 - CONTRACTUAL	2,025.04	1,947.74	77.30	3.82%	47,153.43	46,766.12	387.31	0.82%
53 - GENERAL SERVICES	1,312.11	315.50	996.61	75.95%	99,088.04	14,977.84	84,110.20	84.88%
54 - MACHINE & EQUIPMENT MAI	5.00	0.00	5.00	100.00%	6,048.07	17,752.69	-11,704.62	-193.53%
55 - CAPITAL OUTLAY	22,986.24	0.00	22,986.24	100.00%	785,431.54	6,759.24	778,672.30	99.14%
Department 506 - SENIOR CENTER Total:	38,540.87	18,818.98	19,721.89	51.17%	1,013,103.13	221,650.50	791,452.63	78.12%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 507 - AQUATIC CENTER								
51 - PERSONNEL	44,804.16	0.00	44,804.16	100.00%	87,603.96	141.01	87,462.95	99.84%
52 - CONTRACTUAL	9,194.07	1,212.79	7,981.28	86.81%	59,531.03	27,535.76	31,995.27	53.75%
53 - GENERAL SERVICES	5,564.15	0.00	5,564.15	100.00%	24,978.13	3,260.47	21,717.66	86.95%
54 - MACHINE & EQUIPMENT MAI	570.00	0.00	570.00	100.00%	24,006.53	3,111.14	20,895.39	87.04%
Department 507 - AQUATIC CENTER Total:	60,132.38	1,212.79	58,919.59	97.98%	196,119.65	34,048.38	162,071.27	82.64%
Department: 601 - FIRE DEPARTMENT								
51 - PERSONNEL	313,231.06	538,242.57	-225,011.51	-71.84%	3,274,482.22	3,913,201.65	-638,719.43	-19.51%
52 - CONTRACTUAL	8,965.62	12,512.54	-3,546.92	-39.56%	215,521.85	260,376.01	-44,854.16	-20.81%
53 - GENERAL SERVICES	28,196.06	12,476.62	15,719.44	55.75%	235,934.30	258,720.12	-22,785.82	-9.66%
54 - MACHINE & EQUIPMENT MAI	23,603.63	1,276.52	22,327.11	94.59%	153,644.29	166,573.71	-12,929.42	-8.42%
55 - CAPITAL OUTLAY	26,693.01	0.00	26,693.01	100.00%	69,606.84	15,180.19	54,426.65	78.19%
57 - DEBT SERVICE	31,040.39	31,040.39	0.00	0.00%	168,976.30	168,976.30	0.00	0.00%
Department 601 - FIRE DEPARTMENT Total:	431,729.77	595,548.64	-163,818.87	-37.94%	4,118,165.80	4,783,027.98	-664,862.18	-16.14%
Department: 701 - POLICE DEPARTMENT								
51 - PERSONNEL	386,915.41	690,730.79	-303,815.38	-78.52%	4,013,847.05	4,974,856.96	-961,009.91	-23.94%
52 - CONTRACTUAL	56,985.62	24,461.35	32,524.27	57.07%	408,535.97	1,648,488.35	-1,239,952.38	-303.51%
53 - GENERAL SERVICES	24,875.69	12,245.62	12,630.07	50.77%	183,510.54	224,857.40	-41,346.86	-22.53%
54 - MACHINE & EQUIPMENT MAI	16,888.05	14,529.62	2,358.43	13.97%	540,016.03	562,223.52	-22,207.49	-4.11%
55 - CAPITAL OUTLAY	100,346.50	0.00	100,346.50	100.00%	114,426.76	169,382.58	-54,955.82	-48.03%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.44	0.00	0.44	100.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	320,158.86	268,646.31	51,512.55	16.09%
Department 701 - POLICE DEPARTMENT Total:	586,011.27	741,967.38	-155,956.11	-26.61%	5,580,495.65	7,848,455.12	-2,267,959.47	-40.64%
Department: 801 - DEVELOPMENT SERVICES								
51 - PERSONNEL	38,168.40	45,953.58	-7,785.18	-20.40%	374,757.41	392,021.45	-17,264.04	-4.61%
52 - CONTRACTUAL	5,420.52	34,786.90	-29,366.38	-541.76%	55,916.83	184,726.10	-128,809.27	-230.36%
53 - GENERAL SERVICES	1,257.87	1,699.50	-441.63	-35.11%	36,235.02	43,271.31	-7,036.29	-19.42%
54 - MACHINE & EQUIPMENT MAI	107.60	1,771.72	-1,664.12	-1,546.58%	21,947.28	41,023.60	-19,076.32	-86.92%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	4,074.29	0.00	4,074.29	100.00%
Department 801 - DEVELOPMENT SERVICES Total:	44,954.39	84,211.70	-39,257.31	-87.33%	492,930.83	661,042.46	-168,111.63	-34.10%
Department: 804 - GIS								
51 - PERSONNEL	6,700.28	10,070.74	-3,370.46	-50.30%	69,806.92	75,137.73	-5,330.81	-7.64%
52 - CONTRACTUAL	37.99	108.12	-70.13	-184.60%	1,437.47	1,423.50	13.97	0.97%
53 - GENERAL SERVICES	58.00	0.00	58.00	100.00%	260.95	621.58	-360.63	-138.20%
54 - MACHINE & EQUIPMENT MAI	165.03	138.59	26.44	16.02%	31,429.97	31,403.53	26.44	0.08%
Department 804 - GIS Total:	6,961.30	10,317.45	-3,356.15	-48.21%	102,935.31	108,586.34	-5,651.03	-5.49%
Department: 900 - TRANSFERS								
57 - DEBT SERVICE	73,863.54	73,863.54	0.00	0.00%	73,863.54	73,863.54	0.00	0.00%
59 - TRANSFER	0.00	0.00	0.00	0.00%	422,080.00	3,853,822.00	-3,431,742.00	-813.05%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...		2024-2025	2025-2026	July Variance	Variance %	2024-2025	2025-2026	YTD Variance	Variance %
		July Activity	July Activity	Favorable / (Unfavorable)		YTD Activity	YTD Activity	Favorable / (Unfavorable)	
	Department 900 - TRANSFERS Total:	73,863.54	73,863.54	0.00	0.00%	495,943.54	3,927,685.54	-3,431,742.00	-691.96%
	Expense Total:	2,100,850.53	2,133,259.81	-32,409.28	-1.54%	18,124,914.92	23,812,871.31	-5,687,956.39	-31.38%
	Fund 01 Surplus (Deficit):	-39,538.38	-807,285.19	-767,746.81	-1,941.78%	4,721,265.59	-1,458,733.18	-6,179,998.77	-130.90%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 02 - WATER AND WASTEWATER FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	0.00	0.00	0.00%	3,778.78	0.00	-3,778.78	-100.00%
44 - CHARGES FOR SERVICES	991,810.70	1,120,420.26	128,609.56	12.97%	9,925,940.72	10,901,008.90	975,068.18	9.82%
45 - OTHER REVENUE	35,062.62	37,789.28	2,726.66	7.78%	482,635.88	3,577,793.77	3,095,157.89	641.30%
49 - TRANSFER	0.00	0.00	0.00	0.00%	108,443.00	194,631.00	86,188.00	79.48%
Revenue Total:	1,026,873.32	1,158,209.54	131,336.22	12.79%	10,520,798.38	14,673,433.67	4,152,635.29	39.47%
Expense								
Department: 000 - UTILITIES ADMINISTRATION								
51 - PERSONNEL	78,269.03	117,653.32	-39,384.29	-50.32%	768,589.44	863,938.46	-95,349.02	-12.41%
52 - CONTRACTUAL	2,836.53	1,157.49	1,679.04	59.19%	28,790.11	53,683.43	-24,893.32	-86.46%
53 - GENERAL SERVICES	3,069.11	336.11	2,733.00	89.05%	13,139.93	11,725.06	1,414.87	10.77%
54 - MACHINE & EQUIPMENT MAI	0.00	93.09	-93.09	0.00%	4,104.14	623.79	3,480.35	84.80%
55 - CAPITAL OUTLAY	175.00	0.00	175.00	100.00%	-153,690.55	353,494.71	-507,185.26	-330.00%
Department 000 - UTILITIES ADMINISTRATION Total:	84,349.67	119,240.01	-34,890.34	-41.36%	660,933.07	1,283,465.45	-622,532.38	-94.19%
Department: 001 - WATER PRODUCTION								
51 - PERSONNEL	23,085.12	24,379.72	-1,294.60	-5.61%	235,558.06	253,679.36	-18,121.30	-7.69%
52 - CONTRACTUAL	55,093.16	34,859.40	20,233.76	36.73%	630,677.09	664,457.07	-33,779.98	-5.36%
53 - GENERAL SERVICES	497.38	402.03	95.35	19.17%	11,342.39	13,403.58	-2,061.19	-18.17%
54 - MACHINE & EQUIPMENT MAI	7,392.00	8,422.79	-1,030.79	-13.94%	26,606.58	148,568.19	-121,961.61	-458.39%
55 - CAPITAL OUTLAY	12,755.02	0.00	12,755.02	100.00%	10,663.19	52,929.67	-42,266.48	-396.38%
Department 001 - WATER PRODUCTION Total:	98,822.68	68,063.94	30,758.74	31.13%	914,847.31	1,133,037.87	-218,190.56	-23.85%
Department: 002 - WATER DISTRIBUTION								
51 - PERSONNEL	12,872.53	20,412.46	-7,539.93	-58.57%	165,302.22	142,321.03	22,981.19	13.90%
52 - CONTRACTUAL	10,409.24	9,878.22	531.02	5.10%	98,741.81	107,014.78	-8,272.97	-8.38%
53 - GENERAL SERVICES	3,549.14	12,467.48	-8,918.34	-251.28%	50,949.80	44,925.78	6,024.02	11.82%
54 - MACHINE & EQUIPMENT MAI	7,019.72	17,618.48	-10,598.76	-150.99%	152,686.25	135,985.08	16,701.17	10.94%
55 - CAPITAL OUTLAY	56,000.00	13,850.00	42,150.00	75.27%	72,071.72	66,695.00	5,376.72	7.46%
Department 002 - WATER DISTRIBUTION Total:	89,850.63	74,226.64	15,623.99	17.39%	539,751.80	496,941.67	42,810.13	7.93%
Department: 003 - CUSTOMER SERVICE								
51 - PERSONNEL	11,131.22	19,496.33	-8,365.11	-75.15%	128,501.88	200,816.89	-72,315.01	-56.28%
52 - CONTRACTUAL	1,261.27	404.60	856.67	67.92%	21,454.42	6,995.56	14,458.86	67.39%
53 - GENERAL SERVICES	870.72	439.40	431.32	49.54%	9,199.99	13,741.81	-4,541.82	-49.37%
54 - MACHINE & EQUIPMENT MAI	11,500.00	39,525.17	-28,025.17	-243.70%	272,083.56	129,676.35	142,407.21	52.34%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	102,520.00	182,568.74	-80,048.74	-78.08%
Department 003 - CUSTOMER SERVICE Total:	24,763.21	59,865.50	-35,102.29	-141.75%	533,759.85	533,799.35	-39.50	-0.01%
Department: 011 - WASTEWATER COLLECTION								
51 - PERSONNEL	19,839.07	26,500.25	-6,661.18	-33.58%	250,507.39	232,741.32	17,766.07	7.09%
52 - CONTRACTUAL	52.13	50.58	1.55	2.97%	30,950.93	19,102.29	11,848.64	38.28%
53 - GENERAL SERVICES	1,145.12	1,037.89	107.23	9.36%	18,784.72	16,360.21	2,424.51	12.91%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025		July Variance		2024-2025		YTD Variance	
	July Activity	2025-2026 July Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	2025-2026 YTD Activity	Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	1,948.47	1,068.34	880.13	45.17%	23,566.74	38,783.24	-15,216.50	-64.57%
55 - CAPITAL OUTLAY	102,759.20	62,278.00	40,481.20	39.39%	2,840,632.66	775,829.61	2,064,803.05	72.69%
Department 011 - WASTEWATER COLLECTION Total:	125,743.99	90,935.06	34,808.93	27.68%	3,164,442.44	1,082,816.67	2,081,625.77	65.78%
Department: 012 - WASTEWATER TREATMENT								
52 - CONTRACTUAL	11,841.30	139,099.69	-127,258.39	-1,074.70%	896,698.15	1,180,179.97	-283,481.82	-31.61%
54 - MACHINE & EQUIPMENT MAI	1,154.00	6,575.15	-5,421.15	-469.77%	79,665.80	42,520.84	37,144.96	46.63%
55 - CAPITAL OUTLAY	60,970.00	0.00	60,970.00	100.00%	644,494.55	83,995.00	560,499.55	86.97%
Department 012 - WASTEWATER TREATMENT Total:	73,965.30	145,674.84	-71,709.54	-96.95%	1,620,858.50	1,306,695.81	314,162.69	19.38%
Department: 020 - BILLING & COLLECTION								
51 - PERSONNEL	7,325.50	18,534.40	-11,208.90	-153.01%	68,931.26	109,606.17	-40,674.91	-59.01%
52 - CONTRACTUAL	19,960.26	6,144.11	13,816.15	69.22%	106,746.20	105,655.31	1,090.89	1.02%
53 - GENERAL SERVICES	80,093.91	85,661.69	-5,567.78	-6.95%	705,128.07	917,157.30	-212,029.23	-30.07%
54 - MACHINE & EQUIPMENT MAI	265.00	265.00	0.00	0.00%	78,433.71	49,253.19	29,180.52	37.20%
Department 020 - BILLING & COLLECTION Total:	107,644.67	110,605.20	-2,960.53	-2.75%	959,239.24	1,181,671.97	-222,432.73	-23.19%
Department: 901 - NON-DEPARTMENTAL								
52 - CONTRACTUAL	67,892.46	78,640.08	-10,747.62	-15.83%	677,659.76	762,666.74	-85,006.98	-12.54%
56 - BANK CHARGES	0.00	275.00	-275.00	0.00%	179.47	450.00	-270.53	-150.74%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	2,528,145.75	2,559,694.75	-31,549.00	-1.25%
59 - TRANSFER	0.00	0.00	0.00	0.00%	1,315,085.00	1,328,450.00	-13,365.00	-1.02%
Department 901 - NON-DEPARTMENTAL Total:	67,892.46	78,915.08	-11,022.62	-16.24%	4,521,069.98	4,651,261.49	-130,191.51	-2.88%
Expense Total:	673,032.61	747,526.27	-74,493.66	-11.07%	12,914,902.19	11,669,690.28	1,245,211.91	9.64%
Fund 02 Surplus (Deficit):	353,840.71	410,683.27	56,842.56	16.06%	-2,394,103.81	3,003,743.39	5,397,847.20	225.46%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 03 - SANITARY LANDFILL FUND								
Revenue								
44 - CHARGES FOR SERVICES	221,770.44	204,208.96	-17,561.48	-7.92%	1,616,702.83	1,755,735.57	139,032.74	8.60%
45 - OTHER REVENUE	12,436.96	13,191.60	754.64	6.07%	116,505.77	1,061,090.08	944,584.31	810.76%
Revenue Total:	234,207.40	217,400.56	-16,806.84	-7.18%	1,733,208.60	2,816,825.65	1,083,617.05	62.52%
Expense								
Department: 030 - LANDFILL								
51 - PERSONNEL	25,512.45	37,760.44	-12,247.99	-48.01%	264,774.03	286,298.65	-21,524.62	-8.13%
52 - CONTRACTUAL	9,999.18	9,112.80	886.38	8.86%	81,191.78	82,970.58	-1,778.80	-2.19%
53 - GENERAL SERVICES	11,103.64	13,274.36	-2,170.72	-19.55%	97,565.97	108,840.30	-11,274.33	-11.56%
54 - MACHINE & EQUIPMENT MAI	15,486.86	12,885.43	2,601.43	16.80%	215,934.73	71,593.05	144,341.68	66.85%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	39,430.00	1,048,626.23	-1,009,196.23	-2,559.46%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	196,619.67	407,504.47	-210,884.80	-107.26%
59 - TRANSFER	0.00	0.00	0.00	0.00%	93,162.00	189,858.00	-96,696.00	-103.79%
Department 030 - LANDFILL Total:	62,102.13	73,033.03	-10,930.90	-17.60%	988,678.18	2,195,691.28	-1,207,013.10	-122.08%
Expense Total:	62,102.13	73,033.03	-10,930.90	-17.60%	988,678.18	2,195,691.28	-1,207,013.10	-122.08%
Fund 03 Surplus (Deficit):	172,105.27	144,367.53	-27,737.74	-16.12%	744,530.42	621,134.37	-123,396.05	-16.57%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 04 - AIRPORT FUND								
Revenue								
43 - INTERGOVERNMENTAL	0.00	106,510.08	106,510.08	0.00%	19,330.80	106,510.08	87,179.28	450.99%
44 - CHARGES FOR SERVICES	6,689.12	8,132.26	1,443.14	21.57%	126,558.49	112,659.60	-13,898.89	-10.98%
45 - OTHER REVENUE	0.00	0.00	0.00	0.00%	209.52	415,579.75	415,370.23	198,248.49%
49 - TRANSFER	0.00	0.00	0.00	0.00%	79,134.00	597,064.00	517,930.00	654.50%
Revenue Total:	6,689.12	114,642.34	107,953.22	1,613.86%	225,232.81	1,231,813.43	1,006,580.62	446.91%
Expense								
Department: 040 - AIRPORT								
51 - PERSONNEL	5,881.32	9,531.07	-3,649.75	-62.06%	60,104.88	71,153.98	-11,049.10	-18.38%
52 - CONTRACTUAL	9,499.85	5,557.93	3,941.92	41.49%	69,883.04	78,216.35	-8,333.31	-11.92%
53 - GENERAL SERVICES	158.39	8.86	149.53	94.41%	1,523.13	786.79	736.34	48.34%
54 - MACHINE & EQUIPMENT MAI	778.56	11,691.81	-10,913.25	-1,401.72%	104,775.70	67,710.23	37,065.47	35.38%
55 - CAPITAL OUTLAY	12,174.01	23,741.25	-11,567.24	-95.02%	254,133.47	255,994.43	-1,860.96	-0.73%
Department 040 - AIRPORT Total:	28,492.13	50,530.92	-22,038.79	-77.35%	490,420.22	473,861.78	16,558.44	3.38%
Expense Total:	28,492.13	50,530.92	-22,038.79	-77.35%	490,420.22	473,861.78	16,558.44	3.38%
Fund 04 Surplus (Deficit):	-21,803.01	64,111.42	85,914.43	394.05%	-265,187.41	757,951.65	1,023,139.06	385.82%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 05 - STORM WATER DRAINAGE FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	0.00	0.00	0.00%	82,653.13	8,721.51	-73,931.62	-89.45%
44 - CHARGES FOR SERVICES	125,428.18	126,333.46	905.28	0.72%	1,181,104.00	1,251,506.48	70,402.48	5.96%
45 - OTHER REVENUE	4,139.23	4,975.48	836.25	20.20%	45,726.89	41,996.15	-3,730.74	-8.16%
Revenue Total:	129,567.41	131,308.94	1,741.53	1.34%	1,309,484.02	1,302,224.14	-7,259.88	-0.55%
Expense								
Department: 050 - STORM WATER DRAINAGE								
52 - CONTRACTUAL	5,070.89	12,861.62	-7,790.73	-153.64%	28,324.60	72,700.73	-44,376.13	-156.67%
54 - MACHINE & EQUIPMENT MAI	421.88	0.00	421.88	100.00%	1,098.78	5,818.02	-4,719.24	-429.50%
55 - CAPITAL OUTLAY	16,686.57	14,500.00	2,186.57	13.10%	502,599.98	26,616.91	475,983.07	94.70%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	175.00	175.00	0.00	0.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	415,523.00	424,135.00	-8,612.00	-2.07%
59 - TRANSFER	0.00	0.00	0.00	0.00%	337,787.00	440,248.00	-102,461.00	-30.33%
Department 050 - STORM WATER DRAINAGE Total:	22,179.34	27,361.62	-5,182.28	-23.37%	1,285,508.36	969,693.66	315,814.70	24.57%
Expense Total:	22,179.34	27,361.62	-5,182.28	-23.37%	1,285,508.36	969,693.66	315,814.70	24.57%
Fund 05 Surplus (Deficit):	107,388.07	103,947.32	-3,440.75	-3.20%	23,975.66	332,530.48	308,554.82	1,286.95%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 07 - HOTEL OCCUPANCY TAX FUND								
Revenue								
40 - TAXES	139,413.88	112,874.05	-26,539.83	-19.04%	771,095.54	788,513.73	17,418.19	2.26%
44 - CHARGES FOR SERVICES	18,793.85	20.00	-18,773.85	-99.89%	36,233.85	39,536.85	3,303.00	9.12%
45 - OTHER REVENUE	7,753.64	7,485.34	-268.30	-3.46%	72,951.33	74,193.08	1,241.75	1.70%
Revenue Total:	165,961.37	120,379.39	-45,581.98	-27.47%	880,280.72	902,243.66	21,962.94	2.49%
Expense								
Department: 070 - TOURISM								
51 - PERSONNEL	5,197.12	4,940.43	256.69	4.94%	52,174.36	41,975.61	10,198.75	19.55%
52 - CONTRACTUAL	12,402.56	21,258.50	-8,855.94	-71.40%	172,923.96	161,823.19	11,100.77	6.42%
53 - GENERAL SERVICES	55.22	61.92	-6.70	-12.13%	519.76	335.60	184.16	35.43%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	0.00	4,694.93	-4,694.93	0.00%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	13,469.09	0.00	13,469.09	100.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	100,375.00	104,400.00	-4,025.00	-4.01%
58 - GRANT DISBURSEMENTS	62,789.64	2,035.91	60,753.73	96.76%	218,807.89	511,062.84	-292,254.95	-133.57%
Department 070 - TOURISM Total:	80,444.54	28,296.76	52,147.78	64.82%	558,270.06	824,292.17	-266,022.11	-47.65%
Expense Total:	80,444.54	28,296.76	52,147.78	64.82%	558,270.06	824,292.17	-266,022.11	-47.65%
Fund 07 Surplus (Deficit):	85,516.83	92,082.63	6,565.80	7.68%	322,010.66	77,951.49	-244,059.17	-75.79%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 08 - DEBT SERVICE FUND								
Revenue								
40 - TAXES	1,407.54	1,919.13	511.59	36.35%	306,795.25	284,776.91	-22,018.34	-7.18%
45 - OTHER REVENUE	871.46	878.42	6.96	0.80%	8,624.61	8,244.05	-380.56	-4.41%
49 - TRANSFER	0.00	0.00	0.00	0.00%	823,050.00	821,450.00	-1,600.00	-0.19%
Revenue Total:	2,279.00	2,797.55	518.55	22.75%	1,138,469.86	1,114,470.96	-23,998.90	-2.11%
Expense								
Department: 080 - DEBT SERVICE								
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	300.00	300.00	0.00	0.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	933,750.00	949,775.00	-16,025.00	-1.72%
Department 080 - DEBT SERVICE Total:	0.00	0.00	0.00	0.00%	934,050.00	950,075.00	-16,025.00	-1.72%
Expense Total:	0.00	0.00	0.00	0.00%	934,050.00	950,075.00	-16,025.00	-1.72%
Fund 08 Surplus (Deficit):	2,279.00	2,797.55	518.55	22.75%	204,419.86	164,395.96	-40,023.90	-19.58%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 10 - CAPITAL PROJECTS FUND								
Revenue								
41 - LICENSES AND PERMITS	210.00	0.00	-210.00	-100.00%	630.00	0.00	-630.00	-100.00%
44 - CHARGES FOR SERVICES	0.00	0.00	0.00	0.00%	0.00	2,194.50	2,194.50	0.00%
45 - OTHER REVENUE	19,406.99	21,648.45	2,241.46	11.55%	224,595.79	190,890.69	-33,705.10	-15.01%
49 - TRANSFER	0.00	0.00	0.00	0.00%	342,946.00	3,256,758.00	2,913,812.00	849.64%
Revenue Total:	19,616.99	21,648.45	2,031.46	10.36%	568,171.79	3,449,843.19	2,881,671.40	507.18%
Expense								
Department: 102 - CITY MANAGER								
55 - CAPITAL OUTLAY	0.00	50,340.47	-50,340.47	0.00%	0.00	181,113.81	-181,113.81	0.00%
Department 102 - CITY MANAGER Total:	0.00	50,340.47	-50,340.47	0.00%	0.00	181,113.81	-181,113.81	0.00%
Department: 402 - STREET MAINTENANCE								
55 - CAPITAL OUTLAY	7,706.25	43,448.00	-35,741.75	-463.80%	18,117.96	262,799.94	-244,681.98	-1,350.49%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	114,585.27	0.00	114,585.27	100.00%
Department 402 - STREET MAINTENANCE Total:	7,706.25	43,448.00	-35,741.75	-463.80%	132,703.23	262,799.94	-130,096.71	-98.04%
Department: 501 - PARKS & RECREATION								
55 - CAPITAL OUTLAY	0.00	112,900.80	-112,900.80	0.00%	257,000.00	1,160,433.32	-903,433.32	-351.53%
Department 501 - PARKS & RECREATION Total:	0.00	112,900.80	-112,900.80	0.00%	257,000.00	1,160,433.32	-903,433.32	-351.53%
Expense Total:	7,706.25	206,689.27	-198,983.02	-2,582.10%	389,703.23	1,604,347.07	-1,214,643.84	-311.68%
Fund 10 Surplus (Deficit):	11,910.74	-185,040.82	-196,951.56	-1,653.56%	178,468.56	1,845,496.12	1,667,027.56	934.07%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 11 - CHILD SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	73.32	482.56	409.24	558.16%	4,598.62	9,008.88	4,410.26	95.90%
45 - OTHER REVENUE	67.46	90.72	23.26	34.48%	606.20	685.48	79.28	13.08%
Revenue Total:	140.78	573.28	432.50	307.22%	5,204.82	9,694.36	4,489.54	86.26%
Expense								
Department: 110 - CHILD SAFETY								
52 - CONTRACTUAL	0.00	0.00	0.00	0.00%	0.00	21,645.00	-21,645.00	0.00%
Department 110 - CHILD SAFETY Total:	0.00	0.00	0.00	0.00%	0.00	21,645.00	-21,645.00	0.00%
Expense Total:	0.00	0.00	0.00	0.00%	0.00	21,645.00	-21,645.00	0.00%
Fund 11 Surplus (Deficit):	140.78	573.28	432.50	307.22%	5,204.82	-11,950.64	-17,155.46	-329.61%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 12 - COURT TECHNOLOGY FUND								
Revenue								
42 - FINES AND FORFEITURES	911.07	1,008.58	97.51	10.70%	12,382.63	11,884.37	-498.26	-4.02%
45 - OTHER REVENUE	217.56	204.18	-13.38	-6.15%	1,997.72	2,074.35	76.63	3.84%
Revenue Total:	1,128.63	1,212.76	84.13	7.45%	14,380.35	13,958.72	-421.63	-2.93%
Expense								
Department: 120 - COURT TECHNOLOGY								
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	884.00	7,708.80	-6,824.80	-772.04%
Department 120 - COURT TECHNOLOGY Total:	0.00	0.00	0.00	0.00%	884.00	7,708.80	-6,824.80	-772.04%
Expense Total:	0.00	0.00	0.00	0.00%	884.00	7,708.80	-6,824.80	-772.04%
Fund 12 Surplus (Deficit):	1,128.63	1,212.76	84.13	7.45%	13,496.35	6,249.92	-7,246.43	-53.69%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 13 - PUBLIC SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	82,094.42	0.00	-82,094.42	-100.00%	87,948.32	0.00	-87,948.32	-100.00%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	8,804.25	8,778.47	-25.78	-0.29%
45 - OTHER REVENUE	603.38	639.42	36.04	5.97%	5,234.49	6,484.07	1,249.58	23.87%
Revenue Total:	82,697.80	639.42	-82,058.38	-99.23%	101,987.06	15,262.54	-86,724.52	-85.03%
Expense								
Department: 130 - PUBLIC SAFETY								
52 - CONTRACTUAL	0.00	375.00	-375.00	0.00%	8,983.13	1,225.00	7,758.13	86.36%
53 - GENERAL SERVICES	67.19	0.00	67.19	100.00%	2,900.85	588.17	2,312.68	79.72%
55 - CAPITAL OUTLAY	24,469.00	0.00	24,469.00	100.00%	24,469.00	11,354.50	13,114.50	53.60%
Department 130 - PUBLIC SAFETY Total:	24,536.19	375.00	24,161.19	98.47%	36,352.98	13,167.67	23,185.31	63.78%
Expense Total:	24,536.19	375.00	24,161.19	98.47%	36,352.98	13,167.67	23,185.31	63.78%
Fund 13 Surplus (Deficit):	58,161.61	264.42	-57,897.19	-99.55%	65,634.08	2,094.87	-63,539.21	-96.81%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 20 - TAX INCREMENT FINANCING FUND								
Revenue								
40 - TAXES	44,172.85	39,666.16	-4,506.69	-10.20%	581,569.42	816,104.33	234,534.91	40.33%
45 - OTHER REVENUE	718.31	2,464.54	1,746.23	243.10%	4,499.38	13,585.01	9,085.63	201.93%
Revenue Total:	44,891.16	42,130.70	-2,760.46	-6.15%	586,068.80	829,689.34	243,620.54	41.57%
Expense								
Department: 205 - TAX INCREMENT FINANCING								
59 - TRANSFER	0.00	0.00	0.00	0.00%	823,050.00	821,450.00	1,600.00	0.19%
Department 205 - TAX INCREMENT FINANCING Total:	0.00	0.00	0.00	0.00%	823,050.00	821,450.00	1,600.00	0.19%
Expense Total:	0.00	0.00	0.00	0.00%	823,050.00	821,450.00	1,600.00	0.19%
Fund 20 Surplus (Deficit):	44,891.16	42,130.70	-2,760.46	-6.15%	-236,981.20	8,239.34	245,220.54	103.48%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Categor...	2024-2025 July Activity	2025-2026 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024-2025 YTD Activity	2025-2026 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 79 - SEDA								
Revenue								
40 - TAXES	64,343.86	68,384.46	4,040.60	6.28%	653,565.88	701,655.76	48,089.88	7.36%
45 - OTHER REVENUE	1,822.73	1,955.57	132.84	7.29%	19,351.87	19,544.06	192.19	0.99%
Revenue Total:	66,166.59	70,340.03	4,173.44	6.31%	672,917.75	721,199.82	48,282.07	7.18%
Expense								
Department: 790 - SEDA								
51 - PERSONNEL	28,388.57	44,730.56	-16,341.99	-57.57%	275,695.43	316,881.61	-41,186.18	-14.94%
52 - CONTRACTUAL	3,318.56	4,173.25	-854.69	-25.75%	80,798.06	124,025.86	-43,227.80	-53.50%
53 - GENERAL SERVICES	1,460.78	380.54	1,080.24	73.95%	96,060.36	14,400.68	81,659.68	85.01%
54 - MACHINE & EQUIPMENT MAI	1,880.00	410.00	1,470.00	78.19%	10,900.20	15,002.19	-4,101.99	-37.63%
55 - CAPITAL OUTLAY	5,898.80	0.00	5,898.80	100.00%	22,956.13	44,929.37	-21,973.24	-95.72%
58 - GRANT DISBURSEMENTS	9,500.00	900.00	8,600.00	90.53%	60,118.93	110,628.36	-50,509.43	-84.02%
59 - TRANSFER	2,500.00	2,500.00	0.00	0.00%	25,000.00	25,000.00	0.00	0.00%
Department 790 - SEDA Total:	52,946.71	53,094.35	-147.64	-0.28%	571,529.11	650,868.07	-79,338.96	-13.88%
Expense Total:	52,946.71	53,094.35	-147.64	-0.28%	571,529.11	650,868.07	-79,338.96	-13.88%
Fund 79 Surplus (Deficit):	13,219.88	17,245.68	4,025.80	30.45%	101,388.64	70,331.75	-31,056.89	-30.63%
Total Surplus (Deficit):	789,241.29	-112,909.45	-902,150.74	-114.31%	3,484,122.22	5,419,435.52	1,935,313.30	55.55%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2026

Fund Summary

Fund	2024-2025		2025-2026		July Variance		2024-2025		2025-2026		YTD Variance	
	July Activity	July Activity	July Activity	July Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
01 - GENERAL FUND	-39,538.38	-807,285.19	-767,746.81	-1,941.78%			4,721,265.59	-1,458,733.18	-6,179,998.77	-130.90%		
02 - WATER AND WASTEWA...	353,840.71	410,683.27	56,842.56	16.06%			-2,394,103.81	3,003,743.39	5,397,847.20	225.46%		
03 - SANITARY LANDFILL FU...	172,105.27	144,367.53	-27,737.74	-16.12%			744,530.42	621,134.37	-123,396.05	-16.57%		
04 - AIRPORT FUND	-21,803.01	64,111.42	85,914.43	394.05%			-265,187.41	757,951.65	1,023,139.06	385.82%		
05 - STORM WATER DRAINA...	107,388.07	103,947.32	-3,440.75	-3.20%			23,975.66	332,530.48	308,554.82	1,286.95%		
07 - HOTEL OCCUPANCY TAX ...	85,516.83	92,082.63	6,565.80	7.68%			322,010.66	77,951.49	-244,059.17	-75.79%		
08 - DEBT SERVICE FUND	2,279.00	2,797.55	518.55	22.75%			204,419.86	164,395.96	-40,023.90	-19.58%		
10 - CAPITAL PROJECTS FUND	11,910.74	-185,040.82	-196,951.56	-1,653.56%			178,468.56	1,845,496.12	1,667,027.56	934.07%		
11 - CHILD SAFETY FUND	140.78	573.28	432.50	307.22%			5,204.82	-11,950.64	-17,155.46	-329.61%		
12 - COURT TECHNOLOGY F...	1,128.63	1,212.76	84.13	7.45%			13,496.35	6,249.92	-7,246.43	-53.69%		
13 - PUBLIC SAFETY FUND	58,161.61	264.42	-57,897.19	-99.55%			65,634.08	2,094.87	-63,539.21	-96.81%		
20 - TAX INCREMENT FINANC...	44,891.16	42,130.70	-2,760.46	-6.15%			-236,981.20	8,239.34	245,220.54	103.48%		
79 - SEDA	13,219.88	17,245.68	4,025.80	30.45%			101,388.64	70,331.75	-31,056.89	-30.63%		
Total Surplus (Deficit):	789,241.29	-112,909.45	-902,150.74	-114.31%			3,484,122.22	5,419,435.52	1,935,313.30	55.55%		



CALL TO ORDER

The City Council of the City of Stephenville, Texas, convened on Monday, August 3, 2026, in the City Hall Training Room, 298 West Washington Street, for the purpose of a City Council Budget Work Session, 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 Lonn Reisman
Mayor Pro Tem Alan Nix, Place 8
Council Member LeAnn Durfey, Place 1
Council Member Gerald Cook, Place 2
Council Member Dean Parr, Place 4
Council Member Maddie Smith, Place 5
Council Member Ricky Thurman, Place 6
Council Member Nick Robinson, Place 7

Council Absent:

Council Member Mark McClinton, Place 3

Others Attending:

Jason King, City Manager
Irma Parker, Interim City Secretary
Monica Harris, Finance Director
Daron Trussell, Interim Administrative Services Director
Steve Killen, Development Services Director
Troy Jones, Interim Parks & Leisure Director
Dan Harris, Police Chief
Jeff Walker, Police Department Captain
Robert Isbell, Fire Chief

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

REGULAR AGENDA

1. Discuss Proposed FY2026-2027 Budget

This is the third of four (4) meetings scheduled to discuss the proposed Fiscal Year 2026-2027 Budget. City Manager King and Finance Director Harris presented each Fund, noting the

changes from FY 2025-2026 by department and fund. Increases from the previous year were discussed in detail and an explanation was provided for each. Additionally, a brief explanation and purpose of each Fund was discussed.

ADJOURN

There being no further discussion to come before the City Council, Mayor Reisman adjourned the August 3, 2026 City Council Budget Workshop.

CITY OF STEPHENVILLE, TEXAS

Lonn Reisman, Mayor

ATTEST:

Irma G. Parker, Interim City Secretary

ATTEST:

Sarah Lockenour, City Secretary



CITY COUNCIL
MEETING MINUTES
REGULAR MEETING
AUGUST 4, 2026

The City Council of the City of Stephenville, Texas, convened on Tuesday, August 4, 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:

Mayor Lonn Reisman
Mayor Pro Tem Alan Nix, Place 8
Council Member Gerald Cook, Place 2
Council Member Dean Parr, Place 4
Council Member Maddie Smith, Place 5
Council Member Ricky Thurman, Place 6
Council Member Nick Robinson, Place 7

Council Absent:

Council Member LeAnn Durfey, Place 1
Council Member Mark McClinton, Place 3

Others Attending:

Jason King, City Manager
Randy Thomas, City Attorney
Cynthia Warren, Permit Coordinator

CALL TO ORDER: Mayor Reisman called the Regular Meeting of the Stephenville City Council to order at 5:30 pm.

PLEDGES OF ALLEGIANCE: Council Member Robinson led those present in reciting the pledges.

INVOCATION: The invocation was presented by Pastor Curt Plaxco, Stephenville Church of the Nazarene

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

1. Consider Approval of the 2026 Hangar Apron Resurfacing Project

Interim Administrative Services Director Daron Trussell presented this proposal along with Stephenville Clark Regional Airport Manager Shawn Clemmons. The Routine Airport Maintenance Program (RAMP) is administered by the Texas Department of Transportation (TxDOT) Aviation Division, providing annual maintenance funding for publicly owned airports in Texas. The grant offers up to \$100,000 per airport per fiscal year for eligible airside and landside maintenance, with local sponsors typically covering 10% to 50% of the costs.

City staff requests approval to submit a grant to resurface the apron by the North T-Hangars. The pavement is in poor condition, creating Foreign Objects/Debris (FOD) that pose hazards to aircraft. The total estimated project cost is \$61,478, with professional services by Eugene Calvert costing \$3,400.

The project is eligible for reimbursement under RAMP, with the City's estimated net cost being \$6,147.80. City staff recommends that the City Council approve the 2026 Hangar Apron Resurfacing by Sullivan Contracting.

MOTION: Council Member Thurman moved to approve the project and approve staff's request to submit for funding to the TxDOT RAMP program. Council Member Smith seconded the motion. The motion carried unanimously with a vote of 7-0.

2. Consider Approval of Resolution Accepting an In-Kind Donation from the Stephenville Wednesday Evening Lions Club for the Stephenville Recreation Hall

Interim Administrative Services Director Daron Trussell announced that the Stephenville Wednesday Evening Lions Club has offered to make an in-kind donation by purchasing and covering the installation costs of new fans at the Stephenville Recreation Hall through City Electric. These fans will enhance air circulation and comfort for residents using the facility for recreational programs, community events, rentals, and other public activities.

While the City will not receive any direct funds, the improvements will permanently benefit the Recreation Hall once the installation is complete. Accepting this in-kind donation acknowledges the ongoing partnership and generosity of the Stephenville Wednesday Evening Lions Club in supporting community facilities.

MOTION: Council Member Smith moved to approve the in-kind donation for Stephenville Wednesday Evening Lions Club. Mayor Pro Tem Nix seconded the motion. The motion carried unanimously with a vote of 7-0.

3. Set the Maximum Proposed Tax Rate for 2026

Finance Director Monica Harris presented the proposed tax rate for 2026 at \$0.4297 per \$100. The maximum proposed rate approved will be the highest rate that can be adopted at the meeting to adopt the tax rate.

The 2026 Tax Rate Calculation Workshop has been completed and is shown as follows:

Description	Tax Rate
No-new-revenue tax rate	\$0.3907/\$100
Voter-approval tax rate	\$0.4297/\$100
De-minimis rate	\$0.4300/\$100

According to the City Charter, the City Manager is required to provide the proposed budget to the City Council at least 45 days before the start of the budget year. The proposed budget must also be submitted to the City Secretary and posted on the city's website.

The No-New-Revenue Tax Rate is the rate needed to collect the same amount of taxes on properties as was collected in the prior year's tax roll. The Voter-Approval Tax Rate is the rate that allows for a revenue increase of 3.5%; if the rate exceeds this, an election must be held for voters to approve or reject the proposed tax rate. The De-Minimis Rate is the rate that generates an additional \$500,000 in revenue. If the De-Minimis Rate is higher than the Voter-Approval Rate, citizens have the right to petition for an election to approve or disapprove the higher rate.

MOTION: Mayor Pro-Tempore Nix moved to approve a maximum tax rate of \$0.4297 per \$100 valuation Council Member Robinson seconded the motion. Motion carried unanimously by Roll Call vote as follows:

Name	Yes	No	Abstain	Absent
Mayor Reisman	X			
Mayor Pro Tem Nix	X			
Council Member Durfey				X
Council Member Cook	X			
Council Member McClinton				X
Council Member Parr	X			
Council Member Smith	X			
Council Member Thurman	X			
Council Member Robinson	X			

4. Set Date, Time, and Location of Public Hearing on Proposed Tax Rate for 2026

Finance Director Monica Harris informed the Council that the City Charter requires the City Manager to submit the proposed budget to the City Council at least 45 days before the start of the budget year. Additionally, the proposed budget must be filed with the City Secretary and posted on the city website.

If the proposed tax rate exceeds the No-New-Revenue rate, a public hearing on the proposed tax rate must be held before its adoption. The tax rate can only be adopted 30 days after the City Manager provides the proposed budget to the City Secretary and it has been posted online.

Staff recommends scheduling the public hearing for the proposed 2026 tax rate on September 15, 2026, at 5:30 PM in the Council Chambers at City Hall, located at 298 W. Washington in Stephenville. The city has the option to schedule the hearing for a later date; however, it must occur no later than September 29, 2026, which is the final day to adopt the tax rate.

MOTION: Council Member Cook moved to call a public hearing for the proposed 2026 tax rate on September 15, 2026, at 5:30 PM in the Council Chambers at City Hall, located at 298 W. Washington in Stephenville, Texas. Council Member Smith seconded the motion. The motion carried unanimously with a vote of 7-0.

5. Consider approval of the City of Stephenville and the SISD School Resource Officer Annual Memorandum of Understanding 2026-2027.

Police Chief Dan Harris presented the 2026-27 Memorandum of Understanding (MOU) between the City and Stephenville Independent School District (SISD) for a School Resource Officer. The mission of the SRO program, under this agreement, is to place community policing officers in designated schools within SISD to build working relationships with schools, students, and parents; to address on-site security; to combat school violence; to provide drug abuse and crime prevention education; to serve as positive role models for students; and to provide a direct link with the police department. This year's request is the same as last year: to provide up to four (4) SRO Police Officers assigned to SISD. Staff requests approval.

MOTION: Mayor Pro Tem Nix moved to approve the 2026-27 Memorandum of Understanding (MOU) between the City and Stephenville Independent School District (SISD) for a School Resource Officer as

presented. Council Member Cook seconded the motion. The motion carried unanimously with a vote of 7-0.

PLANNING AND ZONING COMMISSION

6. *Application No.: RZ 2026-9841*
Applicant Blake Welborn, Representing Welborn Property Solutions, LLC., is Requesting Approval of a Rezoning Request for Property Located at 350 S. Lennox, Parcel R28728, being LOTS 104, 105, 106, 107, 108 & 109 of the S2100 BELMONT Addition to the City of Stephenville, Erath County, Texas, from Residential Two-Four Family (R-2) to Multifamily Housing (R-3)

Director of Development Services, Killen, presented Application RZ 2026-9841. This rezone request was reviewed by the Planning & Zoning Commission on August 4, 2026. The Commission reached a tie vote of 3 in favor and 3 against, resulting in no recommendation. During this meeting, three letters expressing opposition were received from Howard Rowe, Joyce Cheryl Boucher, and Carole Boucher. Additionally, one other individual spoke against approval of this application at the City Council meeting.

If the rezone is approved, construction plans will be submitted 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 "Community Core" which allows for diverse housing types.

7. **Public Hearing RZ 2026-9841**

Mayor Reisman called the Public Hearing to Order at 5:50 pm. No Citizens requested to speak at the Public Hearing. Mayor Reisman closed the Public Hearing at 5:50 pm.

8. **Consider Approval of an Ordinance Rezoning Property Located at 350 S. Lennox, Parcel R28728, being LOTS 104, 105, 106, 107, 108 & 109 of the S2100 BELMONT Addition to the City of Stephenville, Erath County, Texas, from Residential Two-Four Family (R-2) to Multifamily Housing (R-3) Parcel R28728, being LOTS 104, 105, 106, 107, 108 & 109 of the S2100 BELMONT Addition to the City of Stephenville, Erath County, Texas, from Residential Two-Four Family (R-2) to Multifamily Housing (R-3)**

MOTION: Council Member Smith moved to deny RZ 2026-9841 for the property located at 350 Lennox, Parcel R28728. Mayor Pro Tem Nix seconded the motion. The motion carried unanimously with a vote of 7 to 0.

9. *Application No.: PP&RZ 2026-9870*
Applicant Colby Pack, Representing CMP Rentals, LLC., is Requesting Approval of a Replat with Simultaneous Rezoning of a Portion of Property Located at 2601 NW Loop (Senator Robert J. Glasgow Loop), Parcel R74539, being approximately 5.15 acres of the S6660 Tanglewood Northwest Addition, BLK. 10, LOT 1 of the City of Stephenville, Erath County, Texas from Retail and Commercial (B-2) to Integrated Housing (R-2.5)

The Director of Development Services, Killen, presented Application PP&RZ 2026-9870. Colby Pack, representing CMP Rentals, LLC, addressed the City Council with detailed information about the project. The Planning and Zoning Commission reviewed this replat and rezoning request on August 4, 2026, resulting in a tie vote of 3 in favor and 3 against, which means there was no official recommendation. One resident spoke in opposition to the request.

The applicant is seeking a rezone to R-2.5, which would permit smaller lot dimensions for the construction

of single-family homes along Dogwood Street. The remainder of the property will retain its existing B-2 zoning, designated for retail and commercial use. The replat aims to establish the appropriate lot dimensions and setback requirements necessary for single-family residences. Future Land Use is categorized as "Complete Neighborhood," allowing for a mix of housing types.

Staff recommended conditional approval of the replat, subject to the following conditions:

- 1) The plat must conform to the Subdivision Ordinance upon the conclusion of reviews (Ch. 155), including any necessary reviews from Public Works, Development Services, or the Fire Department;
- 2) No structures may be placed over easements;
- 3) Provide corner clips as required by the Engineering Standards Manual;
- 4) Provide triangular site visibility easements at intersecting streets;
- 5) Ensure all necessary easements are provided;
- 6) Ensure all required plat language is included;
- 7) The City Council must approve the rezoning of the property;
- 8) Any common area will require a Homeowner's Association; and
- 9) Fees must be paid.

If the rezoning is denied, the replat will also be denied. If the rezoning is approved, construction plans will be submitted for staff review. A Final Plat will be presented for approval following the acceptance of public improvements. According to the Stephenville 2050 Comprehensive Plan, the Future Land Use is designated as "Retain and Commercial (B-2)."

10. **Public Hearing - PP & RZ 2026-9870**

Mayor Reisman called the Public Hearing to Order at 5:59 pm. No Citizens requested to speak at the Public Hearing. Mayor Reisman closed the Public Hearing at 6:03 pm.

11. **Consider Approval of an Ordinance Rezoning a Portion of Property Located at 2601 NW Loop (Senator Robert J. Glasgow Loop), Parcel R74539, being Approximately 5.15 acres of the S6660 Tanglewood Northwest Addition, BLK. 10, LOT 1 of the City of Stephenville, Erath County, Texas from Retail and Commercial (B-2) to Integrated Housing (R-2.5)**

MOTION: Council Member Cook moved to approve Ordinance 2026-O-17, for PP & RZ 2026-9870, with conditional approval of the replat, subject to the following conditions: (1) The plat must conform to the Subdivision Ordinance upon the conclusion of reviews (Ch. 155), including any necessary reviews from Public Works, Development Services, or the Fire Department; (2) No structures may be placed over easements; (3) Provide corner clips as required by the Engineering Standards Manual; (4) Provide triangular site visibility easements at intersecting streets; (5) Ensure all necessary easements are provided; (6) Ensure all required plat language is included; (7) The City Council must approve the rezoning of the property; (8) Any common area will require a Homeowner's Association; and (9) Fees must be paid, with the rezone request is approved as submitted. Council Member McClinton seconded the motion. The motion carried unanimously with a vote of 7 to 0.

12. *Application No.: RZ 2026-9884*

Applicant Rick Hale, Representing Hale and Hale Rentals, LLC., is Requesting Approval of a Rezoning Request for Property Located at 721 W. Jones, Parcel R33269, being BLK. 12, LOT 15 of the S5700 SHAPARD & COLLINS Addition to the City of Stephenville, Erath County, Texas, from Industrial (I) to Multifamily Housing (R-3)

Application No. RZ 2026-9884 has been withdrawn by the applicant, and no action has been taken.

NOMINATIONS COMMITTEE

13. Committee Report from July 21, 2026

Committee Chairman Robinson reported that the Nominations Committee members, Councilors Thurman and Nix, met and, after motions were duly made and seconded, recommended appointments for the Airport Advisory Board, the Stephenville Type B Economic Development Authority. Tourism and Visitors Bureau Advisory Board.

14. Consider Nominations for Citizen Boards and Commissions

- a. **Airport Advisory Board:** Place 2 – Paul Dickenson
- b. **Stephenville Economic Development Authority (SEDA):** Re-appointment of Place 6 Amauri Martinez and Place 7 David Beskett
- c. **Tourism and Visitors Bureau:** Place 7 – Joe Sanchez. City Secretary Lockenour was directed to invite Mr. Sanchez to the August 4 City Council meeting to be interviewed.

TOURISM AND VISITORS BUREAU COMMITTEE

15. Committee Report from July 21, 2026

Committee Vice Chairman Cook reported that members of the Tourism and Visitors Bureau Committee, Councilors Thurman and Nix, discussed and reviewed the grant application process. They reached a consensus to continue further review and make amendments as needed. Updates on Cowboy Plaza, the museum, and the parking lot are also ongoing.

16. Consider Approval of the Stephenville Historic Main Street Reimbursement Grant

Main Street Manager Ashley Thomas presented an updated Grant Application for committee review and consideration. Discussion of the grant process is ongoing. A final document and presentation will take place at a future council meeting. Main Street board members Rita Cook and Carla Trussell presented Main Street Advisory Board updates related to use of HOT Funds. No Action was taken at this time.

FINANCIAL REPORTS

17. Monthly Budget Report for the Period Ending June 30, 2026

Finance Director Harris presented the following highlights the Budget Report for the period ending June 30, 2026. Presentation only, no action taken.

Property Tax Collections: In June, we received \$42,000 in property taxes. This has contributed to a total increase of \$657,000 in funds collected compared to the same point last fiscal year. The amount collected represents 101% of the \$8.3 million budget, exceeding expectations by \$178,000.

Sales and Use Tax: We collected \$865,000 in sales tax in June, which is an increase of \$620,000 (or 8%) compared to the funds collected in the same period last fiscal year. This amount is 84% of the \$9.6 million budget, exceeding projections by \$837,000.

Revenue by Fund: Of the total revenue of \$45 million received to date, the distribution is as follows: 46% was allocated to the General Fund, 30% to the Water/Wastewater Fund, 7% to the Capital Projects Fund, 6% to the Landfill Fund, 3% to the Storm Water Drainage Fund, and 2% to the Airport Fund, Hotel Occupancy Tax Fund, Debt Service Fund, and Tax Increment Financing Fund. The remaining funds received 1% or less.

Revenue - Budget vs. Actual: We have received 86% of the total budgeted revenue through June, totaling \$2.6 million more than anticipated, driven by increases in taxes, charges for services, and interest income.

Revenue - Prior Year Comparison: We received \$9.4 million more revenue through June than last fiscal year to date due to taxes, charges for services, debt proceeds, and interfund transfers.

Expenditures by Fund: Of the \$38 million spent to date, 53% was expended in the General Fund, 28% was expended in the Water/Wastewater Fund, 6% was expended in the Landfill Fund, 4% was expended in the Capital Projects Fund, 2% was expended in the Debt Service Fund, the Stormwater Drainage Fund, the HOT Fund, and the TIF Fund. The remaining funds spent 1% or less of the total expenditures.

Expenditures - Budget vs Actual: We have expended 56% of the total budgeted expenditures through June, which is \$15.3 million less than anticipated due to personnel, contractual, debt service, and capital outlay.

Expenditures - Prior Year Comparison: We spent \$5 million more in expenditures through June than last fiscal year to date due to personnel, operating, and transfers related to capital outlay.

SEDA Revenue Comparison: SEDA has received 82% of budgeted revenue through June, which is \$44k more than last fiscal year to date due to taxes and \$56k more than anticipated due to taxes and interest.

SEDA Expenditure Comparison: SEDA has spent an overall 74% of budgeted expenditures through June, which is \$65k more than last fiscal year to date due to contractual, grant disbursements, and capital outlay and \$10k less than anticipated due to personnel and grant disbursements.

18. **Quarterly Investment Report for the Period Ending June 30, 2026**

Finance Director Harris presented the following highlights of the Quarterly Investment Report Budget Report for the period ending June 30, 2026. Presentation only, no action taken.

	March 31, 2026	June 30, 2026
Book Value	\$49,832,472	\$50,317,007
Market Value	\$49,832,322	\$50,315,448
Total Income for the Period		\$452,586

Investments are allocated as follows: (1) Five (5%) Percent in demand accounts, (2) One (1%) Percent in cash/money market accounts, (3) 4% in Certificates of Deposits, (4) Twenty-Nine (29%) Percent in the TexStar Investment Pool, and (5) Sixty-One (61%) in the TexPool Investment Pool. Cash and investment accounts earned \$452,586 in interest for the quarter.

Average Yield to Maturity for all Account Types	3.59%
Average Yield to Maturity for Investment Accounts	3.64%
Average Yield to Maturity for a 3-Month Treasury Bill	3.62%
Average Weighted Maturity in days of the Portfolio	6.62 days

CONSENT AGENDA

19. **Consider Approval of Minutes from July 7, 2026 - Regular Meeting**

20. **Consider Approval of Minutes from July 21, 2026 - Special Meeting**

Mayor Reisman called for any requests to remove any item from the CONSENT AGENDA to discuss separately. No requests were made. Mayor Reisman called for a motion.

MOTION: Mayor Pro Tem Nix moved to approve CONSENT AGENDA Items 19 and 20 as presented. Council Member Robinson seconded the motion. The motion carried unanimously with a vote of 7-0.

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

21. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Eagle

Mayor Reisman closed the Open Meeting to convene the City Council into Closed Executive Session at 6:26 pm.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

Mayor Reisman reconvened the City Council into Open Session at 6:45 pm. No action was taken as a result of Closed Executive Session.

ADJOURN

There being no further items to come before the City Council, Mayor Reisman adjourned the meeting at 6:45 pm.

CITY OF STEPHENVILLE, TEXAS

Lonn Reisman, Mayor

ATTEST:

Irma G. Parker, Interim City Secretary



CALL TO ORDER

The City Council of the City of Stephenville, Texas, convened on Monday, August 10, 2026, in the City Hall Training Room, 298 West Washington Street, for the purpose of a City Council Budget Work Session, 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 Lon Reisman City
Council Member LeAnn Durfey, Place 1
Council Member Gerald Cook, Place 2
Council Member Mark McClinton, Place 3
City Council Place 4 Dean Parr
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:

Council Member Dean Parr, Place 4

Others Attending:

Jason King, City Manager
Irma Parker, Interim City Secretary
Monica Harris, Finance Director
Daron Trussell, Interim Administrative Services Director
Steve Killen, Development Services Director
Troy Jones, Interim Parks & Leisure Director
Dan Harris, Police Chief
Jeff Walker, Police Department Captain
Robert Isbell, Fire Chief

CALL TO ORDER

Mayor Lon Reisman called the Regular Meeting to order at 05:33 PM.

REGULAR AGENDA

1. **Discuss Proposed FY2026-2027 Budget**

This is the final meeting scheduled to discuss the proposed Fiscal Year 2026-2027 Budget. City Manager King and Finance Director Harris presented a recap of the items discussed to date.

- The city anticipates a total fund balance of approximately \$122 million, with projected budget year revenues of \$76 million across all funds. Expenditures are projected at \$87 million, including approximately \$39 million in capital expenditures.
- Major capital projects and equipment included in the budget include playground improvements, a new fire truck, construction of the Lillian Pump Station 1.5-million-gallon ground storage tank, design of a 1-million-gallon elevated water tank, Eastside Sewer Project Phase 3 construction, wastewater treatment plant improvements, landfill equipment, stormwater drainage improvements, ballfield improvements, conversion of the Aquatic Center to a splash pad, and street and sidewalk improvements.
- This budget provides for an average 6% salary increase, participation in the Texas Municipal Retirement System (TMRS) with a 7% employee contribution and 2:1 city matching contribution, and a 30% repeating cost-of-living adjustment (COLA) for employees and retirees. Pay Plan was distributed.
- Stephenville Economic Development Authority (SEDA) President & CEO Jeff Sandford addressed the City Council Board. The SEDA Board anticipates expenditures of approximately \$1 million, which includes \$145,000 in economic development projects and \$240,000 in debt service for anticipated debt issuance.
- Organizational and operational changes designed to improve service delivery and efficiency discussed: (1) A part-time Senior Assistant position will be upgraded to a full-time Rental Coordinator; (2) three part-time Custodial positions have been combined and upgraded to one full-time Custodian; and (3) Unified Dispatch Center (UDC) – additional three Dispatch positions have been upgraded to Dispatch Supervisor positions to provide supervisory coverage for each dispatch shift. Additionally, twelve new Dispatch positions have been added to telecommunications for both entities. With the reduction of Tarleton State University and the City of Dublin annual contributions for the UDC, Erath County will fund 50% of the Unified Dispatch operations.

* * * * **RECESS** * * * *

Mayor Reisman called for a recess at 6:30 pm. Refreshments were also served. Mayor Reisman reconvened the meeting at 6:58 pm.

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- Presented a summary of capital investments. Significant capital investments, both water and wastewater rates, have been increased by 10%. Approximately \$25.2 million in capital equipment and improvements are planned to be financed through debt. These investments are necessary to maintain and improve the city's infrastructure, equipment, and service capabilities while addressing the needs of a growing community. A review of the current debt structure will be scheduled at a later date with representatives of Hilltop Securities. Additionally, Staff is reviewing all rate studies to verify what may be needed with respect to stormwater fees.
- This is a balanced budget, with fund balance reserves being utilized when expenditures exceed current-year revenues.
- The city continues to experience a significant impact on property tax revenue as a result of changes enacted by the Texas Legislature. Most recently, the increase in the business personal property exemption reduced the city's taxable assessed value by more than \$56 million. We anticipate that continued changes to the state tax code may further affect property revenue growth in future years.

* * * * **RECESS** * * * *

Mayor Reisman called for a recess at 8:20 pm. Mayor Reisman reconvened the meeting at 6:29 pm.

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- Other Fund accounts were discussed i.e. Intergovernmental, Child Safety, Court Technology, Public Safety, Tax Increment (TIF). These fund accounts assist with funding improvements such as needed.
- Hotel Occupancy Tax Fund. Funds collected can be spent on: (1) Convention or information centers, (2) Convention delegates registration, (3) Advertising to attract tourists, (4) Arts promotion and improvement, (5) Historical restoration and preservation projects, and (6) Signage directing the public to sights and attractions. Current events, expenditures and partnerships, viability of current attractions, and use of influencers discussed.

ADJOURN

There being no further discussion of FY 2026-2027 Budget, Mayor Reisman adjourned the meeting at 9:32 pm.

CITY OF STEPHENVILLE, TEXAS

Lonn Reisman, Mayor

ATTEST:

Irma G. Parker, Interim City Secretary



CITY COUNCIL COMMITTEE

COMMITTEE MEETING MINUTES

AUGUST 18, 2026

The City Council of the City of Stephenville, Texas, convened on Tuesday, August 18, 2026, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Council Committee 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 Lonn Reisman
Mayor Pro Tem Alan Nix, Place 8
Council Member LeAnn Durfey, Place 1
Council Member Gerald Cook, Place 2
Council Member Mark McClinton, Place 3
Council Member Dean Parr, Place 4
Council Member Maddie Smith, Place 5
Council Member Ricky Thurman, Place 6
Council Member Nick Robinson, Place 7

Council Absent: N/A

Others Attending:

Jason King, City Manager
Randy Thomas, City Attorney
Irma Parker, Interim City Secretary

CALL TO ORDER:

Mayor Reisman called the Council Committee Meeting of the Stephenville City Council to order at 5:30 pm.

PERSONNEL COMMITTEE

1. Review and Potential Update of Personnel Policy

The Personnel Committee discussed amending the City's Personnel Policy (Policy). Chair Thurman reported the Policy has not been amended since 2019, so it is in need of major housekeeping changes as well as inclusion of a legal review to comply with current personnel laws. Chairman Thurman suggested several changes in addition to a possible ordinance to address city council members transitioning from a council member to a paid City employee.

Proposed housekeeping amendments to the Policy will be provided to Staff to begin preparing the Policy for future amendment and action. Additionally, the proposed verbiage for the ordinance relating to council employment will be processed and prepared for

Committee consideration at the September meeting.

DEVELOPMENT SERVICES COMMITTEE

1. Review the Code of Ordinances, Title XV "Land Use", Chapter 155 "Subdivisions" and the Development Review Process.

The Development Services Committee met to discuss Chapter 155, "The Subdivision Ordinance," and processes related to new developments. Chairman Cook suggested that certain requirements set forth by city ordinance may lengthen the approval process. Jason King, City Manager, provided a general overview of the development review process and reasoning as to why certain requirements are in place.

The Committee, by unanimous decision, assigned staff to establish future workshops with the Committee to further review Chapter 155 and the development review process. The Committee will return with a recommendation to the full City Council at a date uncertain.

2. Review and Discuss SB 785 relating to Manufactured Housing.

Steve Killen, Director of Development Services, presented information on S.B. 785, which takes effect September 1, 2026. The Bill relates to HUD-code manufactured homes, prohibits a city from requiring a specific use permit or other similar permits for manufactured housing. Additionally, the city must establish at least one residential zoning district, or a district that allows residential use, for manufactured housing.

Councilman Cook, Committee Chair, discussed options that could be considered to become compliant with the new legislation. Jason King, City Manager, suggested exploring existing mobile home/manufactured housing parks currently in use within the city as legal non-conforming uses. The committee, after further discussion, opted to establish a manufactured housing district in an area that is currently being operated as a legal non-conforming use.

NOMINATIONS COMMITTEE

1. Discuss and Consider Resolution relating to use of Hotel Occupancy Tax (HOT) Funds for the Enhancement and Upgrading of Sports Facilities and Athletic Fields within the City of Stephenville

The Nominations Committee met on to discuss the proposed legislative changes regarding the use of Hotel Occupancy Tax (HOT) Funds for improvements to existing sports facilities and athletic fields. The Committee discussed adopting a resolution supporting legislation that would provide greater flexibility in the use of HOT funds for facility enhancements that promote tourism, overnight visitation and economic development. After review and discussion, the committee voted unanimously to recommend approval of the resolution.

Stephenville City Park is a significant tourism and economic development asset for the City, hosting more than 25 select and state-level sports tournaments each year. These events attract thousands of visitors to Stephenville and generate economic activity through hotel stays, restaurants, retail businesses, and other local services. Adoption of the resolution would formally communicate the City Council's position and demonstrate support for legislation that would provide greater flexibility in the use of HOT funds for sports facility improvements that directly support tourism, tournaments, and local economic development.

There is no immediate fiscal impact associated with the adoption of this resolution. The resolution does not appropriate funds or authorize the expenditure of Hotel Occupancy Tax revenues.

TOURISM AND VISITORS BUREAU COMMITTEE

1. **Review and discuss the Stephenville Historic Main Street Reimbursement Grant Program.**

The Tourism and Visitors Bureau Committee met to consider the Stephenville Historic Main Street Reimbursement Grant Program, a matching partial reimbursement grant program intended to assist with eligible improvements to commercial properties located within the boundaries of the Downtown Historic District. Grant requests are subject to review and approval by the Main Street Advisory Board and City Council prior to approval. After review and discussion, the Committee voted unanimously to recommend approval.

ADJOURN

There being no further business to come before the City Council, Mayor Reisman adjourned the meeting at 6:55 pm.

CITY OF STEPHENVILLE, TEXAS

Lonn Reisman, Mayor

ATTEST:

Irma G. Parker, Interim City Secretary



STAFF REPORT

SUBJECT: ITB #3355 – Annual Food Inspection Services Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing and Development Services Departments that the Annual Food Inspection Services contract be awarded to Brad Hodges Inspections for Fiscal Year 2026-2027.

BACKGROUND:

A request for bids was advertised and solicited for the annual Food Inspection Services contract. Bids were opened at 2:00 p.m. on August 6th, 2026. Three bids were received and reviewed.

The contract would be in effect for one (1) calendar year with the option to renew for one (1) additional one (1) year term.

Brad Hodges Inspections was the lowest bidder and has provided Food Inspection Services for the City of Stephenville since 2020.

FISCAL IMPACT SUMMARY:

The bid tabulation is as follows, assuming a unit of one (1) for each line item:

	AOKA, LLC Fort Worth, Texas	BUREAU VERITAS NORTH AMERICA, INC. Plano, Texas	BRAD HODGES INSPECTIONS Stephenville, Texas
BID TOTAL	\$925.00	\$600.00	\$400.00

Expenditures for the previous three fiscal years to date are as follows:

	EXPENDITURE
FY 2025-2026	\$24,400.00 YTD
FY 2024-2025	\$33,100.00
FY 2023-2024	\$31,520.00



STAFF REPORT

SUBJECT: Renewal of ITB #3345 – Annual Car Washes and Oil Changes Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department that the annual contract for Car Washes and Oil Changes be renewed with The Car Wash at Bruner's for Fiscal Year 2026-2027.

BACKGROUND:

The annual Car Washes and Oil Changes contract went out for bid in Fiscal Year 2025-2026 and was awarded in whole to The Car Wash at Bruner's. The City of Stephenville reserved the right to renew the contract for two (2) additional one (1) year terms.

After contacting Mr. Fred Ibarra, the signing representative of The Car Wash at Bruner's, he confirmed that the company is interested in renewing the contract with no changes to the original terms or prices.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

There is no price change, and therefore no change in the fiscal impact from Fiscal Year 2025-2026.



STAFF REPORT

SUBJECT: Renewal of RFP #3047 – Annual SPARD Photography Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Parks & Leisure Department that the annual contract for SPARD Photography be renewed with TSS Photography for Fiscal Year 2026-2027.

BACKGROUND:

The annual SPARD Photography contract went out for proposals in Fiscal Year 2025-2026 and was awarded in whole to TSS Photography. The City of Stephenville reserved the right to renew the contract for one (1) additional one (1) year term.

After contacting Ms. Crystal Burgess, the signing representative of TSS Photography, she confirmed that the company is interested in renewing the contract with no changes to the original terms or prices.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

There is no price change, and therefore no change in the fiscal impact from Fiscal Year 2025-2026.



STAFF REPORT

SUBJECT: Renewal of Annual Emergency Medical Billing and Collections Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Fire Department that the annual contract for Emergency Medical Billing and Collections be renewed with Emergicon LLC for Fiscal Year 2026-2027.

BACKGROUND:

The annual Emergency Medical Billing and Collections contract went out for proposals in Fiscal Year 2022-2023 and was awarded in whole to Emergicon LLC. The City of Stephenville reserved the right to renew the contract for an additional one (1) year term.

After contacting Ms. Brittany Fleming, the Emergicon LLC Account Manager in charge of the City of Stephenville account, she confirmed that the company is interested in renewing the contract with no changes to the original terms or prices.

This renewal would take effect on October 1st, 2026.

FISCAL IMPACT SUMMARY:

There is no price change, and therefore no change in the fiscal impact from Fiscal Year 2025-2026.



STAFF REPORT

SUBJECT: Renewal of RFP #3045 – Annual Tree Maintenance Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department that the annual contract for Tree Maintenance be renewed with Jim's Tree Service for Fiscal Year 2026-2027.

BACKGROUND:

The annual Tree Maintenance contract went out for proposals in Fiscal Year 2024-2025 and was awarded in whole to Jim's Tree Service. The City of Stephenville reserved the right to renew the contract for four (4) additional one (1) year terms. This will be the second renewal term.

After contacting Mr. Joey Prichard, the signing representative of Jim's Tree Service, he confirmed that the company is interested in renewing the contract with no changes to the original terms or prices.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

There is no price change, and therefore no change in the fiscal impact from Fiscal Year 2025-2026.



STAFF REPORT

SUBJECT: Renewal of ITB #3343 – Annual Gas and Granular Chlorine Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Public Works Department that the annual contract for Gas and Granular Chlorine be renewed with Lonestar Maintenance and Service, Inc. for Fiscal Year 2026-2027.

BACKGROUND:

The annual Gas and Granular Chlorine contract went out for bid in Fiscal Year 2025-2026 and was awarded in whole to Lonestar Maintenance and Service, Inc. The City of Stephenville reserved the right to renew the contract for one (1) additional one (1) year term.

After contacting Ms. Tonya Kolar, the signing representative of Lonestar Maintenance and Service, Inc., she confirmed that the company is interested in renewing the contract with no changes to the original terms or prices.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

There is no price change, and therefore no change in the fiscal impact from Fiscal Year 2025-2026.



STAFF REPORT

SUBJECT: Renewal of ITB #3345 – Annual SPARD Athletic Uniforms Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department and Parks and Leisure Department that the annual contract for SPARD Athletic Uniforms be renewed with U Name It for Fiscal Year 2026-2027.

BACKGROUND:

The annual SPARD Athletic Uniforms contract went out for bid in Fiscal Year 2025-2026 and was awarded in whole to U Name It. The City of Stephenville reserved the right to renew the contract for two (2) additional one (1) year terms.

After contacting Mr. Marty Roberts, the signing representative of U Name It, he confirmed that the company is interested in renewing the contract with no changes to the original terms or prices.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

There is no price change, and therefore no change in the fiscal impact from Fiscal Year 2025-2026.



STAFF REPORT

SUBJECT: Renewal of ITB #3307 – Annual Sewer Root Control Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Public Works Department that the annual contract for Sewer Root Control be renewed with Duke's Root Control, Inc. for Fiscal Year 2026-2027.

BACKGROUND:

The annual Sewer Root Control contract went out for bid in Fiscal Year 2022-2023 and was awarded in whole to Duke's Root Control, Inc. The City of Stephenville reserved the right to renew the contract for four (4) additional one (1) year terms. This will be the fourth and final renewal.

After contacting Ms. Christina Urbina with Duke's Root Control, Inc., she confirmed that the company is interested in renewing the contract with minor changes to the prices and no changes to the terms.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

Minor price increases were requested with this renewal. The changes are as follows, assuming a unit of one (1) for each line item. The average change (%) reflects the average of each line item's individual change; it does not reflect the change of the contract total.

	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027
CONTRACT TOTAL	\$10.89	\$11.30
AVERAGE CHANGE (%)		3.65%



STAFF REPORT

SUBJECT: Renewal of ITB #3333 – Annual Street Renovation Materials Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department and the Public Works Department that the annual contract for Street Renovation Materials be renewed with Vulcan Construction Materials, LLC and Texas Materials Group, Inc. for Fiscal Year 2026-2027.

BACKGROUND:

The annual Street Renovation Materials contract went out for bid in Fiscal Year 2024-2025 and was awarded in whole to Vulcan Construction Materials, LLC. On April 14, 2025, Texas Materials acquired and assumed operational control of the Vulcan plant located at 1111 Gilbert Pit Road, Millsap, Texas 76066.

A partial assignment of the contract between Texas Materials and Vulcan Construction Materials was approved by the Stephenville City Council on July 1, 2025. Both parties executed the assignment of the existing contract with no changes to pricing or terms.

The City of Stephenville reserved the right to renew the contract for two (2) additional one (1) year terms. This will be the second and final renewal.

After contacting each company, both confirmed that the companies are interested in renewing the contract with minor changes to the prices and no changes to the terms.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

Minor price increases were requested with this renewal. The changes are as follows, assuming a unit of one (1) for each line item. The large increase in Texas Materials' cost is due to the addition of one item. The item was included in the original contract but was marked a "No Bid" by Vulcan Construction Materials. Texas Materials chose to include a price in this renewal.

	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027
VULCAN CONSTRUCTION CONTRACT TOTAL	\$69.90	\$92.34
TEXAS MATERIALS CONTRACT TOTAL	\$75.00	\$185.00



STAFF REPORT

SUBJECT: ITB #3356 – Annual Pest Control Services Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department that the Annual Pest Control Services contract be awarded to Timmons Exterminating for Fiscal Year 2026-2027.

BACKGROUND:

A request for bids was advertised and solicited for the annual Pest Control Services contract. Bids were opened at 3:00 p.m. on August 13th, 2026. Three bids were received and reviewed.

The contract would be in effect for one (1) calendar year with the option to renew for two (2) additional one (1) year terms.

Timmons Exterminating was the lowest bidder. They have been contracted to provide the City of Stephenville with Pest Control Services since 2020.

FISCAL IMPACT SUMMARY:

The bid tabulation is as follows, assuming a unit of one (1) for each line item:

	TIMMONS EXTERMINATING Dublin, Texas	BADGER PEST CONTROL Lampasas, Texas	ANDY'S PEST TROOPERS Brownwood, Texas
BID TOTAL	\$620.00	\$5,295.00	\$2,257.00

Expenditures for the previous three fiscal years to date are as follows:

	EXPENDITURE
FY 2025-2026	\$7,175.00 YTD
FY 2024-2025	\$10,530.00
FY 2023-2024	\$7,810.00



STAFF REPORT

SUBJECT: Renewal of ITB #3344 – Annual Maintenance Uniforms Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department, Public Works Department, and Parks and Leisure Department that the annual contract for Maintenance Uniforms be renewed with Saddle Rags, Inc. and Coyote Designs for Fiscal Year 2026-2027.

BACKGROUND:

The annual Maintenance Uniforms contract went out for bid in Fiscal Year 2025-2026 and was awarded in two parts to Saddle Rags, Inc. and Coyote Designs. Shirts and Outerwear (Items 1-11) were awarded to Coyote Designs, and Jeans and Boots (Items 12 and 13) were awarded to Saddle Rags, Inc.

The City of Stephenville reserved the right to renew the contract for one (1) additional one (1) year term. This will be the final renewal.

After contacting each company, both confirmed that the companies are interested in renewing the contract with minor changes to the prices and no changes to the terms.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

Minor price increases were requested with this renewal. The changes are as follows, assuming a unit of one (1) for each line item. The average change (%) reflects the average of each line item's change; it does not reflect the change of the contract total.

The Saddle Rags, Inc. contract total encompasses only jeans, as boots are offered at a set discount for all styles. The discount amount remained the same for this renewal.

	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027	AVG CHANGE (%)
SADDLE RAGS, INC CONTRACT TOTAL	\$86.97	\$86.97	0%
COYOTE DESIGNS CONTRACT TOTAL	\$1,840.50	\$2,068.00	11.13%



STAFF REPORT

SUBJECT: Renewal of ITB #3334 – Annual On-Call Construction Items Contract

MEETING: Regular Business Meeting – 01 September 2026

DEPARTMENT: Purchasing

STAFF CONTACT: Meritt Kearney

RECOMMENDATION:

It is the recommendation of the Purchasing Department and Public Works Department that the annual contract for On-Call Construction Items be renewed with Cruz Hernandez Concrete Construction, Westhill Construction Inc., Jay Mills Contracting, and Sullivan Contracting for Fiscal Year 2026-2027.

BACKGROUND:

The annual On-Call Construction Items contract went out for bid in Fiscal Year 2024-2025 and was awarded to Jay Mills Contracting Inc., Westhill Construction Inc., Triple C of Texas, Cruz Hernandez Concrete Construction, and Sullivan Contracting.

The City of Stephenville reserved the right to renew the contract for two (2) additional one (1) year terms. This will be the second and final renewal.

After contacting each company, all but Triple C of Texas confirmed interest in renewing the contract for another year under the same terms and updated pricing. Westhill Construction and Jay Mills Contracting confirmed that no price changes will occur. Triple C chose not to renew the contract for an additional year.

This renewal would be in effect for one (1) year, beginning on October 1st, 2026, and concluding on September 30th, 2027.

FISCAL IMPACT SUMMARY:

Some changes were requested with this renewal. The contract totals are as follows, assuming a unit of one (1) for each line item.

The large changes in amounts are due to the addition or removal of individual line items by contractors. All items added to or removed from individual contracts were included in the original contracts, but were marked “No Bid” in either the original contract or the renewal.

	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027
CRUZ HERNANDEZ CONCRETE COSTRUCTION CONTRACT TOTAL	\$18,818.00	\$25,098.50
WESTHILL CONSTRUCTION, INC CONTRACT TOTAL	\$28,630.00	\$28,630.00
JAY MILLS CONTRACTING CONTRACT TOTAL	\$89,293.50	\$89,293.50
SULLIVAN CONTRACTING CONTRACT TOTAL	\$84,221.38	\$8,523.51

Public Works

STAFF REPORT



SUBJECT: 2026 Harbin Drive Crosswalk Beacons Project – Acceptance Recommendation
MEETING: Council Meeting – 01 SEPT 2026
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends acceptance of the above noted project as complete and requests authorization for the City Manager to issue final payment to the contractor. An appropriate resolution is attached.

BACKGROUND:

The City of Stephenville City Council awarded the contract for the above referenced project on March 18, 2026, for \$147,580.00 to Texas Traffic, LLC of Everman, Texas. The contractor has completed the work in accordance with the plans and specifications.

FISCAL IMPACT SUMMARY:

The project was completed for \$147,580.00 of which \$140,201.00 has been paid to the contractor. The remaining balance of \$7,379.00 will be released to the contractor following formal project acceptance by the city council. An appropriate resolution is attached.

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

Additionally, all known subcontractors have been contacted to confirm payment.

ATTACHMENT(S):

[Resolution No. 2026-R-XX](#)

August 26, 2026

Mr. Nick Williams, PE, CFM
City of Stephenville, Texas
298 W. Washington Street
Stephenville, TX 76401

RE: 2026 Harbin Drive Crosswalk Beacons
Project Acceptance

Dear Mr. Williams,

Texas Traffic, LLC (Everman, Texas) was awarded the referenced project on March 24, 2026. The city staff and the contractor held a signal turnover meeting on June 21, 2026 where the contractor provided cabinet keys, documentation, and record drawings. Public Works construction technicians routinely monitored the signals to confirm operation for 60 days. The contractor provided an executed final bills paid affidavit on August 26, 2026.

As engineer of record, I recommend that the City of Stephenville accept this project.

Please contact me if you require any further information.

Sincerely,

CITY OF STEPHENVILLE, TEXAS



Michael Shelton, P.E., AICP
City Engineer

cc: Project Contract File
Barbara Horton, P.E., Assistant Director – via email

file: p:\public works\projects\2026 harbin tarleton crosswalk - pedestrian hybrid beacons\16_close_out\2026_08-26 - 2026
harbin drive crosswalk beacons bid acceptance letter - draft.docx

RESOLUTION NO. 2026-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, TO ACCEPT THE 2026 HARBIN DRIVE CROSSWALK BEACONS PROJECT AND AUTHORIZE FINAL PAYMENT TO TEXAS TRAFFIC, LLC.; 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 Texas Traffic, LLC, with a final estimated total cost of \$147,580.00; and

WHEREAS, the actual work was completed at a total cost of \$147,580.00 of which \$140,201.00 has been previously paid to the contractor, leaving an amount due of \$7,379.00; and

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

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

SECTION 1. The Harbin Drive Crosswalk Beacons 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 1st day of September 2026.

Lonn Reisman, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Jason M. King, City Manager
Reviewed

Randy Thomas, City Attorney
Approved as to form and legality