



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, October 11, 2022 at 4:30 PM

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

1. PRESENTATIONS AND RECOGNITIONS

Introduce New City Secretary

[Receive](#) Update on Mount Olive Cemetery Project

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

1. Discussion and Possible Consideration of Parking Issues at The Edge, Student Housing for Tarleton State University
- [2.](#) Consider Approval of Resolution Denying Oncor Electric's Requested Rate Change
- [3.](#) Consider Approval of Contract with Delisi Communications for Consulting Services
- [4.](#) Consider Approval of Agreement Negotiated by Staff for a Reduction of Civil Penalties Contingent Upon the Removal of a Dangerous Structure at 1206 Cage Street
- [5.](#) Consider Approval of Financing Proposal for Landfill Compactor
- [6.](#) Consider Approval of Purchase of Budgeted Utility Vacuum Truck

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

[7.](#) PUBLIC HEARING

Case No.: RZ2022-020

Applicant Beau Mayo is requesting a rezone of property located at 125 Reta, Parcel R22409, being BLOCK 148; LOTS 18 & 21 (SUB 8) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3).

- [8.](#) Consider Approval of Ordinance Rezoning Property Located at 125 Reta, Parcel R22409, being Block 148, Lots 18 & 21 (SUB 8) of the City Addition to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3)

[9.](#) PUBLIC HEARING

Case No.: PD2022-008

Applicant Caitlin King, representing Long Street Hotel, LLC, is requesting a rezone of property located at 221 E. College, Parcel R29244, being block BLOCK 15, LOT 1, 3(P.T OF), 4 & P.T OF ALLEY of the CITY

ADDITION to City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD).

- [10.](#) Consider Approval of Ordinance Rezoning Property Located at 221 E College, Parcel R29244, being Block 15, Lot 1, 3 (Pt of), 4, & Pt of Alley of the City Addition to the City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD)

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

- [11.](#) Development Services Committee Report

FINANCE COMMITTEE

Justin Haschke, Chair

- [12.](#) Finance Committee Report

- [13.](#) Consider Approval of Annual Audit Contract for Fiscal Year Ending September 30, 2022

- [14.](#) Consider Adoption of Ordinance Approving Budget Adjustments for Fiscal Year Ending September 30, 2022

FINANCIAL REPORTS

Monica Harris, Director of Finance

- [15.](#) Monthly Budget Report for the period Ending August 31, 2022

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

CONSENT AGENDA

- [16.](#) Consider Approval of Minutes - September 6, 2022 City Council Work Session
- [17.](#) Consider Approval of Minutes - September 6, 2022 Regular City Council Meeting
- [18.](#) Consider Approval of Minutes - September 20, 2022 Special City Council Meeting
- [19.](#) Consider Approval of Minutes - September 27, 2022 Special City Council Meeting
- [20.](#) Consider Approval of Minutes - October 3, 2022 Special City Council Meeting
- [21.](#) Consider Extending the Professional Service Agreement with Hardin & Associates Consulting to Conduct Customer Service Inspections (CSI) as Required by the State of Texas
- [22.](#) Consider Award of On-Call Construction Items Contract
- [23.](#) Consider Approval of Tyler Content Manager and Employee Onboarding (Cloud Service)
- [24.](#) Consider Approval of Purchase of Tyler Time and Attendance (Cloud Service)
- [25.](#) Consider Approval of Purchase of Tyler ERP Pro 10 and Municipal Justice (Incode 10 and Incode Court) Cloud Software

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

26. Section 551.087 Deliberation Regarding Economic Development Negotiations - **Project Pearl**

- 27. Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **John W Bradley, Daniel Bell, Edward Bond, James Conger, M.S. Crow, W.D. Richardson, M.J. Leech, Hancock C. Smith, and Ira Foster Surveys**

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.

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.

FOR IMMEDIATE RELEASE
Thursday, October 6, 2022

Tarleton Helping Preserve Stephenville's Historic Mount Olive Cemetery

STEPHENVILLE, Texas — Among the trees and autumn leaves lies some of Stephenville's richest history — a century's worth — and Tarleton State University is partnering with community leaders to preserve it.

Just before the railroad tracks on College Farm Road, at the once flourishing St. John's Baptist Church, a small graveyard with a big story lies quietly, surely unopposed to a little attention. The dirt road leading into Mount Olive Cemetery (established 1922) is dotted with 250 known African American graves and another 90 unmarked.

At year's end 2021, a team from the Forensic Anthropology Center at Texas State University used ground-penetrating radar to locate all gravesites in the cemetery. Now Tarleton has joined the city of Stephenville and the Cross Timbers Fine Arts Council to properly acknowledge unmarked burials with a stone inscribed "unknown."

That's just the beginning.

Dr. Deborah Liles and the students in her fall class are collecting written and oral accounts and combing local archives to chronicle 100 years of Black life in Erath County. Tarleton's W.K. Gordon Endowed Chair in Texas History, Dr. Liles serves on the board of several historical associations statewide and is known for her award-winning work on women, slavery, local communities and ranching.

The team's research will be published, with proceeds donated to the Mount Olive Cemetery Association for continued upkeep.

"Mount Olive is a sacred place," said Stephenville Mayor Doug Svien. "Our collaboration with Tarleton is about uplifting the achievements of African Americans. We are one city, one county, with a responsibility to our forebears. That's a good thing to remember, and Tarleton is right there helping us do it."

Tarleton President James Hurley said this kind of "meaningful human endeavor" binds a university to its surroundings. "Let us never be only books and classrooms," he said. "Let Tarleton herald and honor its neighbors. What a wonderful project."

The Stephenville City Council will hear an update at its October meeting Tuesday, Oct. 11.

Dr. Liles: “It is paramount that we share the history of Mount Olive Cemetery and collect the stories of the people and their community. They are the threads in the tapestry of an authentic American narrative.”

Christine Newton, Executive Director of the Cross Timbers Fine Arts Council, concurs. “Nothing gives better insight into a people’s culture than the way they are memorialized. With these stories, we hope to bring in the living community to learn about the families associated with Mount Olive and to better understand our heritage of place.”

Many of the burials were relocated from Stephenville’s West End Cemetery, which dates to 1856. Wallace Howell was the first person to be buried in Mount Olive, on May 5, 1922. A family plot for the Edwards family marks a mother, father and their children. The last of the Edwards clan to be buried there was Gertrude Chandler Hicks in 1981.

Directional and entry signs soon will point the way to the cemetery, now barely noticeable from the roadway. Dr. Liles and her spring class will create a stained-glass mural to honor those interred, and a community-wide unveiling — complete with new burial markers — is planned for late 2023.

The project is registered with the Black Cemetery Network, an organization committed to identifying and preserving African American burial sites.

For more information, contact Tarleton’s Division of Diversity, Equity, Inclusion and International Programs at 254-968-0506.



STAFF REPORT

SUBJECT: Oncor Electric's Requested Rate Change

DEPARTMENT: Administration

STAFF CONTACT: Jason King, City Manager

BACKGROUND:

PURPOSE

On May 13, 2022, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates. The impact of this requested increase on an average residential customer using 1,300 kWh/month would be about \$6.02 per month.

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

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas where the appeal will be consolidated with Oncor's filing (i.e. PUC Docket No. 53601) currently pending at the Commission.

All cities with original jurisdiction will need to adopt the Resolution ***prior to October 30, 2022.***

Explanation of "Be It Resolved" Sections:

1. This paragraph finds that the Company's application is unreasonable and should be denied.
2. This section states that the Company's current rates shall not be changed.
3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to Oncor for reimbursement.
4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides Oncor and counsel for Cities will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF STEPHENVILLE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S ("ONCOR" OR "COMPANY") APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Stephenville, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about May 13, 2022, Oncor filed with the City an application to increase system-wide transmission and distribution rates by \$251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

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

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor, Care of Howard Fisher, Oncor Electric Delivery Company, LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, TX 78701.

PASSED AND APPROVED this 11th day of October, 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Jason M. King, City Manager

APPROVED AS TO FORM:

Randy Thomas, City Attorney

CONTRACT FOR PROFESSIONAL SERVICES

This contract (hereinafter “Agreement”) is made between the **City of Stephenville** (hereinafter “Client”) and **Delisi Communications** (hereinafter “Consultant”) for consulting services.

SERVICES AND ENGAGEMENT

Consultant will assist Client with legislative and regulatory matters in Texas as follows:

October - December 2022

- Visit with city leadership to assess policy needs and concerns
- Assess the impact of the November 8th general election on capitol dynamics
- Develop a legislative strategy for success
- Meet with relevant state officials and staff as needed
- Monitor interim legislative committee reports and recommendations
- Monitor relevant pre-filed legislation

January – June 2023

- Monitor relevant House and Senate committees and floor activity
- Work to ensure adoption or defeat of budget riders or legislation specifically relevant to the city
- Produce any necessary one-pagers or background information to educate stakeholders
- Engage with state legislators and executive leadership as needed
- Engage with the Office of the Governor during the legislative veto period to protect or defeat any relevant budget riders or legislation
- Provide regular updates to city leadership on relevant legislative developments
- Provide a summary of the completed legislative session

July – September 2023

- Monitor the implementation of relevant legislation
- Engage with state agency officials and staff as needed
- Propose topics for study by legislative committees during the legislative interim
- Monitor any interim legislative committee hearings
- Engage as needed in any special legislative sessions

TERM

This agreement is effective from October 1, 2022, through September 30, 2023.

PAYMENT

1. In full consideration of Consultant's performance of all services to be rendered under this Agreement, Client agrees to compensate Consultant a monthly retainer fee of \$7,000 payable monthly on receipt of invoice.
2. Client agrees to pay Consultant reasonable expenses incurred in connection with services provided, including postage, administrative assistance, out-of-town travel, and other activities related to the services performed for the Client. Client may require written authorization for such expenses that exceed \$200 per month.

WORK PRODUCT

Client may use any recommendations, information, approaches, suggestions, concepts, ideas, and any and all contributions received from Consultant without additional compensation, except as otherwise expressly provided in this Agreement.

WARRANTY AND INDEMNITY

Consultant warrants and represents that it has the full right, power, and authority to enter into this Agreement and to perform the consulting services noted in this contract in the State of Texas. Consultant will file all registrations and notices it is required to file for itself as required by law. Consultant will indemnify and hold the Client harmless from and against any and all claims, damages, liabilities, costs, and expenses, including legal expenses and reasonable attorney's fees, arising out of Consultant's failure to register or file under Texas ethics laws.

LOBBY ACTIVITY; REGISTRATION

1. The Texas ethics law and rules adopted by the Texas Ethics Commission require Consultant to report compensation or reimbursement paid by the Client for the purpose of directly communicating with members of the legislative or executive branch. Under Texas and federal law, there are various requirements imposed on persons and entities that interact with legislative officials, especially where an attempt is made to influence legislation or contracts. In this regard, Consultant will promptly inform the Client when any such filings are necessary for Consultant and shall seek registration with respect to the services to be performed on the Client's behalf. Texas Ethics Commission rules provide that a registrant receiving compensation or reimbursement for purposes other than lobby activities may reasonably determine the amount of compensation attributable to lobby activities and report only that amount. Consultant is not responsible for filing notices or registrations for Client under the Texas ethics laws or rules adopted by the Texas Ethics Commission.

2. Consultant is specifically excluded from engaging in any compensated work that includes involvement in campaigns or fundraising activities on behalf of the Client. Should Consultant engage in any campaigns or fundraising activities, those actions are strictly voluntary and are not part of any payments or compensation by the Client.

CONFLICTS OF INTEREST

It is agreed by Consultant that no actual or potential conflicts of interest currently exist between this Agreement and Consultant's contracts with other clients. Should an actual or potential conflict arise per Chapter 305 of the Texas Government Code, Consultant will notify Client in writing.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without regard to the conflicts of law principles thereof.

MODIFICATIONS

1. This Agreement may be modified only by mutual written agreement of both parties.
2. In addition to other cancellation provisions of this Agreement, either party may cancel this Agreement with or without cause at any time during its term with 30 days prior written notice. If cancelled by Client, Consultant shall be due the amount for services rendered up until the date of termination, plus payment for an additional 30 days at the amount specified in this Agreement.

MISCELLANEOUS

1. This agreement sets forth the entirety of the understanding as to the services to be provided during the term hereof. Consultant provides no guarantee of outcome or results as to the issues described in this Agreement. Failure to perform is not defined as failure to achieve a desired outcome or result.
2. Consultant may not assign this Agreement or any of their obligations hereunder, except as otherwise provided by mutual written agreement of Client and Consultant.
3. If the foregoing is in accordance with your understanding, please so signify by signing this Agreement and returning a copy to Delisi Communications by email or to 1210 Nueces Street, Austin, TX 78701.

[signature page follows]

Approved and Accepted by:

For: City of Stephenville

Address:

Date: _____

Approved and Accepted by:



Ted Delisi, President
For: Delisi Communications

1210 Nueces Street
Austin, TX 78701

Date: September 20, 2022



STAFF REPORT

SUBJECT: Dangerous Building Order and Accruing Civil Penalties for 1206 Cage
MEETING: Council Meeting - 11 Sep 2022
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

RECOMMENDATION:

Staff recommends entering into an agreement to waive civil penalties contingent upon an agreement with the current owner and buyer for the removal of the structure within 45 days of conveyance.

BACKGROUND:

On November 8, 2018, the Board of Appeals imposed a Dangerous Building order on 1206 Cage. The property has been accruing civil penalties since that date. Civil penalties must generally be converted by civil suit to result in foreclosure.

The property owner has entered a contract to sale the property. However, the city cannot release the Dangerous Building Order until the building is either repaired or demolished, which has prevented closing.

PROPOSAL:

The owner and buyer are proposing:

1. Payment to the city in the amount of \$1,000
2. The seller will escrow funds in the amount of \$8,500, payable to the city, should be building not be removed within 45 days of closing.
3. The agreement will authorize the city to take action to demolish and remove the building, utilizing the escrowed funds.
4. The building must be demolished (not relocated).
5. Should the removal costs exceed the escrowed funds, the property owner will be invoiced accordingly. Failure to pay will result in a demolition/abatement lien.

FISCAL IMPACT SUMMARY:

Removal of dilapidated structure resulting in an increase in the property value and a positive impact on ad valorem tax roll.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Approve, resulting in removal of structure pursuant to agreement.
2. Deny. Removal of the structure would be contingent on owner action, or execution of the demolition provision of the order by the city. City action will lead to incurred expenses invoiced to the owner and a subsequent lien for non-payment.

STAFF REPORT

SUBJECT: Landfill Compactor
MEETING: Council Meeting - 11 Oct 2022
DEPARTMENT: Public Works - Landfill
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval of the financing proposal with Government Capital for a seven-year term at a 4.597% fixed rate for a landfill compactor as approved in the adopted FY22-23 budget.

BACKGROUND:

The city maintains a Type IV, Construction and Demolition (C&D) Landfill. The landfill's state operating permit requires the city to maintain a compactor for operation of the facility.

PROPOSAL:

Attached is a quote received from Holt CAT in Cleburne, Texas for the purchase of an 836K CAT Landfill Compactor in the amount of \$1,189,831.07. The quote provides a 5-year or 5,000-hour full warranty as well as a 3-year or 4,500-hour Customer Service Agreement (CSA) to perform preventative maintenance (PM) which locks in these costs in 2022 dollars for the next three years.

FISCAL IMPACT SUMMARY:

The FY22-23 adopted budget includes \$225,000 to initiate financing for the landfill compactor. The total purchase cost of the machine is \$1,189,831.07. The financing proposal received from Government Capital Corporation (copy attached) includes five, seven, and ten-year financing options. Public Works and Finance staff recommend the seven-year financing option at a 4.597% fixed rate with an annual payment of \$193,727.75. This amount is \$31,272.25 under the approved budget.

The Purchasing Manager has confirmed the city is able to purchase this equipment through the Sourcwell cooperative purchasing agency and adhere to all purchasing requirements.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Do not recommend approval of the compactor financing as presented, or
2. Purchase the compactor without financing, or
3. Recommend an alternate financing plan.

ADVANTAGES:

1. Approval allows a machine to be delivered within 90-days.
2. Financing allows the landfill to maintain fund balance for upcoming projects.
3. No financing payment would be due until FY23-24

DISADVANTAGES:

1. No disadvantages have been identified.

ATTACHMENTS:

[2022_10-11 - Holt - CAT 836K Landfill Compactor Quote - 2022_09-21](#)

[2022_10-11 - Government Capital - Landfill Compactor Financing Proposal - 2022_10-07](#)



October 7, 2022

Ms. Monica Harris
 Stephenville City Hall
 254-918-1211
mharris@stephenvilletx.gov

Dear Ms. Harris,

Thank you for the opportunity to present the proposed financing for the City of Stephenville. I am submitting for your review the following proposed structure:

ISSUER:	City of Stephenville, Texas		
FINANCING STRUCTURE:	Public Property Finance Contract issued under Local Government Code Section 271.005		
EQUIPMENT COST:	\$ 1,189,831.07		
TERM:	<u>5 Annual Pmts</u>	<u>7 Annual Pmts</u>	<u>10 Annual Pmts</u>
INTEREST RATE:	4.557% <u>Fixed</u>	4.597% <u>Fixed</u>	4.65% <u>Fixed</u>
PAYMENT AMOUNT:	\$ 259,632.74	\$ 193,727.75	\$ 144,749.61
PAYMENTS BEGINNING:	At signing and annually thereafter		

Financing for these projects would be simple, fast, and easy due to the fact that:

- ✓ We have an existing relationship with you and have your financial statements on file, expediting the process. Please keep in mind we may also need current year statements.
- ✓ We can provide familiar documentation for your legal counsel.

The above proposal is subject to audit analysis, assumes non-bank qualification and mutually acceptable documentation. The terms outlined herein are subject to change and rates are valid for fourteen (14) days from the date of this proposal. If funding does not occur within this time period, rates will be indexed to markets at such time.

Our finance programs are flexible and as always, my job is to make sure you have the best possible experience every time you interact with our brand. We're always open to feedback on how to make your experience better. If you have any questions regarding other payment terms, frequencies or conditions, please do not hesitate to call.

Blessings,

Drew Whittington
 Client Services
 Direct: 817-722-0212

The transaction described herein is an arm's length, commercial transaction between you and Government Capital Corporation ("GCC"), in which GCC: (i) is acting solely for its own financial and other interests that may differ from yours; (ii) is not acting as your municipal advisor or financial advisor, and has no fiduciary duty to you with respect to this transaction; and (iii) is not recommending that you take an action with respect to this transaction.



DATE: Sep 21, 2022

QUOTE #:306213-01

CITY OF STEPHENVILLE
TERRY ROLAND

Dunn, Patrick
817.996.6348

298 W WASHINGTON ST
STEPHENVILLE, TEXAS 76401-3414

One (1) New Caterpillar Inc Model: 836K Compactors with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: HLK046375**SERIAL NUMBER: 0T6X00393****YEAR: 2022****HOURS: 11**

List Price	\$1,372,995.00
CSA agreement (PM's)	\$37,676.00
Sourcewell contract 032119 discount 12%	(\$164,759.40)
Holt Caterpillar customer loyalty discount	(\$56,080.53)
SUB TOTAL	\$1,189,831.07
TOTAL PURCHASE PRICE	\$1,189,831.07

WARRANTY

Standard Warranty: 12 Month/Unlimited Hours Total Machine
 Extended Warranty: 5 year or 5000 hour premier warranty
 CSA 3 year or 4500 hours

City of Stephenville Sourcewell member ID 131370

DATE: Sep 21, 2022QUOTE #:Quote 306213-01

MACHINE SPECIFICATIONS**STOCK NUMBER: HLK046375****SERIAL NUMBER: 0T6X00393****YEAR: 2022****HOURS: 11**

DESCRIPTION	REF.#
836K LANDFILL COMPACTOR HRC	347-5200
LANE 2 ORDER	0P-9002
AXLES, NO-SPIN FRONT & REAR	368-9306
PRECLEANER, DUAL	552-4210
HYDRAULICS, STANDARD	373-9360
LIGHTS, STANDARD	345-0539
CAB, DELUXE	561-6904
PRODUCT LINK, CELLULAR PLE641	578-9006
FUEL LINES, NON-HEATED	433-3844

DESCRIPTION	REF.#
FUEL TANK, NON-FAST FILL	519-9940
WHEELS, COMBINATION TIPS	378-0419
GUARD ACTUATION, PREMIUM (4V)	347-5295
NO SOUND SUPPRESSION	347-5115
STAIRWAY, SWINGOUT (LH & RH)	347-5118
STRIKER BARS W/CLEANER FINGERS	591-2585
STARTING, COLD WEATHER	374-6440
HEATER, ENGINE COOLANT, 120V	374-7404
LIGHT, WARNING (LED STROBE)	376-7129
PREMIUM CORP RADIO (12V)	452-1394
BLADE, SEMI U	315-7877
COOLANT, -50C (-58F)	0P-2411
FILM, AM-NORTH	504-1365
PACK, DOMESTIC TRUCK	0P-0436
FILMS, ANSI	597-9753

STANDARD EQUIPMENT

CONSIST NOTE

The standard equipment list includes all no-charge (NC) items from the Mandatory

Attachment section.

POWERTRAIN

Advanced Productivity Electronic Control Shifting (APECS)
 Air to air aftercooler
 Brakes, full hyd., enclosed, wet multiple disc service brakes
 Cat clean emission module (insulated)
 Electro hydraulic parking brake
 Engine, Cat C18 w/ACERT Technology
 US EPA T4/EU Stage IV Technology,
 Fuel priming pump (electric)
 Fuel to air cooler
 Ground level engine shutoff
 Guard, (3 pc) transmission

Heat Shield, turbo and exhaust manifold
 Hydraulically driven demand fan
 Integrated braking
 Radiator, Next Generation Modular (NGMR)
 Separated cooling system
 Starting aid (ether) automatic
 Throttle lock
 Torque converter with lock up clutch (LUC)
 Turbine precleaner, engine air intake
 Transmission, planetary, with 2F/2R speed range control
 Underhood ventilation system

ELECTRICAL

Alarm, back-up
 Alternator (150-amp)
 Batteries, maintenance-free (4-1000CCA)
 Converter, 10/15 amp, 24V to 12V
 Lighting system, halogen (front & rear)

lighting, access stairway
 Starter, electric (heavy duty)
 Starter lockout (ground level)
 Starting receptacle for emergency start
 Transmission lockout (ground level)

OPERATOR ENVIRONMENT

Air conditioner
 Cab, sound-suppressed pressurized,
 Internal four-post rollover protective
 structure (ROPS/FOPS). Radio ready for
 (entertainment) includes antenna,
 speakers, converter (12-volt 10-15
 amp) 12-volt power port for mobile
 phone or laptop connection
 Camera, rear vision
 Coat and hard hat hooks
 Flip-up armrest
 Heater and defroster
 Horn, electric
 Hydraulic controls (floor mounted)
 Implement hydraulic lockout
 Laminated glass
 Light, (dome) cab
 Lunchbox and beverage holders
 Instrumentation, Gauges:
 DEF fluid level
 Engine coolant temperature
 Fuel level
 Hydraulic oil temperature
 Speedometer/Tachometer

Torque convertor temperature
 Instrumentation, Warning Indicators:
 Action alert system, three category
 Axle/Brake oil temp. (front)
 Brake oil pressure
 Electrical system, low voltage
 Engine failure malfunction alert and
 action lamp
 Mirrors, Rearview (externally mounted)
 Parking brake status
 Radio, CB (ready)
 Seat, Cat Comfort (cloth) air suspension
 Seat belt, retractable, 76mm (3") wide
 STIC Control system with steering lock
 Sun visor, front
 Tinted glass
 Transmission gear (indicator)
 Vital Information Management System
 (VIMS) with graphical information
 display: external data port,
 customizable operator profiles
 Wet-Arm Wipers/Washers (front and rear)
 Intermittent Wipers (front and rear)

TIRES, RIMS, AND WHEELS

Wheels, Paddle & Plus Tip

GUARDS

Guards, axle (front and rear)
 Guard, cab window
 Guards, crankcase and powertrain,

hydraulically powered
 Guard, rear fan and grill

BLADES

Bulldozer arrangement is included in the
 standard equipment. Bulldozer blades

are optional.

FLUIDS

Antifreeze, premixed 50% concentration
 of extended life coolant with freeze

protection to -34C (-29F)

OTHER STANDARD EQUIPMENT

Auto Blade Positioner (ABP)
 Counterweight
 Demand fan/swing out (hyd. reversible)
 Doors, service access (locking)
 Ecology drains for engine, radiator,
 hydraulic tank
 Electronic clutch pressure control &
 remote mounted pressure taps

Hitch, drawbar with pin
 Hoses, Cat XT(TM)
 Hydraulic oil cooler
 Hydraulic, steering and brake
 filtration/screening system
 Oil sampling valves
 Product Link
 Stairways, fixed-L/R (rear access)

STAFF REPORT

SUBJECT: Utility Vacuum Truck
MEETING: Council Meeting - 11 Oct 2022
DEPARTMENT: Public Works – Water/Sewer
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval to purchase a Utility Vacuum Truck from Lonestar Municipal Equipment as approved in the adopted FY22-23 budget.

BACKGROUND:

The city utilizes a vacuum truck as a core piece of equipment to routinely maintain, clean, and unstop sewer and stormwater lines. The truck also provides the ability to safely hydro-excavate the city's water and sewer lines for potholing or repairs that are adjacent to other sensitive or dangerous buried utilities such as fiber optic, electric, or gas lines.

PROPOSAL:

Attached is a BuyBoard quote received from Lonestar Municipal Equipment of Fort Worth, Texas for the purchase of a GapVax vacuum truck in the amount of \$533,555. The utility department has performed extensive research and had unit demonstrations performed on-site as due diligence in the selection of this critical piece of equipment.

FISCAL IMPACT SUMMARY:

The FY22-23 adopted budget includes \$550,000 for the vacuum truck. The total purchase cost of the machine is \$533,555 leaving a positive balance of \$16,445.

The Purchasing Manager has confirmed the city is able to purchase this equipment through the BuyBoard cooperative purchasing agency and adhere to all purchasing requirements.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Do not recommend approval of the vacuum truck as presented, or
2. Purchase the vacuum truck with financing, or
3. Recommend an alternate vacuum truck.

ADVANTAGES:

1. The cost is under budget.
2. Approval secures Stephenville's order position in line to initiate the truck construction.
3. Securing the vacuum truck helps maintain prolong the life of the sanitary sewer collection system and creates safety for excavation operations in utility-dense areas.

DISADVANTAGES:

1. No disadvantages have been identified.

ATTACHMENTS:

[2022_10-11 – Lonestar Municipal Equipment – Vacuum Truck Quote](#)

CUSTOMER PURCHASE ORDER/BILL OF SALE						
LONESTAR FREIGHTLINER GROUP, LLC 4800 N IH 35 WACO, TX 76705 (254) 752-9735 * (800) 299-3250 * Fax (254) 754-4393						
Customer Name: City of Stephenville Address: 1201 Glen Rose Rd City, State, Zip: Stephenville, TX 76401 Phone #'s.: 254.918.1235				Date: 06/13/2022 BUYBOARD QUOTE CONTRACT: 601-19 Buyboard Fee Included Sales Rep: Jason Wade		
N/U	YEAR	MAKE	MODEL	VIN	PRICE	
New	2024	Western Star	47X Set Forward Tandem Axle		\$ 136,500.00	
			GapVax Body		\$ 397,055.00	
			(Per BuyBoard Contract #601-19)			
					\$	
					\$	
					\$	
TOTAL					\$	\$ 533,555.00
Extras:						\$
TOTAL EXTRAS					\$	\$ -
Insurance Included: (Customer Initial Below)						
Physical Damage		_____		Taxes and Fees:		
Credit Life		_____		F.E.T. (If Used or Exempt, Enter 0) _____		
GAP Insurance		_____		Sales Tax (If Apportioned Tags, Enter 0) _____		
Disability		_____		Title Fee _____		
				License (If Apportioned Tags, Enter 0) _____		
				Extended Warranty _____		
				Documentary Fee \$ 250.00 _____		
				Other DOT INSPECTION _____		
				Other ROAD/BRIDGE FEE _____		
TOTAL TAXES AND FEES					\$	\$ -
					TOTAL SALES PRICE	\$ 533,555.00
Trade-in:						
	Year	Make	Model	VIN		
TRADE ALLOWANCE:						
PAYOFF AMOUNT:						\$ -
NET TRADE ALLOWANCE (EQUITY)						\$ -
Pay-off to: _____ Address: _____ This PAY-OFF is good through: _____						
Payment:						
				Quantity		
				Cash With Order (non-refundable pending financing)	0	
				Cash Down At Delivery	0	
TOTAL DOWN					\$	\$ -
BALANCE DUE AT DELIVERY					\$	\$ 533,555.00
This contract is subject to additional provisions set forth on page two of this document, which is incorporated here in by inference, AND WHICH TERMS INCLUDE A COMPLETE DISCLAIMER OF ALL WARRANTIES. The purchaser agrees that this order includes all the terms and conditions on both pages of this order and that this order cancels and supercedes any prior agreement and as of the date hereof comprises the complete and exclusive statement of the terms of this agreement, relating to the subject matters covered hereby, and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY THE DEALER PRINCIPAL OR HIS/HER AUTHORIZED REPRESENTATIVE. Purchaser by his/her execution of this order acknowledges the he/she has read its terms and conditions and has received a copy of the order. A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS AND PERFORMING SERVICES RELATING TO THE CLOSING OF A SALE. A DOCUMENTARY FEE MAY NOT EXCEED \$50.00 FOR A MOTOR VEHICLE CONTRACT OR A REASONABLE AMOUNT AGREED TO BY THE PARTIES FOR A HEAVY COMMERCIAL VEHICLE CONTRACT. THIS NOTICE IS REQUIRED BY LAW.						
IF THE PURCHASED VEHICLE(S) SOLD TO PURCHASER BY DEALER UNDER THIS ORDER IS SOLD AS A USED VEHICLE, THE VEHICLE IS SOLD "AS IS" AND "WITH ALL FAULTS." DEALER MAKES NO GUARANTEE OR WARRANTY OF ANY NATURE WHATSOEVER IN CONNECTION WITH THE PURCHASED VEHICLE(S), EXPRESS OR IMPLIED, (INCLUDING NO WARRANTY THAT THE ODOMETER READING ON THE PURCHASED VEHICLE(S) REPRESENTS THE ACTUAL MILEAGE TRAVELED) OR ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF ANY NATURE WHATSOEVER. PURCHASER AGREES TO USE THE PURCHASED VEHICLE(S) AND/OR CHASSIS AT PURCHASER'S OWN RISK AND HEREBY RELEASES SELLER, ITS AGENTS, EMPLOYEES, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL CLAIMS FOR ANY DAMAGES OR INJURIES OR ANY NATURE WHATSOEVER TO THE FULL EXTENT PERMITTED BY LAW.						
Purchaser Name: _____ By: _____ Signature Required Date						
Dealer: LONESTAR FREIGHTLINER GROUP, LLC						
By: _____ By: _____ Sales Rep. General Manager's Approval Date						

BUYBOARD CONTRACT NO. 601-19

**PREPARED BY**

Lonestar Municipal Equipment

Paul Folker - Paul@LonestarME.com

PREPARED FOR

Jeremy Jennings

City of Stephenville
1201 Glen Rose Road
Stephenville, TX 76401

QUOTE

GapVax**QUOTE ID**
22xxx**UPDATED:**
6/13/2022**GapVax**

2024 MC1312-3S3X COMBINATION JET/VAC

QUOTE ID: 22xxx

October 5, 2022



NOTE: THE GAPVAX MC UNIT MAY EXCEED FEDERAL BRIDGE ALLOWABLE WEIGHTS WHEN LOADED WITH WATER, OR DEBRIS, AND/OR BOTH WATER AND DEBRIS COMBINED. PLEASE CONSULT FACTORY.

OPTION DESCRIPTION		NOTES	QTY
CHASSIS OPTIONS			
CHA001	CUSTOMER SUPPLIED CHASSIS	MODEL YEAR 2024	1
	SPECIFICATIONS MUST BE APPROVED BY GAPVAX PRIOR TO ORDER	CONSULT FACTORY	
		PRICES MAY VARY	
	WHITE CAB COLOR		1
	CURRENT EPA EMISSIONS (48 STATES, EXCLUDES CALIFORNIA AND NEW JERSEY)		1
DEBRIS BODY OPTIONS			
STD	12 USABLE YARD DEBRIS TANK MADE OF 3/16" ASTM A-572 GRADE 50 EXTEN STEEL		STANDARD
STD	FULL-OPENING REAR TAILGATE		STANDARD
STD	STAINLESS STEEL TAILGATE SEALING ROD		STANDARD
STD	FOUR HYDRAULIC REAR DOOR LOCKS		STANDARD
STD	DUAL TAILGATE LIFT CYLINDERS		STANDARD
STD	FRONT MOUNTED HOIST CYLINDER, POWER UP AND DOWN, 55,000 LB CAPACITY		STANDARD
STD	THREE TIE-OFF ANCHORS ON TOP OF BODY		STANDARD
STD	FIVE YEAR WARRANTY ON DEBRIS TANK AGAINST RUST THROUGH, DISTORTION AND CRACKS		STANDARD
STD	THREE TIE-OFF ANCHORS ON TOP OF THE BODY 6' APART		STANDARD
A1	DEBRIS BODY FLUSH OUT SYSTEM		1
A2B	DRAIN AT BOTTOM OF TAILGATE - 6" BUTTERFLY VALVE WITH 15' OF LAYFLAT HOSE	VALVE IS NOT REPAIRABLE	1
A24A	DECANT HALF WAY UP TAILGATE - 6" BRASS LEVER VALVE WITH HANDLE		1
A3-CS	FLOAT TYPE LIQUID LEVEL INDICATOR ON SIDE OF DEBRIS TANK		1
A12A	FILTER SCREEN FOR DRAIN VALVE (LONG BOX)	REQUIRES A2	1
A24E	FILTER SCREEN FOR 6" OR 4" DECANT VALVE HALF WAY UP THE TAILGATE	REQUIRES A24	1
A21	CURBSIDE LADDER TO PORT INSPECTION AREA		1
A21B	ADD FOLDING LADDER EXTENSION	REQUIRES A21	1
A18	PURGE VALVE AT GRAVITY DRAIN (1-1/4" BALL VALVE)		1
A22B	STAINLESS STEEL BOLT-ON TAILGATE SPLASH SHIELD		1
A37A	UPGRADE BODY INLET CANNON TO 12" HX STYLE WITH 3" CLEANOUT		1
A44	PNEUMATIC TAILGATE PROP (IN ADDITION TO STANDARD TAILGATE PROP ROD)		1
WATER TANK OPTIONS			
STD	1300 GALLON WATER TANK MADE OF 3/16" 304 STAINLESS STEEL		STANDARD
STD	4" HIGH ANTI-SIPHON RING WITH (4) 2-1/2" HOLES		STANDARD
STD	WATER TANK LEVEL SIGHT TUBE ON CURBSIDE		STANDARD
STD	DRAIN VALVE AT BOTTOM OF WATER TANK		STANDARD
STD	3" FILL LINE WITH 2-1/2" FIRE HOSE CONNECTION CURBSIDE		STANDARD
STD	3" WATER STRAINER WITH STAINLESS STEEL SCREEN ON WATER TANK FILL LINE		STANDARD
STD	3" SUPPLY LINE TO WATER PUMP MOUNTED AT REAR HINGE PIN		STANDARD

STD	FIVE YEAR WARRANTY ON WATER TANK AGAINST RUST THROUGH, DISTORTION AND CRACKS	STANDARD	Item 6.
B23A	GALVANIZED BAFFLES IN THE WATER TANK	1	
B30	UPGRADE TO BUTTERFLY VALVE IN 3" SUPPLY LINE	STANDARD	
VACUUM SYSTEM OPTIONS			
STD	TRUE 8" DIAMETER VACUUM SYSTEM	STANDARD	
STD	VACUUM PUMP DRIVEN VIA MID-SHIP MOUNTED SPLIT SHAFT TRANSFER CASE GEARBOX (PTO)	STANDARD	
STD	NOISE & VIBRATION DAMPENING MOUNTS ON VACUUM PUMP AND TRANSFER CASE	STANDARD	
STD	NOISE ATTENUATED VACUUM PUMP DISCHARGE SILENCER WITH RAIN CAP AND DRAIN	STANDARD	
STD	24" CENTRIFUGAL CYCLONE SEPARATOR WITH 20" CHAMBER	STANDARD	
STD	DUAL STAINLESS STEEL SHUTOFF FLOAT BALLS MOUNTED AT THE REAR OF DEBRIS TANK	STANDARD	
STD	STAINLESS STEEL VEE-WIRE SAFETY SCREEN	STANDARD	
STD	6" SAFETY VACUUM RELIEF	STANDARD	
STD	PANIC SWITCH FUNCTION FOR VACUUM	STANDARD	
C8	UPGRADE TO ROOTS TYPE VACUUM PUMP 4,500 CFM AND 18" HG (4) 18" Hg VACUUM RELIEF VALVES	1	
C19	UPGRADE TO XL TRANSFER CASE 9-LITER ENGINE = UP TO 5300 CFM, REQUIRES OPTION C8	1	
WATER SYSTEM OPTIONS			
STD	TRI-PLEX WATER PUMP SYSTEM	STANDARD	
STD	800 PSI WASHDOWN CIRCUIT WITH 50' X 1/2" HOSE	STANDARD	
STD	AIR PURGE SYSTEM FOR PRIMARY CIRCUIT	STANDARD	
STD	LOW POINT DRAIN VALVES ON WATER LINES	STANDARD	
STD	SET WASHDOWN CIRCUIT TO FULL WORKING PRESSURE OPTION D4 IS RECOMMENDED	1	
D5A	GIANT GP8000 SERIES WATER PUMP RATED AT 63 GPM @ 3000 PSI	1	
D27A	10 GPM / 2,500 PSI HYDRAULICALLY DRIVEN PUMP (COMMON WITH BODY HYDRAULIC SYSTEM) REQUIRES OPTION J303 HYDRAULIC OIL COOLER	1	
D4	UPGRADE TO URACA MULTIFLOW VALVE - SET WASHDOWN CIRCUIT TO FULL PRESSURE FOR HANDGUN APPLICATIONS	1	
D25A	100' X 1/2" HAND GUN REEL FOR WASHDOWN CIRCUIT	1	
D20B	REMOVABLE LATERAL HOSE REEL - 150' X 1/2" HOSE REQUIRES OPTION D4	1	
D21	WATER RECIRCULATION VIA AUTOMATIC TRANSMISSION JETTER SYSTEM ONLY	1	
D7B	50' X 1/2" HAND GUN REEL FOR HX CIRCUIT	1	
D18	AIR OUT SYSTEM FOR HX CIRCUIT	1	
D35B	1/2" HX LANCE WITH 6' EXTENSION AND RIPS AW NOZZLE	1	
D36A	1/2" X 3' LANCE EXTENSION WITH QUICK CONNECTS (CAT022385)	1	
D36B	1/2" X 5' LANCE EXTENSION WITH QUICK CONNECTS (CAT022386)	1	
BOOM OPTIONS			
STD	8" FRONT MOUNTED TELESOPING BOOM WITH 26' REACH AND 180 DEG. ROTATION	STANDARD	
STD	180 DEGREE POWER ROTATION VIA WORM DRIVE	STANDARD	
STD	DUAL 4" LIFT CYLINDERS	STANDARD	
STD	CAB PROTECTION RACK	STANDARD	
E6	REMOTE LUBE FOR BOOM LIFT AND ROTATION	1	
E7	3/16" HEAVY DUTY BOOM ELBOW WITH 6" FORMED CHANNEL RADIUS	1	
HOSE REEL OPTIONS			
STD	FRONT FRAME MOUNTED HOSE REEL WITH 180 DEGREE ARTICULATION	STANDARD	

STD	HOSE REEL RATED FOR 800' OF HOSE AND 3,000 PSI	STANDARD	Item 6.
STD	EXTERIOR HOSE EXPANSION RIBS	STANDARD	
F1C	DIGITAL FOOTAGE COUNTER - SHAFT-MOUNTED	1	
F2	ANGLE ADAPTER FOR MANUAL LEVEL WIND	1	
CONTROLS, GUAGES, ACCESSORIES OPTIONS			
STD	CAB-MOUNTED AIR SHIFT CONTROLS FOR BLOWER, HYDRAULICS, AND WATER PUMP	STANDARD	
STD	CONTROL PANEL MOUNTED AT FRONT HOSE REEL	STANDARD	
STD	OPERATOR CONTROL PANEL INCLUDES GUAGES FOR ENGINE, HYDRAULICS, VACUUM, AND WATER PUMP	STANDARD	
STD	PANIC SWITCH TO RELIEVE WATER PRESSURE AND VACUUM	STANDARD	
STD	30' PENDANT REMOTE WITH BOOM FUNCTIONS	STANDARD	
G2B	G2B CONTROL SYSTEM WITH DM430 DISPLAY INCLUDES:	1	
	LOW WATER SHUTDOWN PROTECTION	1	
	HIGH WATER TEMPERATURE SHUTDOWN PROTECTION	1	
	ENGINE OVERSPEED PROTECTION	1	
	ON-SCREEN DIAGNOSTICS FOR WATER, PTO AND ENGINE LEVELS	1	
G4A	HIGH DEBRIS LEVEL LIGHT & ALARM WIRED TO VACUUM RELIEF	1	REQUIRES A3
G6	BLOWER TEMPERATURE GUAGE WIRED TO VACUUM RELIEF	1	
G21A	WIRELESS REMOTE WITH BOOM, VACUUM AND FRONT HOSE REEL ON/OFF	1	
G21-TD	UPGRADE TO AARCOMM TRIDENT REMOTE	1	REQUIRES OPTION G21
LIGHTING			
STD	TRUCK-LITE LED RUNNING (MARKER) LIGHTS	STANDARD	
STD	LED STOP/TAIL/TURN LIGHT WITH POLISHED STAINLESS STEEL BOXES	STANDARD	
H1	ONE LED STROBE BEACON LIGHT - FRONT (SAE CLASS-1 (SAE J595) COMPLIANT)	1	(WHELEN L10 OR EQUAL)
H2	ONE LED STROBE BEACON LIGHT - REAR (SAE CLASS-1 (SAE J595) COMPLIANT)	1	(WHELEN L10 OR EQUAL)
H5B	(2) BOOM WORK LIGHTS - HELLA LED WORK LIGHTS (PN: LHT022429)	1	
H6B	(2) REAR WORK LIGHTS - HELLA LED WORK LIGHTS (PN: LHT022429)	1	
H7BC	(4) SIDE WORK LIGHTS - HELLA LED WORK LIGHTS (PN: LHT022429) (2 PER SIDE)	1	
H38	CORDLESS RECHARABLE LED LIGHT	1	
H15C	WHELEN ION SUPER LED FLASHERS - 8 LIGHT HEADS	1	
	2 ON EACH SIDE FRONT @ 90 DEGREES, 2 ON EACH SIDE REAR	1	
H22	REAR ARROW LIGHT - LOW PROFILE LED ARROW STICK (CLASS-1 (SAE J595))	1	WHELEN TAM85 OR EQUAL
STORAGE OPTIONS			
STD	25' FIRE HOSE BASKET	STANDARD	
I6F-DS	STAINLESS STEEL, 36" WIDE X 24" TALL X 24" DEEP, MOUNTED ON THE DRIVER'S SIDE	1	
I9C	48" TOOL BOX - STAINLESS STEEL, 48" WIDE X 24" HIGH X 24" DEEP, MOUNTED ON THE CURBSIDE	1	
I25C	TUNNEL TOOLBOX - STAINLESS STEEL, 30" HIGH X 24" WIDE X 50" DEEP	1	CONSULT ENGINEERING
I10	HAND GUN HOLDER - TOP OF CURBSIDE TOOL BOX	1	
I14	TRAFFIC CONE HOLDER ON DRIVER'S SIDE	1	
I15	WATER COOLER HOLDER WITH 5 GALLON COOLER	1	
I16A	WHEEL CHOCK HOLDER (PER SIDE) - DRIVER'S SIDE	1	
I16B	WHEEL CHOCK HOLDER (PER SIDE) - CURBSIDE	1	
I17B	NOZZLE RACK - SIX (6) NOZZLES, 3/4"	1	

I20A	REAR DRAIN HOSE RACK FOR 6" LAYFLAT HOSE X 15' LONG	1	Item 6.
I22	UPGRADE TUBE TRAYS TO POLISHED STAINLESS STEEL	1	
I26C	TWO BUMPER TOOL BOXES - STAINLESS STEEL, 16" HIGH X 12" WIDE X 18" DEEP WITH FOLD DOWN DOOR	1	
CHASSIS OPTIONS			
STD	DOT LIGHTING / FENDERS / MUD FLAPS / TAILGATE SAFETY PROP, ICC LIGHTS	STANDARD	
STD	REMOTE ACTUATED BODY SAFETY PROP	STANDARD	
STD	70 GALLONS AW-46 HYDRAULIC OIL, LEVEL/TEMPERATURE GAUGE, SHUTOFF ON SUCTION	STANDARD	
STD	REAR BUMPER, TRIANGLE KIT, FIRE EXTINGUISHER, BACKUP ALARM	STANDARD	
STD	ALLISON 10-BOLT PTO UPGRADE	STANDARD	
J0	FRONT BUMPER - MAY NOT BE REQUIRED IN ALL STATES	1	
J2	TRANSFER CASE OIL LEVEL SIGHT GLASS / FILL, MOUNTED ON DRIVER'S SIDE FRAME RAIL (PN: GAU006456)	1	
J3	TOW HOOKS FRONT	1	
J4B	TOW HOOKS REAR - FRAME MOUNTED	1	
J12	METAL MUD FLAPS IN FRONT OF REAR TIRES	1	
J303	ADD HYDRAULIC OIL COOLER TO CIRCUIT	1	
PAINT OPTIONS			
STD	PAINTED WITH PPG URETHANE PAINT	STANDARD	
STD	PAINT BODY WHITE	STANDARD	
STD	PAINT FRAME AND PARTS BLACK	STANDARD	
STD	PAINT HOSE REEL AND BOOM BLACK	STANDARD	
STD	FLEET FINISH	STANDARD	
MISCELLANEOUS OPTIONS			
STD	25 FEET OF VACUUM TUBING (5) AND CLAMPS	STANDARD	
STD	TIGER TAIL HOSE GUIDE	STANDARD	
STD	TWO BLUE STAR SEWER CLEANING NOZZLES	STANDARD	
M3	FILL HOSE 25' X 2 1/2"	1	
M9I	3/4" PIRANHA SEWER HOSE - 3,000 PSI X 800 FT PLASTIC (BLUE) (PN: HOS022499)	1	
M15	ADDITIONAL OPERATIONS AND MAINTENANCE MANUAL - EACH	1	
M29C	THREE CAMERA - BACK-UP CAMERA SYSTEM WITH 7" COLOR MONITOR (RV-505A), INCLUDES DVR-916 REAR AND TWO (2) DVR-920 SIDE CAMERAS. SIDE CAMERAS TO	1	
M34	ADDITIONAL 8" X 5' ALUMINUM VACUUM TUBE	2	
M35	ADDITIONAL 8" TUBE CLAMP, EACH	2	
M37	HEAVY DUTY ALUMINUM HX TUBE, 8" X 5' X 0.090" WALL WITH PRESSED IN STEEL ENDS AND SOFT TIP END	1	
CUSTOM OPTIONS			
**	MATERIALS SURCHARGE (EFFECTIVE MAY 1, 2022)	1	
*****	LME SUPPLIED - 3/4" x 20' Leader Hose	1	
*****	I29C - 5 Gallon Bucket Holder Mounted At Rear of Truck	1	
*****	Stainless Steel Guard on MSUV valve	1	
*****	LME SUPPLIED SEWER NOZZLE PACKAGE, INCLUDES: ARROW w/ DRILL POINT, REAPER, TYPHOON, & STEALTH NOZZLES	1	
*****	***NOTE: H15B BODY-MOUNTED LIGHT HEADS TO BE BLUE/AMBER DUO COLORED	1	

GapVax



PRICING SUMMARY

PRICE OF BASE UNIT WITH OPTIONS:	\$	415,241.69
DISCOUNT:	\$	23,746.69
DELIVERY: (\$1,000.00 MINIMUM; @ \$3.00 PER MILE	\$	5,560.00
ESTIMATED SUBTOTAL:	\$	397,055.00
SALES TAX:	\$	-
FEDERAL EXCISE TAX (BODY):	\$	-
FEDERAL EXCISE TAX (CHASSIS):	\$	-
TOTAL PRICE (PER UNIT):	\$	397,055.00

ALL PRICES ARE IN US DOLLARS

DUE TO EXTREME MARKET VOLATILITY AND PENDING U.S. GOVERNMENT SECTION 232 TRADE CASES ALL PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE, ALL QUOTES TO BE CONFIRMED AT TIME OF ORDER

***** FOB DESTINATION *****

SIGNATURE _____

DATE _____

Please return a signed copy to Paul@LonestarME.com



STAFF REPORT

SUBJECT: Case No.: RZ2022-020

Applicant Beau Mayo is requesting a rezone of property located at 125 Reta, Parcel R22409, being BLOCK 148; LOTS 18 & 21 (SUB 8) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial District (B-2) to Multifamily Residential District (R-3).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

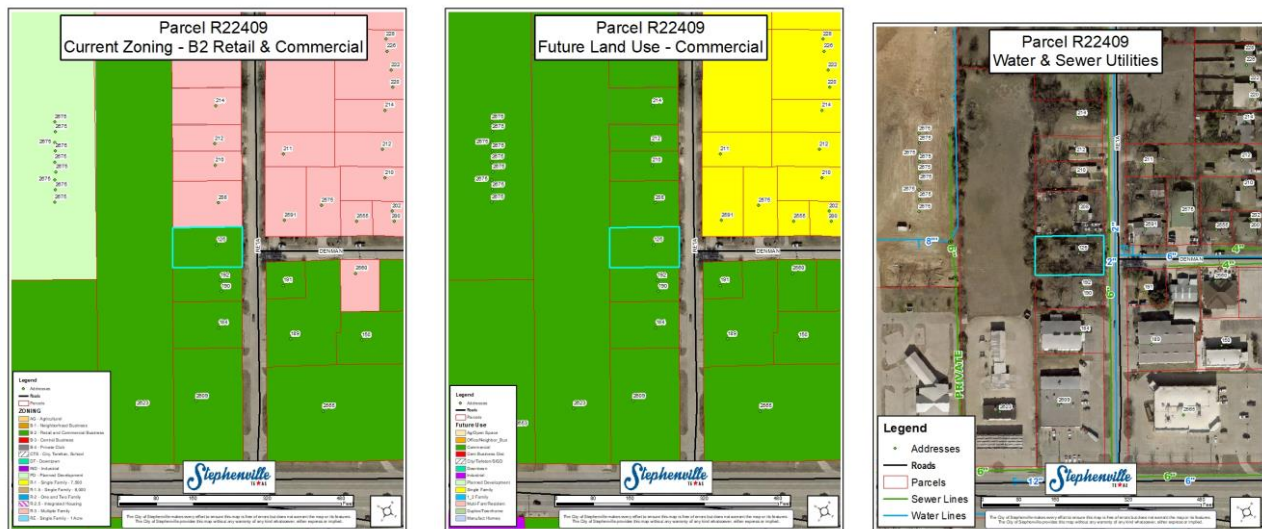
RECOMMENDATION:

The Planning and Zoning Commission convened on September 21, 2022, and by a unanimous vote, recommended the City Council approve the rezoning request.

BACKGROUND:

The rezone is requested for a future multifamily project.

PROPERTY PROFILE:



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 three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
- (2) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) 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 three 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.

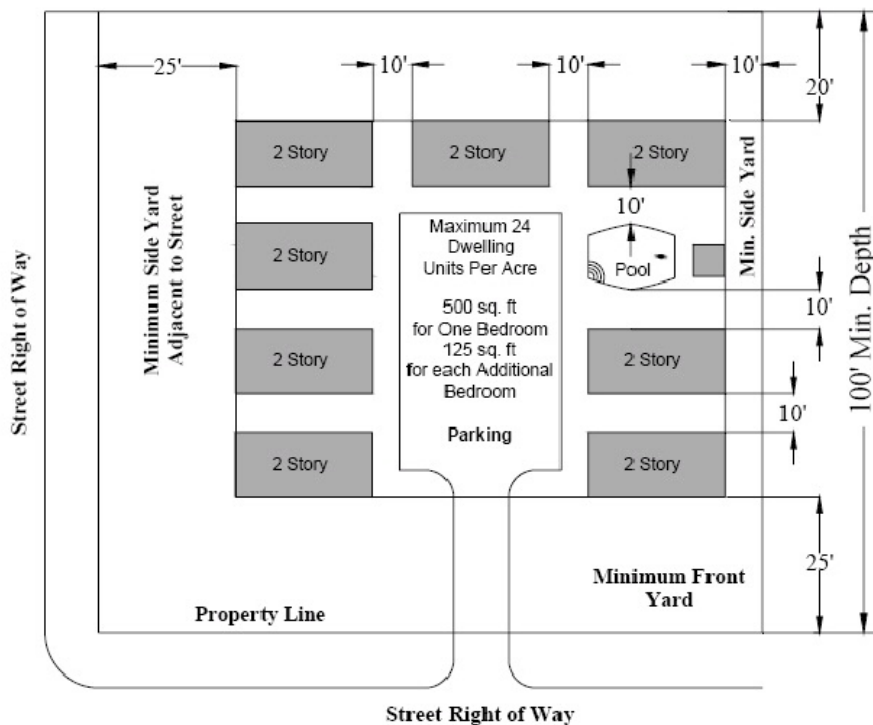
- (D) *Multiple family dwellings.*
 - (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
 - (2) Minimum lot depth: 100 feet.
 - (3) Minimum depth of front setback: 25 feet.
 - (4) Minimum depth of rear setback: 20 feet.

- (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.

Height, Area, Yard and Lot Coverage Requirements Multiple-Family Dwelling

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 mu

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?

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

ALTERNATIVES:

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

Steve Killen

From: Steve Killen
Sent: Monday, October 10, 2022 11:09 AM
To: Beau Mayo
Subject: RE: City Council meeting

Thanks, Beau. I will update you on Wed.

Steve Killen

Director
 Development Services



P: (254) 918-1222 | **C:** (214) 677-8352

E: skillen@stephenvilletx.gov



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This e-mail contains the thoughts and opinions of Steve Killen and does not represent official City of Stephenville policy.

Note to elected officials: Please respond only to the sender of this message. Reply to all may result in a violation of the Texas Open Meetings Act.

From: Beau Mayo <beaumayo@live.com>
Sent: Monday, October 10, 2022 9:24 AM
To: Steve Killen <SKillen@stephenvilletx.gov>
Subject: City Council meeting

Hello Steve,

I will not be in town for the city council meeting on the 11th. Can you please let the council know that if the zoning request is approved, I plan to improve the property at 125 Reta with a 1-4 family project similar to the one I am currently working on at 314 North Floral Street. Attached is a photo of Floral Street.

Thank you

Beau Mayo

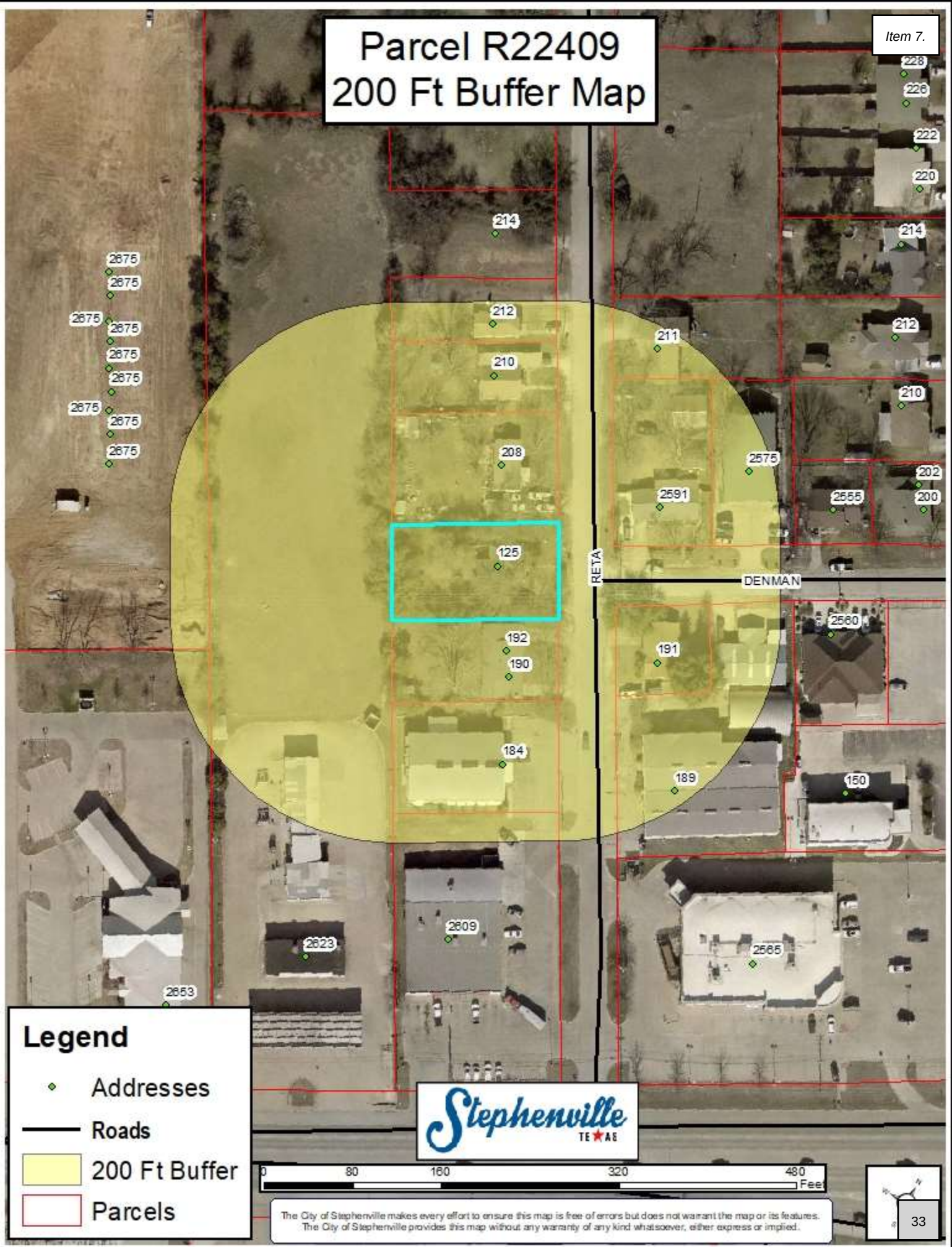
Item 7.



Sent from my iPhone

Parcel R22409 200 Ft Buffer Map

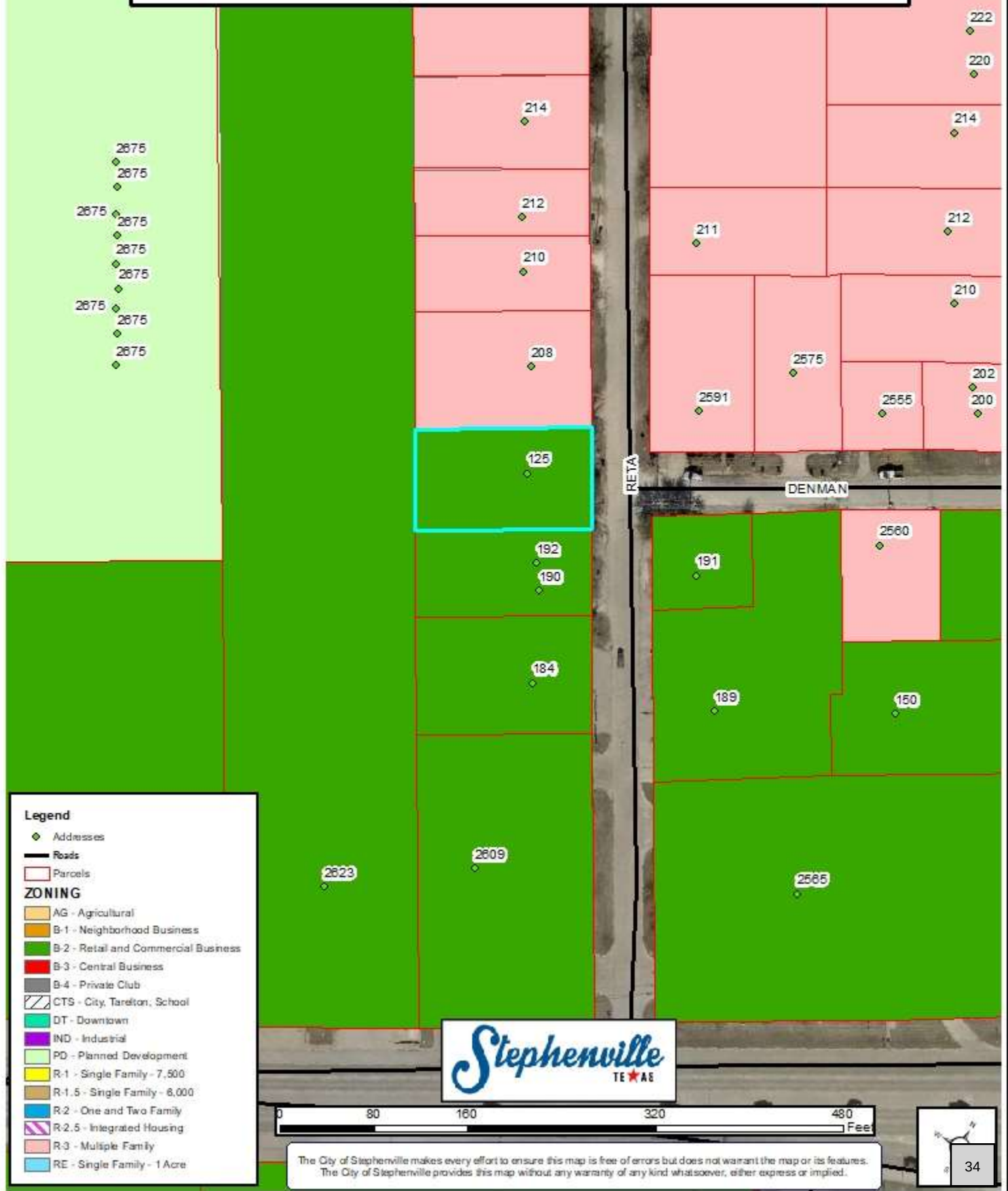
Item 7.



Parcel R22409

Current Zoning - B2 Retail & Commercial

Item 7.



Parcel R22409

Future Land Use - Commercial

Item 7.

2675
2675
2675
2675
2675
2675
2675
2675

214

212

210

208

125

192

190

184

2609

2623

2653

RETA

DENMAN

211

2591

2575

2555

202

200

214

212

210

202

200

150

189

191

2580

2565



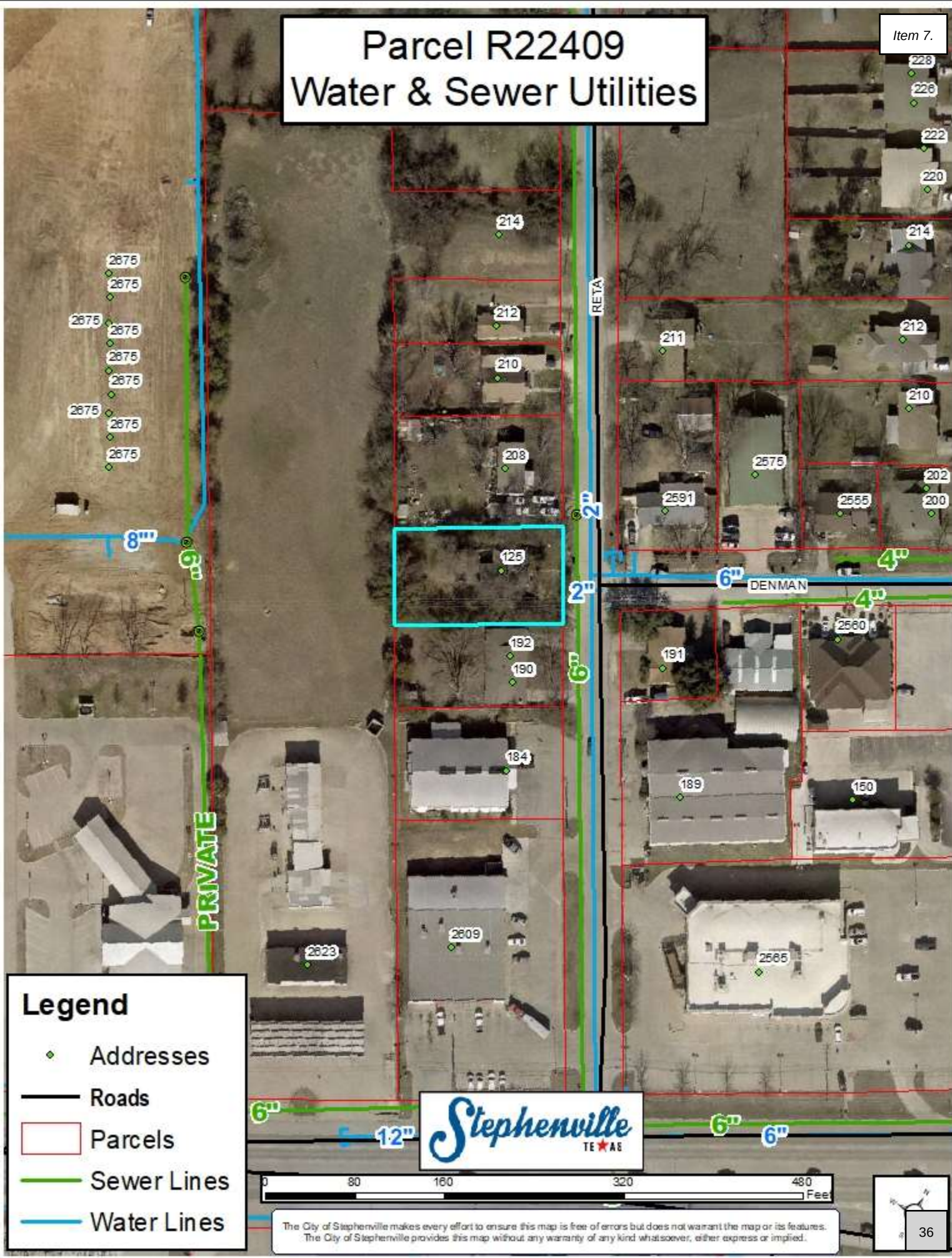
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Legend

- Addresses
- Roads
- Parcels
- Future Use
 - Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tate/ton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes

Parcel R22409 Water & Sewer Utilities

Item 7.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Sewer Lines
- Water Lines



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Parcel R22409 Address List

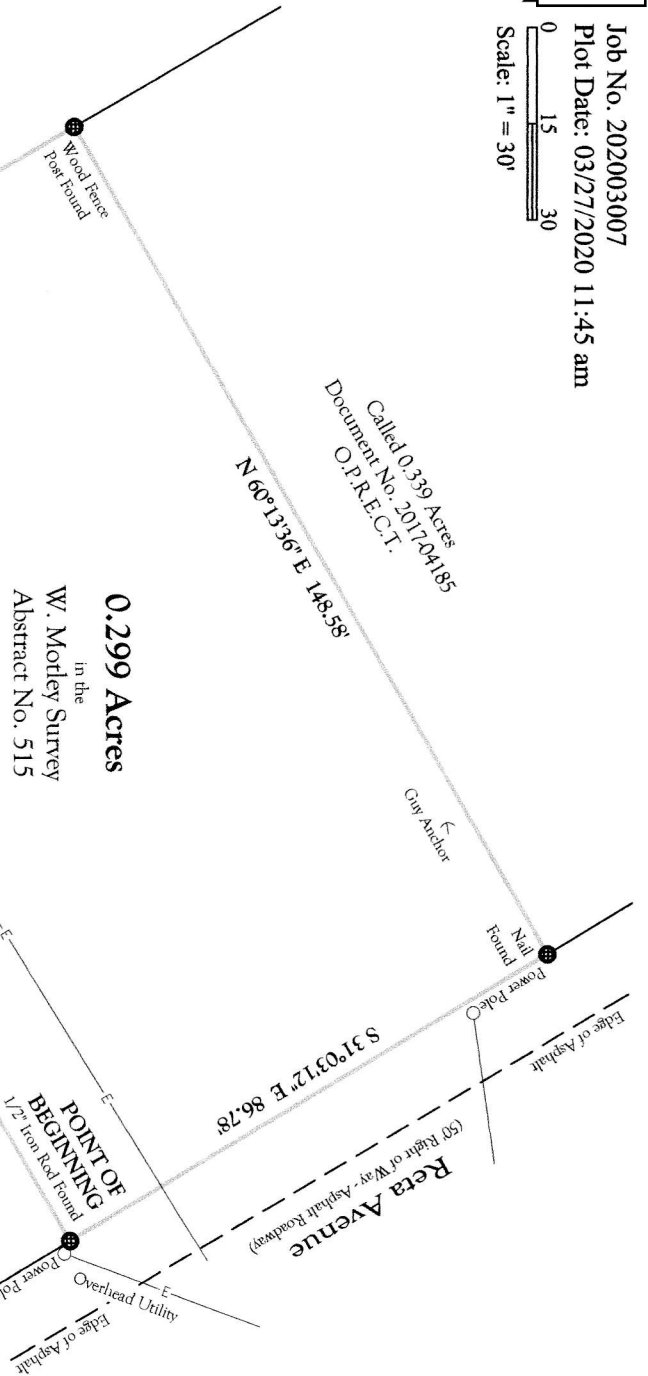
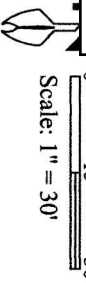
Item 7.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000031301	191 N RETA	COPELAND PROPERTIES LLC	1461 HIGHLAND VIEW RD	STEPHENVILLE	TX	76401
R000030523	190 RETA	CACTUS RIDGE LP	2180 W SOUTH LOOP SUITE 4	STEPHENVILLE	TX	76401
R000031244	2575 DENMAN	JONES VARDA	4830 CR344	EARLY	TX	76802
R000031246	211 RETA	PERRY JANET & JACLYN PERRY	211 RETA	STEPHENVILLE	TX	76401-1914
R000022409	125 RETA	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000031245	2591 DENMAN	RODRIGUEZ JOSE AGUSTIN & ERIKA HIPOLITO	2591 DENMAN ST	STEPHENVILLE	TX	76401
R000030526	210 RETA	PALM TREE VENTURES LLC	PO BOX 202	WHITT	TX	76490
R000055614	208 RETA	DELGADO LAZARO JR & LAZARO ALBERTO DELGADO	208 RETA	STEPHENVILLE	TX	76401-1915
R000031302	189 N RETA	COPELAND PROPERTIES LLC	1461 HIGHLAND VIEW RD	STEPHENVILLE	TX	76401
R000030524	2623 W WASHINGTON	CH REALTY IX/CW TEXAS CLEAN I, LP	3819 MAPLE AVE	DALLAS	TX	75219
R000022388	2675 W WASHINGTON	STX WASHINGTON PARTNERS LLC	1111 METROPOLITAN AVE #700	CHARLOTTE	NC	28204
R000022363	2653 W WASHINGTON	FARMERS & MERCHANTS BANK	PO BOX 230	DE LEON	TX	76444
R000022352	2609 W WASHINGTON	O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167	SPRINGFIELD	MO	65802-9167
R000075404	0 N RETA	COPELAND PROPERTIES LLC	1461 HIGHLAND VIEW RD	STEPHENVILLE	TX	76401
R000077032	212 RETA	MOMO LLC	5676 CR258	DUBLIN	TX	76446

Job No. 202003007

Plot Date: 03/27/2020 11:45 am

Scale: 1" = 30'



0.299 Acres
in the
W. Modley Survey
Abstract No. 515

Called 0.339 Acres
O.P.R.E.C.T.
N 60°13'36" E 148.58'
Guy Anchor
Nail Found
Power Pole
Edge of Asphalt
(50' Right of Way - Asphalt Roadway)
Reta Avenue
Edge of Asphalt
Overhead Utility
Power Pole
1/2" Iron Rod Found
POINT OF BEGINNING
E
S 59°49'54" W 149.69'
Overhead Utility
E
Called Lot 6, Subdivision 8, Block 148
City of Stephenville
Volume 1100, Page 14
O.P.R.E.C.T.
E
Called 3.66 Acres
D.R.E.C.T.
Volume 917, Page 546
N 30°18'59" W 87.80'
Wood Fence Post Found

A SURVEY OF
125 RETA AVENUE, STEPHENVILLE, TEXAS

0.299 ACRES OF LAND BEING LOT 18 AND THE SOUTHERLY 11 FEET OF OF BLOCK 148 TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS MAP OF STEPHENVILLE, ADOPTION THEREOF RECORDED IN VOLUME RECORDS, ERATH COUNTY, TEXAS. ALSO BEING ALL OF A TRACT OF 1274, PAGE 755, OF THE DEED RECORDS, ERATH COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING AVENUE, AND BEING THE NORTHEAST CORNER OF A CALLED TRACT PAGE 14 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED TRACT DESCRIBED HEREIN, S 59°49'54" W - 149.69 FEET TO A SAID POINT ALSO BEING IN THE EAST LINE OF A CALLED 3.66 ACRES T 917, PAGE 546 RECORDED IN THE DEED RECORDS OF ERATH COUNTY

THENCE ALONG THE COMMON LINE OF SAID CALLED 3.66 ACRES TRACT DESCRIBED HEREIN, N 30°18'59" W - 87.80 FEET TO A WOOD FENCE CORNER POST FOUND, S 30°18'59" W - 87.80 FEET TO A CALLED 0.339 ACRES TRACT DESCRIBED IN RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 0.339 ACRES TRACT DESCRIBED HEREIN, N 60°13'36" E - 148.58 FEET TO A NAIL FOUND, SAID POINT ALSO BEING AVENUE;

THENCE ALONG THE WEST LINE OF RETA AVENUE, S 31°03'12" E - 86.78 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING BEGINNING AND CONTAINING 0.299 ACRES OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THE PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 25, 2020. A SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE A FULLY FILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

20200327

JUSTIN RENE PARENTEAU

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS LICENSE No. 5999

140 HACKBERRY POINTE DRIVE

WEATHERFORD, TEXAS 76087

PHONE No. 361-813-1888

JUSTIN@NOCUTIAMATS.COM



FLOODPLAIN NOTE

SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No. 48143C0430D, EFFECTIVE 11/16/2011. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE

THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
- 3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:

Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741

Email: info@pels.texas.gov
Phone: 512-440-7773

PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DA

ORDINANCE NO. 2022-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED FROM THE ZONING RETAIL AND COMMERCIAL DISTRICT (B-2) TO MULTIFAMILY RESIDENTIAL DISTRICT (R-3)

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

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

Being Block 148, Lots 18 & 21 (SUB 8) of the City Addition to the City of Stephenville, Erath County, Texas, located at 125 Reta, and identified as Parcel No. R22409 in the Erath County Appraisal District Records

is hereby rezoned and the zoning classification changed from the classification of Retail and Commercial District (B-2) to Multifamily Residential District (R-3), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 11th day of October, 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT



SUBJECT: Case No.: PD2022-008

Applicant Caitlin King, representing Long Street Hotel, LLC, is requesting a rezone of property located at 221 E. College, Parcel R29244, being block BLOCK 15, LOT 1, 3(PT OF), 4 & PT OF ALLEY of the CITY ADDITION to City of Stephenville, Erath County, Texas from Downtown District (DT) to Planned Development (PD).

DEPARTMENT: Development Services

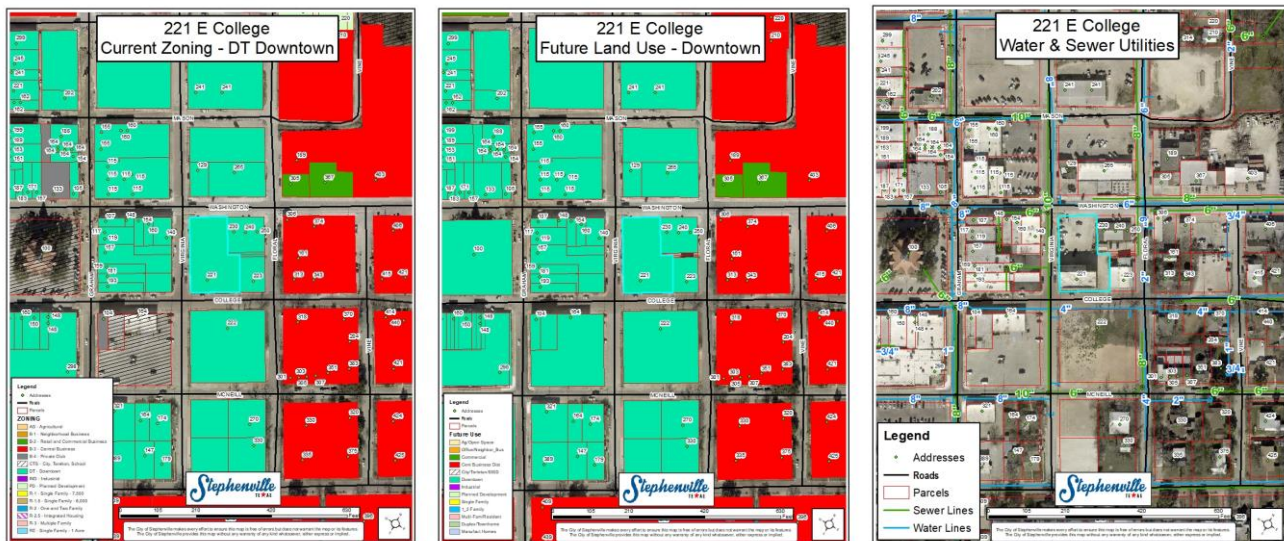
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The Planning and Zoning Commission convened on September 21, 2022, and by a unanimous vote, recommended the City Council approve the rezoning request and development plan.

BACKGROUND:

PROPERTY PROFILE:



Staff Notes:

1. The PD will consist of 15 residential units with a total of 24 beds. The Development will have one commercial space at the ground level.
2. Staff has performed a review of the civil plan set and final comments have been provided.
3. The site plan will use existing setbacks – the DT district does not require setbacks.
4. The development plan suggests a fourth story. Maximum building height is proposed at 65 feet, excluding roof top signage.

5. The landscape plan presented does not provide the required buffer along Washington or parking lot landscaping as generally required by the landscape ordinance. Staff supports the landscape plan as presented.
6. Staff supports the plan with the proposed 31 parking spaces. The DT District is exempt from parking requirements for commercial use. On-street parking and other public parking areas may be utilized.
7. The property is already platted.

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.

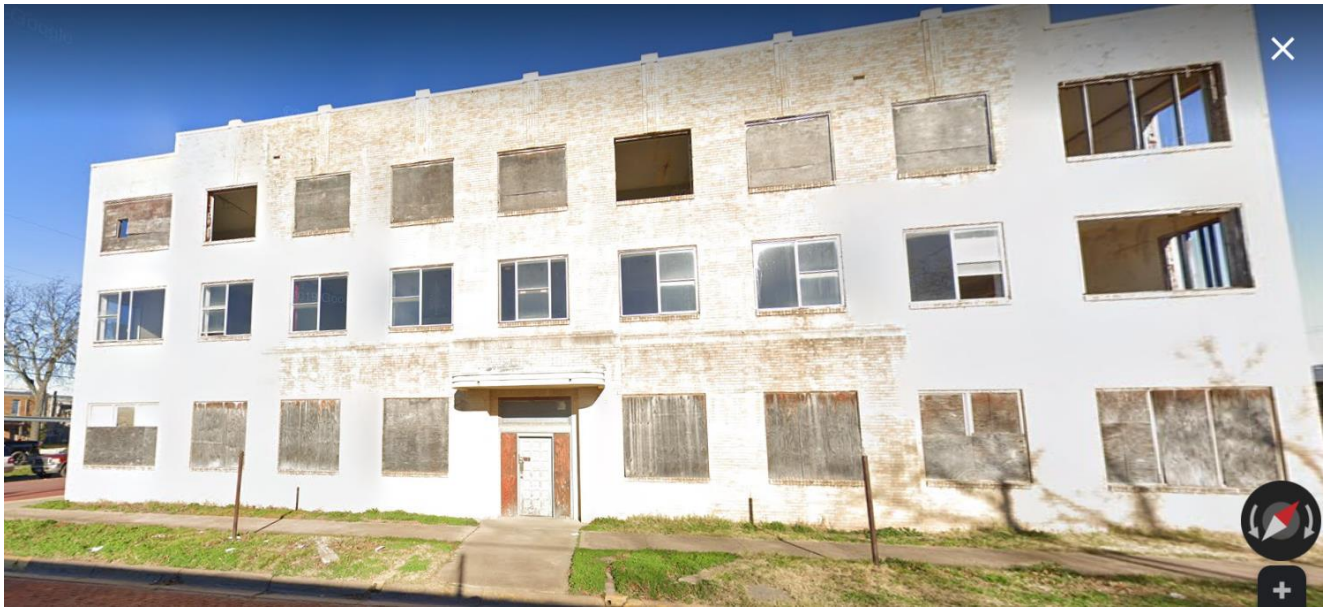
- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
 - (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been 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 property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

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

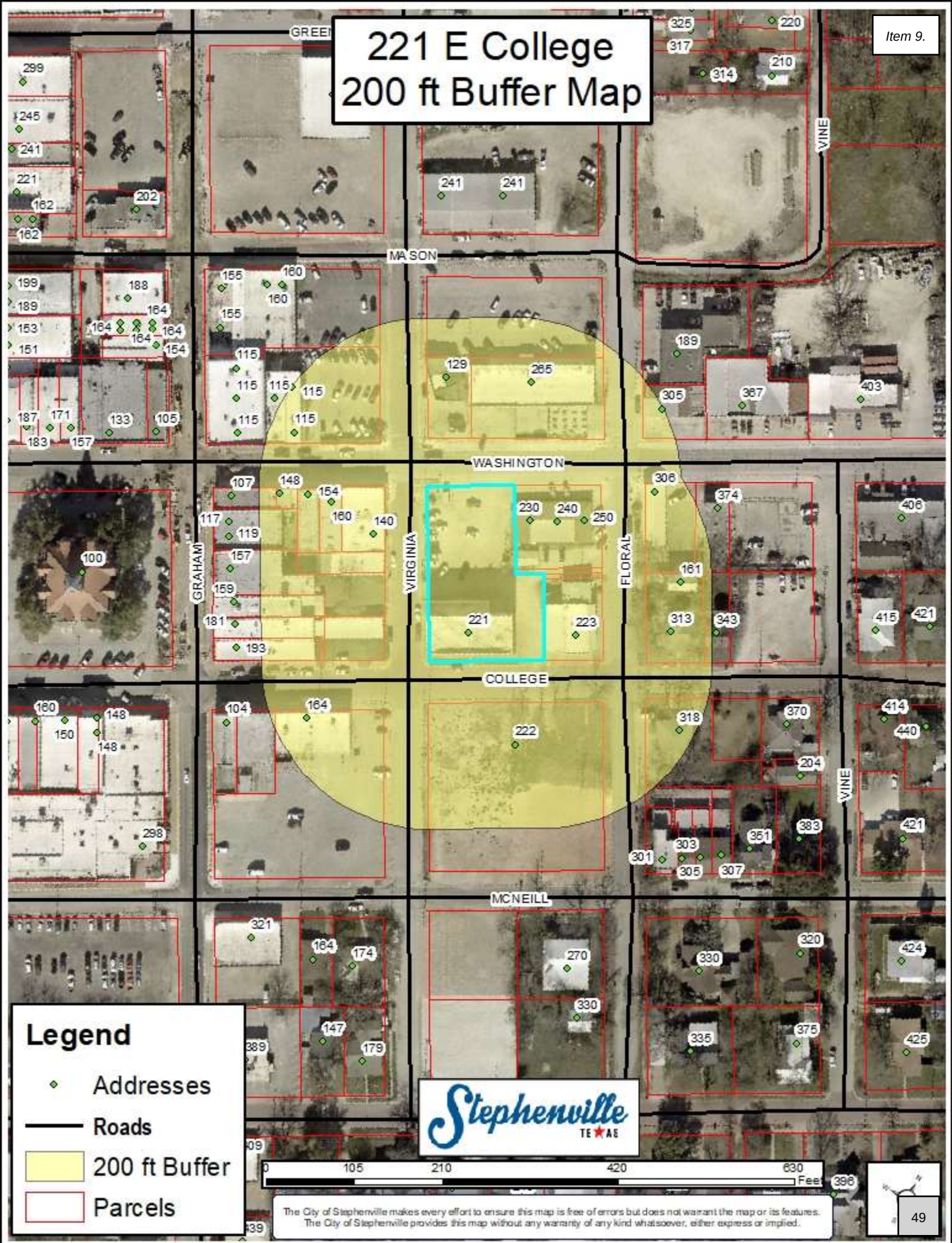






221 E College 200 ft Buffer Map

Item 9.



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels

Stephenville
TE ★ AS

0 105 210 420 630 Feet

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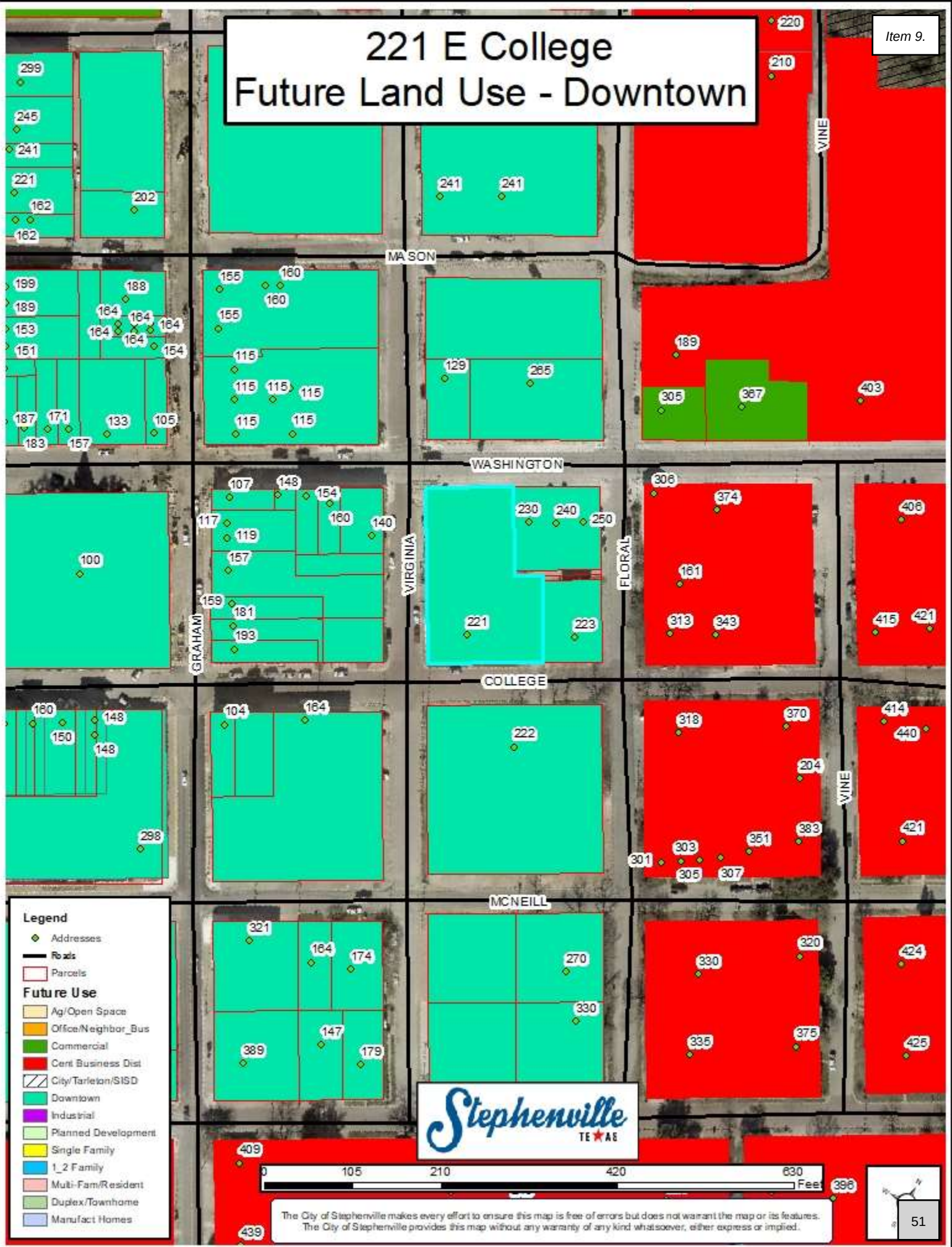
221 E College Current Zoning - DT Downtown

Item 9.



221 E College Future Land Use - Downtown

Item 9.



221 E College Water & Sewer Utilities

Item 9.



221 E College Address List

Item 9.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029164	159 S GRAHAM	72-WHO INC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029170	148 E WASHINGTON	AMYX ANDREA & DEDRA SHAHAN	107 S GRAHAM	STEPHENVILLE	TX	76401
R000029245	0 N VIRGINIA	BMF PROPERTIES LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029175	115 N GRAHAM	BMF PROPERTIES LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029332	313 COLLEGE	BORGES MARY & JOE BORGES	975 CR356	DUBLIN	TX	76446
R000029516	189 N FLORAL	BRINKERHOFF HARRY & KATHY	655 CR 221	STEPHENVILLE	TX	76401
R000029515	305 E WASHINGTON	BURDICK RENDELL & JAMES E THURMAN IV	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029248	129 N VIRGINIA	CANNADY SARAH	718 N PATRICK ST	DUBLIN	TX	76446
R000029157	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029159	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029171	154 E WASHINGTON	CLARKE KAREN MICHELLE	189 CR509	STEPHENVILLE	TX	76401
R000029168	119 S GRAHAM	COATS JIM & PATSY	1187 AZALEA LN	STEPHENVILLE	TX	76401-0000
R000029334	374 E WASHINGTON	COLLIER HUGHBERT ARNOLD & GAIL WHITE	741 W COLLEGE	STEPHENVILLE	TX	76401
R000029239	222 E COLLEGE	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029243	223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000076838	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000076275	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029242	240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000076839	0 S FLORAL	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000029166	157 S GRAHAM	LOKI ENTERPRISES LLC	157 S GRAHAM	STEPHENVILLE	TX	76401
R000029244	221 E COLLEGE	LONG STREET HOTEL LLC	881 FOREST LANE	STEPHENVILLE	TX	76401
R000029330	306 E WASHINGTON	MONRREAL REYNALDO & JESUS	810 ALEXANDER RD	STEPHENVILLE	TX	76401-5125
R000029173	140 S VIRGINIA	NANCE JERRY C & KELIJON W	PO BOX 1726	STEPHENVILLE	TX	76401-0000
R000029247	265 E WASHINGTON	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029333	343 COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029169	107 S GRAHAM	SHAHAN DEDRA	107 S GRAHAM	STEPHENVILLE	TX	76401
R000029347	318 E COLLEGE	SKIPPER REAL ESTATE	PO BOX 133	STEPHENVILLE	TX	76401-0000
R000029176	155 N GRAHAM	STEPHENVILLE PROPERTIES LLC	155 N GRAHAM	STEPHENVILLE	TX	76401
R000029174	144 S VIRGINIA	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029163	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000044704	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029162	193 S GRAHAM	WILSON-FRASER	193 S GRAHAM	STEPHENVILLE	TX	76401
R000029172	160 E WASHINGTON	ZACHERY CHARON	649 EAST LONG ST	STEPHENVILLE	TX	76401

**THE WYATT
PLANNED DEVELOPMENT DISTRICT**

± 0.578 Acres

**Prepared For:
RELOAD CAPITAL**

PREPARED BY:



24275 Katy Freeway, Suite 200
Katy, TX 77494

APPROVED: XXXX

Section I: Introduction

In addition to applicable provisions of the City of Stephenville Zoning Ordinance, the Property, being within this Planned Development (PD) zoning district as proposed hereby, may be used in compliance with the following development and performance standards (the “Standards”):

The Property consists of tracts defined as:

- A. A 0.578-acre tract of land, being all of Lot 1, all of Lot 4, the westerly 34 feet of Lot 3 and a portion of a 12-foot alley situated in Block 15 of the City of Stephenville, Erath County, Texas, according to King’s 1956 map of Stephenville, adoption and dedication thereof recorded in Volume 381, page 105 of the deed records of Erath County, Texas.
- B. Exhibit A shows the vicinity map of the subject property, and Exhibit B shows the topographical survey of the subject property.

Section II: Zoning and Land Uses

The current zoning district for all 0.578 acres is Downtown (DT). Exhibit A shows a vicinity map illustrating the location of the subject property. The proposed development is requesting to change the zoning to a Planned Development (PD) District. This Planned Development is intended to preserve and enhance the historic Long Hotel. Exhibits C and D show the conceptual façade of the exterior renovations. The historic Long Hotel will be renovated to accommodate a community-focused, mixed-use development in the heart of Downtown Stephenville, and the development will be renamed The Wyatt. The development will consist of one commercial and 15 residential units.

This proposed change in the zoning district complements the City of Stephenville’s Comprehensive Plan. Object L5 (in Chapter 4 of the Comprehensive Plan) states the City’s goal to “preserve and enhance downtown character and economic interest” and “encourage more mixed-use, live/work development opportunities downtown.” This zoning district will enhance an existing building in Downtown Stephenville and will preserve the traditional “cowboy” character of downtown. The mixed-use element will encourage a vibrant and walkable downtown Stephenville.

A. Principal Uses: No land may be used, and no building may be erected or converted to any use other than the following:

1. Multi-family residential
 - i. Condominiums
2. Retail and Commercial

B. Development Schedule

1. The Wyatt renovation and expansion has an approximate completion date of Q4 in 2023 upon City Council approval in October 2022. Dependent on City Council approval, building permits will be applied for in October and construction is slated to commence shortly after.

Section III: Design and Requirements

The site plan for the Wyatt Planned Development District can be found in Exhibit E.

A. Mixed-Use Requirements:

1. Structures within this PD are to abide by the following building setbacks:
 - a. Minimum front setback: 5-feet
 - b. Minimum rear setback: 5-feet
 - c. Minimum side setback (corner lot): 1-foot from intersecting side street
2. Setbacks are not required in the Downtown District, but this Planned Development District will abide by the setbacks established in this document.

B. Mixed-Use Building Design:

1. The current building height is approximately 38-feet. This height will be increased, as an addition of a fourth floor is proposed.
2. Maximum building height may be four (4) stories or an overall height of 65-feet-not including rooftop structures, permanent or temporary, for uses including food service, event space including private or otherwise permitted alcohol service, signage, and educational uses. The conceptual exterior building design can be found in Exhibits C, D, and J.

C. Screening and Fencing:

1. The garbage refuse area will be screened per the requirements detailed in Section 6.7.K of Stephenville's Subdivision Ordinance.
2. Tubular steel fencing may be permitted in this Planned Development District.

D. Building Materials:

1. Eighty-five percent (85%) of the exterior building façade may be masonry or stucco and the remaining percentage may be clad in an appropriate metal surface as defined in the City of Stephenville's Exterior Building Material Standard found in Stephenville's Code of Ordinances Section 154.10.E.
2. Tenant only access will be located on the eastern side of the building. Tenant only access will allow the multi-family residential tenants to access their units without passing through the retail and commercial areas. This will be achieved through a designated tenant only access door and the eastern fire exit.

E. Lighting:

1. Exterior lighting features may be placed and reflected so as to not create annoyances, nuisances, or hazards. The placement of the exterior lighting features, with the exception of signage, may follow the Exterior Lighting Plan as established in this PD. The Exterior Lighting Plan can be found in Exhibit F, and exterior lighting specifications can be found in Exhibits G and H.

F. Signage:

1. All signage will follow the requirements as stated in Section 154.12 of Stephenville's Zoning Regulations with the following exceptions:
 - a. Rooftop signage may be permitted and
 - b. Neon/LED or similar types of lighting may be permitted in signage.
2. Side building signage may be permitted.

3. Off-site advertising may be prohibited.
4. Examples of signage inspiration can be found in Exhibit K.

G. Sidewalks:

1. Sidewalks may be constructed to meet the requirements as stated in Section 155.6.11 of Stephenville's Subdivision Ordinance with the exception of the existing sidewalks located along College Street to the South and Virginia Street to the West. The sidewalks are 6' in width along College Street and approximately 8' in width along Virginia Avenue.

H. Mixed-Use Landscaping:

1. The proposed landscaping plan for this Planned Development District is seen in Exhibit P. By redeveloping the tract, the landscaping requirement cannot be met, due to the nature of renovating the existing building and parking lot. However, the development is proposing that approximately 5.5% of total land area may be landscaped. This 5.5% will consist of 5 trees and 90 shrubs/grasses, etc.- this exceeds the minimum quantities of trees and plants as established in Section 154.13.C of the City of Stephenville's Landscape Requirements.
2. The requirement regarding landscape buffering along Washington Street cannot be met.

Section IV: Parking and Access Requirements**A. Mixed-Use Parking:**

1. Thirty-one (31) parking spaces will be available for this Planned Development District. Two (2) of these spaces will meet ADA requirements.
2. Fifteen (15) parking spaces may be provided for all multi-family units OR 1 per unit. Multi-family residential parking may be designated through the use of "Resident Only" signage.
3. Existing, off-site public parking in the Downtown District is available.
4. The parking requirements established in this Planned Development District exceed the requirements established in the City of Stephenville's Code of Ordinances.

B. Access:

1. The development has frontage on Washington Street, Virginia Street, and College Street.

Section V: Considerations**A. Comprehensive Plan:**

1. This proposed development compliments the goals outlined in the City of Stephenville's Comprehensive Plan. The proposed development will preserve and revitalize an existing building in Downtown Stephenville, and the development will increase the vitality of Downtown by providing more residential occupancy and more entertainment options. The mixed-use aspect will draw residents and visitors to the area, as well.

B. Infrastructure:

1. Water and sewer are available to the site, and adequate infrastructure will be provided to serve the development. Water, sewer, and paving specifications are detailed in the Civil Construction Plans accompanying this Planned Development District.
2. Overall construction plans can be found in Exhibit O.

Section VI: Exhibits

Exhibit A- The Wyatt PD Vicinity Map
Exhibit B- Land Survey
Exhibit C- The Wyatt Conceptual Façade
Exhibit D- The Wyatt Conceptual Façade (Side)
Exhibit E- Site Plan
Exhibit F- Conceptual Parking Lot Lighting Plan
Exhibit G- Conceptual Parking Lot Lighting Specifications
Exhibit H- Exterior Product Inspiration
Exhibit I- Branding Inspiration
Exhibit J- Exterior Inspiration
Exhibit K- Signage Inspiration
Exhibit L- Apartment Interior Inspiration
Exhibit M- Commercial Interior Inspiration
Exhibit N- Commercial Restroom Inspiration
Exhibit O- The Wyatt Construction Plans
Exhibit P- The Wyatt Landscaping Plan



Chamber of
Commerce

Erath County
Courthouse

HWY 108

E MASON

N VIRGINIA ST

E WASHINGTON ST

S FLORAL ST

S DEVINE AVE

E COLLEGE ST

S VIRGINIA ST

Erath County
Offices

E MCNEIL ST

a vicinity map for

THE WYATT PD

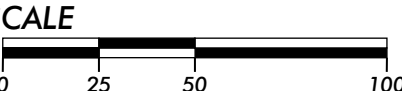
± 0.5 ACRES OF LAND

prepared for

RELOAD CAPITAL

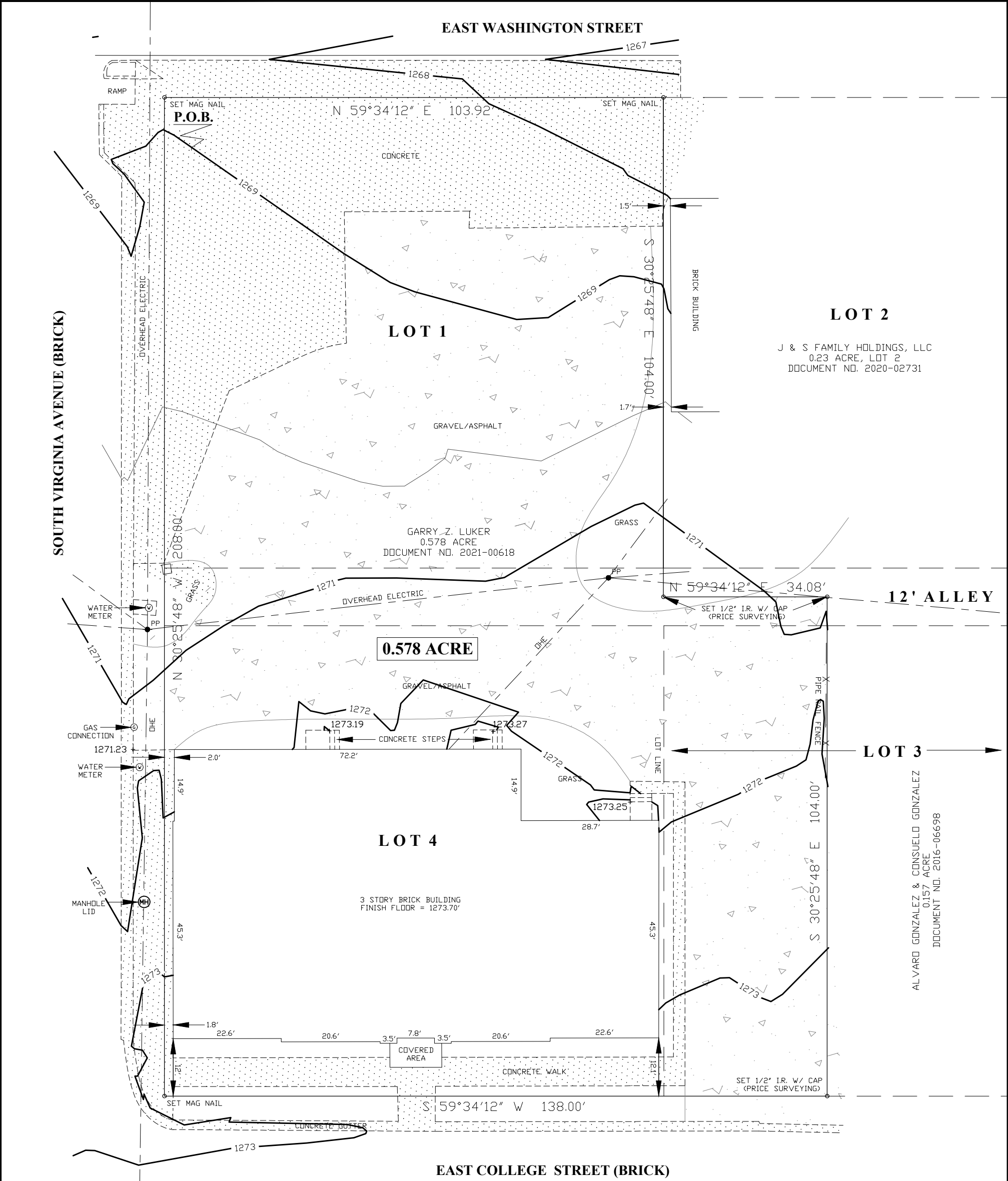


24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-761
JUNE 22, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



ADDRESS: 221 EAST COLLEGE STREET &
220 EAST WASHINGTON STREET
STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL
48143C0430D, EFFECTIVE NOVEMBER 16, 2011

EAST COLLEGE STREET (BRICK)

EXHIBIT
B

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

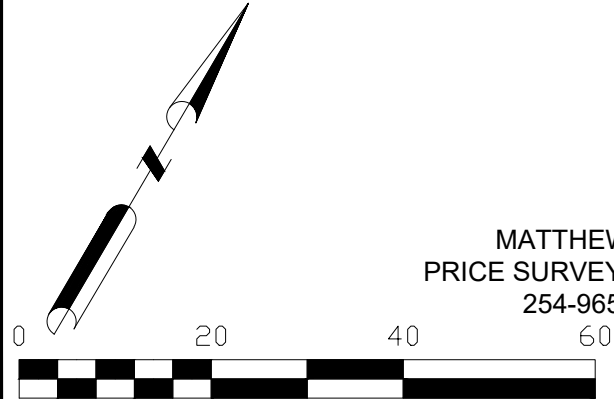
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

TOPOGRAPHICAL SURVEY

OF A 0.578 ACRE TRACT OF LAND, BEING ALL OF LOT 1, ALL OF LOT 4, THE WESTERLY 34 FEET OF LOT 3 AND
A PORTION OF A 12 FOOT ALLEY SITUATED IN BLOCK 15 OF THE CITY OF STEPHENVILLE, ERATH COUNTY,
TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF
RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: NOVEMBER 16, 2021

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN211691 FN200120





**THE WYATT PD
CONCEPTUAL FACADE**

META
PLANNING • DESIGN

MTA-1-76
JULY 14, 2021



THE WYATT PD CONCEPTUAL FACADE

META
PLANNING + DESIGN

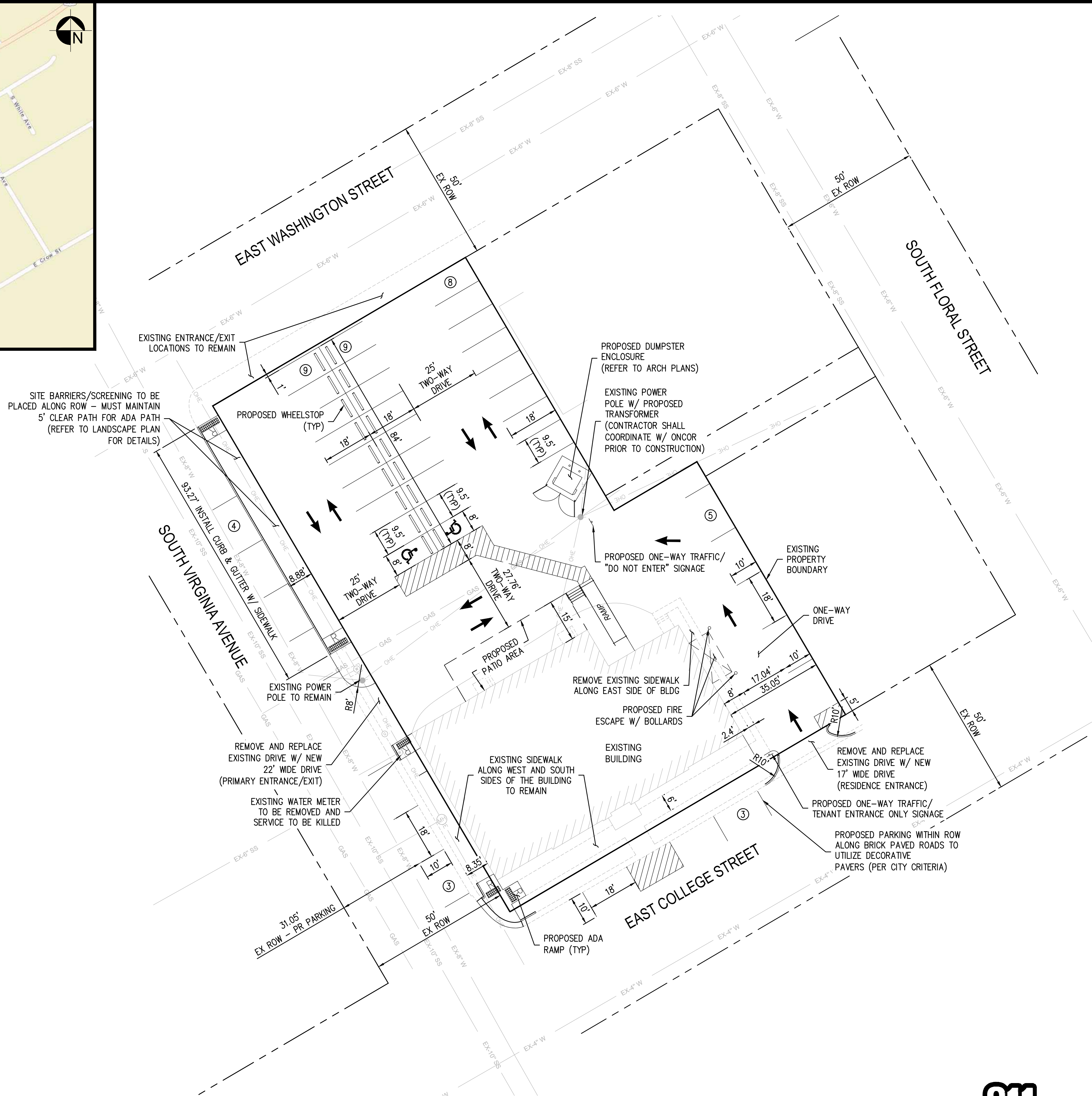
MTA-I-76
JULY 14, 2021

63

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.



LOCATION MAP
N.T.S.



REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
3. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
4. PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
5. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
6. REFER TO ARCHITECTURE PLANS FOR ALL FENCING AND GATE SPECIFICATIONS.

ADA NOTES:

- CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:
- a. ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMPS, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
 - b. ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
 - c. ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.

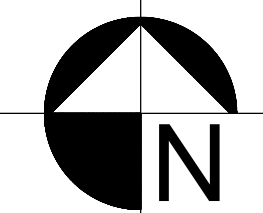
PARKING NOTES:

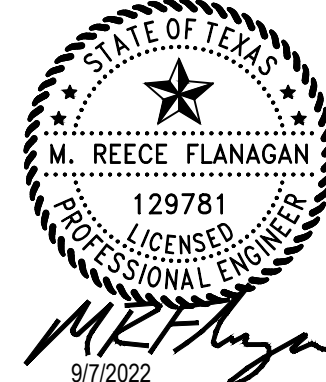
1. PARKING BREAKDOWN
 - ON-SITE 90 DEGREE PARKING = 26 (INCLUDING 2 ADA SPACES)
 - ON-SITE PARALLEL PARKING = 5
- TOTAL ON-SITE PARKING SPACES = 31

LEGEND:

EXIST. SANITARY SEWER	EX-SS
EXIST. WATER LINE	EX-W
EXIST. OVERHEAD ELECTRIC	OHE
EXIST. FIRE HYDRANT	⊕
PARKING COUNT	Ⓟ




SCALE: 1" = 20'





Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

THE WYATT
STEPHENVILLE, TEXAS

SITE PLAN



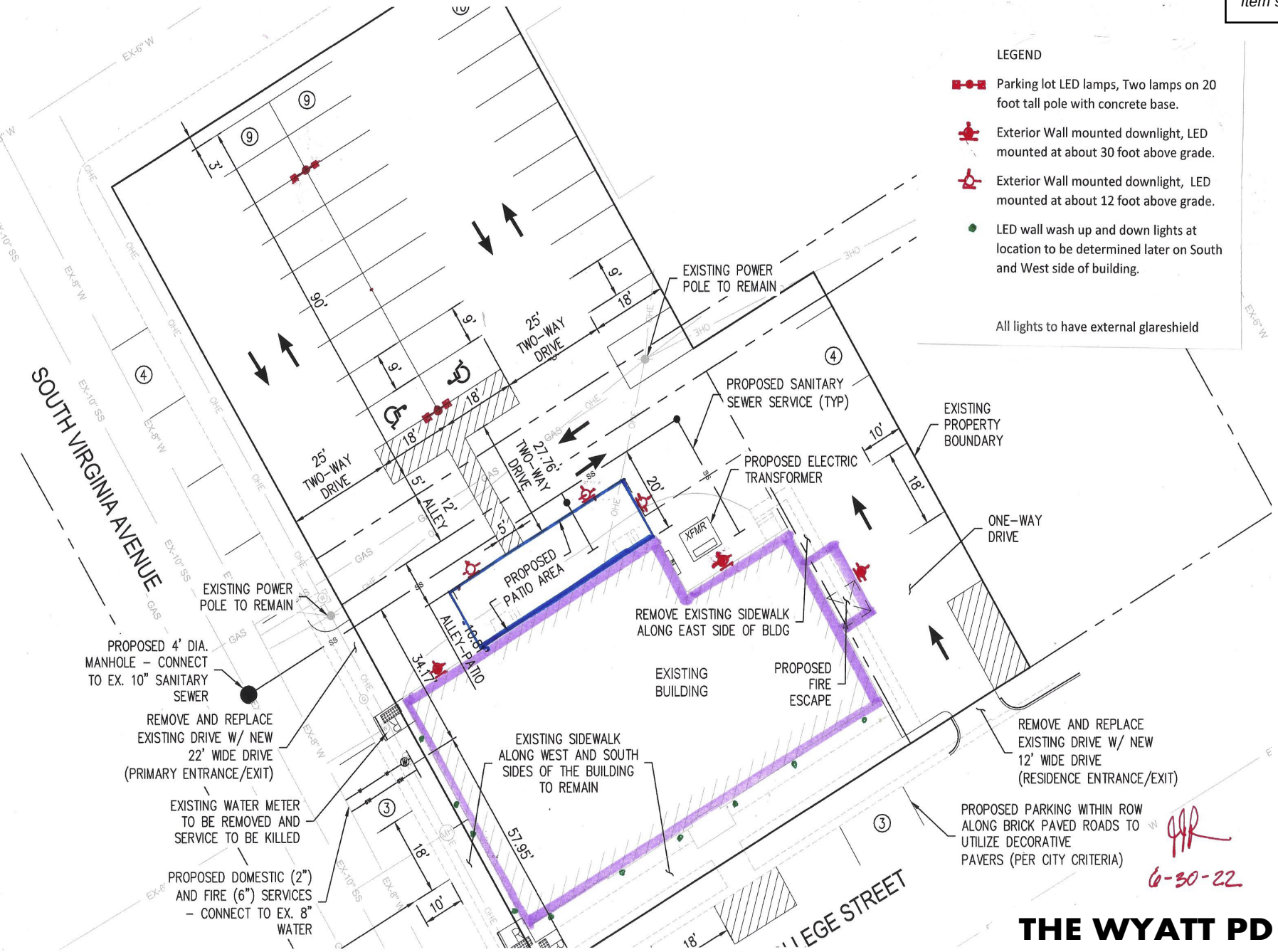
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 09.07.2022	SHEET C1.0 OF C6.4
CHECKED: FLS			
DRAWN: MRF			

LEGEND

-  Parking lot LED lamps, Two lamps on 20 foot tall pole with concrete base.
-  Exterior Wall mounted downlight, LED mounted at about 30 foot above grade.
-  Exterior Wall mounted downlight, LED mounted at about 12 foot above grade.
-  LED wall wash up and down lights at location to be determined later on South and West side of building.

All lights to have external glaesshield



PREPARED BY:
FLANAGAN LAND SOLUTIONS

EXHIBIT F

THE WYATT PD
CONCEPTUAL PARKING LOT
LIGHTING PLAN

META
PLANNING + DESIGN

MTA-1-76
JULY 14, 2022



D-Series Size 0 LED Area Luminaire

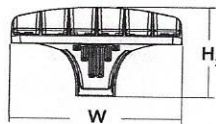
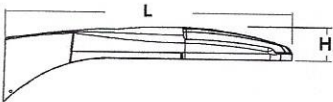
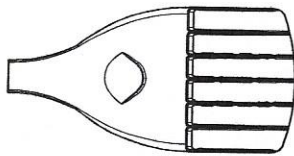


Dimmable

d-series

Specifications

EPA: 0.95 ft²
(.09 m²)
Length: 26"
(66.0 cm)
Width: 13"
(33.0 cm)
Height₁: 3"
(7.62 cm)
Height₂: 7"
(17.8 cm)
Weight (max): 16 lbs
(7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED		Color temperature		Distribution		Voltage		Mounting	
Series	LEDs								
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 ¹ P4 ¹ Rotated optics P10 ² P12 ² P11 ² P13 ^{1,2}	30K	3000 K	T1S	Type I short (Automotive)	T5S	Type V short ³	MVOLT	(120V-277V) ^{3,6}
		40K	4000 K	T2S	Type II short	T5M	Type V medium ³	XVOLT	(277V-480V) ^{3,6,9}
		50K	5000 K	T2M	Type II medium	T5W	Type V wide ³	120 ⁶	
				T3S	Type III short	BLC	Backlight control ⁴	208 ⁶	
				T3M	Type III medium	LCCO	Left corner cutoff ⁴	240 ⁶	
				T4M	Type IV medium	RCCO	Right corner cutoff ⁴	277 ⁶	
				TFTM	Forward throw medium			347 ⁶	
				T5VS	Type V very short ³			480 ⁶	
								Shipped included	
								SPA	Square pole mounting ✓
								RPA	Round pole mounting ¹⁰
								WBA	Wall bracket ³
								SPUMBA	Square pole universal mounting adaptor ¹¹
								RPUMBA	Round pole universal mounting adaptor ¹¹
								Shipped separately	
								KMA8 DDBXD U	Maat arm mounting bracket adaptor (specify finish) ¹²

Control options

Shipped installed

NLTAIR2 nLight AIR generation 2 enabled^{13,14}
PIRHN Network, high/low motion/ambient sensor¹⁵
PER NEMA twist-lock receptacle only (control ordered separate)¹⁶
PER5 Five-pin receptacle only (control ordered separate)^{16,17}
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)^{16,17}
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)¹⁸

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc^{19,20}
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc^{19,20}
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc^{19,20}
PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc^{19,20}
FAO Field adjustable output²¹

Other options

Shipped installed

HS House-side shield²²
SF Single fuse (120, 277, 347V)⁶
DF Double fuse (208, 240, 480V)⁶
L90 Left rotated optics²
R90 Right rotated optics²
DDL Diffused drop lens²²
HA 50°C ambient operations¹

Shipped separately

BS Bird spikes²³
EGS External glare shield

SELECT

Finish (required)

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁴
DSHORT SBK U	Shorting cap ²⁴
DSX0HS 20C U	House-side shield for P1, P2, P3 and P4 ²²
DSX0HS 30C U	House-side shield for P10, P11, P12 and P13 ²²
DSX0HS 40C U	House-side shield for P5, P6 and P7 ²²
DSX0DDL U	Diffused drop lens (polycarbonate) ²²
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²⁵
DSX0EGS (FINISH) U	External glare shield

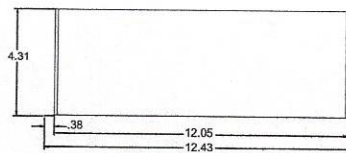
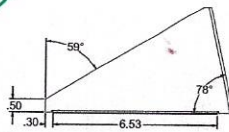
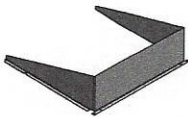
For more control options, visit [DTL](#) and [ROAM](#) online.
Link to [nLight Air 2](#)

Provide

NOTES

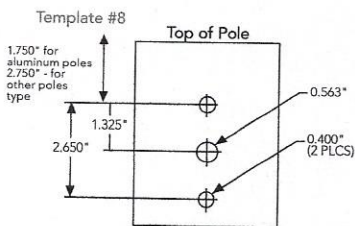
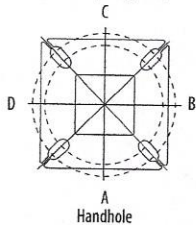
- HA not available with P4, P7, and P13.
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- XVOLT only suitable for use with P4, P7 and P13.
- XVOLT operates with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN.
- Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM* node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Reference Controls Options table on page 4.
- Reference Motion Sensor Default Table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

EGS – External Glare Shield



Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

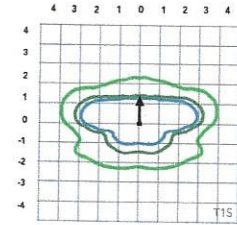
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

Photometric Diagrams

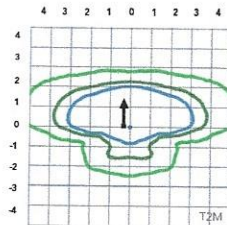
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

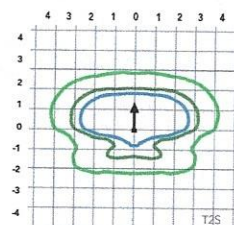
LEGEND



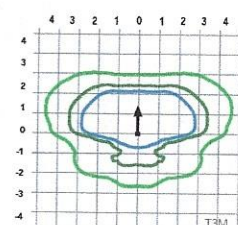
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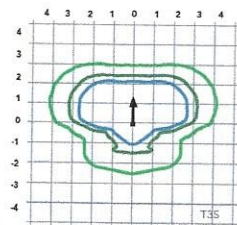
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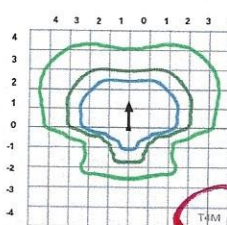
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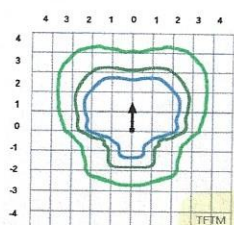
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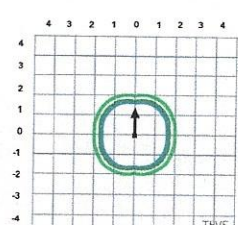
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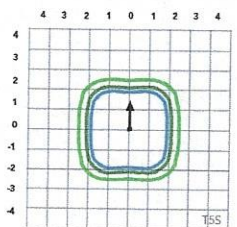
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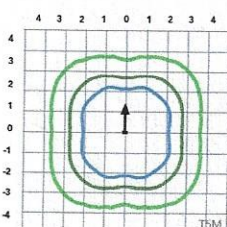
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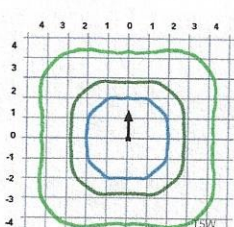
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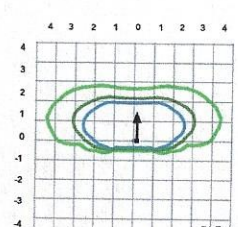
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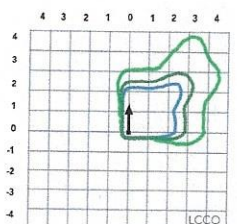
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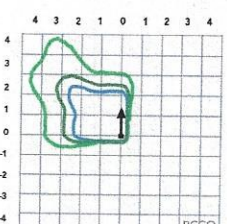
Test No. LT12345/P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.



Catalog Number
DSX0 LED P3 30K TFTM MVOLT SPA FINISH

Notes
SELECT FINISH

Type
A



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRty Pro app.



COMMERCIAL OUTDOOR

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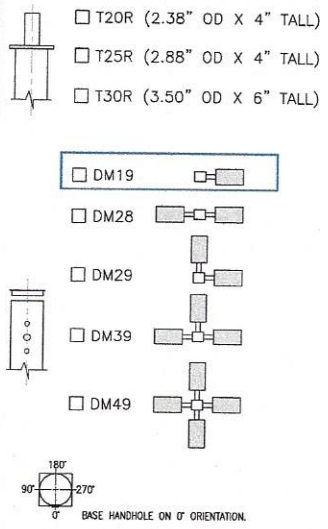
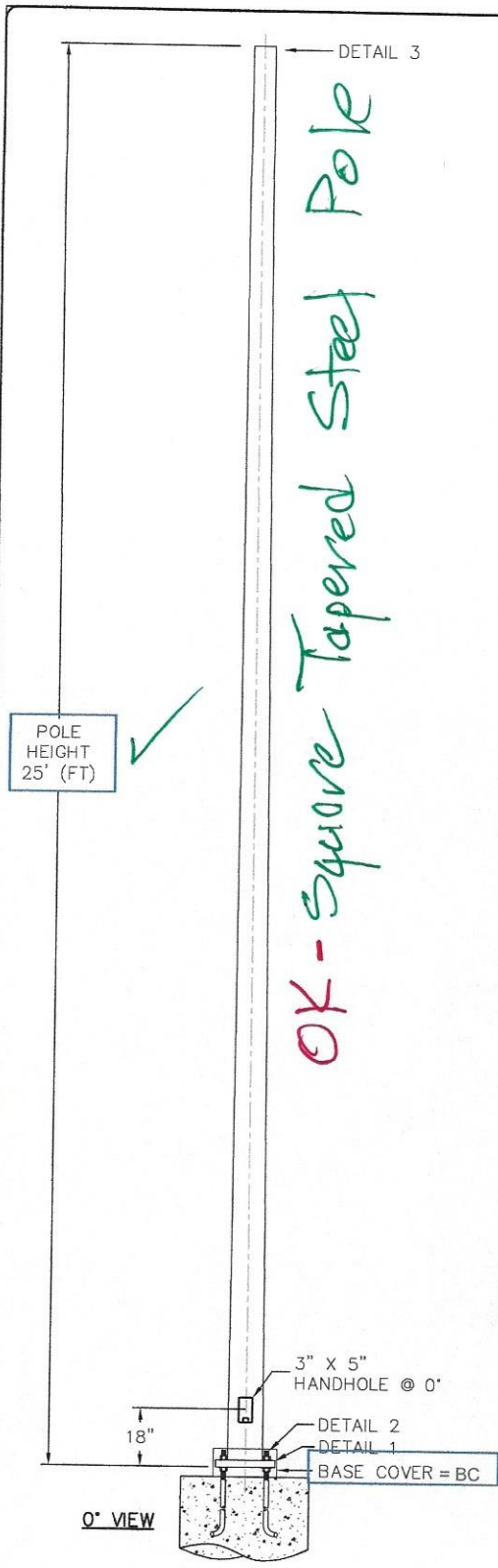
DSX0-LED
Rev. 01/14/21
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Performance Data

Lumen Output

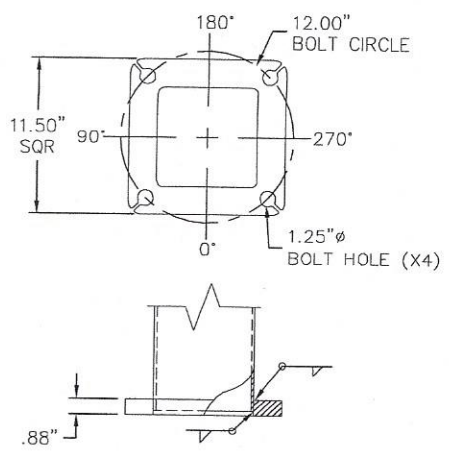
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				TSW	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

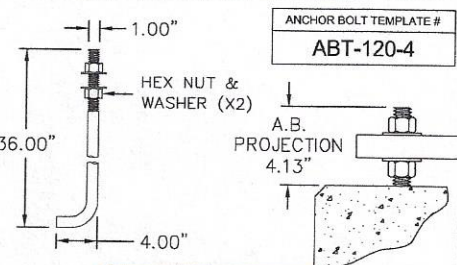


DETAIL 3 POLE TOP

**DM19 = DRILL 1 @ 90 DEGREES
ACUITY AERIS TEMPLATE**



DETAIL 1 BASE PLATE



DETAIL 2 AB = ANCHOR BOLT

- 1) HARDWARE TO BE GALVANIZED TO: ASTM A153
- 2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
- 3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
- 4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
- 5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
- 6) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA							
DESIGN CRITERIA:	COMMERCIAL STANDARD						
WIND SPEED(mph)	80	90	100	110	120	130	140
MAX EPA FT²	16.8	12.6	9.5	7.1	5.3	3.9	2.8
MAX WEIGHT (LBS)	422	315	238	178	133	99	71

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A595 GRADE A
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

FINISH
SELECT STD FINISH FROM FINISH CHART ON NEXT PAGE

POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	STS-25-600-11-AB	25	6.00	3.25	11-GA (.1196")	205

DETAIL GENERAL NOTES

AMERICAN LITE POLE
2800 S. HULEN, SUITE 200
FORT WORTH, TX 76109
817-924-3682 PH.
817-924-7049 FAX



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REV. DATE BY REVISION DESCRIPTION

PROJECT NAME:

DESCRIPTION:

SQUARE TAPERED STEEL ANCHOR BASE
25' x 6.00" x 11 GA

PO NUMBER:	DATE:	DWG BY:
QUOTE NUMBER:	SCALE:	CHKD BY:
	NTS	CKR
DRAWING NUMBER:		REV:
STS-25-600-11-AB		

ALP – AMERICAN LITE POLE STANDARD FINISHES CHART

Finishes

Overall light poles are designed for structural strength for torque and shearing, made to withstand the forces of nature, automobiles and other hazards. They are tested to meet quality and safety standards. They're durable and serve a needed purpose filling the dark with light. Allowing night-time entertainment, safety in spaces where people gather.

Everyday, millions of people encounter lighting and don't even take notice. But with the right finish ordinary poles can become an integral part of the design and landscape. We are proud to offer not only a great selection of light poles but durable powder coated finished and traditional hot-dip galvanizing for your project.

Powder Coating

Powder coating is a dry finishing process that uses a powder composed of finely ground particles of pigment and resin that is sprayed onto a surface to be coated. The parts to be coated are electrically grounded so that the charged powder particles propelled at them cling to the parts and are held there until melted and fused into a smooth coating in a curing oven. The result is a uniform, durable, high quality, environmentally safe, and attractive finish.

Standard Colors



ACTUAL COLOR MAY VARY SLIGHTLY DUE TO AREA, SHEEN, APPLICATION OR LIGHTING. FOR COLORS NOT SHOWN, ADDITIONAL CHARGES APPLY AND A MINIMUM ORDER IS REQUIRED.

Whenever possible we use environmentally friendly sources.



Catalog Number
DSX0 LED P3 30K TFTM MVOLT SPA FINISH

Notes
SELECT FINISH

Type
A

Item 9.

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocell functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocell receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
Rev. 01/14/21
Page 8 of 8

Exterior Lighting



Entrance 1 and 2 (1 light on each side of door)

Casway Outdoor Pocket Wall Sconce

Size: 17 Inch

Details

Rectangular backplate
Includes 7" of wire
Dimmable with a standard incandescent dimmer (not i
Designed in 2018
Finish: Oil Rubbed Bronze with Gold Highlights
Material: Metal
Shade Material: Glass
ETL Listed Wet
Warranty: Limited 1 Year
Made In China

Dimensions

17 Inch Backplate: Width 5", Height 17"

17 Inch Option Fixture: Width 7", Height 17", Depth

9", Weight 6.61Lbs

17 Inch Option Shade: Width 5.63", Height 15.75"

Product URL: <https://www.lumens.com/casway-outdoor-pocket-wall-s-conce-by-the-great-outdoors--minka-lavery-MLV1677097.html>

Rating: ETL Listed Wet

ITEM#: MLV1677097



Building Façade**Darwin**Product ID **B7322****DIMENSIONAL INFORMATION**

Height

24.00"

ADA Compliant

No

Hanging Type

-

Canopy/Backplate

6.50"W X 24.00"H

Width

8.00"

Shade 1 Top W/Dia

8.00"

Extension

10.50"

Top To Center

9.25"**SHADE INFORMATION**

Shade Top

8.00"

Shade Height

7.63"

Shade Material

Glass

Shade Color

Opal Glossy**SHIPPING INFORMATION**

Carton 1

28.00" x 11.00" x 13.00"

Carton 1 Weight

8.00lb.

Shipping Method

UPS**LAMPING INFORMATION****Bulb 1**

(1) 60 Watt Max 120

Bulb Included

No

Socket Type

E26 Medium Base

UL Rating

WET

Patio



- **LED S14 Warm White Medium Base Bulbs with 25 Socket Commercial Grade Light String Set**
- 25 Long Life 40,000 Hour Warm White LED S14 Bulbs
- 25 Medium Base E26 Sockets 18" apart, total string length of 37.5"
- Each LED S14 Bulb is just .80 Watts
- Connect Up to 4 Sets End -to-End
- Nickel Coated E26 Base Bulbs
- Commercial Grade 16 Gauge SPT -2 Black Wire
- PVC Socket Forms Tight Water -Resistant Seal
- UV resistant for outdoor use

Trim or Soffit Lighting

<https://youtu.be/bFT6ShNzDJc>





Entrance Doors

Main Entrance (College Street)



Retail Entrance (Washington Street)



SPECIFICATION

Material: Wrought iron doors are handmade using heavy-duty 12-gauge steel.

Scroll-work: Standard iron entry doors come with decorative 5/8 solid steel scrollwork.

Glass: Standard 5/8 Inch double-pane insulated glass. It can be opened for great ventilation and easy cleaning. Note: The glass of french style doors is fixed.

Jamb: Door features standard 2" x 6" Jambs that are insulated with high-density foam for energy efficiency.

Finishes: All iron entry doors are zinc galvanized and coated with a clear lacquer to protect them from rust & corrosion.

Hardware: Doors are pre-bored for standard locking systems or 2-3/8" backset, 2-1/8" diameter, 5-1/2" center to center.

Flush Bolt: There are dual T-Astragal flush bolts to hold the inactive leaf of the double doors and add extra security to the door. Both doors can be opened if you unlock the flush bolt.

Weatherstrip: Tight-fitting weather stripping is pre-installed around the door to prevent air leaks.

Hinges: Heavy-duty ball-bearing hinges that can support up to 1500 pounds.

Resident Entry (Private/Secure)



Item #

EMT-311304

Model #

E4220HLO234RHUS19

Brand:

[Emtek Hardware](#)

Collection:

[Emtek Hardware - Electronic Locksets](#)

Backset:

2 3/4"

Classification:

Residential

Color:

Black

Door Handing:



Right

Door Thickness:

1 3/4" - 2 1/4"

Features:

Touchscreen
Motorized Deadbolt
Lit Keypad

Specific Finish:

Flat Black

Free Shipping:

Yes

Function:

Electronic Locks

Length:

6.13" (156 mm)

Lever Shape:

Straight
Flat

Base Material:

Brass

Mount Type:

Tubular

Projection:

3" (72 mm)

Theme:

Contemporary/Modern

Width:

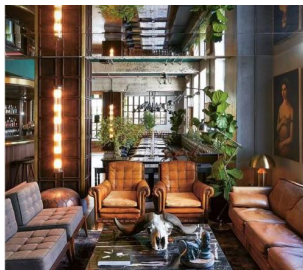
2.75" (70 mm)

Building Façade Material

Floors 1-3

Brick (same as current)





COLOR PALETTE
These key colors can be mixed and matched as needed.



Fonts

The typeface and font sizes vary depending on use.

Quando

Heading
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Brand Assets

These images capture the style and spirit of our brand for the lobby restroom.

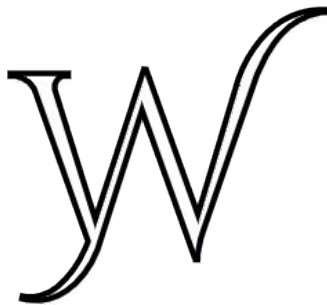


Fixtures & Textures



These samples show how all the elements come together for your brand.

Branding Package



THE WYATT
2022
APARTMENTS



COLOR PALETTE
These key colors can be mixed and matched as needed.



Fonts

The typeface and font sizes vary depending on use.

Black Gold

Heading

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Quando

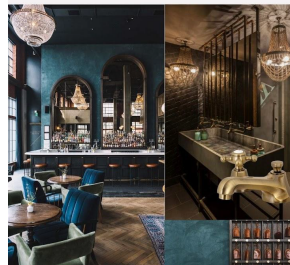
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ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Quando

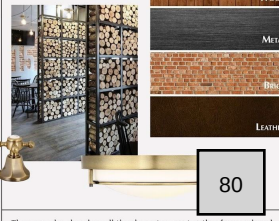
Body
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#%&'()*

Brand Assets

These images capture the style and spirit of our brand for the lobby & retail space.



Fixtures & Textures



These samples show how all the elements come together for your brand.

Exterior

- ❖ Fourth floor consideration with lighter colored brick on top
- ❖ Arched windows with 8 panes.
- ❖ Options of awning over first floor or middle section of first floor.
- ❖ Wyatt or “W” sign as an option over front door.



Exterior Signage Inspiration

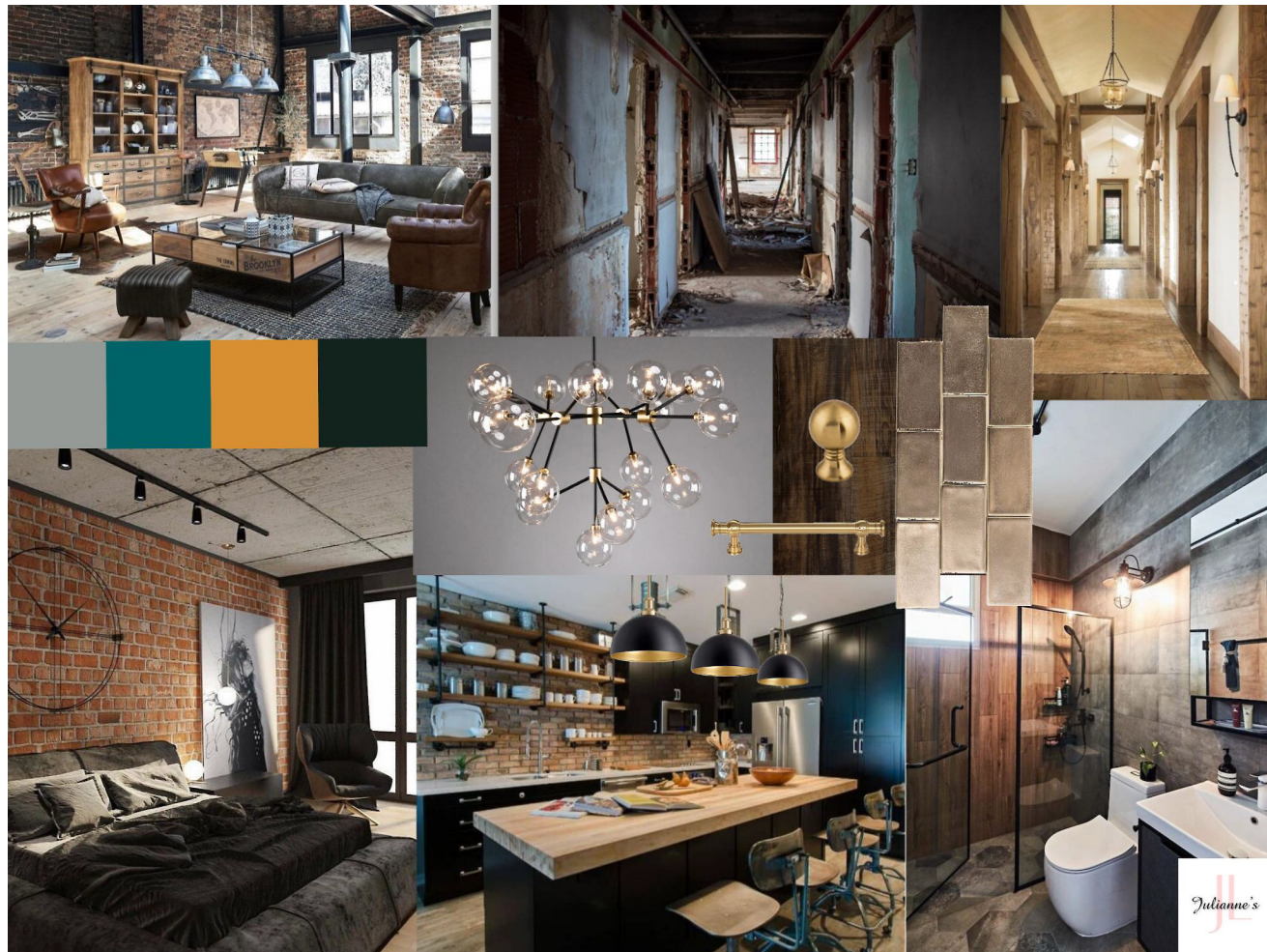


- ❖ Neon signage on top of the building, in gold/yellow coloring



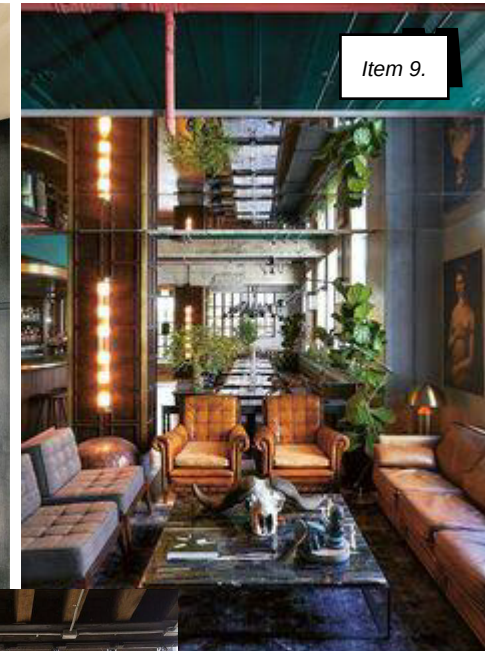
- ❖ Secondary businesses can follow same design look for personal signage. Also note the hotel drover sign for side of building

Interior Apartment Inspiration

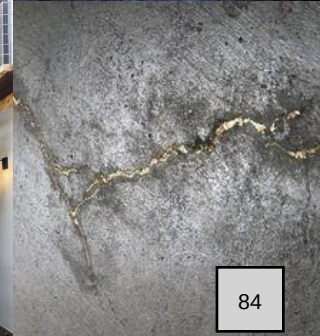


Julianne's

Lobby Design Inspiration



Item 9.



84

Downstairs Bathroom Design Inspiration

Item 9.



CONSTRUCTION DOCUMENTS
FOR
THE WYATT APARTMENTS
Stephenville, Texas
August, 2022



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D-1	First Floor Demolition Plan	M-2	2nd & 3rd Floor Mechanical Ventilation Plan
D-2	Roof Demolition Plan	M-3	4th Floor Floor Mechanical HVAC Plan
		M-4	4th Floor Mechanical Ventilation Plan
		M-5	Mechanical Schedules & Notes
A-1	Architectural First Floor Plan	EP-1	Electrical & Plumbing Site Plan
A-2	Architectural Second & Third Floor Plan		
A-3	Second & Third Floor Bathroom Details	E-1	Electrical Riser Diagram & Notes
A-4	Second & Third Floor Bathroom Details	E-2	2nd & 3rd Floor Electrical Lighting Plan
A-5	Architectural Fourth Floor Plan	E-3	2nd & 3rd Floor Electrical Power Plan
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A-7	Fourth Floor Bathroom Details	E-5	4th Floor Electrical Power Plan
A-8	Exterior Elevations North and South	E-6	Electrical Panel Schedules
A-9	Exterior Elevations East and West		
A-10	Wall Sections	P-1	First Floor Sewer Plan
A-11	Panel Details	P-2	Second Floor Sewer Plan
A-12	New Stair Plan and Sections	P-3	Third Floor Sewer Plan
A-13	Building Section	P-4	Fourth Floor Sewer Plan
A-14	Door and Window Schedules	P-5	Water Plan
A-15	Mill Work	P-6	Plumbing Notes & Specifications
S-1	Foundation for New Stairway		
S-2	Structural Steel Plan and Details for New Stairway		
S-3	Fourth Floor Roof Framing Plan		
S-4	Additions to Existing Stairway		
S-5	Sections & Details		
S-6	Patio & Canopy Foundation & Framing		

CODE STUDY		
FIRST FLOOR EXTERIOR SQ. FT.		5,652
SECOND FLOOR EXTERIOR SQ. FT.		4,581
THIRD FLOOR EXTERIOR SQ. FT.		4,581
FOURTH FLOOR EXTERIOR SQ. FT.		4,581
NEW STAIRWAY SQ. FT.		112
TOTAL BUILDING EXTERIOR SQ. FT.		19,501
OCCUPANCY CLASS:	First Floor Commercial, A-2 or B	
	Second, Third & Fourth Floor Apartments R-2	
OCCUPANCY LOAD:	First Floor to be Determined Later	
	Second, Third & Fourth Floors Gross Sq.Ft. / 200 =	33
CONSTRUCTION TYPE: BUILDING WILL BE 100% FIRE SPRINKLED		Type 1B
NUMBER OF EXITS REQUIRED (EACH FLOOR):		2
COORIDORS: MAXIMUM DEAD END 50 FEET FIRE RATING HOURS ½ (.5) HOURS WIDTH MINIMUM 36 INCHES CORRIDOR & STAIRS		
DESIGN CODES: 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL MECHANICAL CODE 2014 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE		

SHOP DRAWING - SUBMITTALS

SUBMITTAL FOR REVIEW ARE REQUIRED
FOR THE FOLLOWING:

METAL ROOF, METAL WALL SYSTEM INTERIOR FINISH SAMPLES MILLWORK - BASEBOARD & CABINETS DOORS & HARDWARE WINDOWS ROOF & INSULATION SYSTEM	ALL MECHANICAL EQUIPMENT & DUCT ALL LIGHTING & ELECTRICAL EQUIPMENT ALL PLUMBING FIXTURES STRUCTURAL STEEL, STEEL STUDS RESTROOM ACCESSORIES
--	--



JERRY RAMSEY, PE, P.A.
PROFESSIONAL ENGINEER
Alabama, Texas
Ced. 306,258,490

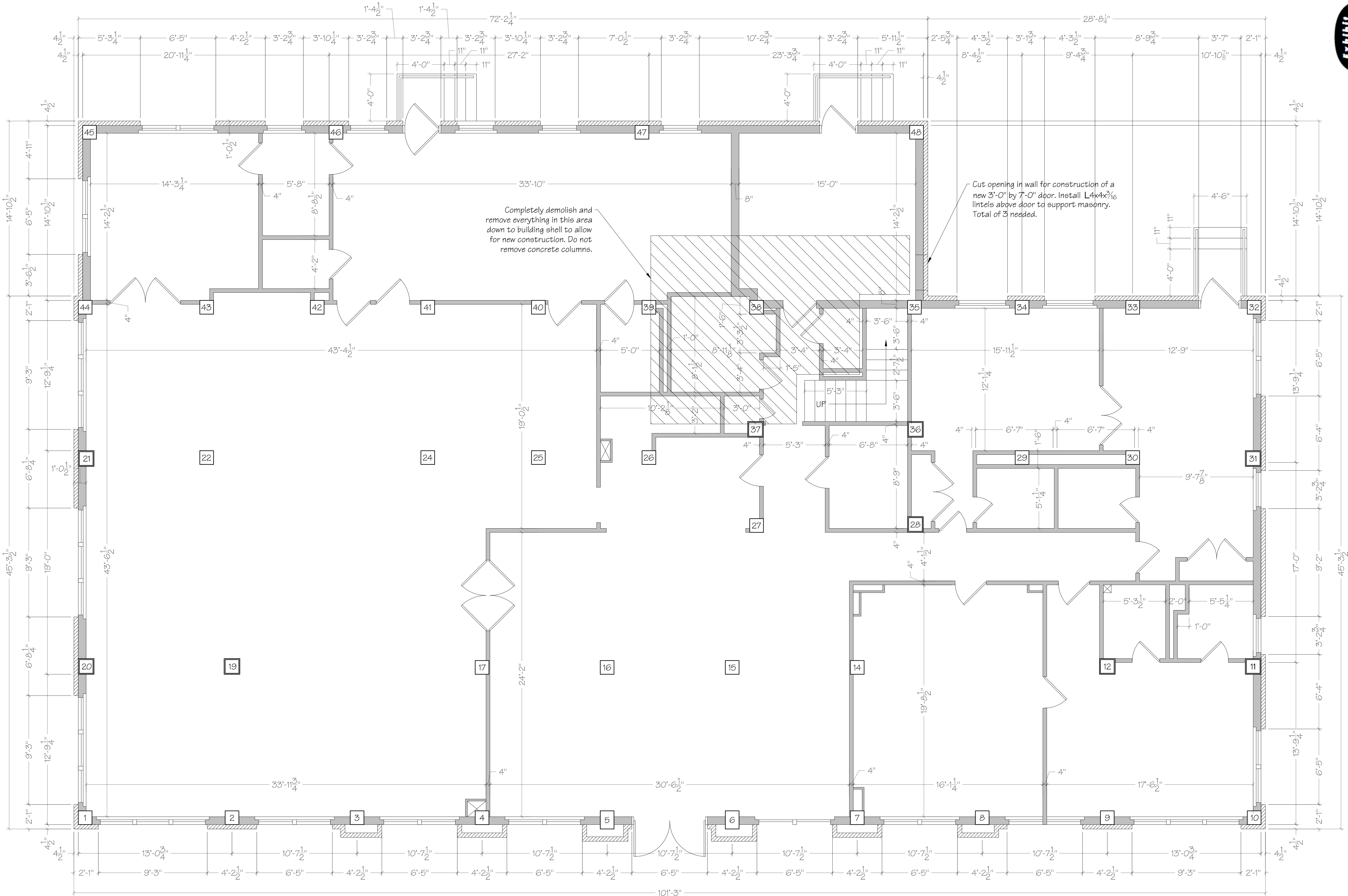
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
First Floor Demolition Plan

SHEET NUMBER

D-1



First Floor Demolition Plan

Scale: 1/4" = 1'-0"



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PROFESSIONAL ARCHITECT
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Ces. 385,258,490

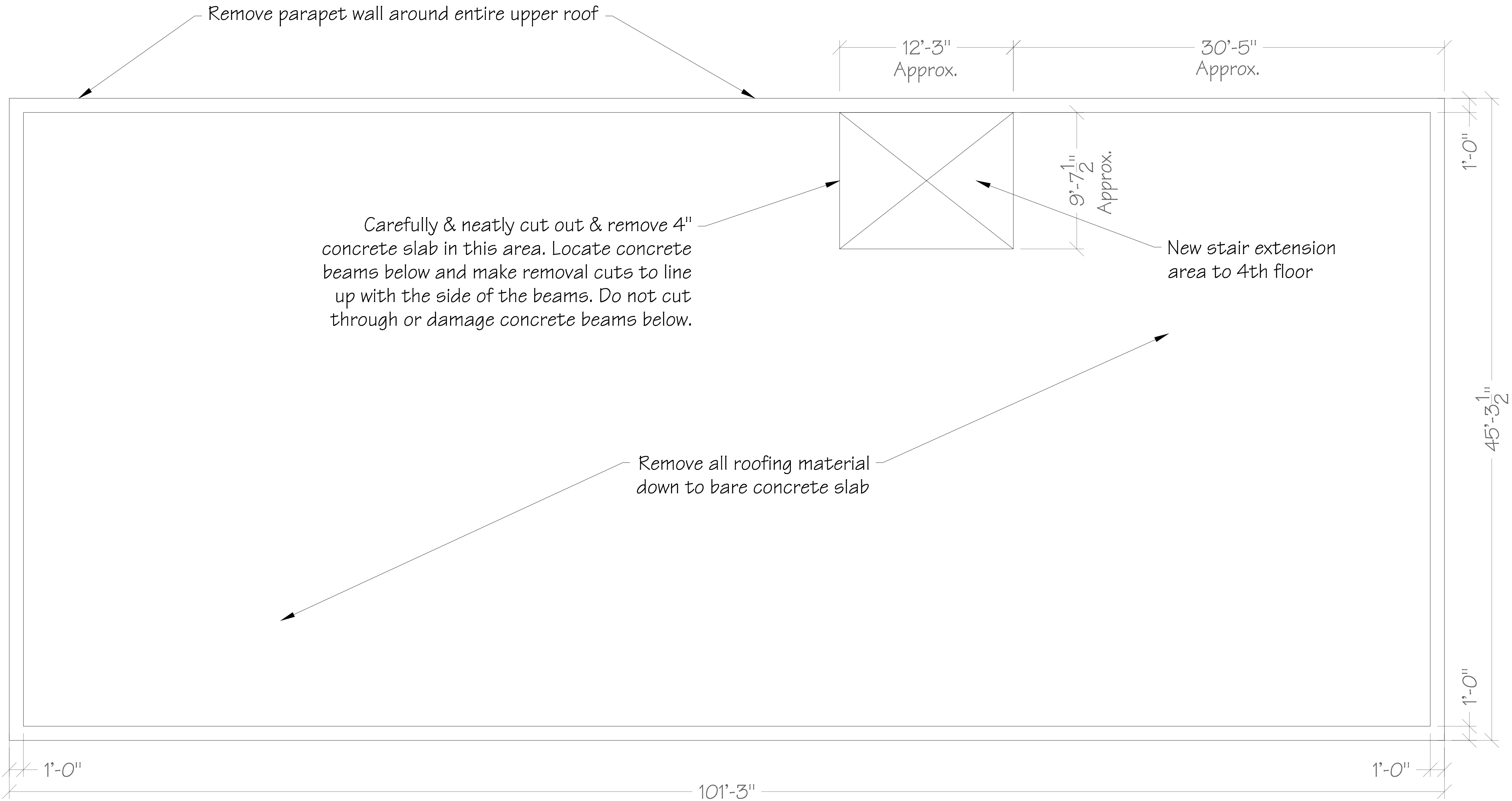
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The Wyatt Apartments
221 East College
Stephenville, Texas

Roof Demolition Plan

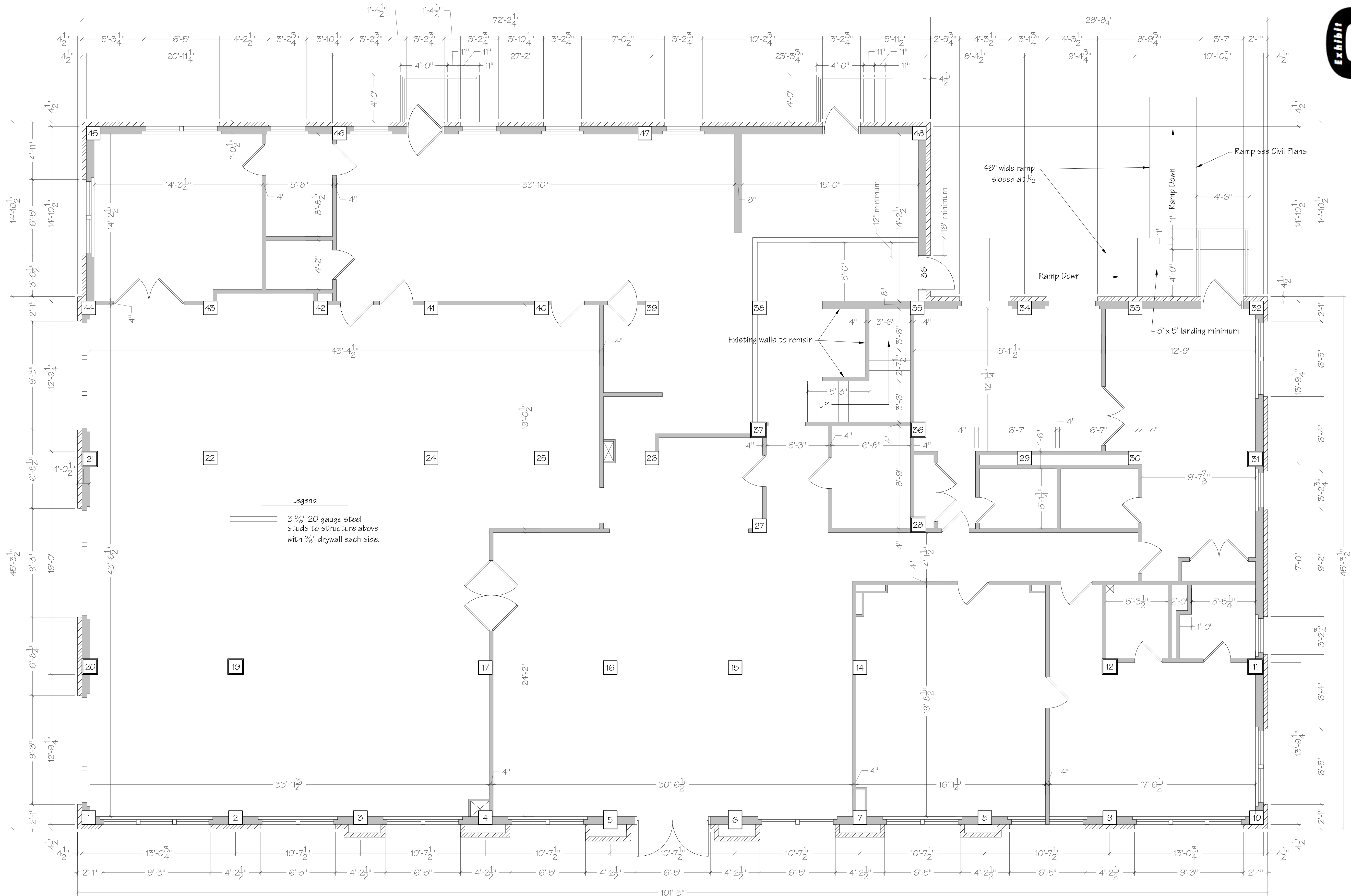
SHEET NUMBER

D-2



Roof Demolition Plan

Scale: 1/4" = 1'-0"



First Floor Plan

Scale: 1/4" = 1'-0"



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The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
First Floor Plan

SHEET NUMBER

A-1



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The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Second and Third Floor Plan

SHEET NUMBER

A-2

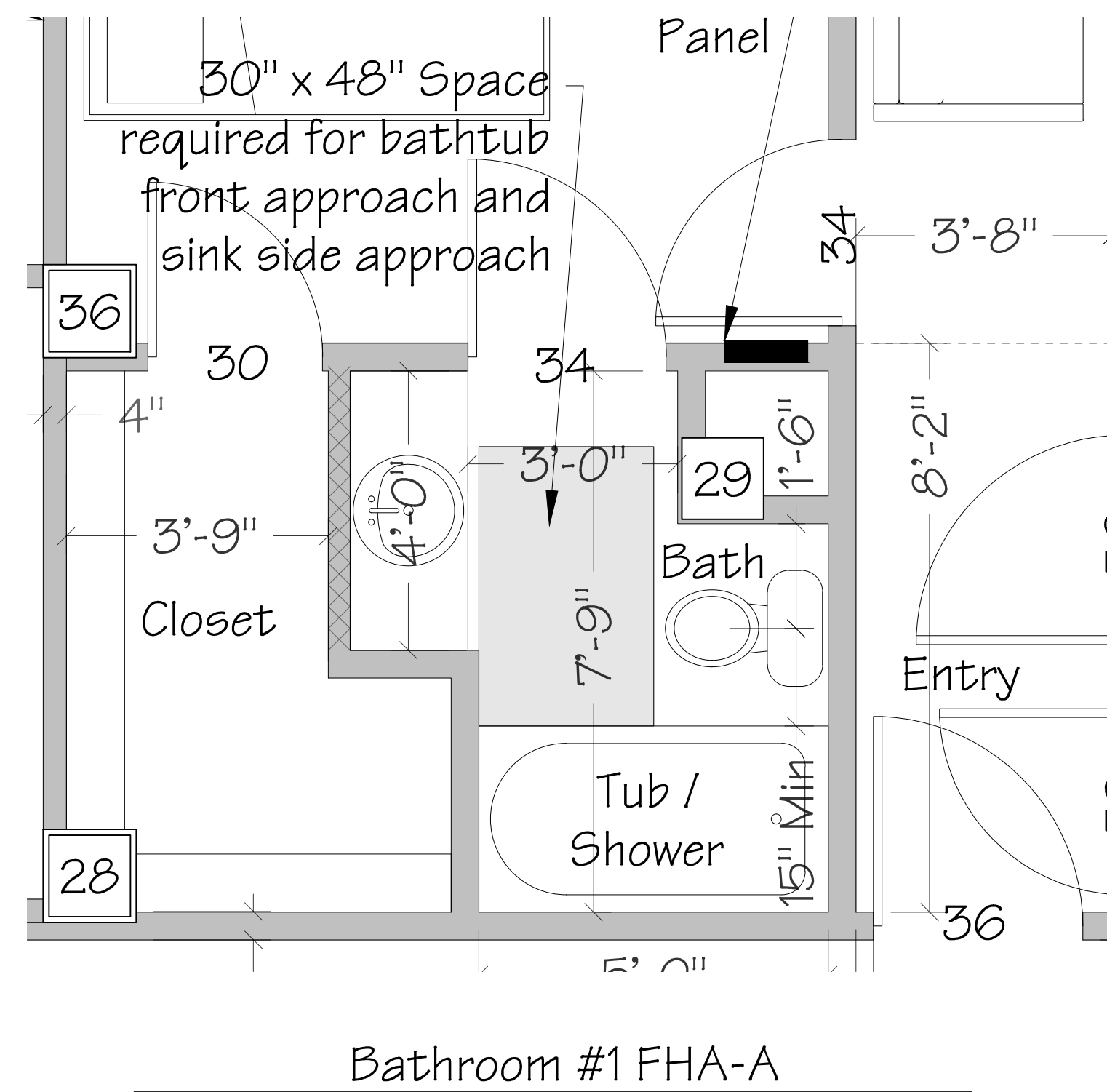


Second & Third Floor Plan

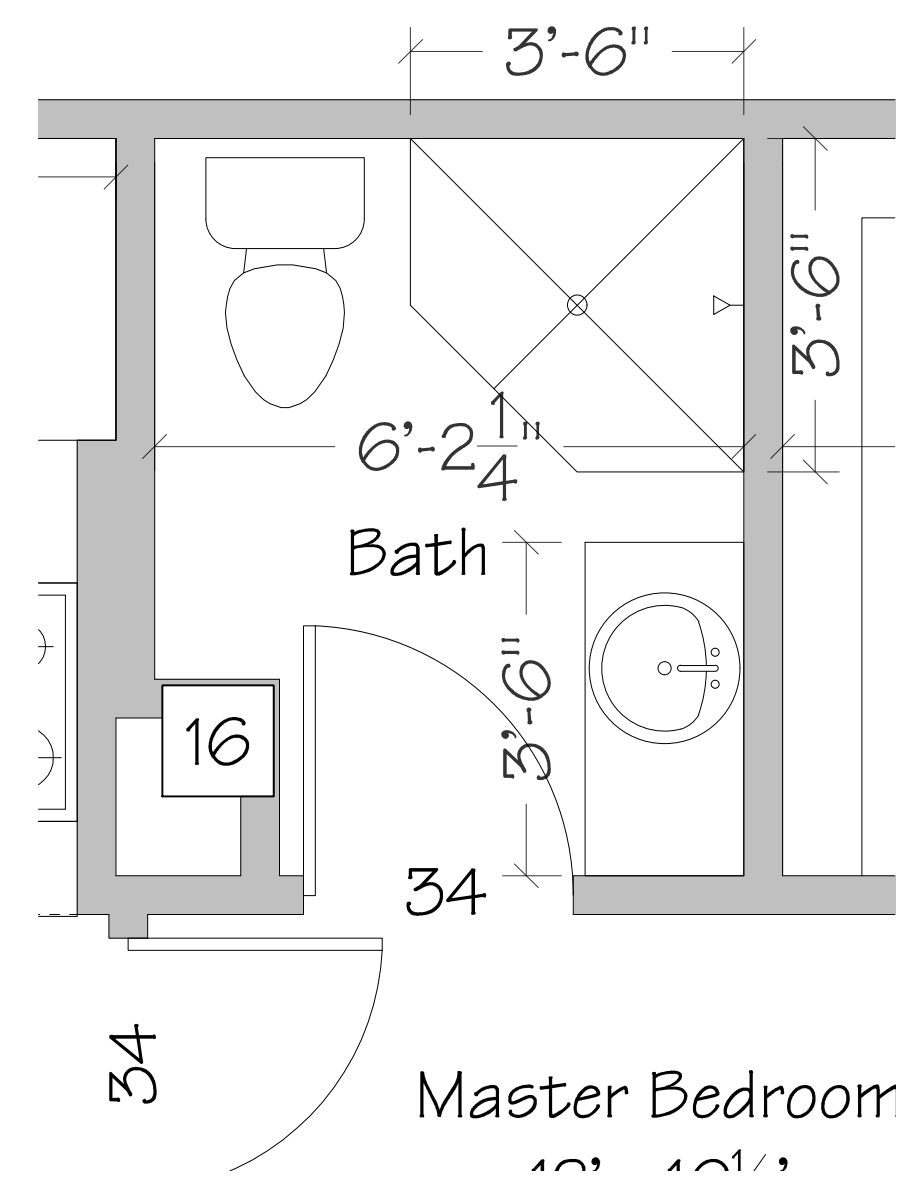
Scale: 1/4" = 1'-0"

- LEGEND
- 2 1/2" 20 gauge metal stud wall with 5/8" drywall each side
 - 3 5/8" 20 gauge steel stud with 5/8" drywall each side
 - 3 5/8" 20 gauge steel studs with 2 layers of 5/8" drywall each side and 3 1/2" fiberglass sound batt
 - 27" Toilet with standard size bowl
 - Walk in shower with fiberglass base 42" square
 - FCU Fan Coil Unit
 - WH Water Heater
 - DW Under Counter Dishwasher
 - W/D Stackable Washer/Dryer
 - 30 inch Electric Range with Microwave/Exhaust Hood Combination Above

6-1-22

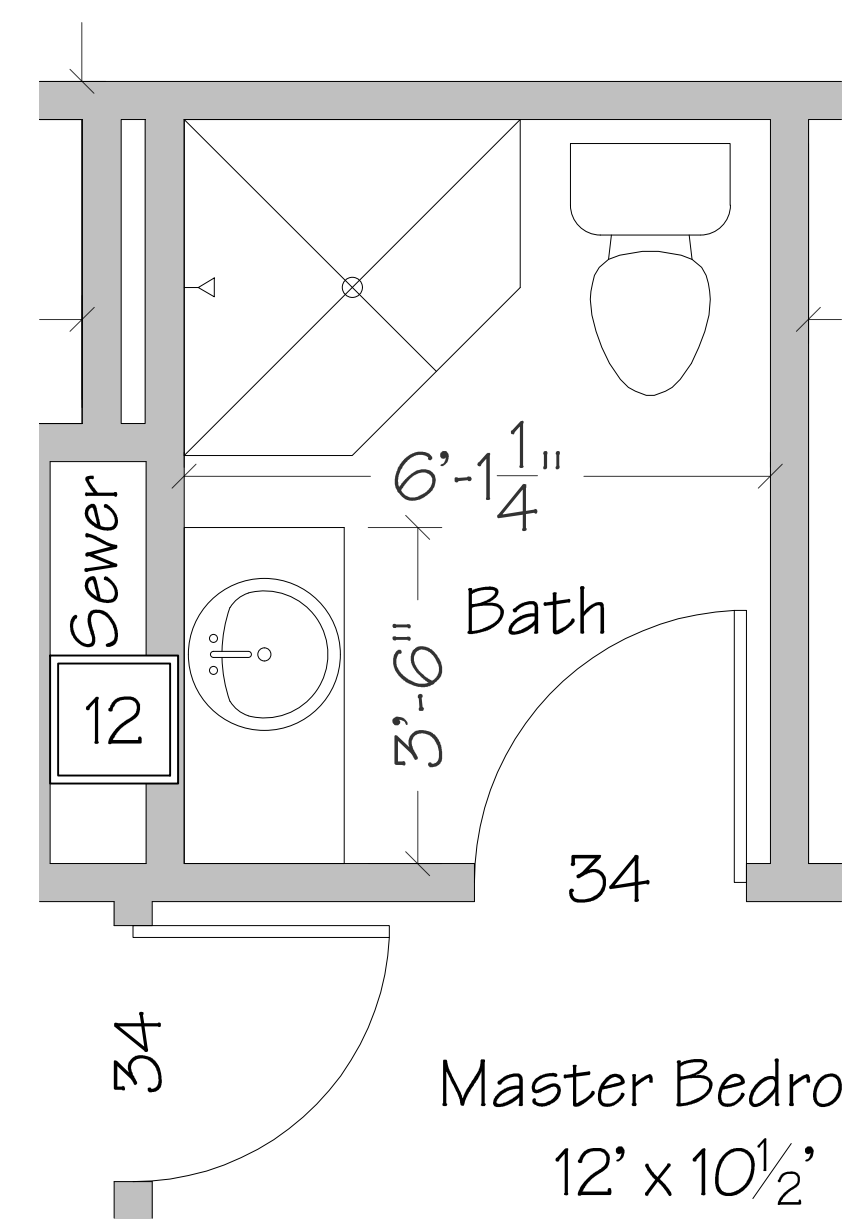


Bathroom #1 FHA-A

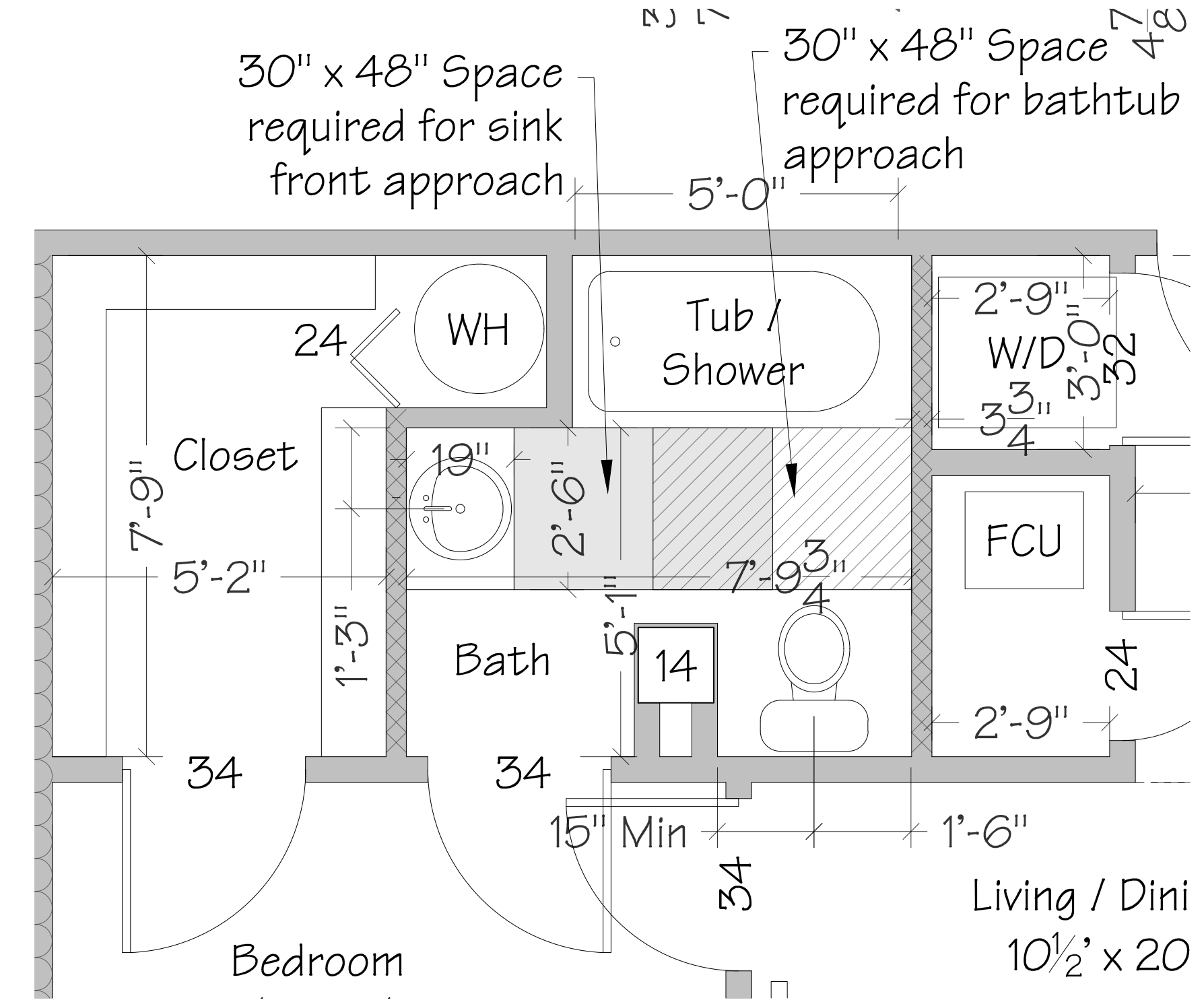


Bathroom #3.1 - Non-FHA Except Door

No elongated toilets - Sinks may require change out or cabinet removal



Bathroom #2.1 - Non-FHA Except Door



Bathroom #2.2 FHA-B

Second & Third Floor Bathroom Details

Scale: 1/2" = 1'-0"

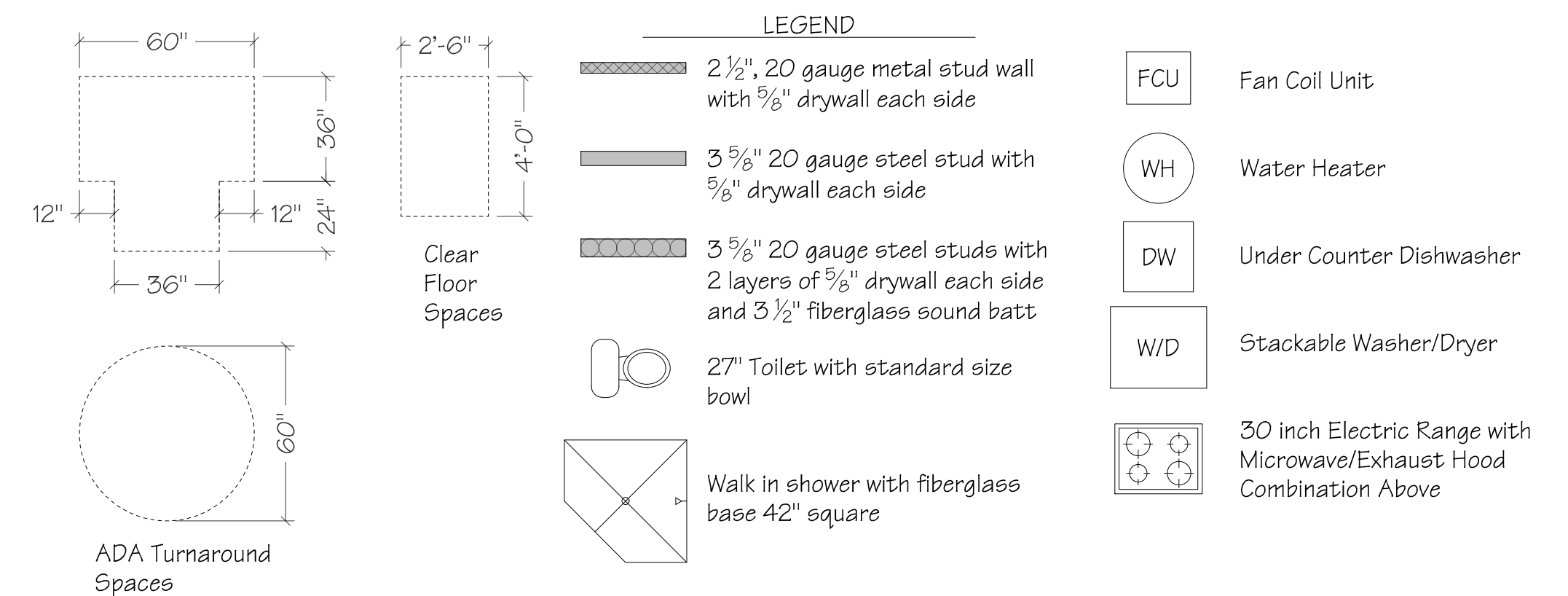


Exhibit 0

PROFESSIONAL ENGINEER
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Abilene, Texas
Cell: 316.258.4910

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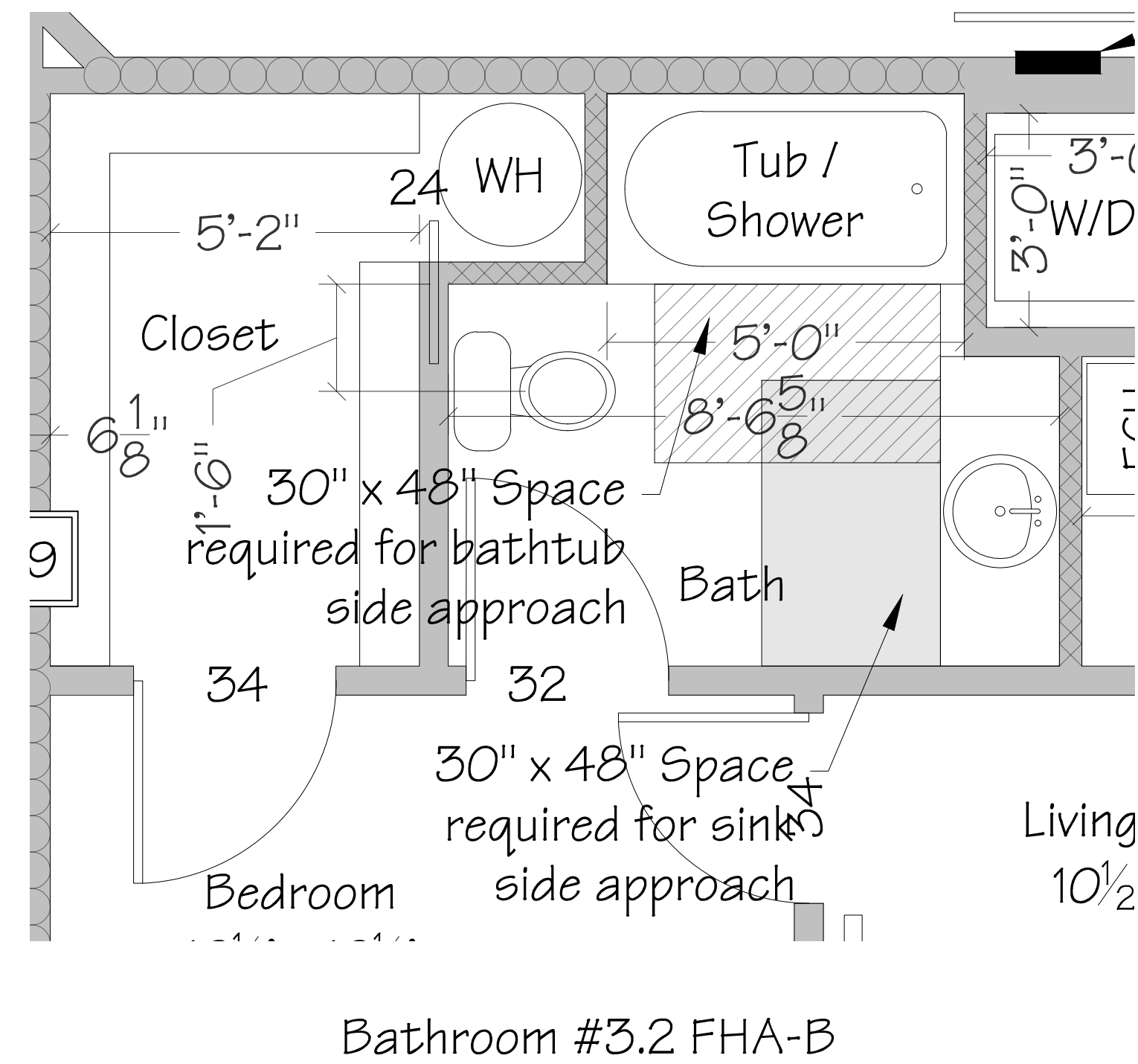
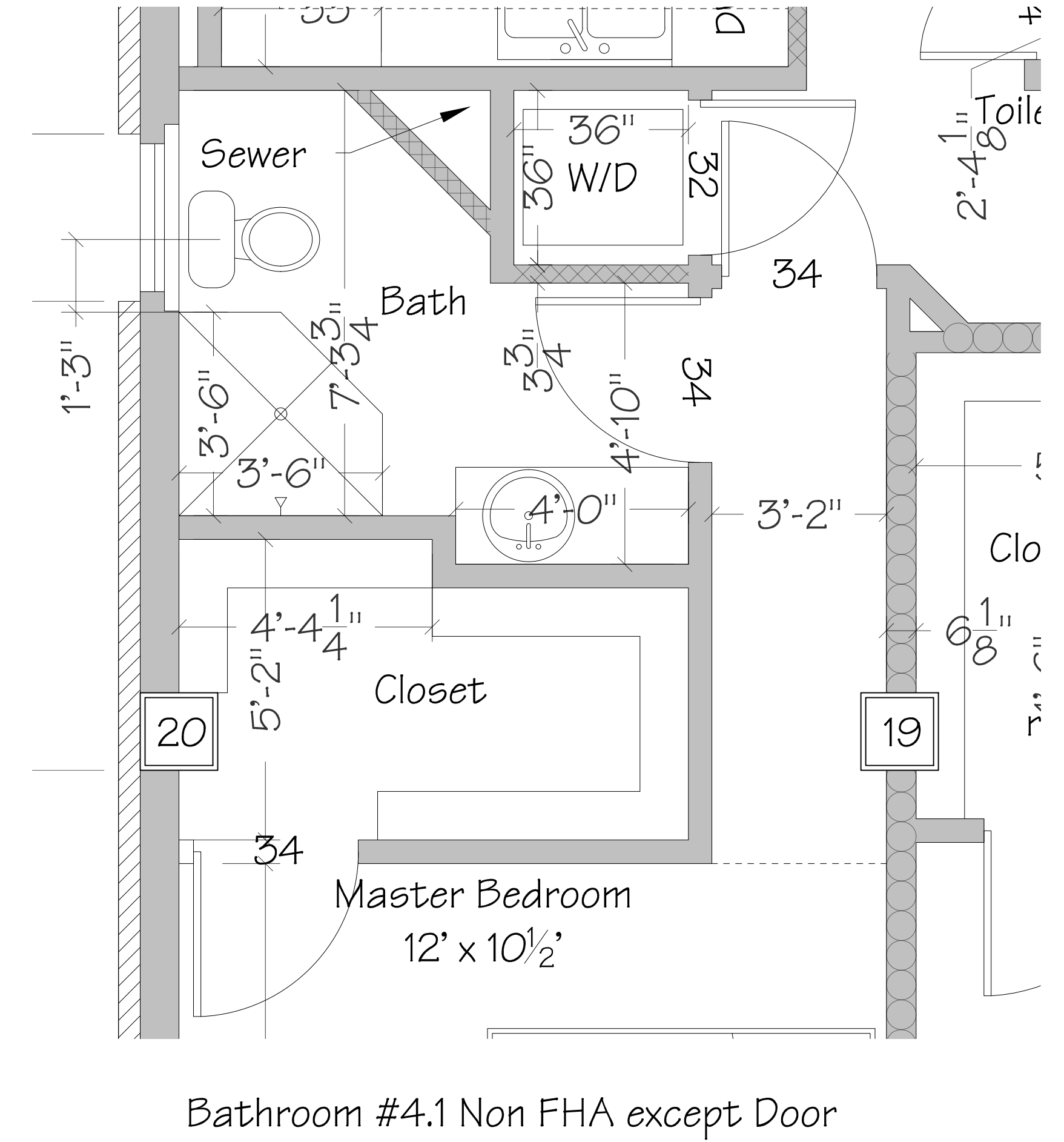
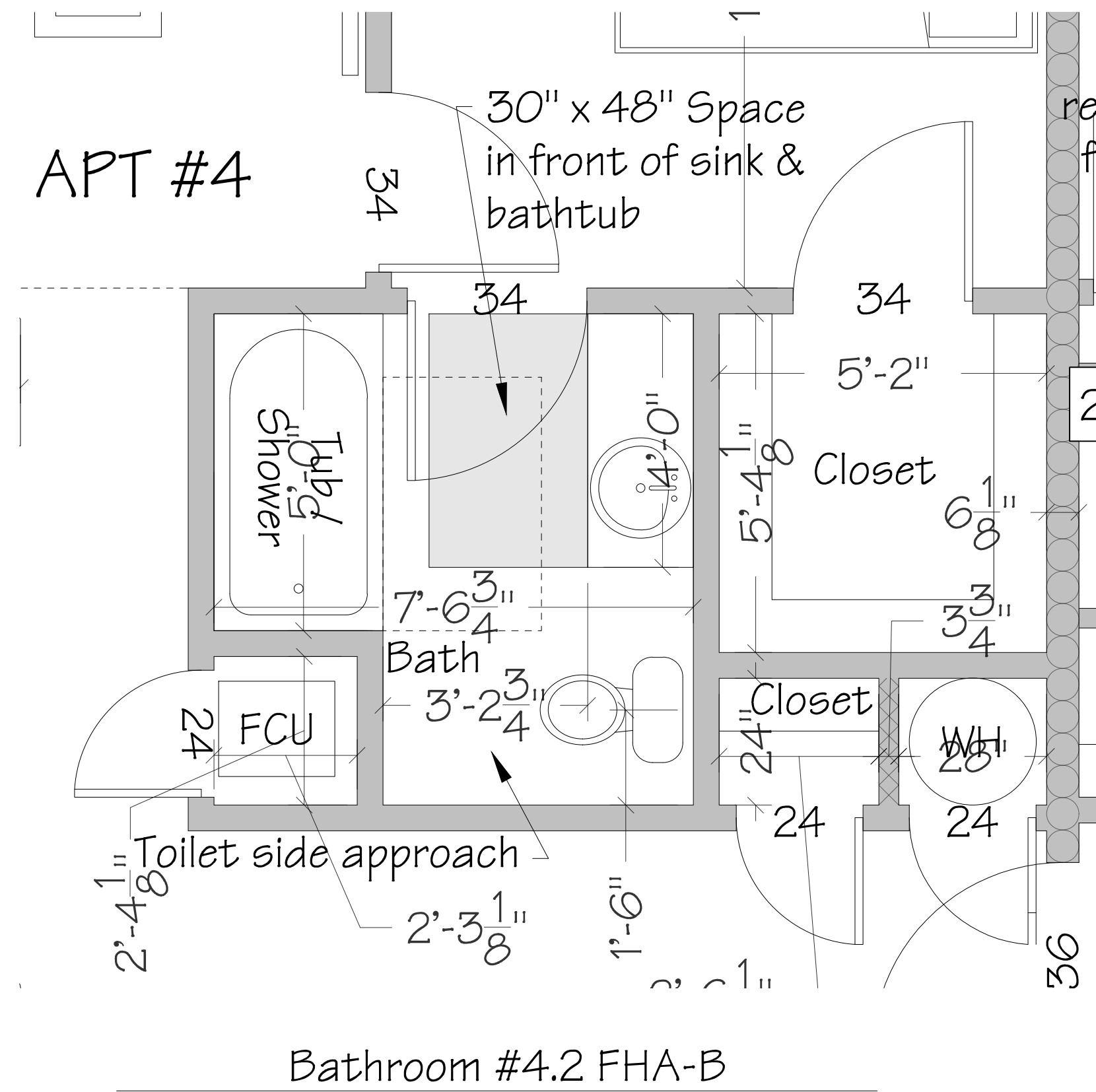
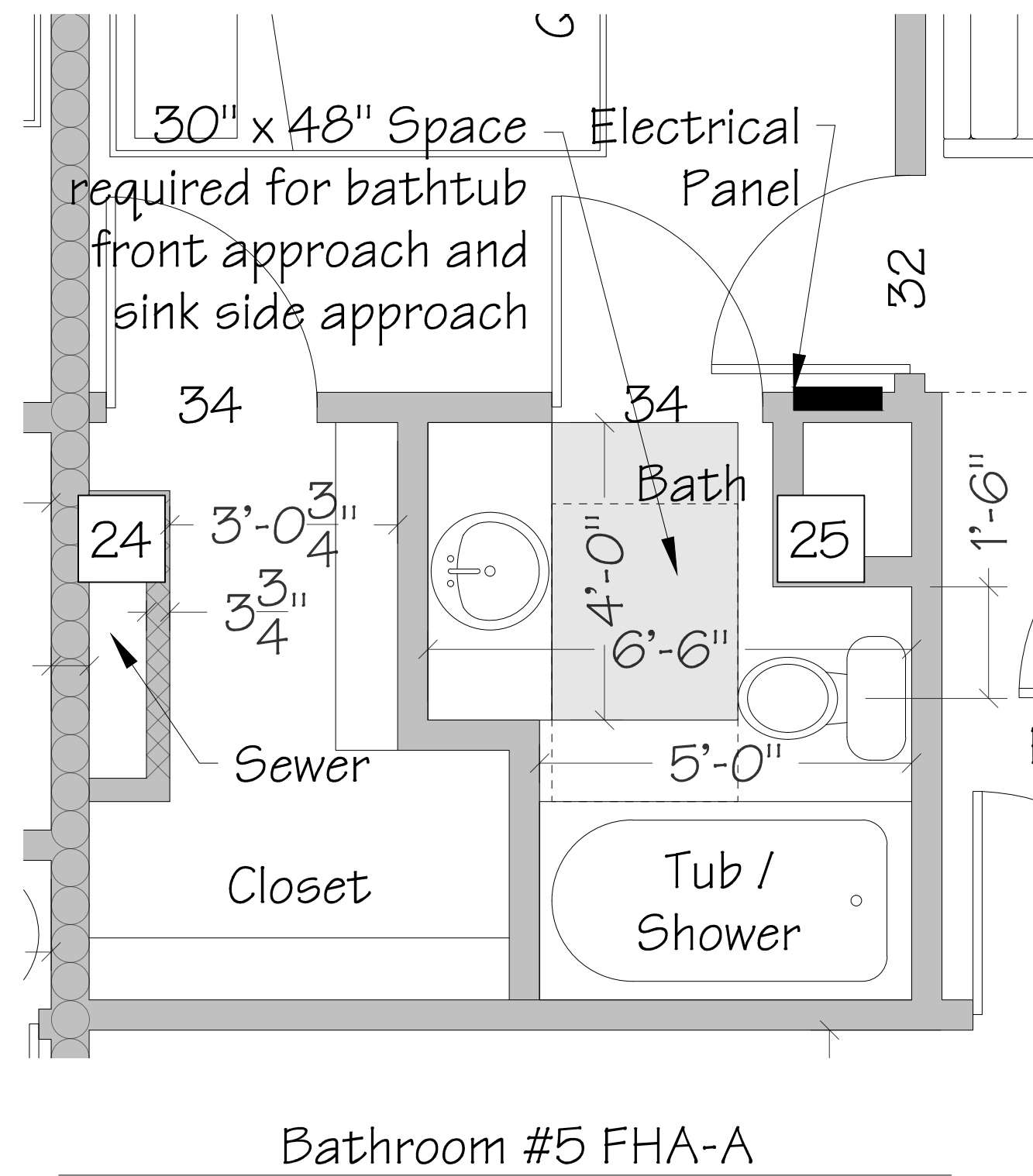
The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural Second and Third Floor Bathroom Details

SHEET NUMBER

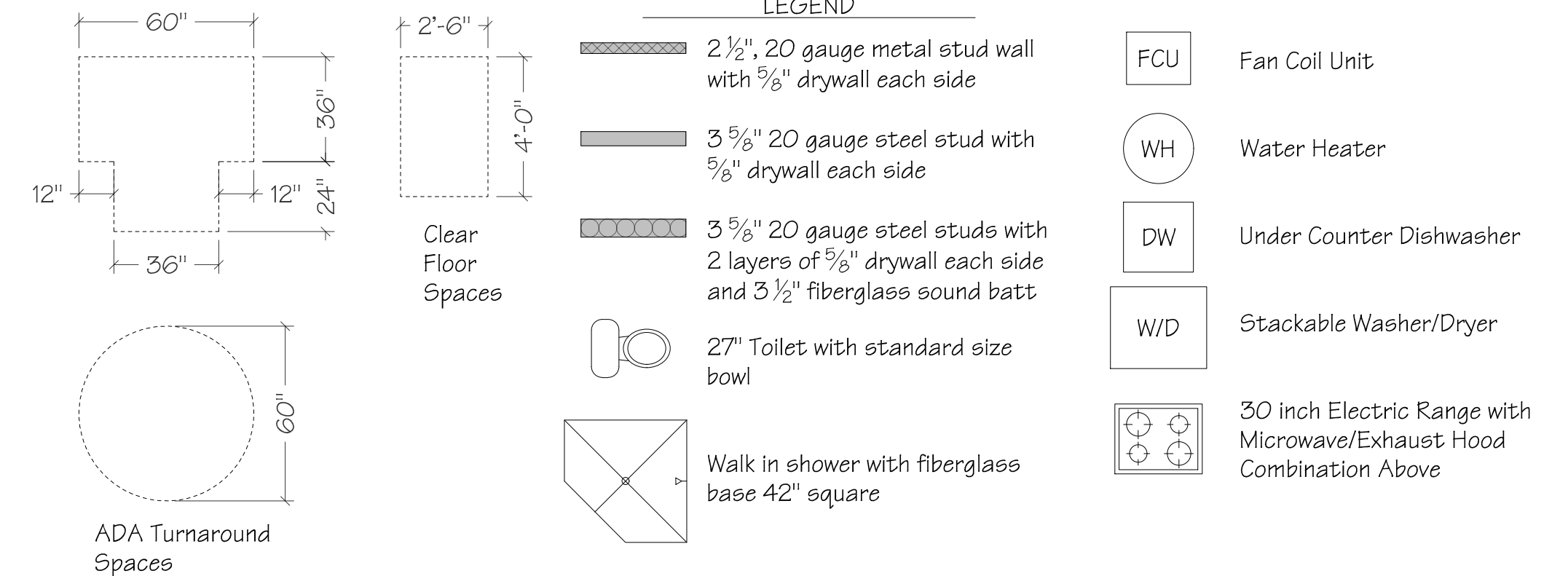
A-3

No elongated toilets - Sinks may require change out or cabinet removal



Second & Third Floor Bathroom Details

Scale: 1/2" = 1'-0"



221 East College
Stephenville, Texas

Architectural Second and Third Floor Bathroom Details

ET NUMBER

A-4

**PROFESSIONAL ENGINEER
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Exhibit
0

JERRY RAMSEY, PE, PA
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Alabama, Texas
Call: 362.259.4900

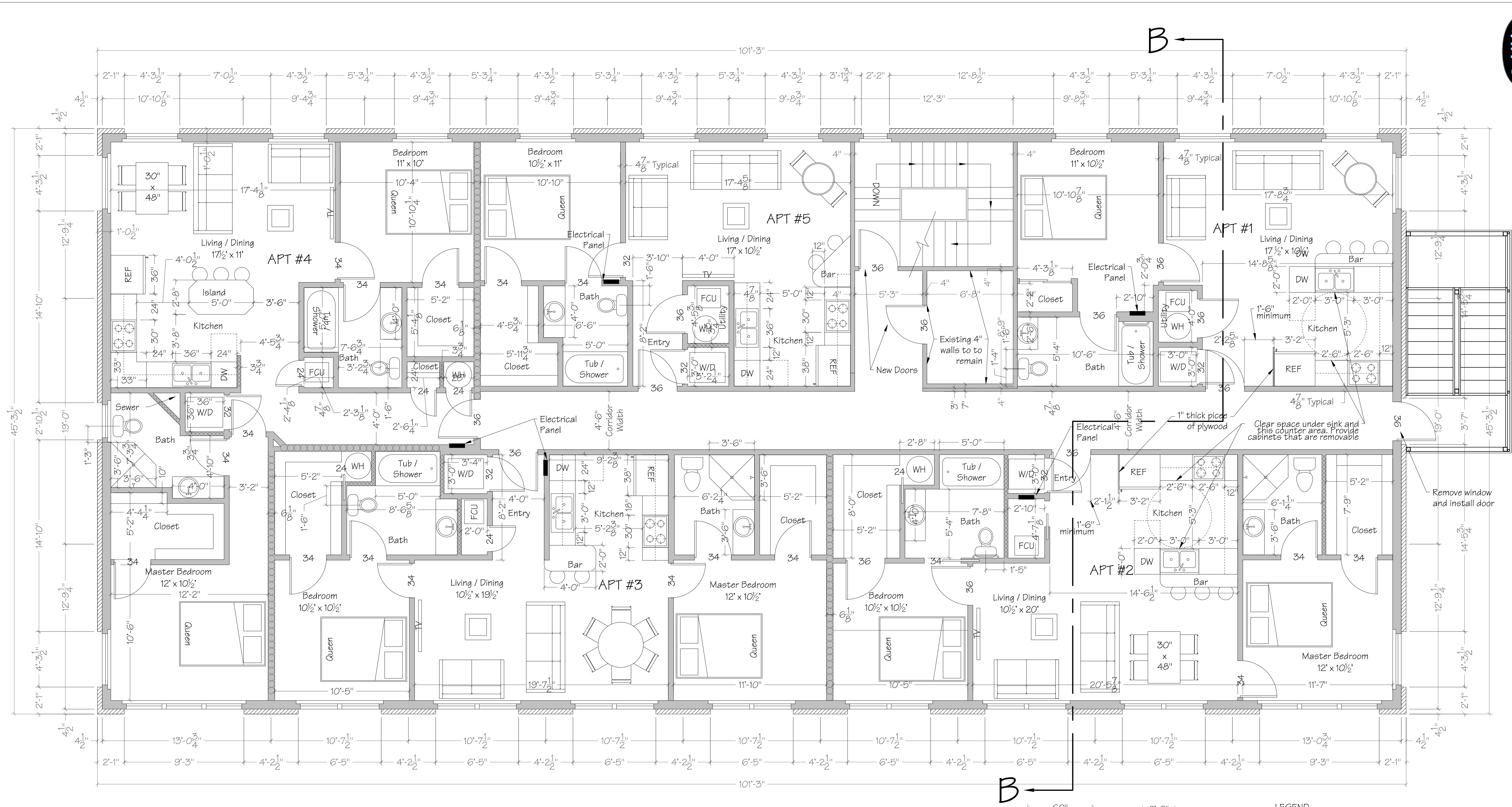
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The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Fourth Floor Plan

SHEET NUMBER

A-5



Fourth Floor Plan

Scale: 1/4" = 1'-0"

LEGEND

- 2 1/2" 20 gauge metal stud wall with 5/8" drywall each side
- 3 5/8" 20 gauge steel stud with 5/8" drywall each side
- 3 5/8" 20 gauge steel studs with 2 layers of 5/8" drywall each side and 3 1/2" fiberglass sound batt
- 27" Toilet with standard size bowl
- Walk in shower with fiberglass base 42" square
- Bar countertops to be at 30" A.F.F.

Clear Floor Spaces

ADA Turnaround Spaces

FCU Fan Coil Unit

WH Water Heater

DW Under Counter Dishwasher

W/D Stackable Washer/Dryer

30 inch Electric Range with Microwave/Exhaust Hood Combination Above

Exhibit 0

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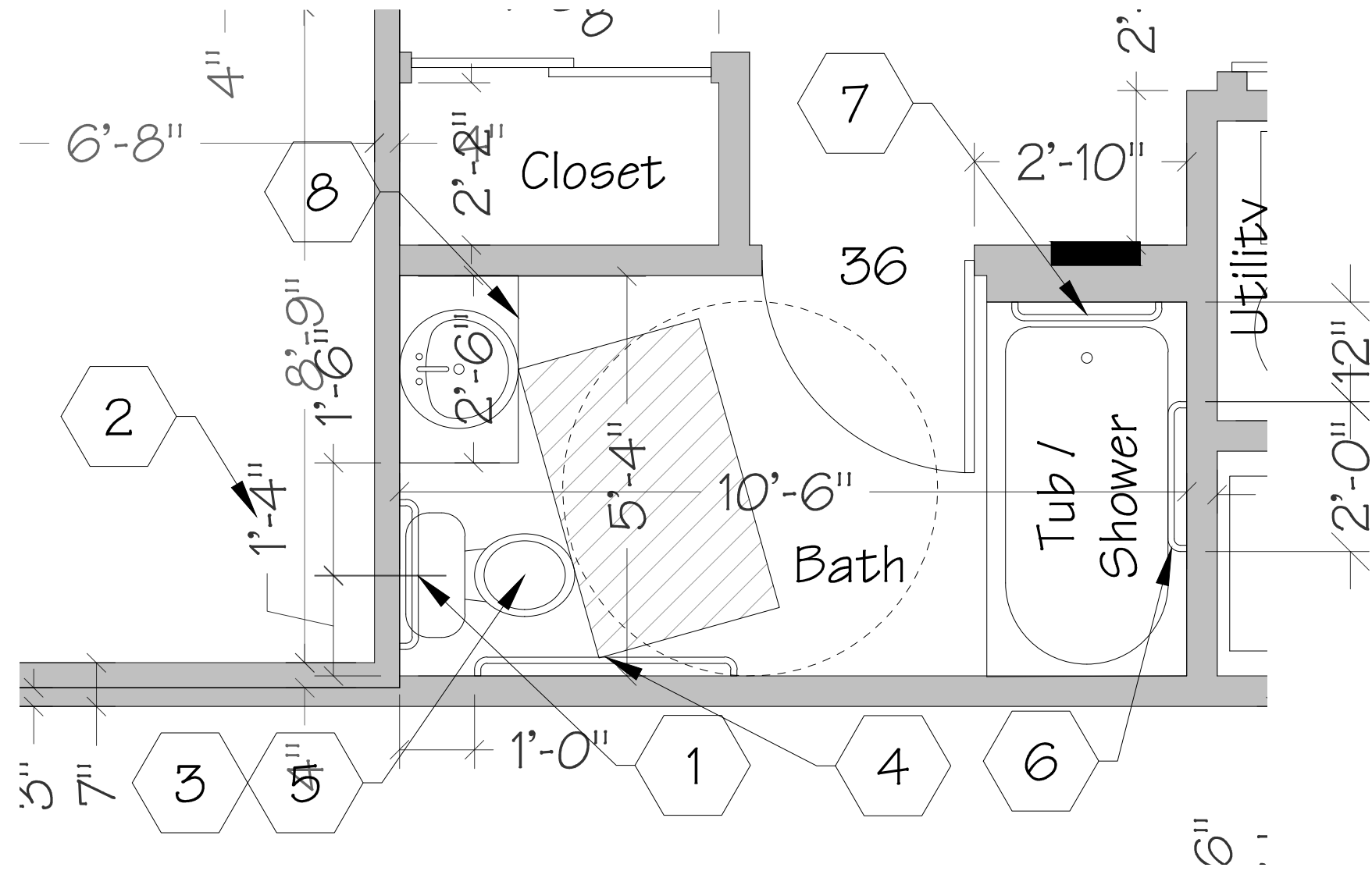
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221 East College
Stephenville, Texas

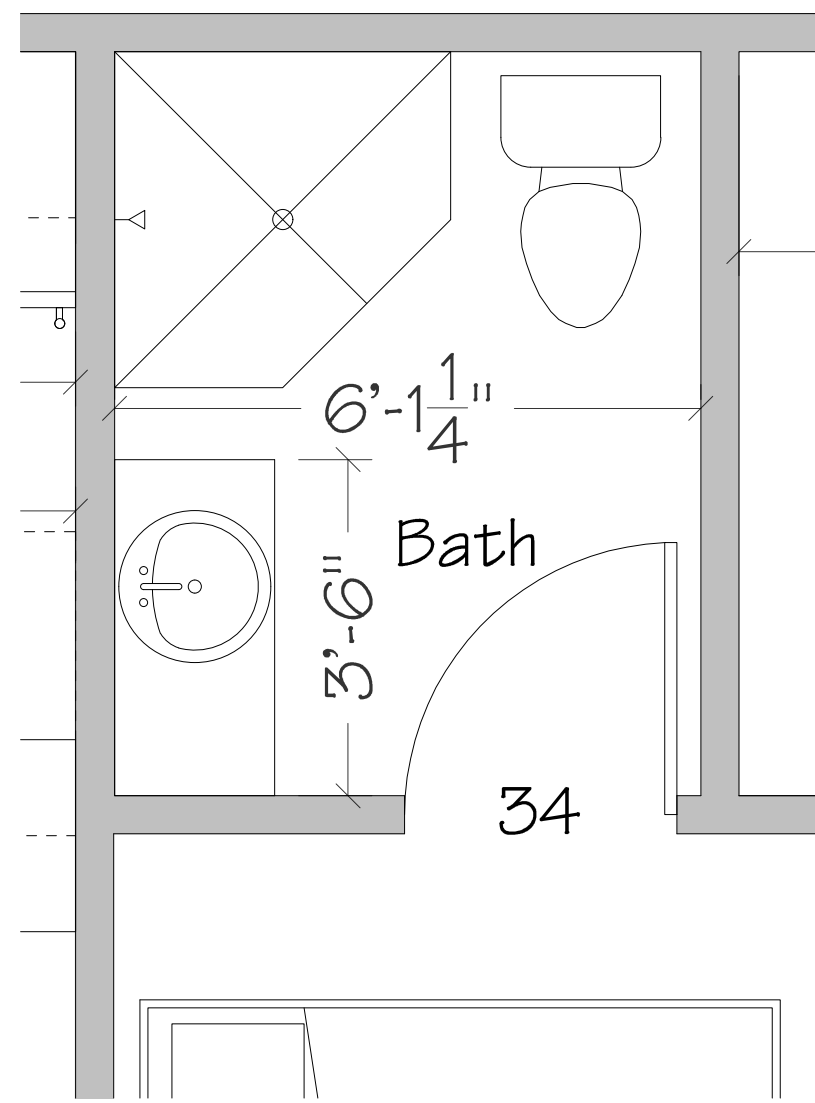
Architectural
Fourth Floor Bathroom Details

SHEET NUMBER

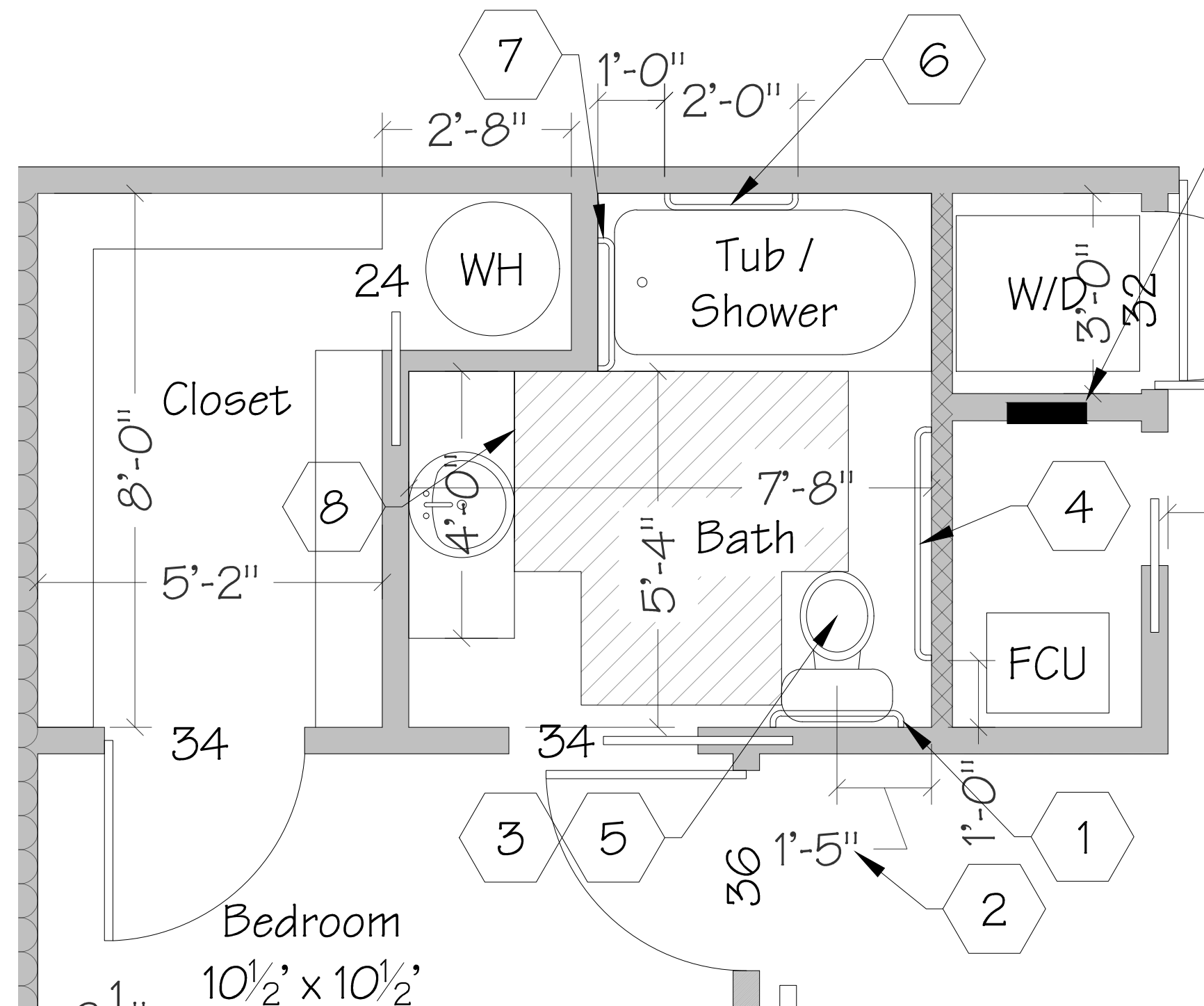
A-6



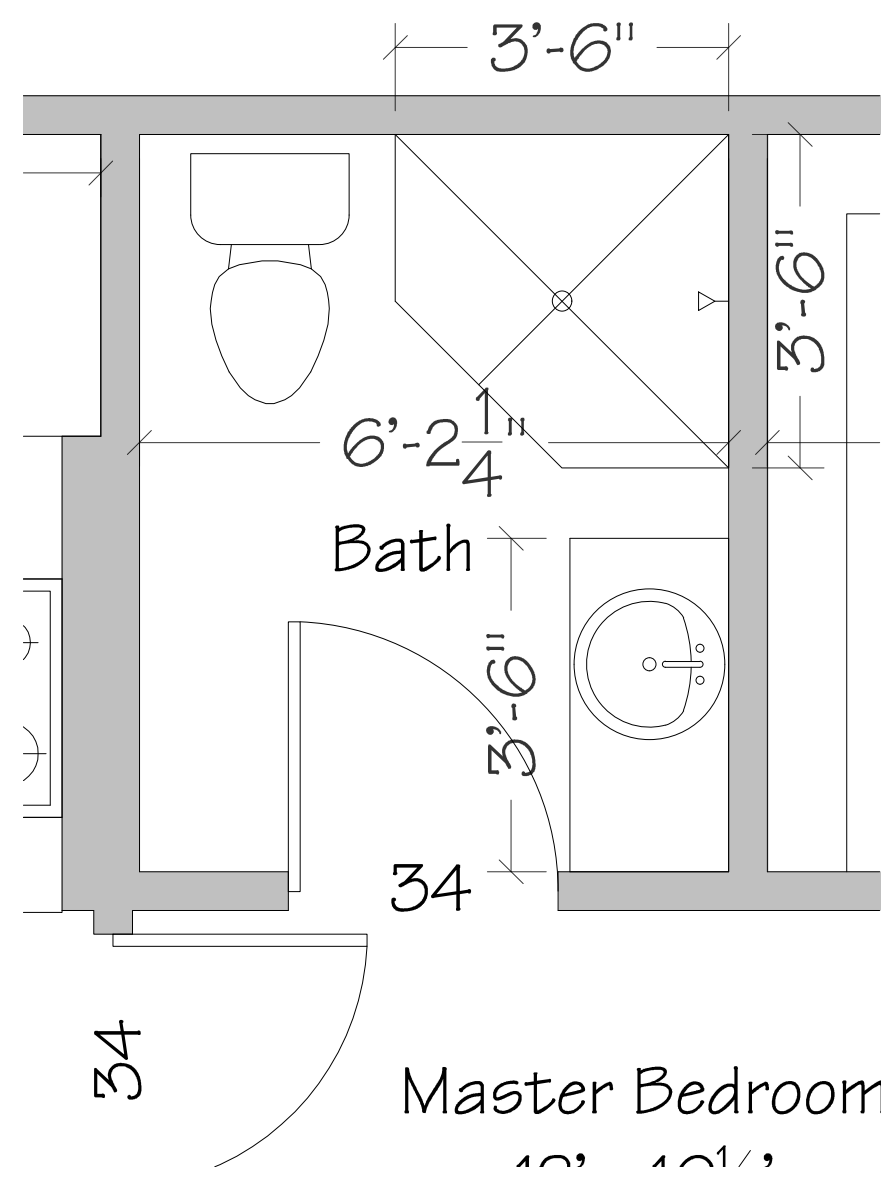
Bathroom #1 TAS-ADA



Bathroom #2.1 - Non-TAS-ADA Except Door



Bathroom #2.2 TAS-ADA

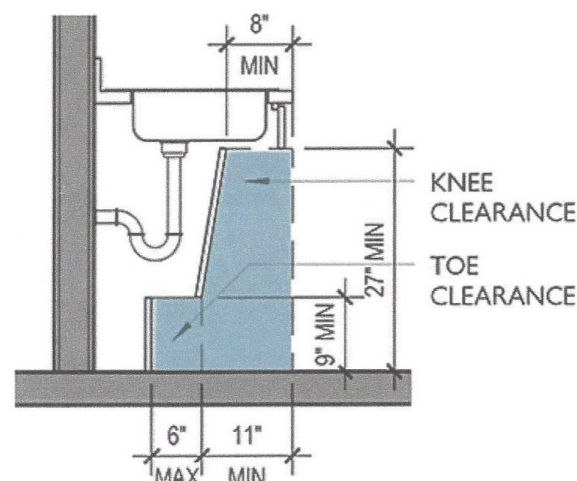


Bathroom #3.1 - Non-FHA Except Door

- 1 24" Long grab bar centered on toilet 33" to 36" to top from floor.
- 2 Note to Contractor: Toilet dimensions on ADA Restrooms must be exact!
- 3 The seat height of a toilet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat.
- 4 42" Long grab bar 33" to 36" to top from floor
- 5 No elongated toilets
- 6 Two 24" grab bars. One at 34" to top above floor. One at 9" above the top of tub.
- 7 24" Grab bar at 34" to top above floor.
- 8 Sinks may require change out or cabinet removal.

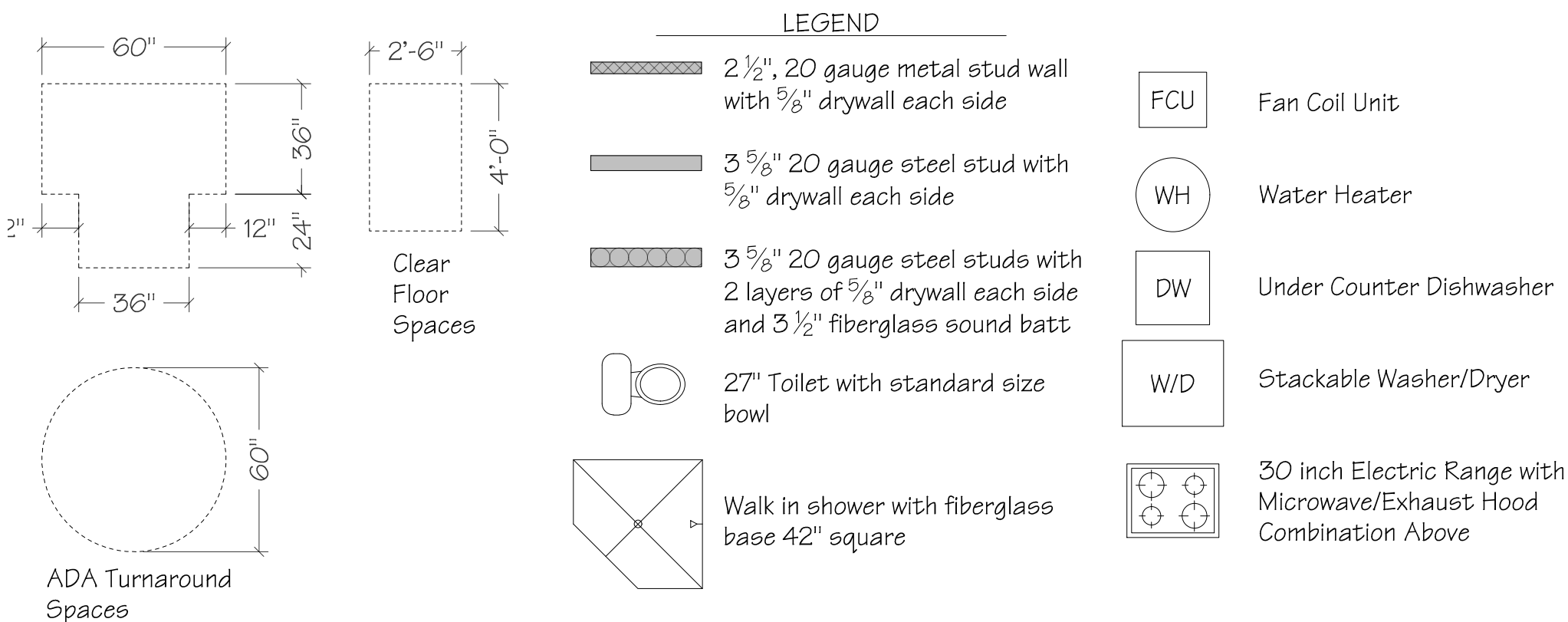
Fourth Floor Bathroom Details

Scale: 1/2" = 1'-0"



TAS-ADA Sink Detail

Scale: 1/2" = 1'-0"







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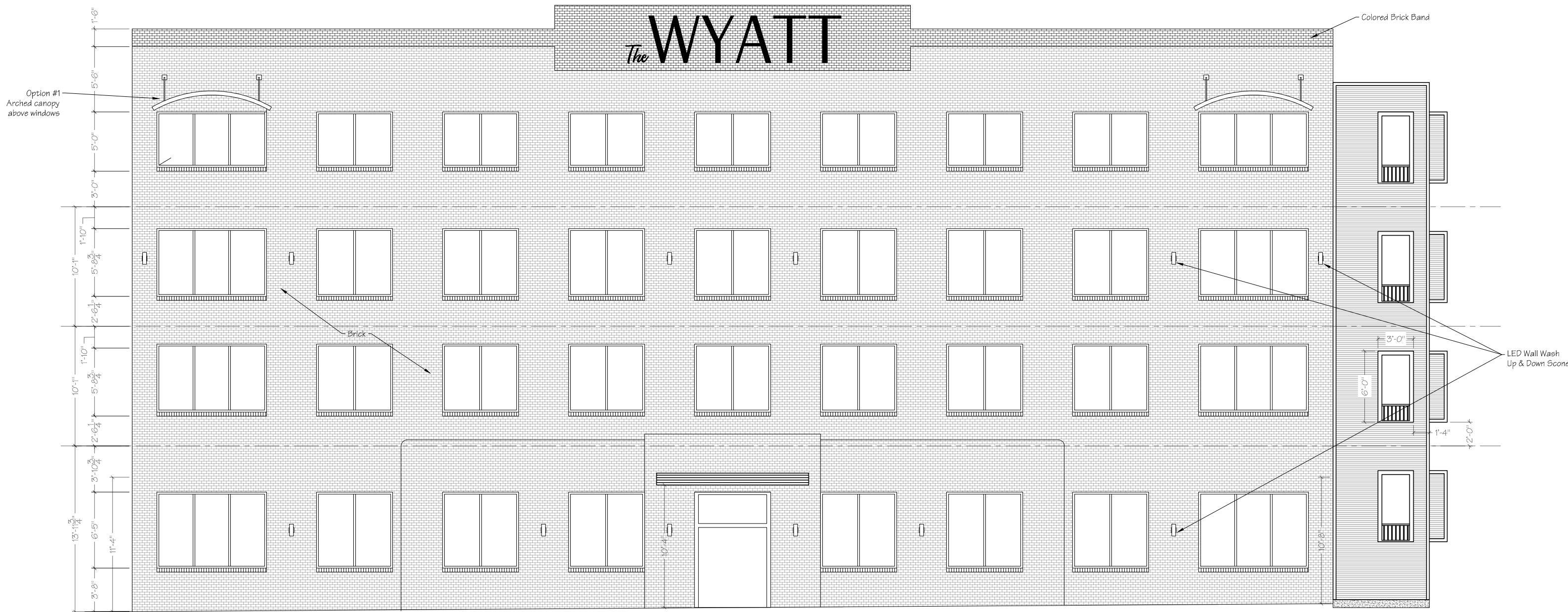
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
North & South Exterior Elevation

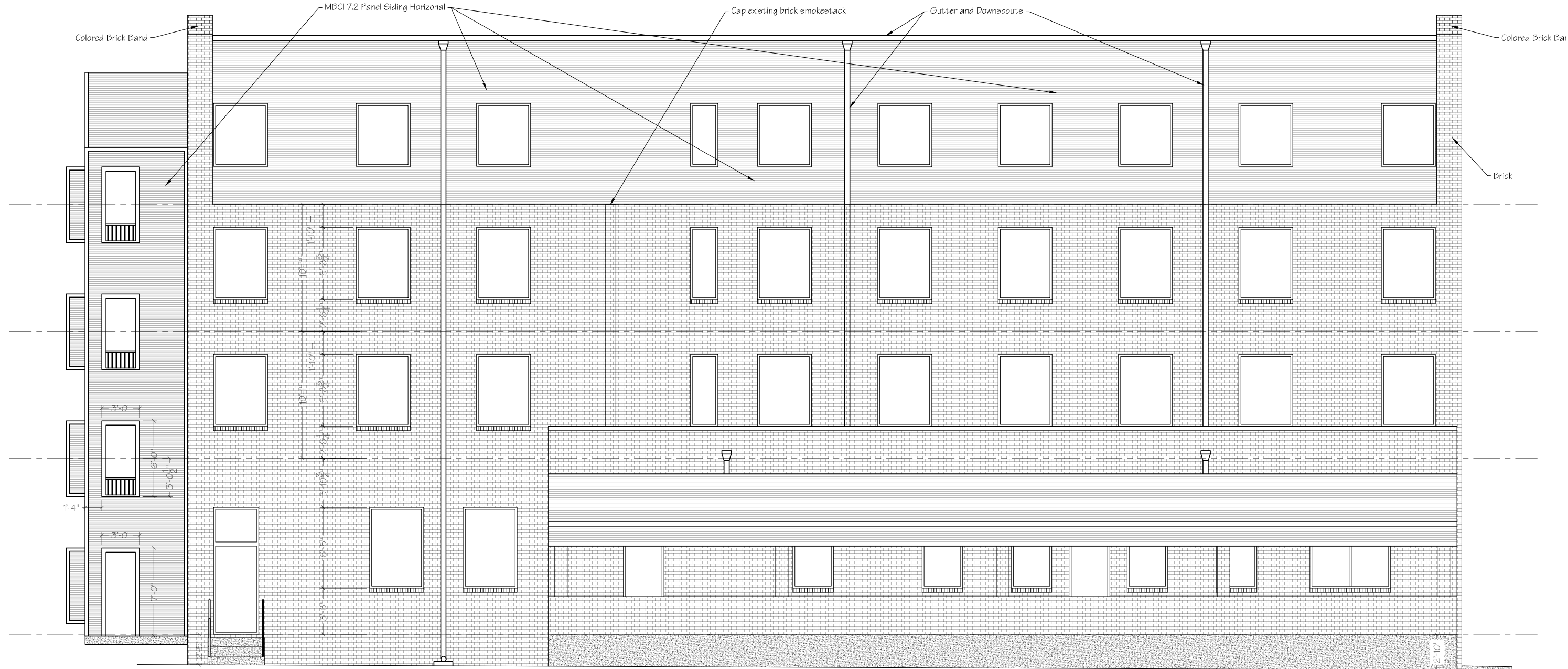
SHEET NUMBER

A-8



South Elevation

Scale: 3/16" = 1'-0"



North Elevation

Scale: 3/16" = 1'-0"



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Austin, Texas
Cell: 365.258.4910

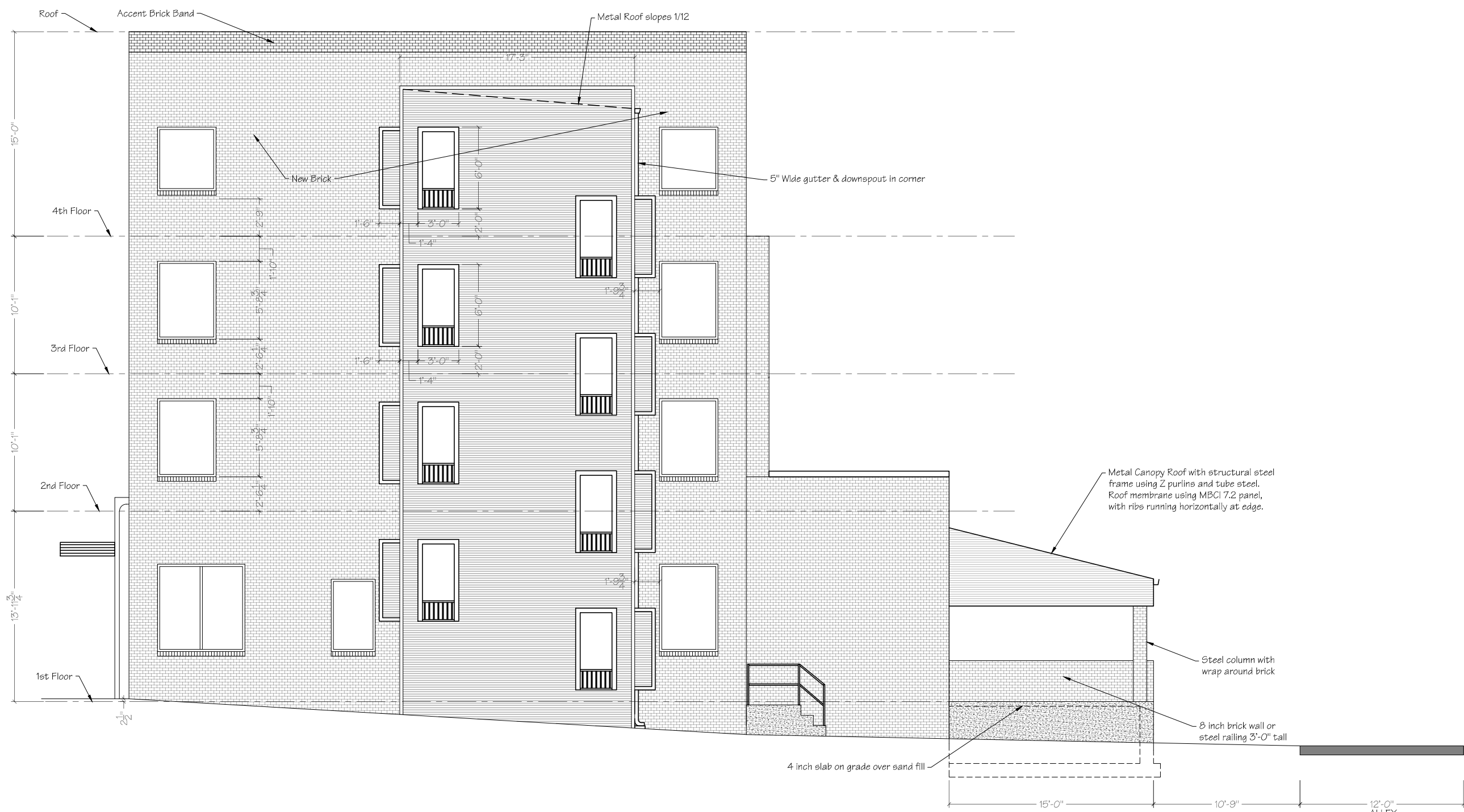
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
East & West Exterior Elevation

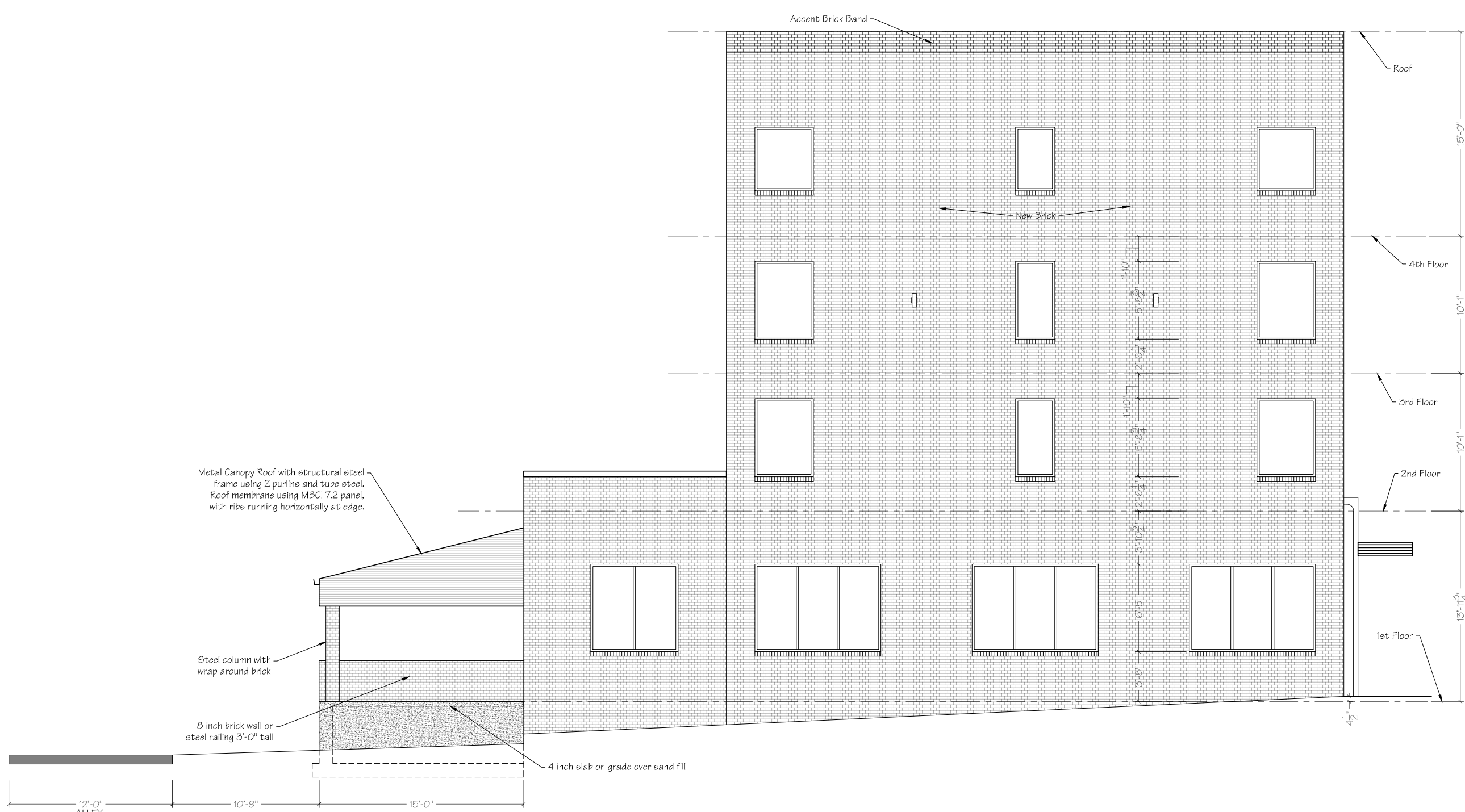
SHEET NUMBER

A-9



East Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"



JERRY RAMSEY, PE, PA
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PROFESSIONAL ARCHITECT
Address: Tarrant
Cell: 362.258.9100

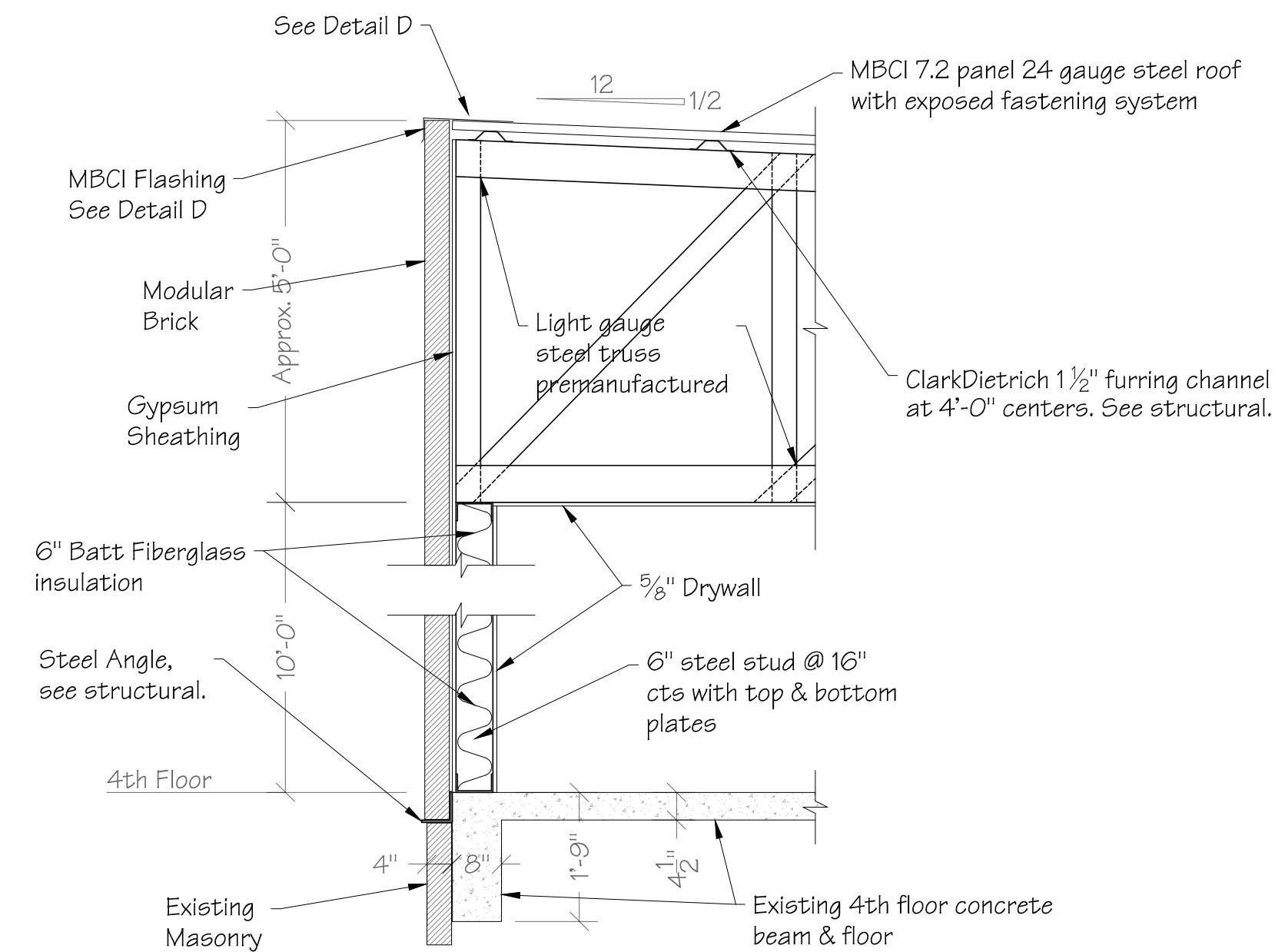
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Wall Sections

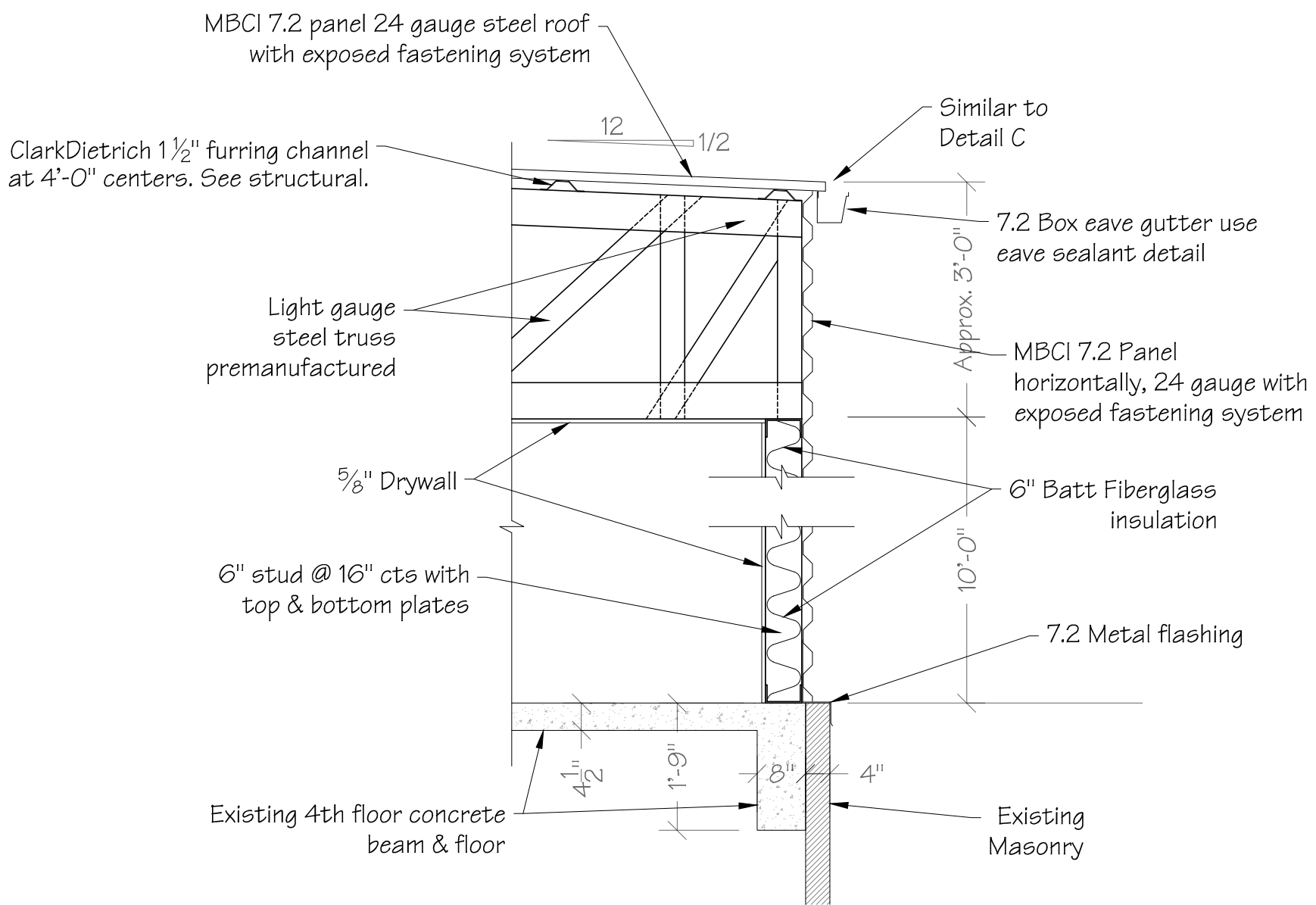
SHEET NUMBER

A-10



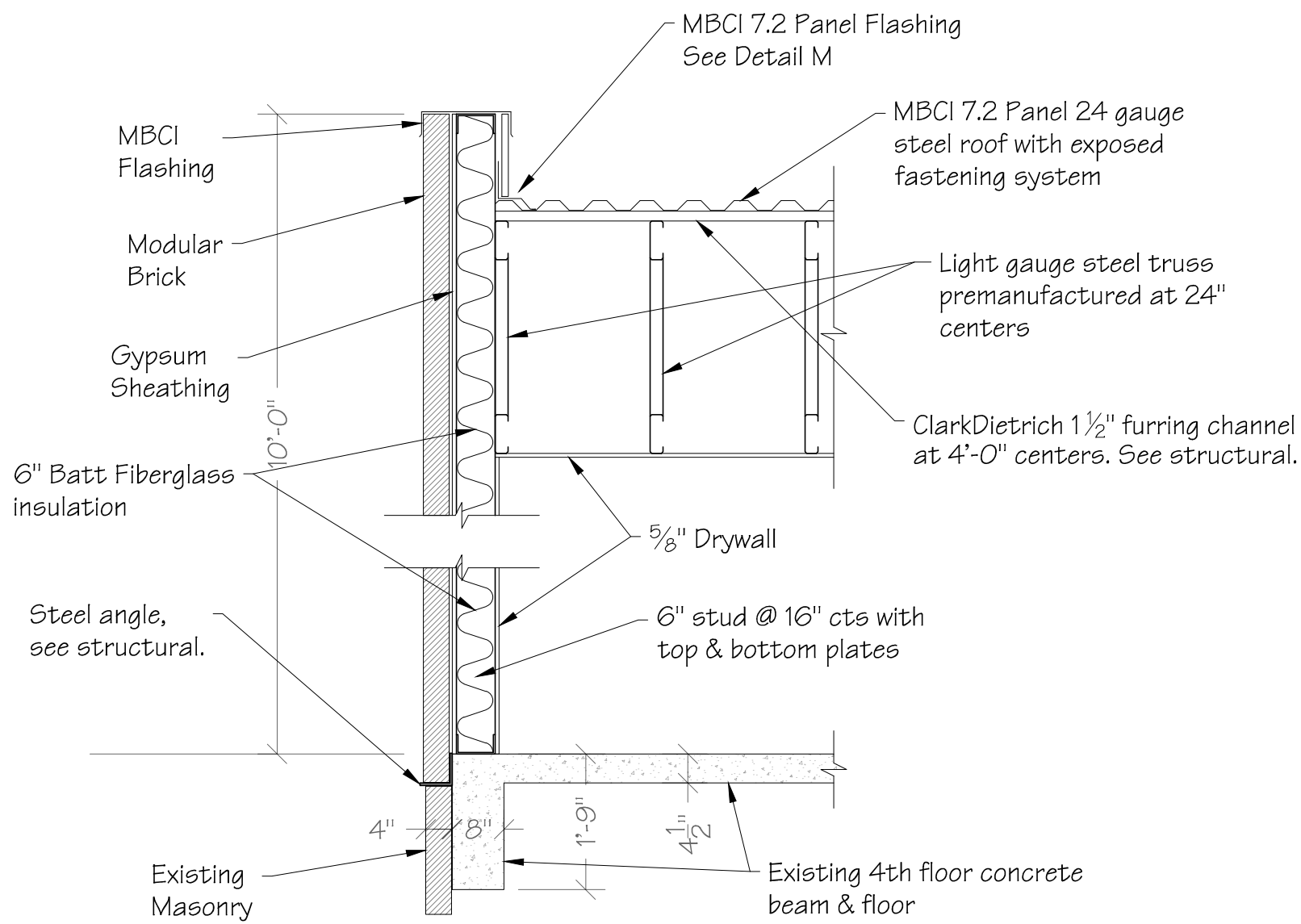
Wall Section 1

Scale: 1/2" = 1'-0"



Wall Section 2

Scale: 1/2" = 1'-0"



Wall Section 3

Scale: 1/2" = 1'-0"



JERRY RAMSEY, PE, PA
PROFESSIONAL ENGINEER
PROFESSIONAL ARCHITECT
Alabama, Texas
CAB. 3062924910

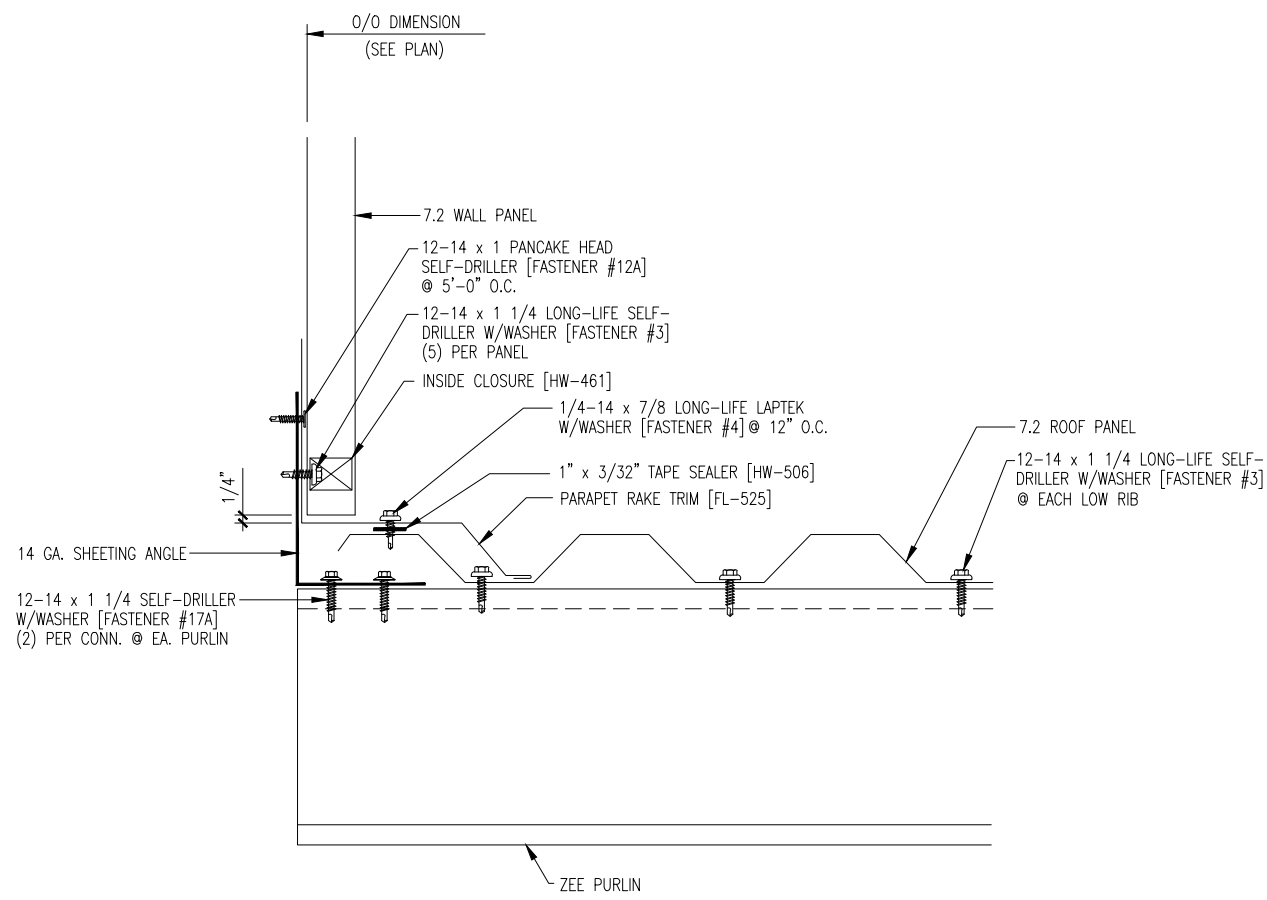
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Architectural
Details

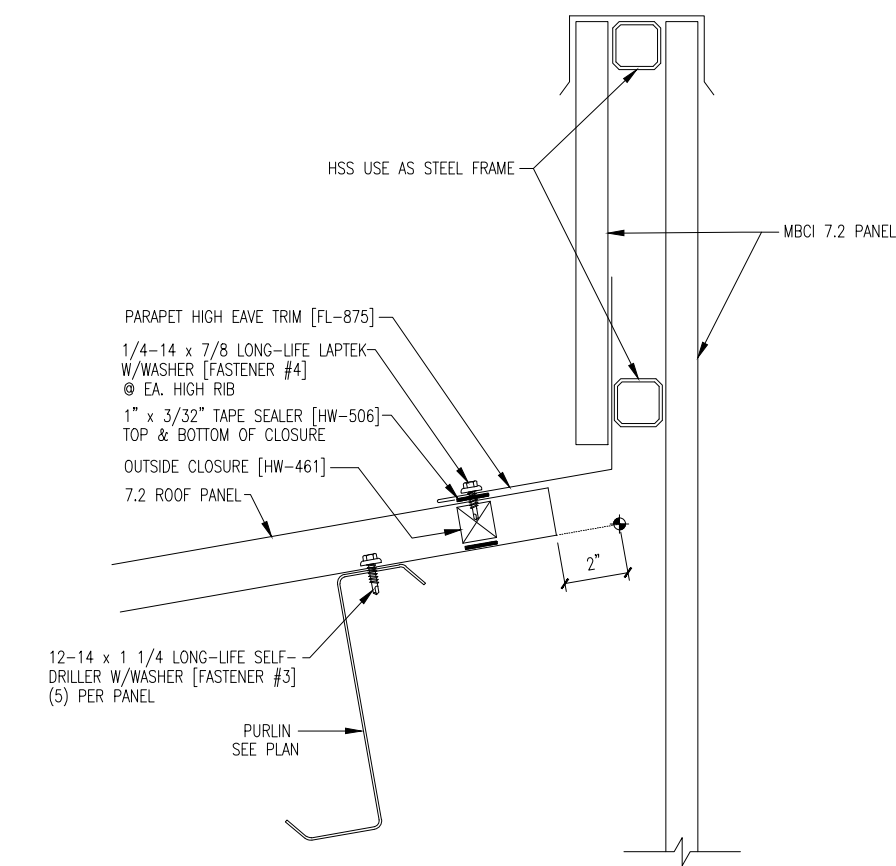
SHEET NUMBER

A-11



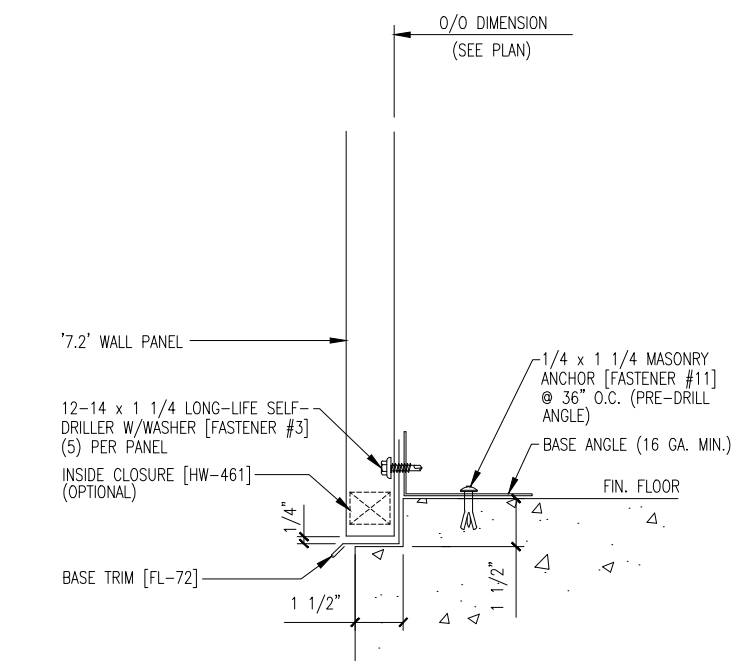
Detail A

Scale: 2" = 1'-0"

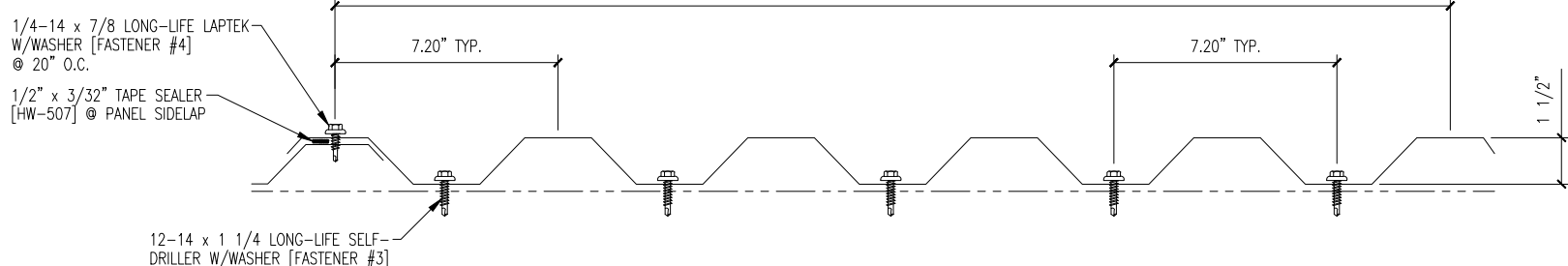


Detail E

Scale: 2" = 1'-0"



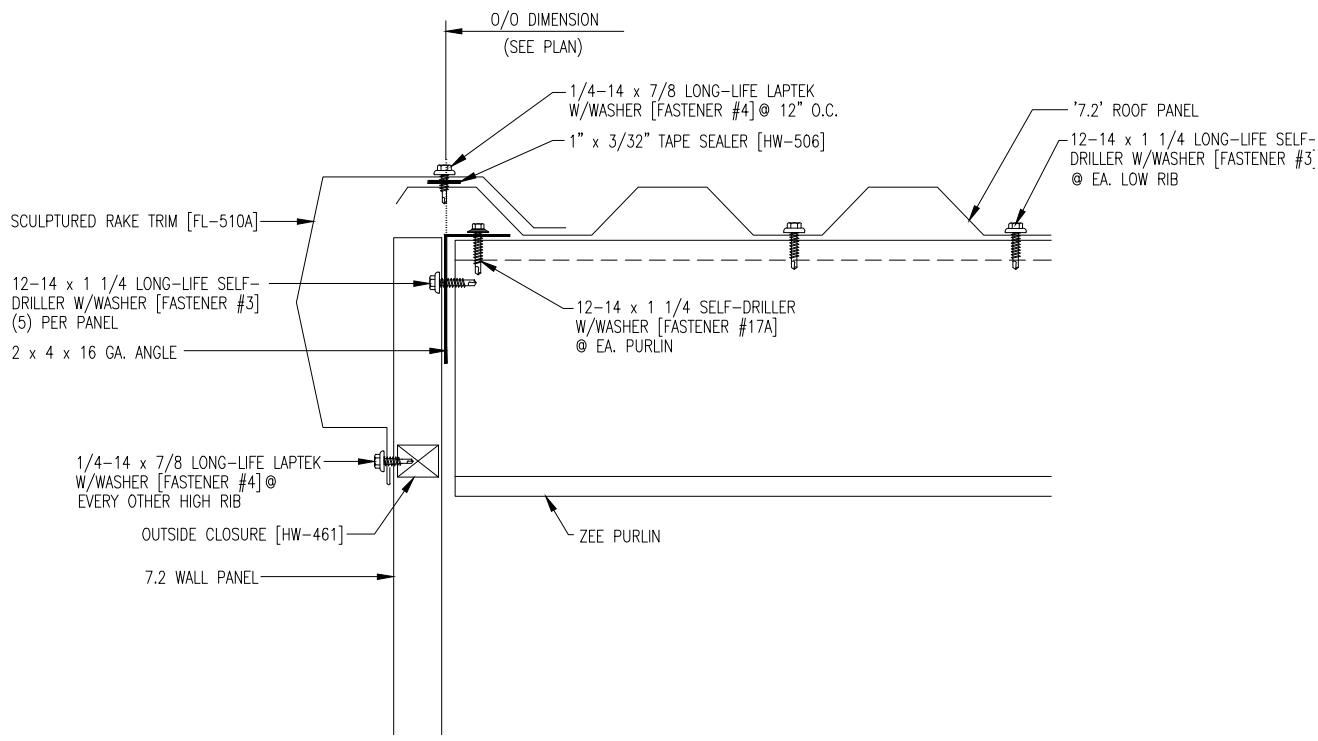
Detail H



7.2 FASTENER SPACING @ PANEL ENDS & INTERMEDIATE SUPPORTS

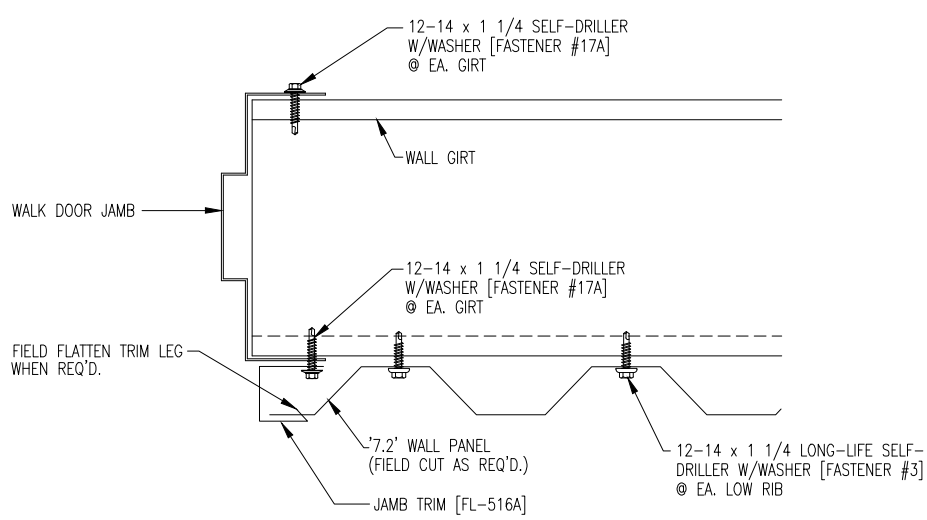
Detail B

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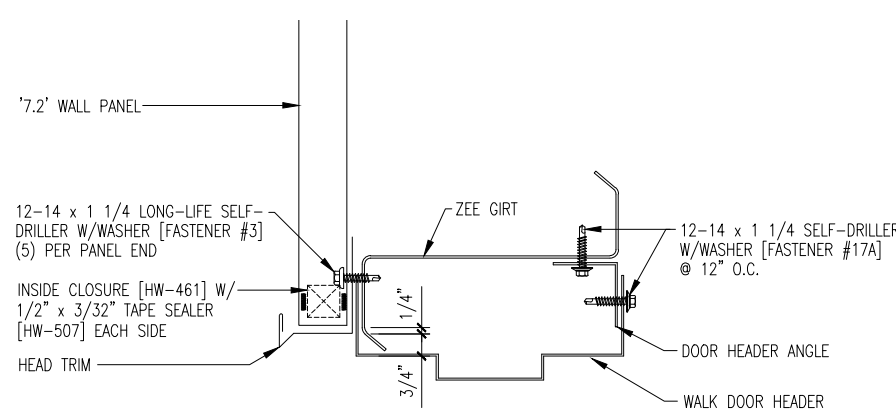
Detail F

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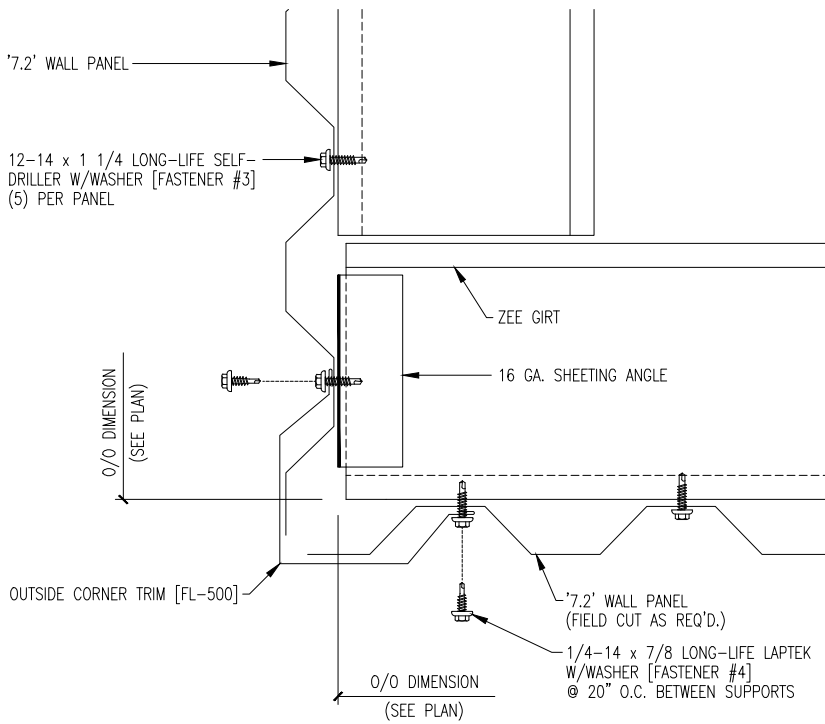
Detail I

Scale: 2" = 1'-0"



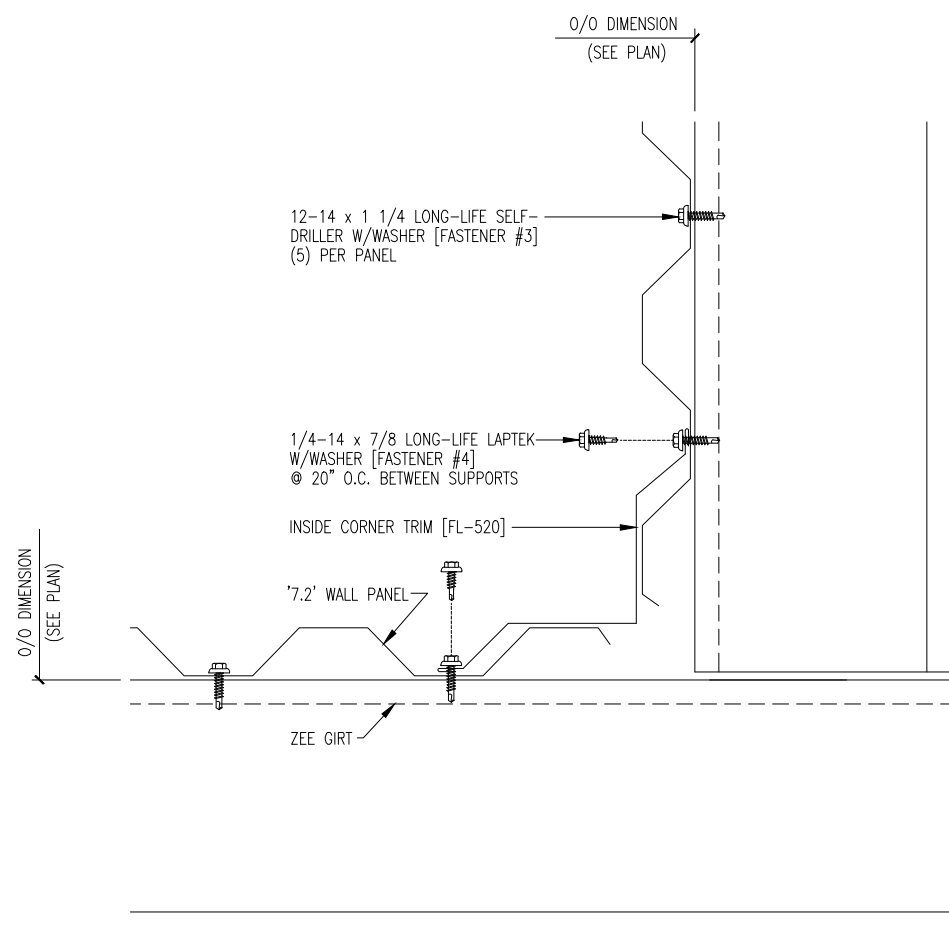
Detail J

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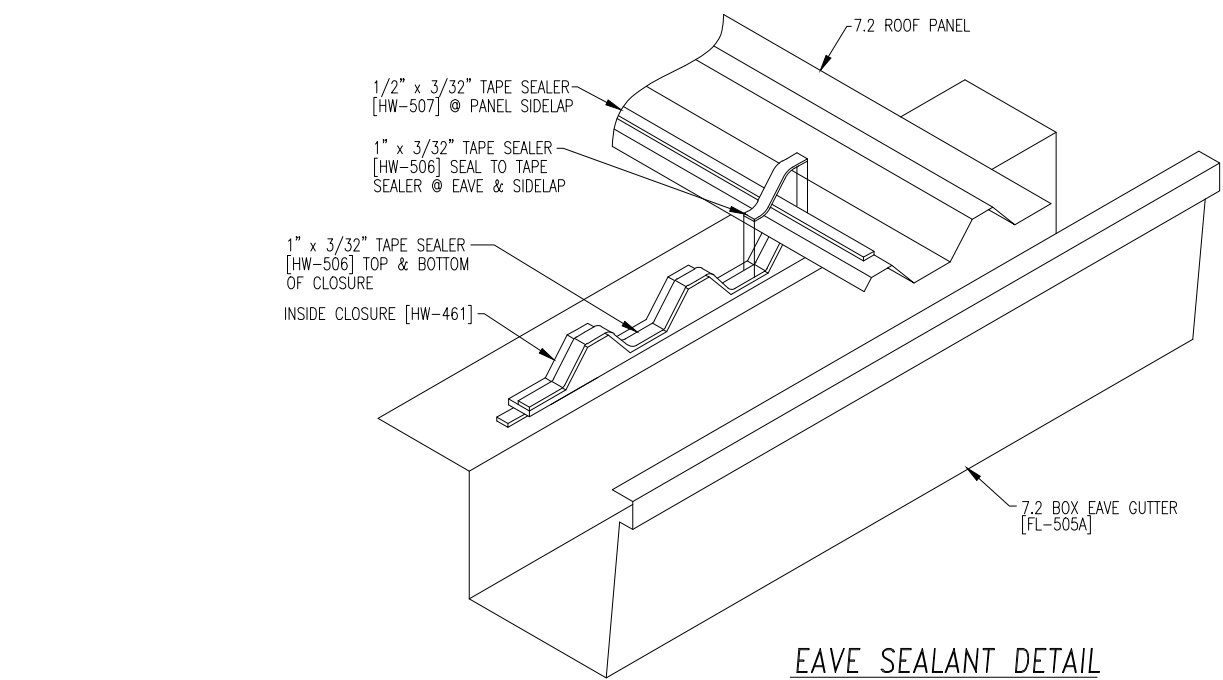
Detail K

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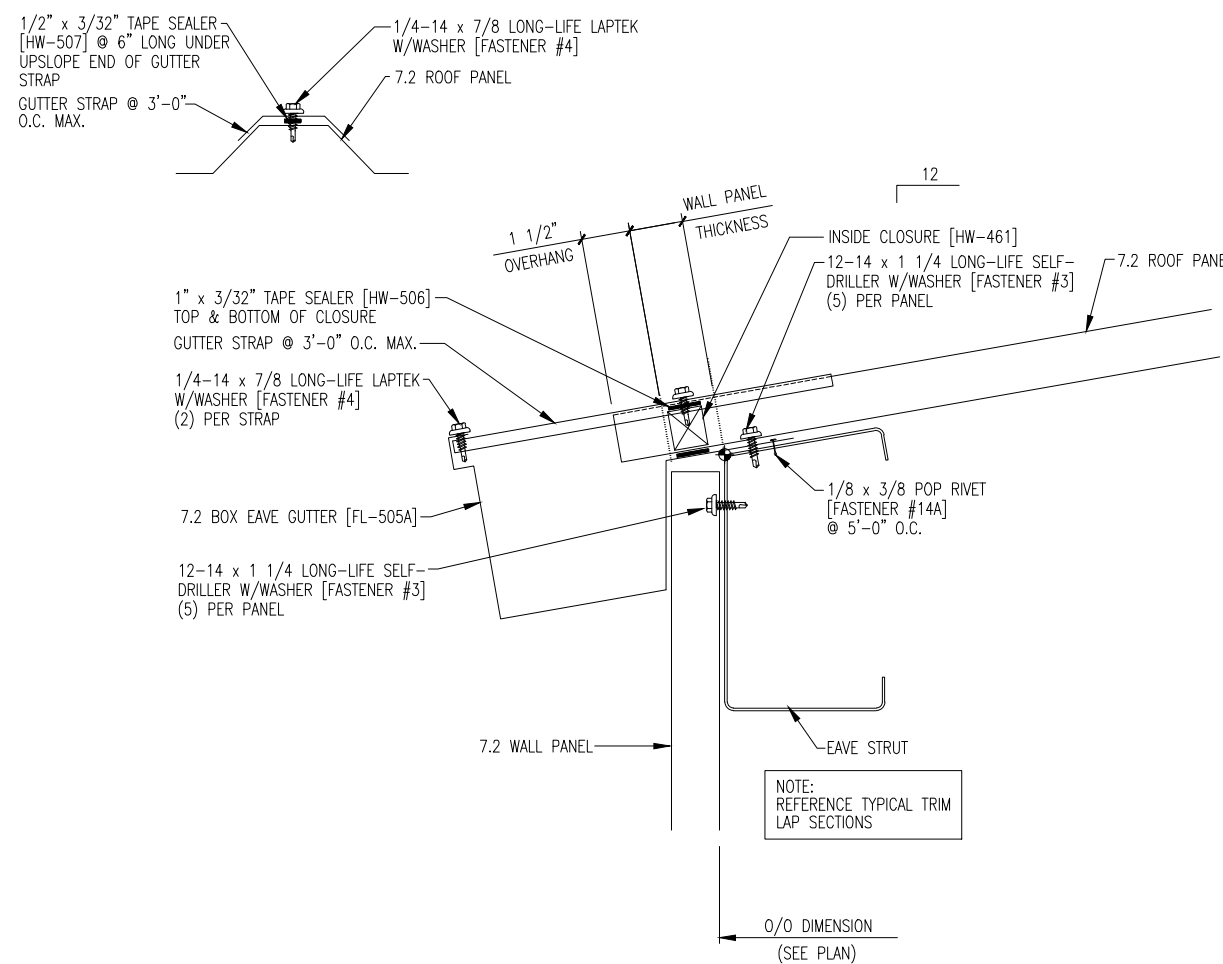


Detail L

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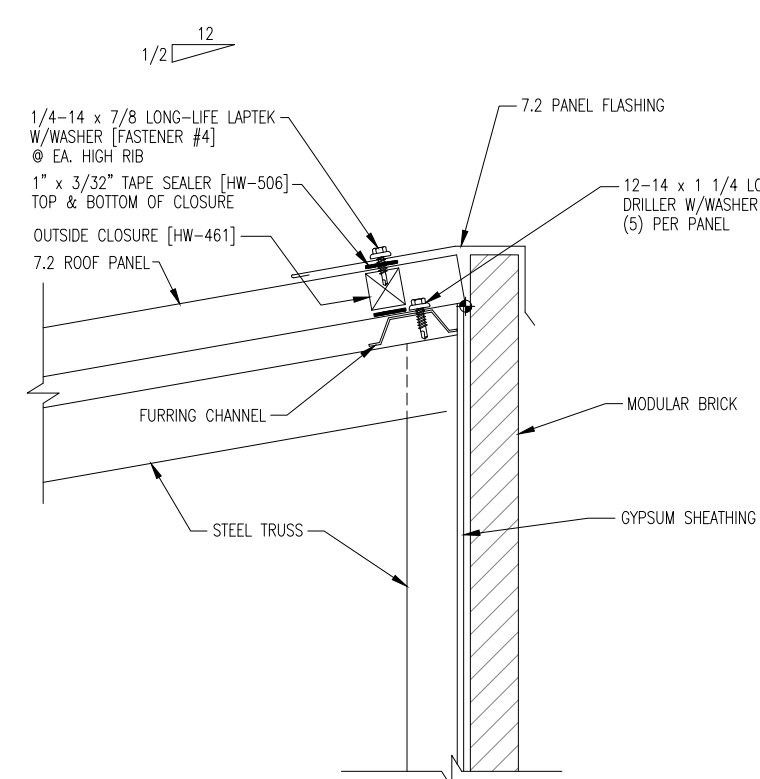


EAVE SEALANT DETAIL



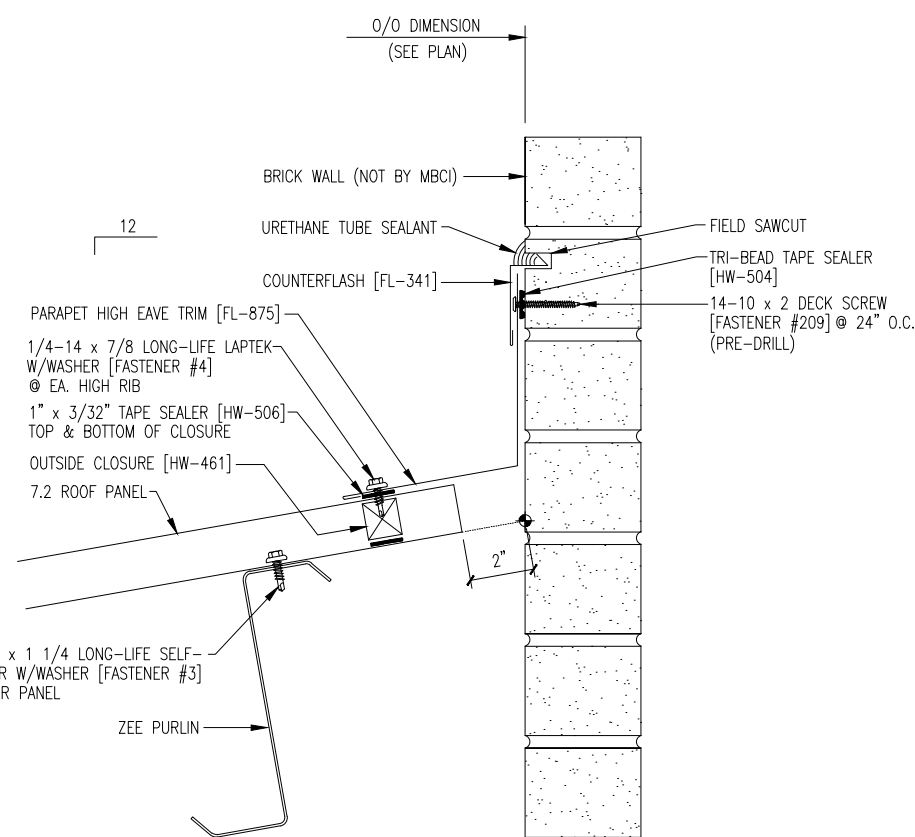
Detail C

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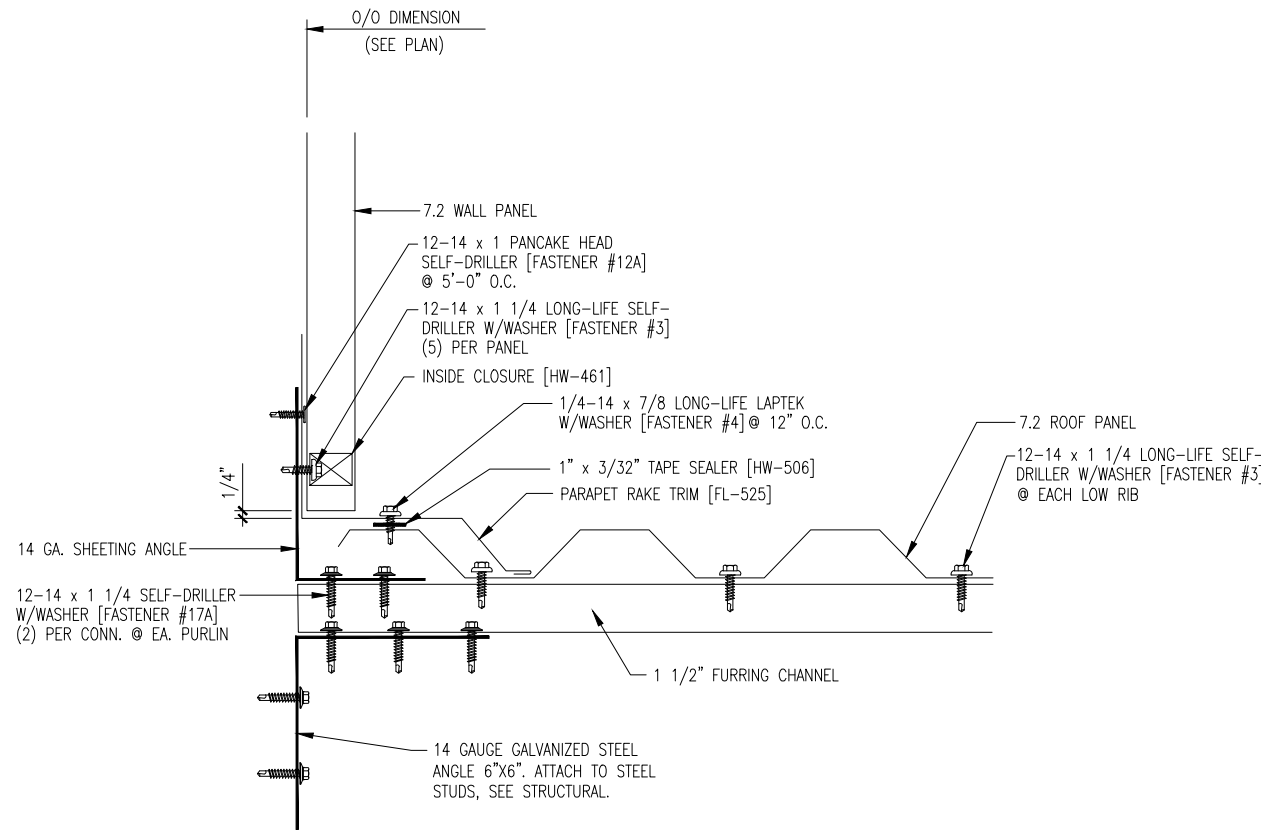
Detail D

Scale: 2" = 1'-0"



Detail G

Scale: 2" = 1'-0"



Detail M

Scale: 2" = 1'-0"

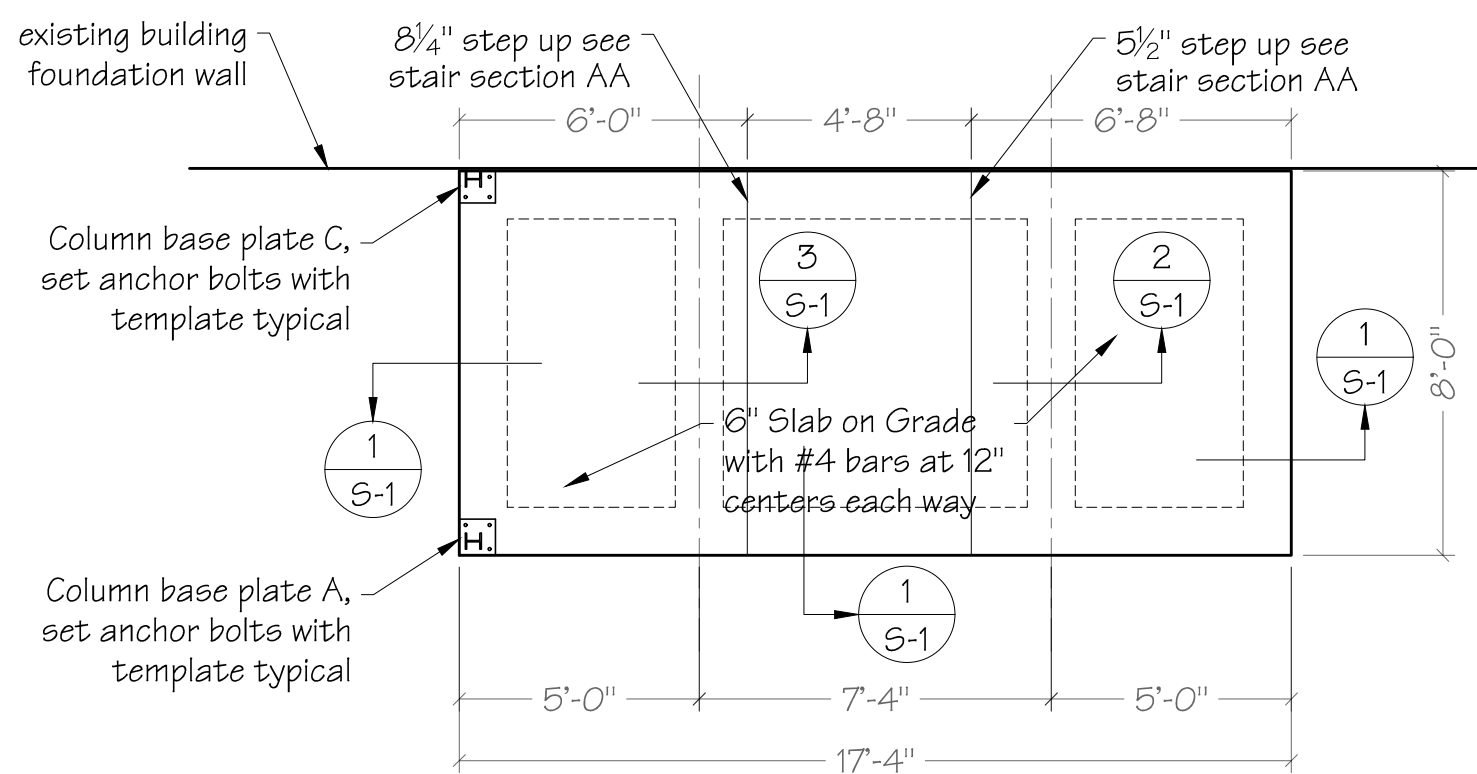


JRAM ENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

Architectural
Building Section

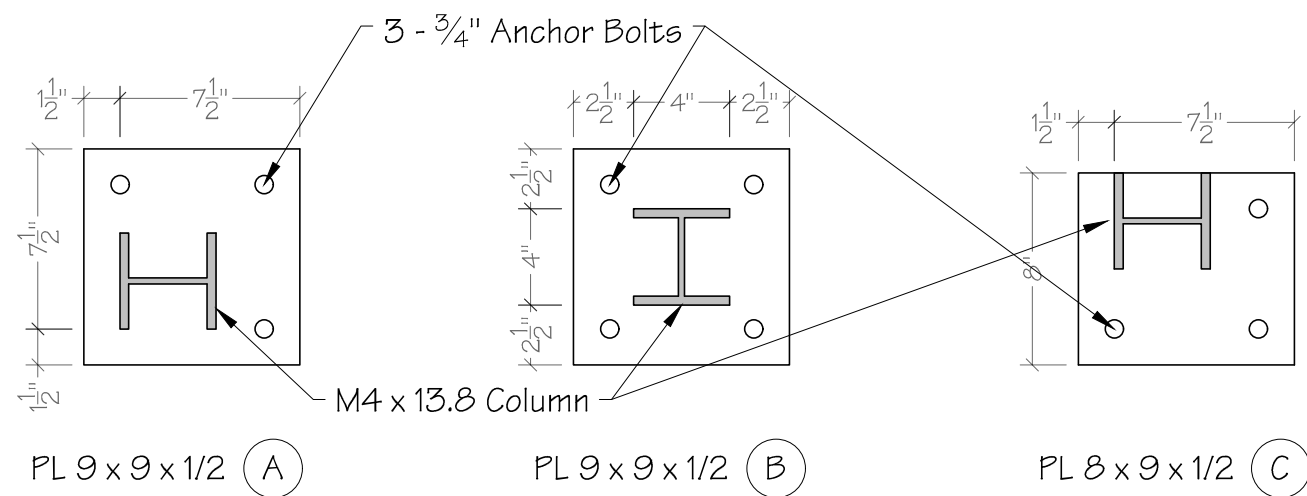
A-13

Section BB
Scale: 3/8" = 1'-0"



Stair Foundation Plan

Scale: 1/4" = 1'-0"

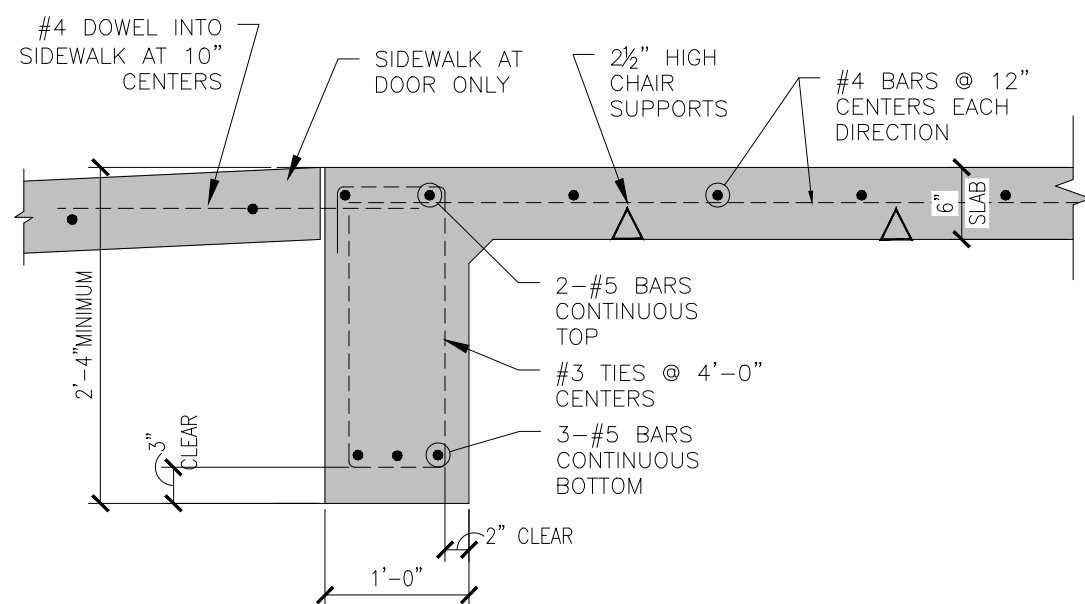


Steel Column Base Plate Details

Scale: 1 1/2" = 1'-0"

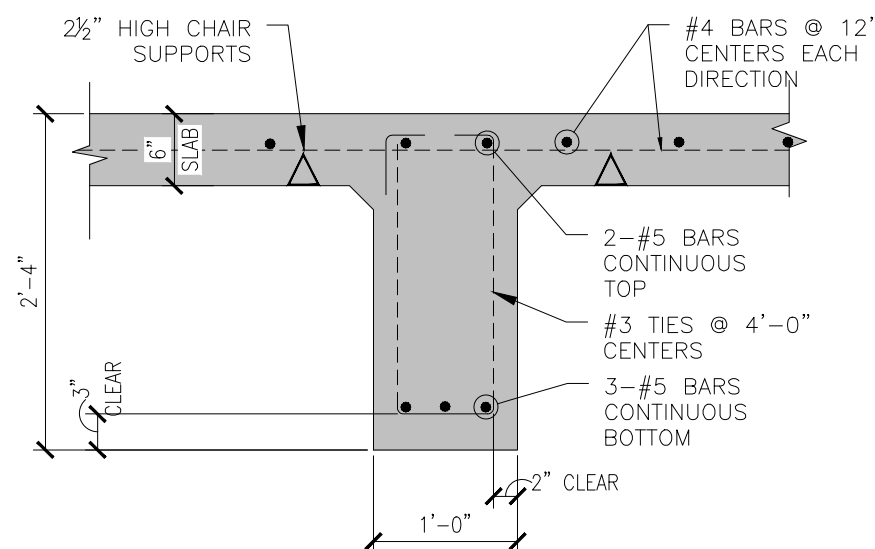
CONCRETE GENERAL NOTES

- ALL CONCRETE USED FOR FLOOR, & FOUNDATION SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,500 psi AT 28 DAYS.
- EXTERIOR EXPOSED CONCRETE SLABS SHALL HAVE FROM 4% TO 7% ENTRAINED AIR.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS WITH THE ARCHITECT'S PLAN.
- VERIFY ALL MECHANICAL OPENINGS, SIZES & LOCATIONS, WITH MECHANICAL CONTRACTOR.
- PIPES, SLEEVES, ETC., SHALL PASS PERPENDICULAR THROUGH CENTER OF BEAMS OR IF A PIPE NEEDS TO PASS HORIZONTALLY THROUGH A BEAM, WIDEN THE BEAM AND PUT 1/2 THE STEEL ON EACH SIDE.
- ALL REINFORCING STEEL SHALL BE GRADE 60.
- REINFORCING SHALL BE CONTINUOUS LAPPED A MINIMUM OF 24 BAR DIAMETERS.
- PROVIDE CORNER BARS TO MATCH IN SIZE AND SPACING OF ALL HORIZONTAL BARS.
- CONTACT THE ENGINEER FOR LOCATION OF ANY CONSTRUCTION JOINTS IN SLABS, NOT SHOWN ON PLAN.
- USE 6 MIL VISQUEEN PLASTIC SHEETING UNDER SLABS & GRADE BEAMS IN LIVING AREAS.
- VIBRATE CONCRETE TO REMOVE VOIDS IN THE FLOOR BEAMS & EXPOSED EDGES OF SLAB. VIBRATE SLAB ON GRADE AS NEEDED TO ASSURE REMOVAL OF VOIDS.
- AT OWNER'S REQUEST SUBMIT 4 SETS OF REINFORCING STEEL SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE ANY CONCRETE IS PLACED. SHOP DRAWINGS MUST BE SEALED BY A LICENSED TEXAS ENGINEER.
- SEE PLAN FOR CONSTRUCTION & CONTROL JOINTS IN SLABS. CONTACT ENGINEER FOR APPROVAL OF JOINTS NOT SHOWN ON PLANS.
- NO ALUMINUM SHALL BE PLACED IN CONCRETE.
- GRADE BEAMS CAN BE FORMED WITH SOIL, WOOD OR PLASTIC SHEETING.
- FINISH CONCRETE WITH STEEL TROWEL TO A SMOOTH SURFACE AS FOLLOWS, (FINISH TO BE APPROVED BY OWNER):
 - AS SOON AS PRACTICAL AFTER STRIKE OFF HAS BEEN COMPLETED, THE CONCRETE SHALL BE FLOATED BY THE USE OF LONG HANDLED PADDLES OR DARBIES.
 - CHECK SURFACE WITH A 10'-0" ALUMINUM STRAIGHT EDGE TO INSURE A REASONABLE LEVEL SURFACE BEFORE TROWELING OPERATION BEGINS. RE-FLOAT AS NECESSARY WITH LONG HANDLED PADDLE OR DARBY TO OBTAIN THE DESIRED SURFACE LEVEL.
 - AVOID EXCESSIVE WORKING OF THE CONCRETE & PARTICULARLY AVOID TROWELING BEFORE SURFACE WATER HAS DISAPPEARED.
 - AFTER SURFACE WATER (SHEEN) HAS DISAPPEARED, THE FIRST TROWELING SHALL BE DONE WITH A HAND FLOAT & STEEL TROWEL OPERATION.
 - SECOND TROWELING OPERATION SHALL BE DONE BY MECHANICAL FINISHING MACHINES (EXCEPT WHERE THE USE OF SUCH EQUIPMENT IS IMPRACTICAL) FOLLOWED BY HAND TROWELING TO REMOVE MINOR IMPERFECTIONS. IF THE CONCRETE HAS NOT TAKEN A UNIFORM SET, ADDITIONAL TROWELING WILL BE NECESSARY.
- FINISH PATIO AND STAIR CONCRETE FLOOR WITH ENOUGH FRICTION TO SAFELY WALK THROUGH AREAS WHEN FLOOR IS WET.



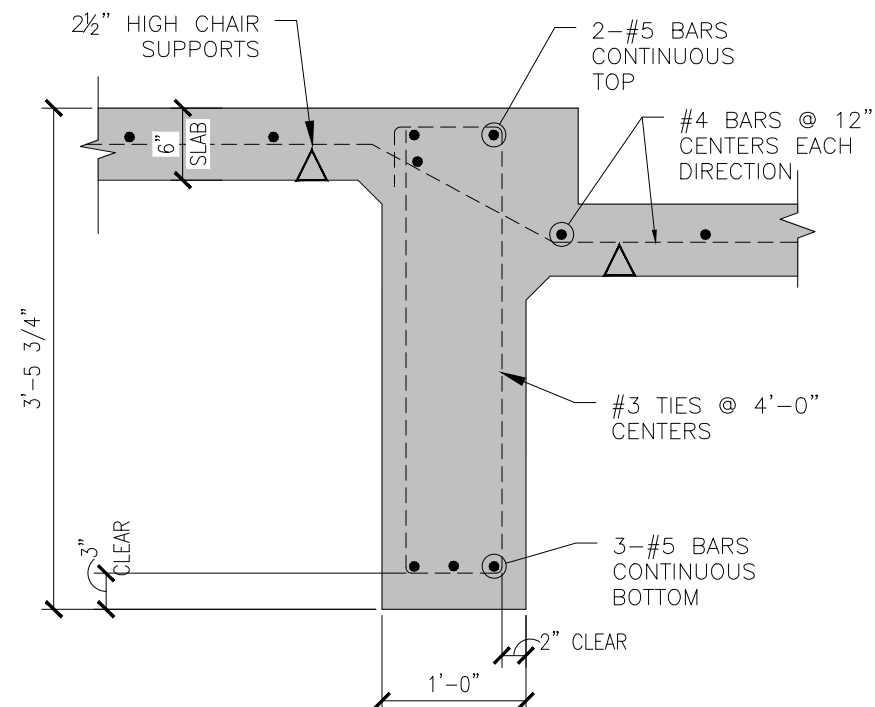
GRADE BEAM SECTION 1

SCALE: 3/4" = 1'-0"



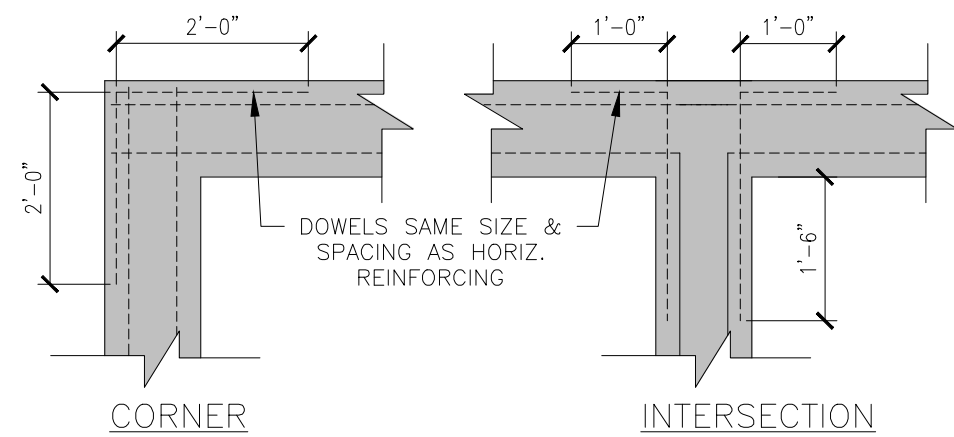
GRADE BEAM SECTION 2

SCALE: 3/4" = 1'-0"



GRADE BEAM SECTION 3

SCALE: 3/4" = 1'-0"



TYPICAL CORNER BARS FOR GRADE BEAM

SCALE: 1/2" = 1'-0"

Exhibit

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PROFESSIONAL ARCHITECT
Austin, Texas
Ced. 305,258,490

JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

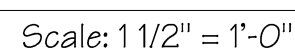
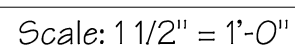
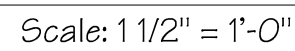
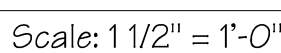
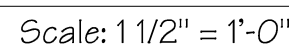
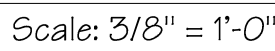
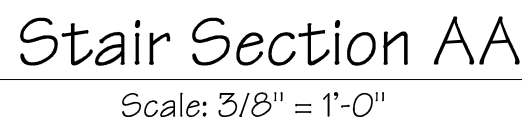
The Wyatt Apartments
221 East College
Stephenville, Texas

Stair Foundation Plan, Sections
and Details

SHEET NUMBER

S-1

Exhibit 0



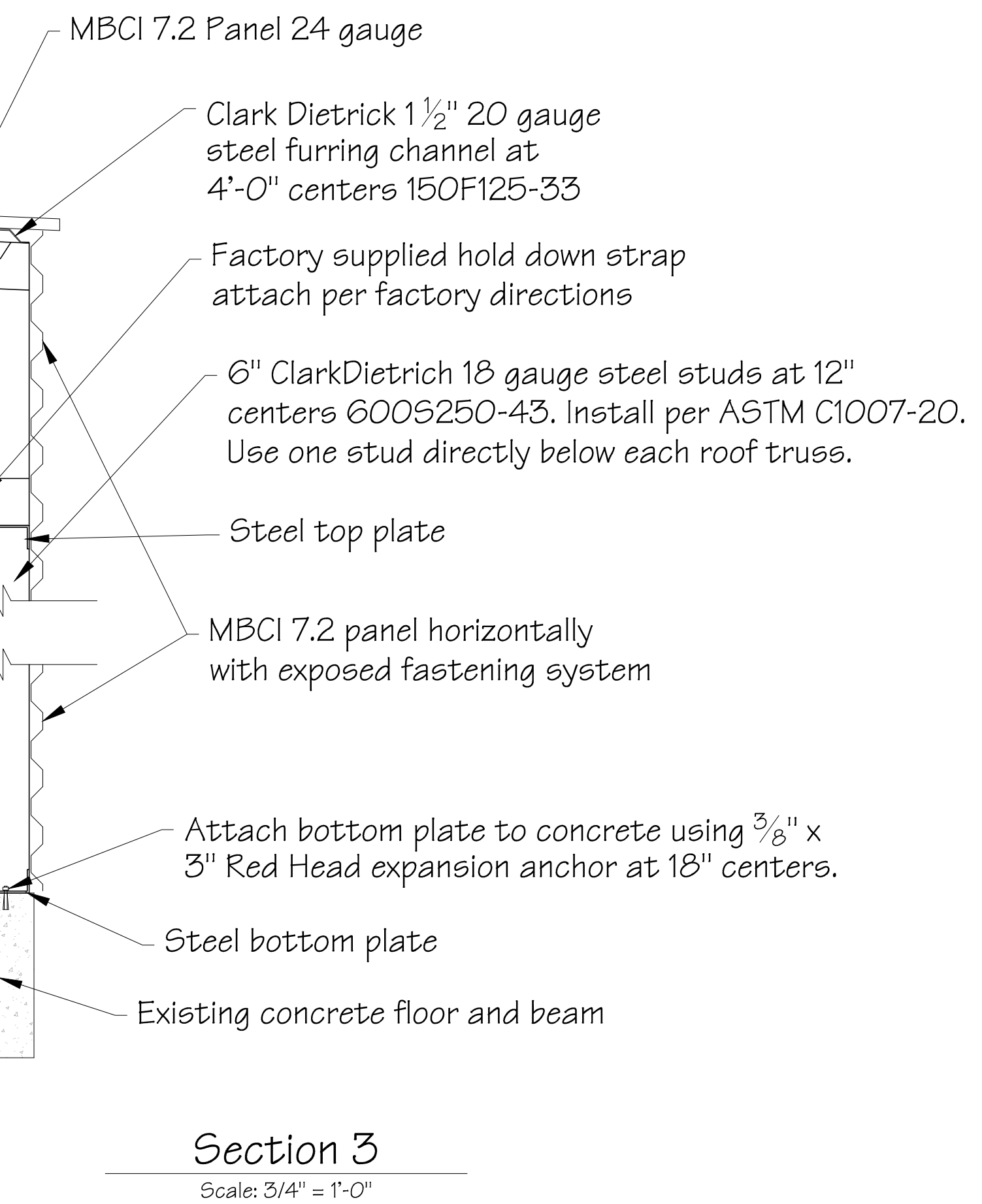
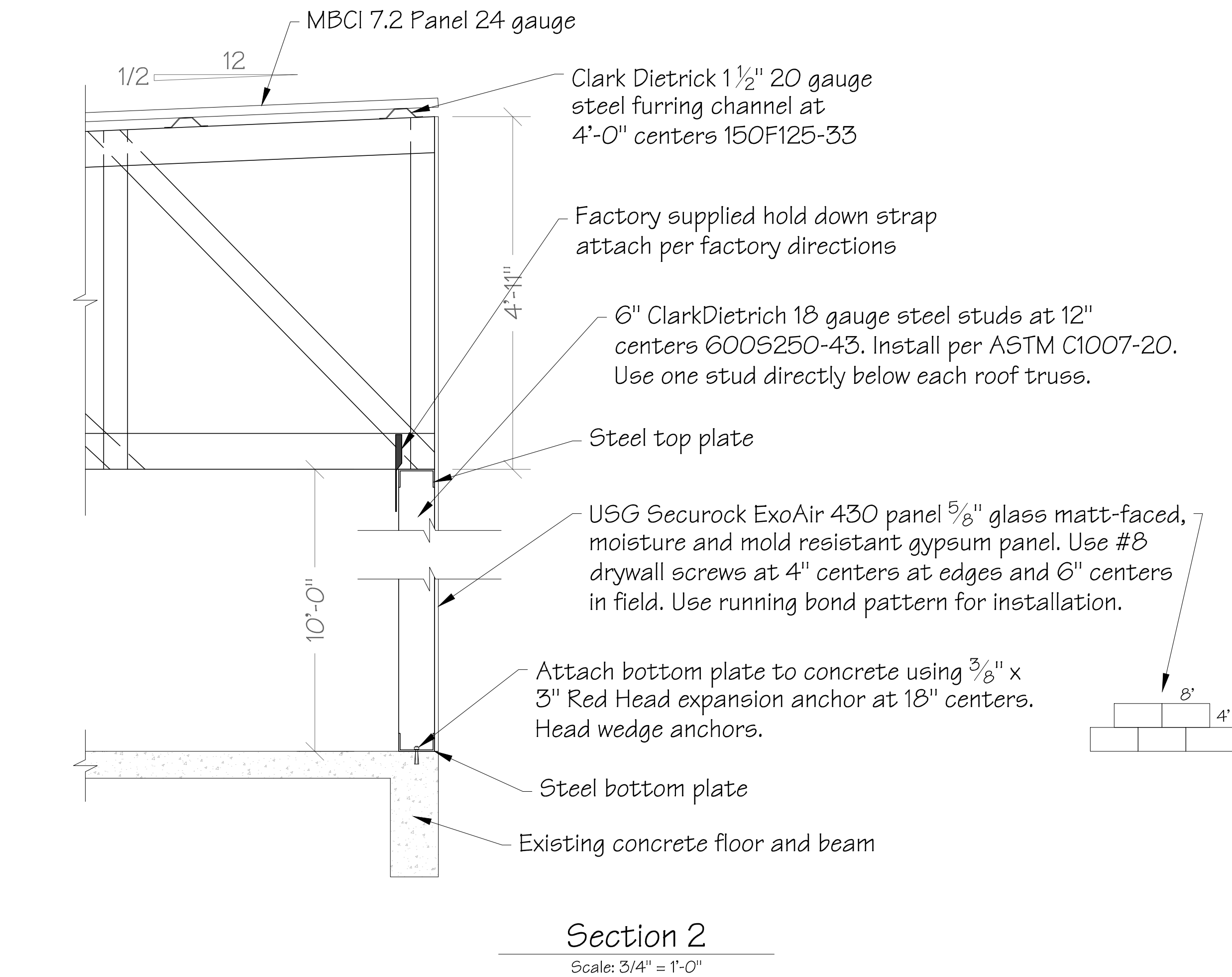


Roof Framing Plan

S-3



Exhibit





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PROFESSIONAL ENGINEER
PROFESSIONAL ARCHITECT
Address: Tarrant
Cell: 362.258.9100

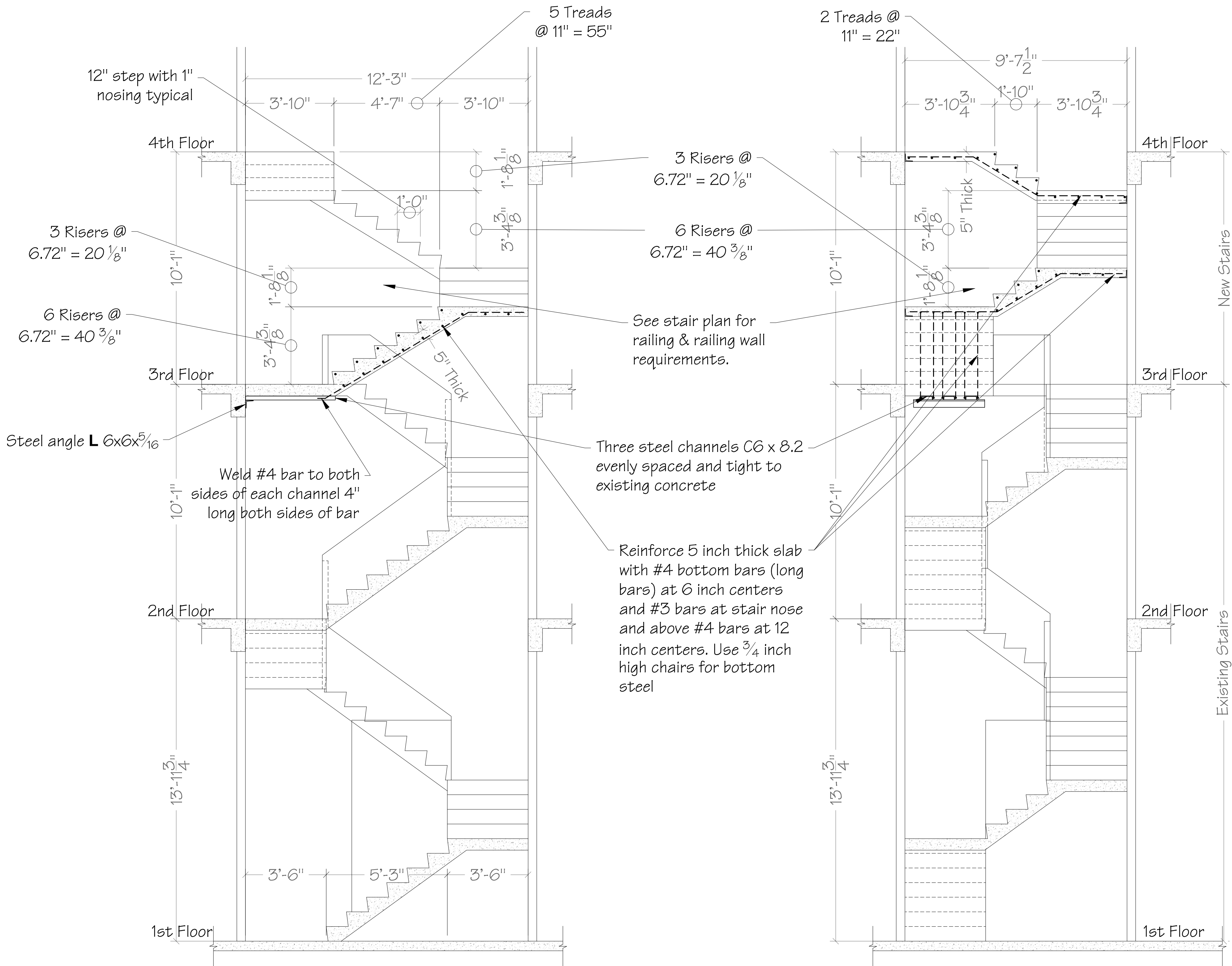
JRAMENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

The Wyatt Apartments
221 East College
Stephenville, Texas

Main Stair Plan and Sections

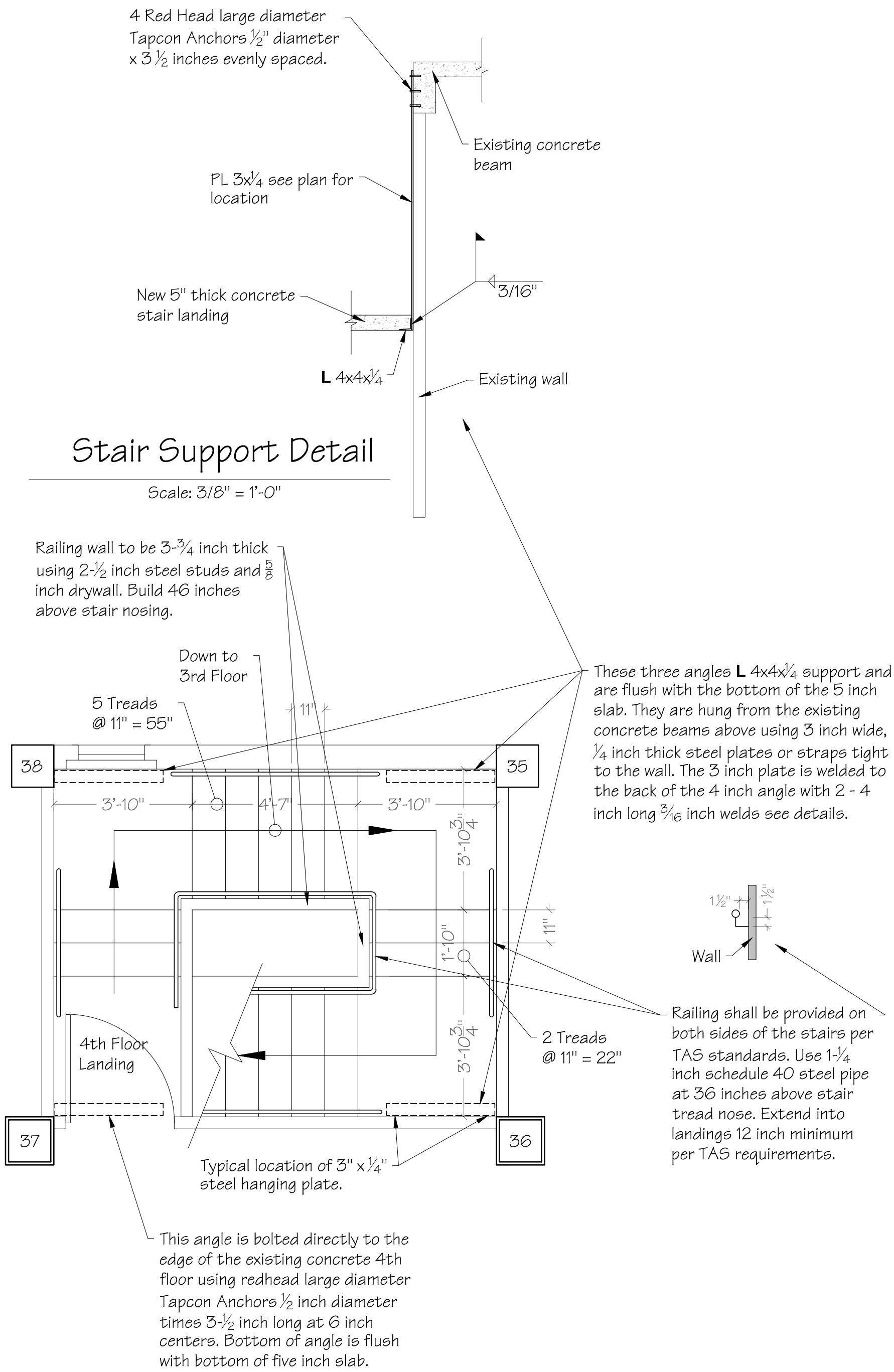
SHEET NUMBER

S-7



Main Stair Sections

Scale: 3/8" = 1'-0"



New/Existing Stair Plan

Scale: 3/8" = 1'-0"



JRAM ENGINEERING, LLC
FOUNDATION & BUILDING DESIGN

Mechanical, Electrical & Plumbing First Floor Sewer Plan

MEP-2

THE CITY OF STEPHENVILLE, TEXAS
PLANS FOR THE CONSTRUCTION OF
PAVING, WATER, & SANITARY SEWER
TO SERVE
THE WYATT

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF STEPHENVILLE STANDARD DETAILS AND SPECIFICATIONS WHICH HAS ADOPTED THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS MODIFIED FROM TIME TO TIME. COPIES MAY BE OBTAINED FROM THE "NORTH CENTRAL COUNCIL OF GOVERNMENTS", PO DRAWER 5888, ARLINGTON, TEXAS, 76005-5888, PHONE (817) 640-3300; ALSO AVAILABLE AT WWW.PUBLICWORKS.DFWINFO.COM. A COPY OF THE APPROVED CONTRACT DOCUMENTS, PLANS AND SPECIFICATIONS SHALL BE AVAILABLE ON-SITE AT ALL TIMES BY THE CONTRACTOR.
2. THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND THERE MAY BE OTHER UNKNOWN EXISTING UTILITIES NOT SHOWN ON THE PLANS. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AND PROTECTED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ALSO SEE GENERAL NOTE NO. 3(D). THE CONTRACTOR SHALL CONTACT THE BELOW UTILITY COMPANIES MINIMUM 72 HOURS PRIOR TO ANY WORK IN THE AREA:
- | UTILITY | PHONE NUMBER |
|------------------------------------|---------------------|
| DIRECTESS | 800-363-TESS OR 811 |
| CITY OF STEPHENVILLE | (254) 918-1235 |
| CITY OF STEPHENVILLE - AFTER HOURS | (254) 918-1220 |
| ONCOR ELECTRIC | (254) 977-1903 |
| UNITED COOPERATIVE ELECTRIC | (254) 918-6105 |
| AMTOS ENERGY | (254) 918-2345 |
| CENTURY LINK | (254) 968-1267 |
| NORTHLAND CABLE | (254) 968-4189 |
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE FOLLOWING:
PREVENT ANY PROPERTY DAMAGE TO PROPERTY OWNER'S POLES, FENCES, SHRUBS, MAILBOXES, ETC.
PROVIDE ACCESS TO ALL DRIVES DURING CONSTRUCTION PROTECT ALL UNDERGROUND AND OVERHEAD UTILITIES AND REPAIR ANY DAMAGES. SEE GENERAL NOTE NO. 2, NOTIFY ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. COOPERATE WITH THE UTILITY COMPANIES WHERE UTILITIES ARE REQUIRED OR SPECIFIED TO BE RELOCATED. WORK IN CLOSE PROXIMITY TO AND PROTECT EXISTING UTILITIES, TRAFFIC LIGHTS AND POLES. ANY ITEM NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO REMOVING THAT ITEM OR IT SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE. ANY TREE, SHRUB, OR GRASSED AREAS DAMAGED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. IN THE PREPARATION OF THE PLANS AND SPECIFICATIONS, THE ENGINEER HAS ENDEAVORED TO INDICATE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. IT IS NOT GUARANTEED THAT ALL LINES OR STRUCTURES HAVE BEEN SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL VERIFY LOCATION, AND PROTECT EXISTING WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE MAINS AND SERVICES AND SHALL EFFECT RESTORATION OF SERVICE IN CASE OF ANY DAMAGE.
6. THE CONTRACTOR SHALL PROVIDE PROPER BARRICADES AND MAINTAIN TRAFFIC FLOW AS PER THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AT ALL TIMES.
7. THE LOCATION FOR THE DISPOSAL OF CONSTRUCTION MATERIAL SHALL BE APPROVED BY THE CITY OF STEPHENVILLE PRIOR TO THE START OF CONSTRUCTION.
8. ALL PHASES OF CONSTRUCTION MUST BE COORDINATED WITH THE ENGINEER. ALSO, THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE SURROUNDING AND AFFECTED PROPERTY OWNERS IN ORDER TO MINIMIZE CONFLICTS.
9. FIELD ADJUSTMENTS MAY BE NECESSARY AND WILL BE CARRIED OUT AS DIRECTED BY THE ENGINEER.
10. THE CONTRACTOR SHALL CONTACT THE CITY OF STEPHENVILLE PRIOR TO ANY SIGN REMOVAL. SEE GENERAL NOTE NO. 3. SIGN REMOVAL AND REINSTALLATION/RELOCATION SHALL BE IN GOOD CONDITION OF EQUAL TO OR BETTER THAN EXISTING CONDITION, AND AS PER THE ENGINEER'S SPECIFICATIONS.
11. ALL FENCES, SIGNS, AND PROPERTY CORNER MONUMENTS REMOVED FOR, OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW MATERIAL AS PER THE ENGINEER'S SPECIFICATIONS.
12. THE CONTRACTOR SHALL RELOCATE EXISTING MAILBOXES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AND AS SPECIFIED ON THE PLANS, IN GOOD CONDITION OF EQUAL TO OR BETTER THAN EXISTING CONDITION, COMPLETE IN PLACE. MAILBOXES SHALL BE ACCESSIBLE AT ALL TIMES FOR MAIL DELIVERY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL PRECAUTIONS TO PROTECT EXISTING TREES INSIDE AND OUTSIDE THE SCOPE OF THIS PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE OF THE DESIGNATED WORK AREA WITH NEW QUALITY MATERIAL AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL LOCATE, VERIFY WORKING CONDITION AND PROTECT ALL EXISTING SPRINKLER SYSTEMS LINES AND HEADS (IF ANY). REMOVE, ADJUST AND REINSTALL IN GOOD CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION; REPLACE, IF IN DIRECT CONFLICT, WITH THE SAME OR BETTER QUALITY MATERIAL AND APPURTENANCES.
16. ALL EXISTING GRADES SHOWN ON THE PLANS ARE APPROXIMATE AND SHOWN BASED ON THE BEST INFORMATION AVAILABLE.
17. ALL BACKFILL FOR DITCH LINES ARE TO BE MECHANICALLY TAMPED TO 95% STD. PROCTOR DENSITY (ASTM D698), AT A MOISTURE CONTENT NEAR OPTIMUM (-1% TO +3%).
18. CONTRACTOR TO FILL ALL VOIDS UNDER EXISTING PAVEMENT WHEN INSTALLING NEW LINE. ALSO ALL DITCH LINES MUST BE FILLED AT THE END OF EACH DAY'S WORK.
19. ALL PIPE SHALL BE KEPT FREE OF TRASH AND DIRT AT ALL TIME. AT THE END OF EACH DAY, THE PIPE SHALL BE TEMPORARILY CONNECTED/SEALED.
20. THE CONTRACTOR SHALL KEEP THE EXISTING FIRE HYDRANTS IN SERVICE AT ALL TIMES.
21. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WATER MAINS IN SERVICE DURING ALL PHASES OF CONSTRUCTION. LEAKS CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. LEAKS ALONG THE EXISTING WATER MAIN CLOSE TO THE WORKING AREA, CAUSED BY VIBRATION, ETC. (DURING WORKING HOURS) SHALL BE REPAIRED BY THE CONTRACTOR WITH THE CITY ONLY PROVIDING THE REQUIRED PARTS. THE CITY WILL REPAIR ALL LEAKS IF THE CONTRACTOR IS NOT ON THE JOB-SITE (PRIMARYLY AFTER WORKING HOURS). IF THE LEAK IS DIRECTLY CAUSED BY THE CONTRACTOR AND NOT REPAIRED, ALL CHARGES INCURRED SHALL BE BILLED TO THE CONTRACTOR.
22. ALL CUTTING AND PLUGGING OF THE EXISTING WATER MAIN WHERE SPECIFIED ON THE PLANS, SHALL INCLUDE ALL LABOR, FITTINGS AND APPURTENANCES REQUIRED TO PERFORM THIS WORK. THE COST FOR THIS WORK IS INCIDENTAL TO THE PROJECT.
23. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SANITARY SEWER MAINS AND SERVICES IN OPERATION WHEN INSTALLING THE PROPOSED SANITARY SEWER MAIN. THIS SHALL INCLUDE ANY TEMPORARY CONNECTIONS, IF REQUIRED.
24. CLEARANCES ON WATER AND WASTEWATER LINES SHALL MEET TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS. MINIMUM CLEARANCES FOR WATER AND WASTEWATER LINES CROSSING EACH OTHER STORM DRAINS SHALL BE TWO (2) FEET OR ONE-HALF (0.5) FEET WHEN THE WATER OR WASTEWATER LINE IS CONCRETE ENCASED. WHEN RUNNING IN PARALLEL, WATER AND WASTEWATER LINES SHALL BE NO CLOSER THAN 9' FROM THE OUTSIDE EDGE OF EACH PIPE.
25. STREET CLOSING REQUESTS SHALL BE SUBMITTED TO THE CITY OF STEPHENVILLE. IN WRITING, A MINIMUM OF TWO WEEKS IN ADVANCE OF ANY STREET CLOSING FOR NOTIFICATIONS TO POLICE, FIRE, MAIL, GARBAGE AND SCHOOL. THERE ARE NO GUARANTEES THAT STREET CLOSINGS WILL BE APPROVED BY THE CITY.
26. SEED/SOD SHALL BE FURNISHED TO ESTABLISH GRASS COVER OVER ALL DISTURBED AREAS AS AN EROSION CONTROL MEASURE. THE CONTRACTOR SHALL NOT WAIT UNTIL THE COMPLETION OF THE ENTIRE PROJECT BEFORE DOING THIS WORK. THE PROJECT SHALL NOT BE ACCEPTED BY THE CITY PRIOR TO THE ESTABLISHMENT OF GRASS COVER.
27. SHEETING, SHORING, AND BRACING: THE CONTRACTOR WILL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION, TRENCH SIDE SLOPES SHALL MEET OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. SHEETING SHORING AND BRACING SHALL BE REQUIRED IF SIDE SLOPE STANDARDS ARE NOT MET. A PULL BOX, MEETING OSHA STANDARDS, WILL BE ACCEPTABLE. THE CONTRACTOR WILL SUBMIT DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS THAT MEET OSHA STANDARDS THAT ARE IN EFFECT AT THE TIME OF DEVELOPMENT OF PROJECT WHEN TRENCH EXCAVATION WILL EXCEED A DEPTH OF FIVE (5) FEET. THESE PLANS WILL BE SEALED BY AN ENGINEER REGISTERED BY THE STATE OF TEXAS AND SUBMITTED TO THE CITY BEFORE OBTAINING A CONSTRUCTION PERMIT.
28. CONTRACTOR SHALL CONFORM ACTIVITIES TO THE SWPPP AS SPECIFIED, INCLUDING INSTALLING, MAINTAINING, AND REMOVING POLLUTION CONTROLS, CONDUCTING AND DOCUMENTING INSPECTIONS OF POLLUTION CONTROLS, SPRINKLING FOR DUST CONTROL, MAINTAINING SPILL RESPONSE EQUIPMENT ON-SITE, AND "GOOD HOUSEKEEPING". POLLUTION CONTROLS INCLUDE SILT FENCES (OR STRAW BALES), STABILIZED CONSTRUCTION ENTRANCE, ESTABLISHING GRASS, SPRINKLING FOR DUST CONTROL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SUBMITTING NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
29. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WATER MAINS AND SERVICES IN OPERATION WHEN INSTALLING THE PROPOSED WATER MAIN. THIS SHALL INCLUDE ANY TEMPORARY CONNECTIONS, IF REQUIRED IN AREAS OF CONFLICT.
30. CONTRACTOR MUST NOTIFY EACH PROPERTY OWNER 24 HOURS PRIOR TO SHUTTING OFF WATER FOR CONNECTION TO NEW MAIN.
31. THE CONTRACTOR SHALL CONTACT THE CITY AT (254) 918-1235 FOR THE OPERATION OF ALL WATER VALVES.
32. THE COST OF REPLACING ALL PAVEMENT MARKERS, TRAFFIC BUTTONS, STRIPING, UTILITIES, CURBS, ETC., DISTURBED DURING THE CONSTRUCTION SHALL BE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN, REPAIR OR REPLACE AT THE DIRECTION OF AND TO THE SATISFACTION OF THE CITY.
33. THE CONTRACTOR SHALL MAINTAIN THE FLOW OF TRAFFIC AT ALL TIMES AND PROVIDE ACCESS TO ALL DRIVES UNLESS OTHERWISE APPROVED BY THE CITY.
34. THE MAXIMUM DEFLECTION OF PIPE JOINTS SHALL NOT EXCEED THAT RECOMMENDED BY THE PIPE MANUFACTURER. IF IT IS NECESSARY TO DEFLECT THE PIPE (GREATER THAN THE RECOMMENDED AMOUNT) THE CONTRACTOR SHALL PROVIDE FITTINGS OR SPECIALS.
35. THE CONTRACTOR SHALL NOTIFY THE CITY FOR INSPECTION A MINIMUM OF TWO (2) REGULAR BUSINESS DAYS IN ADVANCE FOR ALL REQUESTS FOR WATER OR WASTEWATER LOCATES OR TURNUPS OF WATER.
36. PRIOR TO THE START OF CONSTRUCTION ON WATER/WASTEWATER UTILITY CONNECTIONS THE CONTRACTOR SHALL COORDINATE WITH CITY TO INSURE, TO THE EXTENT POSSIBLE, THAT THE UTILITY CAN BE FOUND AND SECURED.
37. WORK MAY NOT BE BACKFILLED UNTIL IT HAS BEEN INSPECTED BY THE CITY IF SPECIFICALLY REQUESTED BY THE CITY. WORK BACKFILLED WITHOUT INSPECTION IS DONE AT THE RISK OF THE CONTRACTOR.

The map shows the Stephensville area with a grid of streets. Major roads include N. Main Ave, E. Main Ave, and S. Main Ave. Other streets shown are N. Vine Ave, E. Green St, S. Columbia Ave, N. Columbia Ave, W. College St, S. College St, N. Graham Ave, E. Washington St, S. Willie Ave, E. College St, S. Vine Ave, E. McNeill, S. Floral Ave, E. Long St, S. Graham Ave, S. Belknap Ave, W. Long St, and E. Crow St. A shaded rectangular area labeled 'SITE LOCATION' is located near the intersection of N. Vine Ave and E. Main Ave. A north arrow is in the top right corner.

VICINITY MAP

NO SCALE

BENCHMARKS:

ELEVATION DATA SHOWN HEREON REPRESENTS TEXAS STATE PLANE COORDINATE SYSTEM,
NAD 83 NORTH CENTRAL TEXAS ZONE, US SURVEY FOOT.

SURVEYING COMPLETED BY: PRICE SURVEYING, LP
CONTACT: MATTHEW K. PRICE, RPLS #6284
ADDRESS: 1100 E. WASHINGTON, STEPHENVILLE, TEXAS 76401
TEL: 254-965-5489
EMAIL: MATTHEW@PRICESURVEYING.COM

OWNER/DEVELOPER:

RELOAD CAPITAL
STEPHENVILLE, TEXAS
TEL: 281-881-1384
CONTACT: REAGAN THOMPSON

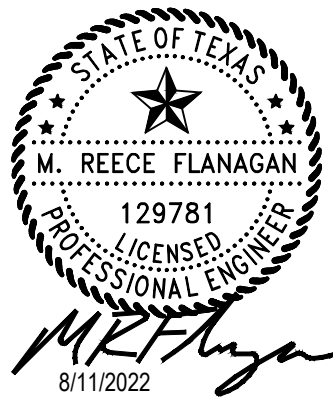
PREPARED BY:

FLANAGAN LAND SOLUTIONS, LLC
DALLAS, TEXAS
TEL: 940-327-7963
CONTACT: REECE FLANAGAN, PE



SHEET LIST TABLE

C0.0	COVER SHEET
C0.1	TOPOGRAPHIC SURVEY
C1.0	SITE PLAN
C2.0	PAVING PLAN
C3.0	GRADING PLAN
C4.0	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	WATER DETAILS
C6.1	SANITARY SEWER DETAILS
C6.2	PAVING DETAILS
C6.3	PAVING DETAILS
C6.4	EROSION CONTROL DETAILS



GENERAL NOTE:

All materials and workmanship performed in the Right of Way shall conform to the Standard Specifications for Public Works Construction, North Central Texas, latest edition, as amended by the City of Stephenville.

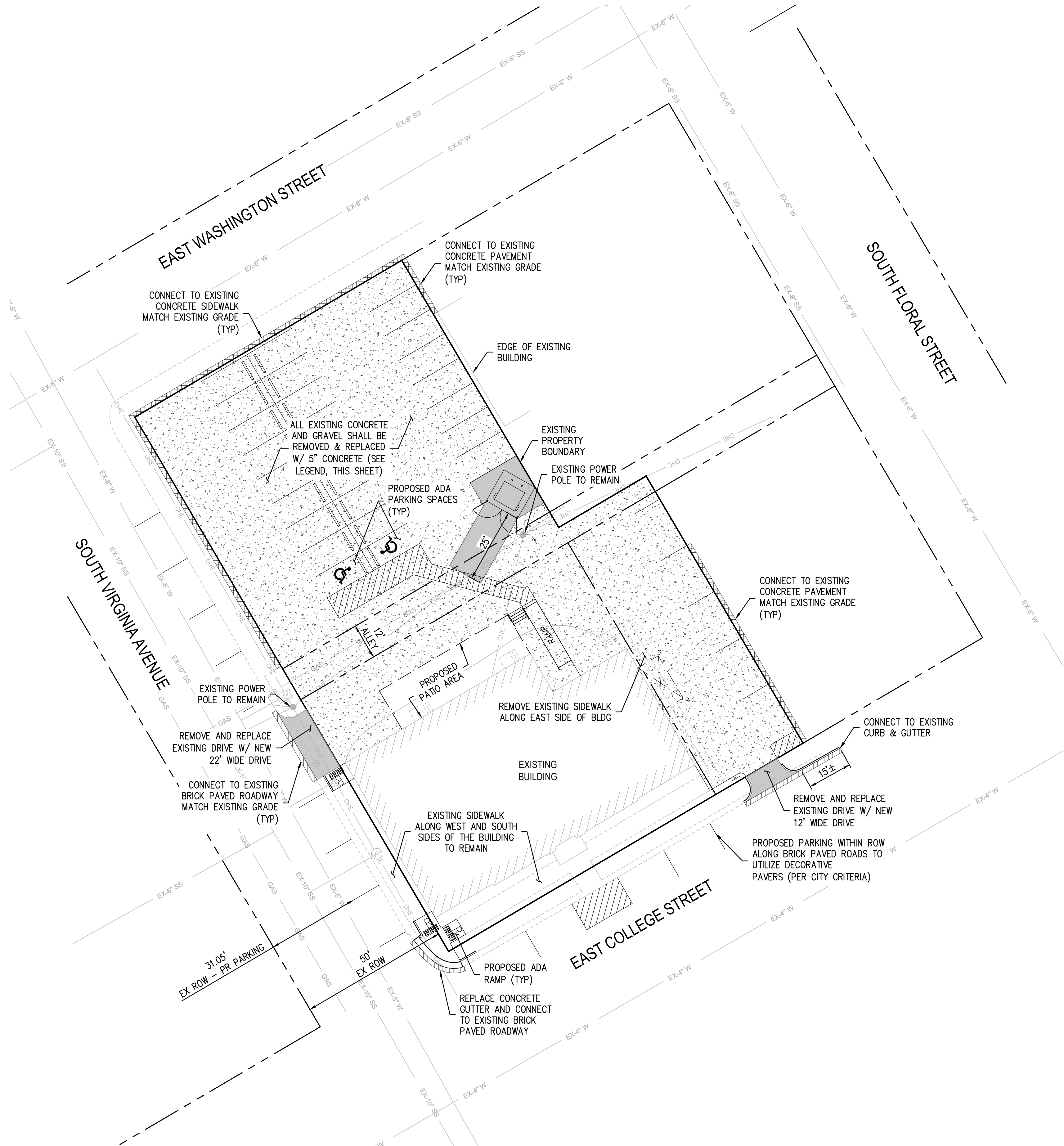
APPROVED FOR CONSTRUCTION:

Nick Williams, P.E., CFM Director of Public Works City of Stephenville, Texas	Date
Nick Williams, P.E., CFM Interim Assistant Director of Public Works City of Stephenville, Texas	Date
Steve Killen Director of Development Services City of Stephenville, Texas	Date
Harold Sandel Building Official City of Stephenville, Texas	Date
Gregg Schrumpt Fire Marshal City of Stephenville, Texas	Date
Kelli Votypka Director of Parks and Recreation City of Stephenville, Texas	Date

Approval valid for one year following signed date.

**CALL 3 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.**

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.



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PAVING NOTES:

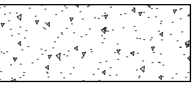
- THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED FOLLOWING THE MASS GRADING REQUIREMENTS.
- THE SUBGRADE SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 BETWEEN 0 TO 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY THAT TEST. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.

PAVEMENT JOINTING NOTES:

- SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT, AND PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
- ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- RADIAL JOINTS SHOULD BE NO GREATER THAN 18".
- ALL CONSTRUCTION JOINTS SHALL BE SAWED CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
- ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN SLAB IS NEITHER SQUARE OR RECTANGLE.

LEGEND:

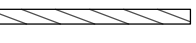
5" PORTLAND CEMENT CONCRETE
3,500 PSI AT 28 DAYS
REINFORCEMENT: #3 BARS @ 18" O.C.E.W.



6" PORTLAND CEMENT CONCRETE
3,500 PSI AT 28 DAYS
REINFORCEMENT: #3 BARS @ 18" O.C.E.W.
SUBGRADE: 6" LIME STABILIZED SUBGRADE (27#/SY)



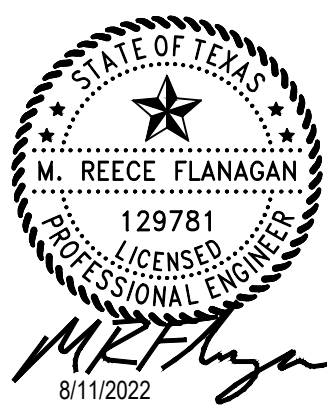
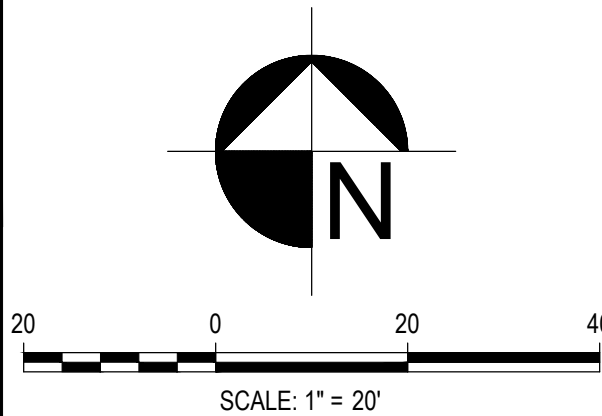
CONNECT TO EXISTING BRICK PAVED ROADWAY



CONNECT TO EXISTING CONCRETE PAVEMENT



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THE WYATT
STEPHENVILLE, TEXAS

PAVING PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE
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MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C2.0 OF C6.4
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DRAWN: MRF			

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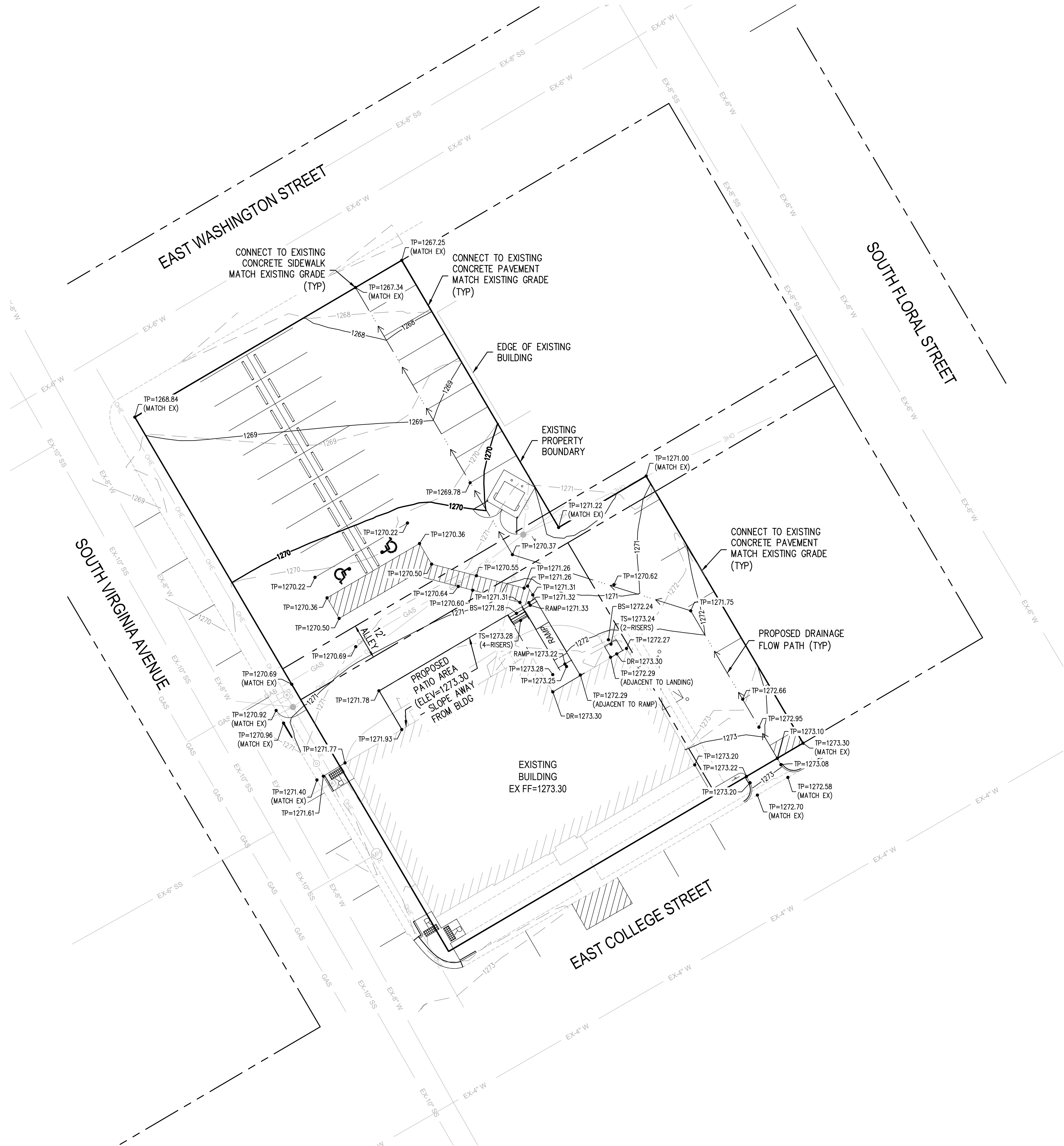


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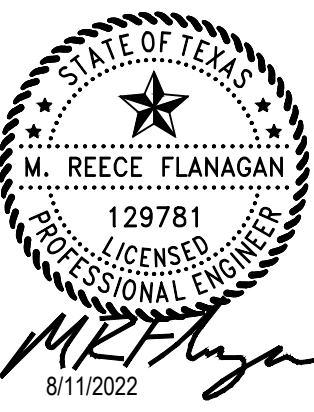
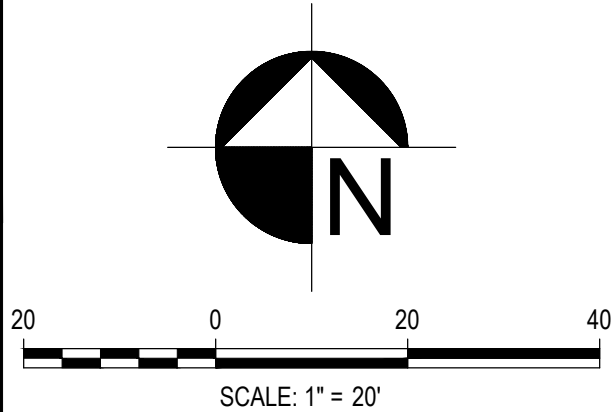
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GRADING NOTES

- CLEARING AND GRUBBING SHALL CONSIST OF REMOVING ALL NATURAL AND ARTIFICIAL OBJECTIONABLE MATERIALS FROM THE PROJECT SITE.
- ALL TREES, SHRUBS AND ALL SCRUB GROWTH SHALL BE CLEARED. ALL DEAD TREES, LOGS, STUMPS, RUBBISH OF ANY NATURE, AND OTHER SURFACE DEBRIS SHALL ALSO BE CLEARED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND THE ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE.
- UNSUITABLE MATERIAL, INCLUDING ALL ROCKS MEASURING LARGER THAN 6" IN THE LARGEST DIMENSION, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. CONTRACTOR SHALL, ALSO, COMPLY WITH ALL APPLICABLE LAWS GOVERNING THE SPILLING OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- SIX (6") INCHES OF TOP SOIL SHALL BE PLACED ON ALL LANDSCAPE AREAS AND PARKING ISLANDS.
- POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION MUST BE PROVIDED. CONTRACTOR TO ENSURE THERE IS NO PONDING AROUND FOUNDATION.
- THE GRADES SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- SHOULD THE CONTRACTOR ENCOUNTER ANY UNUSUAL GEOLOGICAL CONDITIONS DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING GEOTECHNICAL ENGINEER AND REQUESTING SUPPLEMENTAL RECOMMENDATIONS.
- TESTING IS REQUIRED AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE ENGINEER/OWNER AND PAID FOR BY THE OWNER.
- LIMIT CONSTRUCTION ACTIVITY TO IMPROVEMENT AREAS ONLY.
- REFERENCE LANDSCAPE PLANS FOR TREE PROTECTION METHODS.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING GRADES ON ALL WALKS DO NOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE. ADJUST GRADES AS NECESSARY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED.

LEGEND:

EXIST. CONTOUR	---640---
PROP. CONTOUR	——640——
FINISHED FLOOR ELEVATION	FF=1000.00
PROP. TOP OF PAVEMENT	• TP 1000.00
PROP. DOOR ELEVATION	• DR 1000.00
PROP. TOP STEP ELEVATION	• TS 1000.00
PROP. BOTTOM STEP ELEVATION	• BS 1000.00
PROP. RAMP ELEVATION	• RAMP 1000.00
MATCH EXISTING TOP OF PAVEMENT	• TP 1000.00 (MATCH EX)



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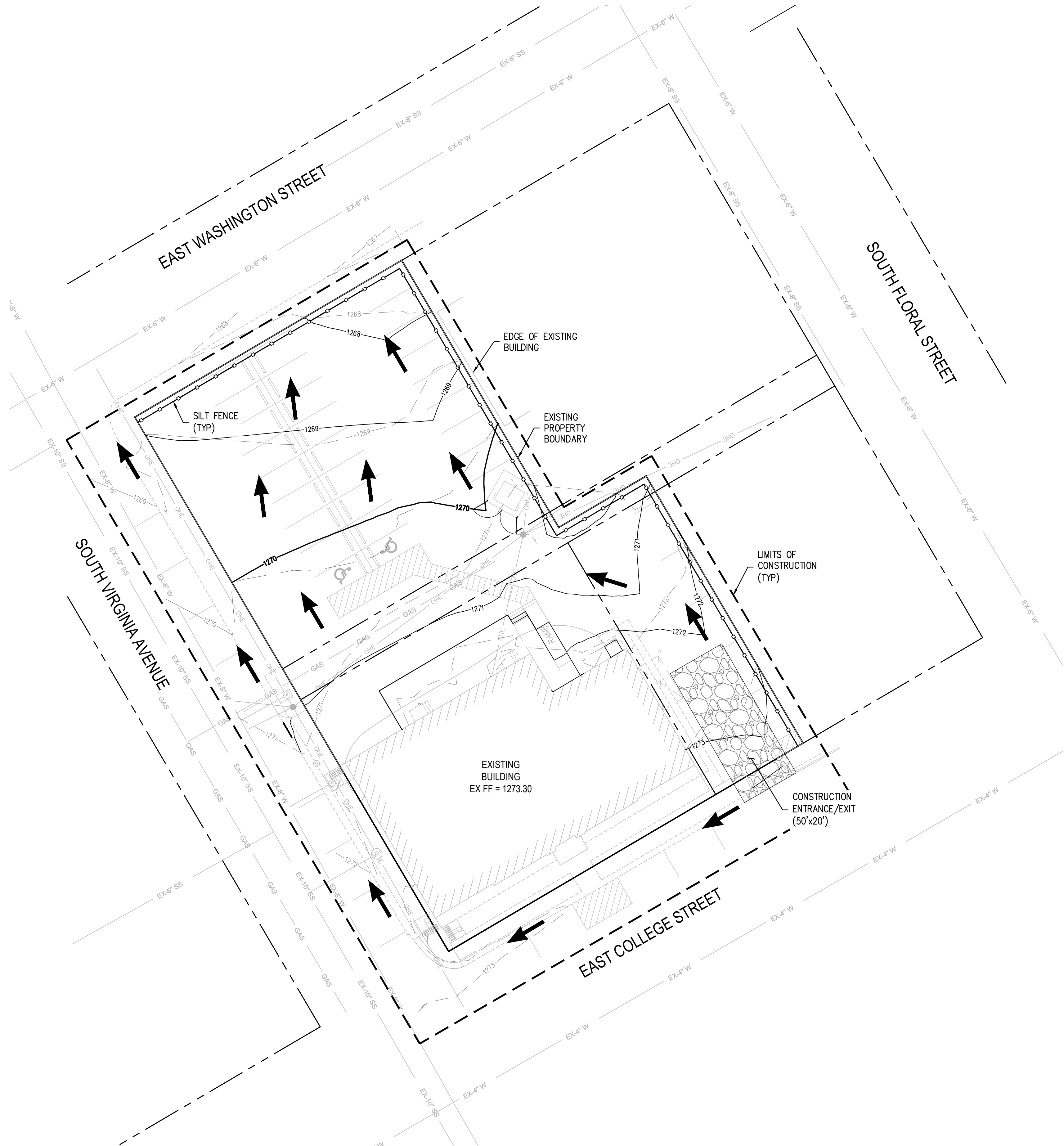
GRADING PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE
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MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C3.0 OF C6.4
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EROSION CONTROL NOTES:

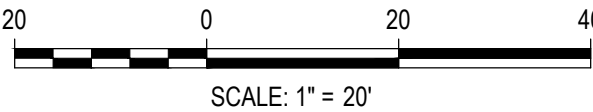
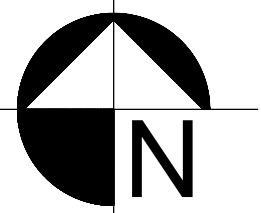
- SEE SHEET C6.4 FOR EROSION CONTROL CONSTRUCTION DETAILS.
- ALL GRASS SHALL BE RE-ESTABLISHED TO EXISTING OR BETTER CONDITION.
- CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS NOT FORMALLY LANDSCAPED PER THE APPROVED LANDSCAPE PLAN SEE MIX.
- ROCK SOCKS MAY BE SUBSTITUTED FOR SILT FENCE AS PERIMETER CONTROL ON HARDSCAPE SURFACE AREAS.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. PROPER SELECTION AND INSTALLATION OF BMPs AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES, IN ACCORDANCE WITH THE ISWM, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMPs THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMPs, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNEL, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

LEGEND:

PROPOSED 1' CONTOURS	
EXISTING 1' CONTOURS	
SILT FENCE	
FLOW ARROW	
LIMITS OF CONSTRUCTION	
STABILIZED CONSTRUCTION ENTRANCE/EXIT	

APPROXIMATE TOTAL DISTURBANCE AREA: 0.82+ ACRES

Exhibit 0



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EROSION CONTROL PLAN



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MARKING OF UNDERGROUND MEMBER UTILITIES.

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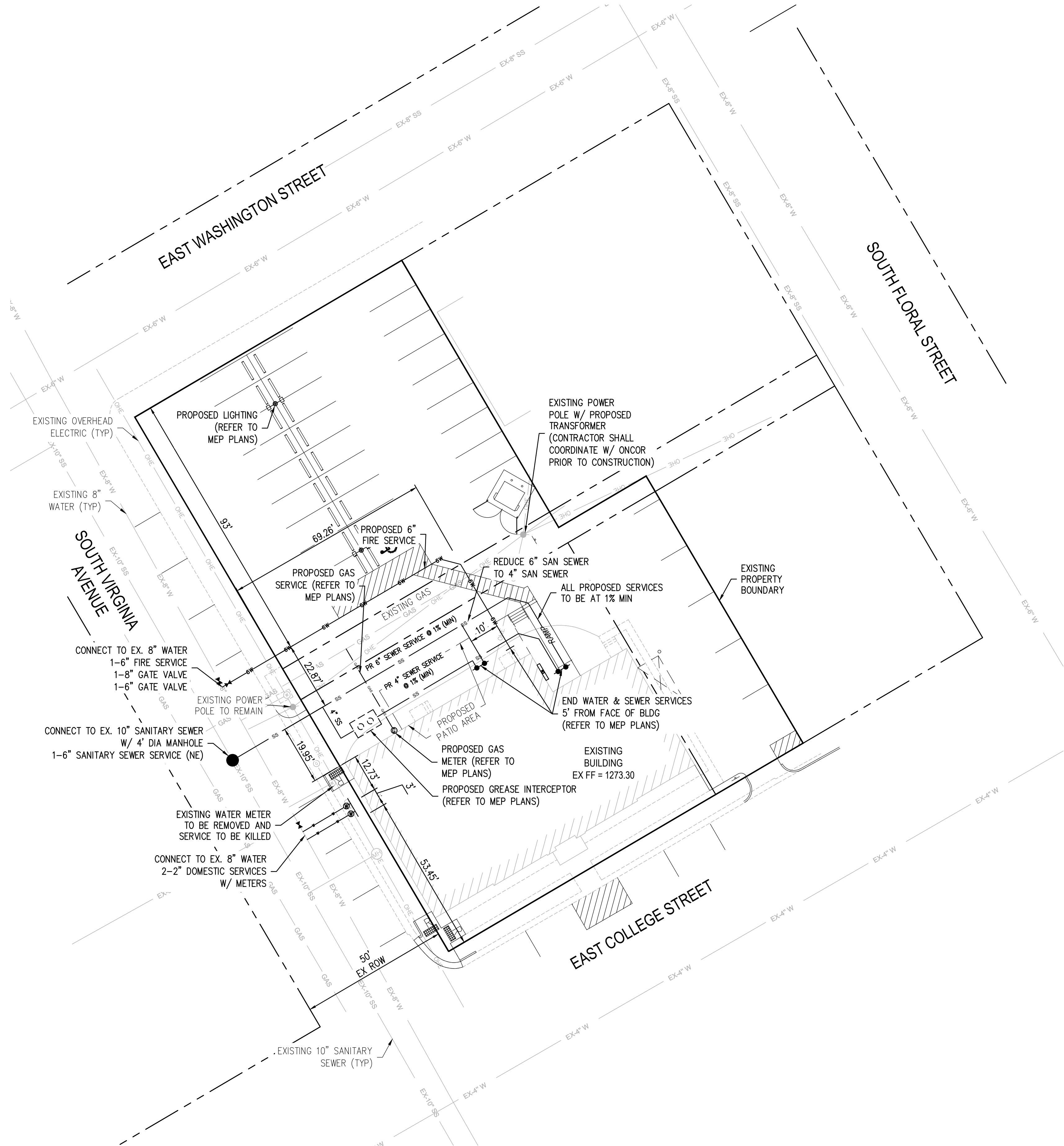


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WATER & SANITARY SEWER NOTES:

- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED, CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE CITY AND SHALL COORDINATE WITH THE CITY PRIOR TO CONNECTING TO EXISTING PUBLIC UTILITIES.
- THE CONTRACTOR SHALL, ON ALL UTILITIES COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
- ALL WATER AND SANITARY SEWER SHALL CONFORM TO APPLICABLE CITY OF STEPHENVILLE PLUMBING CODES, TCEQ GUIDELINES, THE CITY OF STEPHENVILLE STANDARDS AND SPECIFICATIONS AND SHALL BE PERFORMED UNDER A PERMIT ISSUED BY THE CITY OF STEPHENVILLE.
- WHERE PROPOSED WATER LINE CROSSES A PROPOSED SANITARY SEWER LINE, CONTRACTOR SHALL CENTER ONE JOINT OF DUCTILE IRON OR CAST IRON SEWER PIPE ON THE WATER LINE AND PROVIDE A MINIMUM OF 1.5' SEPARATION BETWEEN THE LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, IMPACT AND INSPECTION FEES, ANY CITY FEES AND LICENSES, AND ALL OTHER COSTS INCURRED IN THE INSTALLATION OF UTILITIES.
- TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT TIMES DURING CONSTRUCTION ACTIVITIES - PER TEXAS HOUSE BILL 1569. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONS SAFETY AND HEALTH ADMINISTRATIONS'S (OSHA) FOR TRENCH SAFETY THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

SANITARY SEWER CROSSING NOTE:

- CENTER 20 LF OF 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE WITH MANUFACTURE APPROVED ADAPTERS. GASKETED JOINTS, COMPRESSION JOINT, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

LEGEND:

EXIST. SANITARY SEWER	EX-SS
EXIST. SEWER MANHOLE	⊙
EXIST. WATER LINE	EX-W
EXIST. OVERHEAD ELECTRIC	OHE
EXIST. FIRE HYDRANT	⊙
EXIST. OVERHEAD TELEPHONE	T
PROPOSED WATER	W
PROPOSED SANITARY SEWER	SS
PROPOSED GAS	GAS

M. Reece Flanagan
129781
8/11/2022

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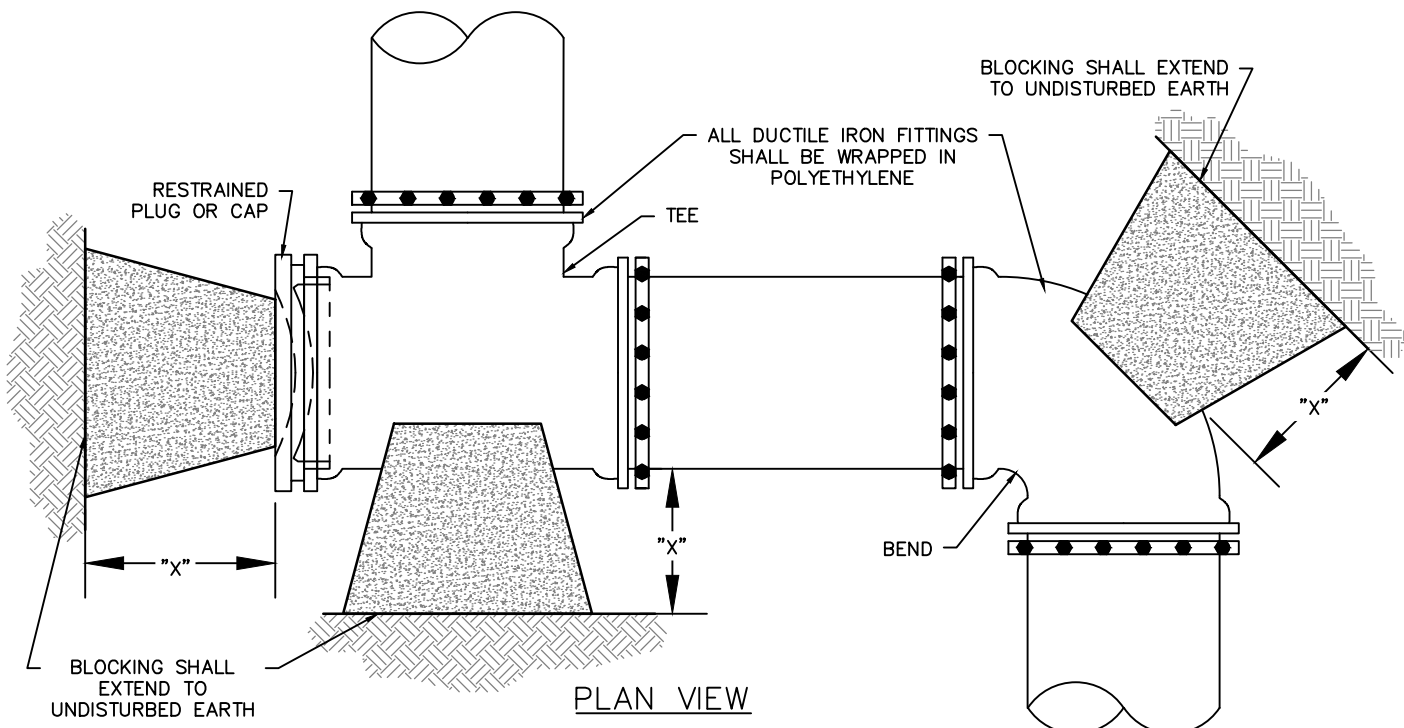
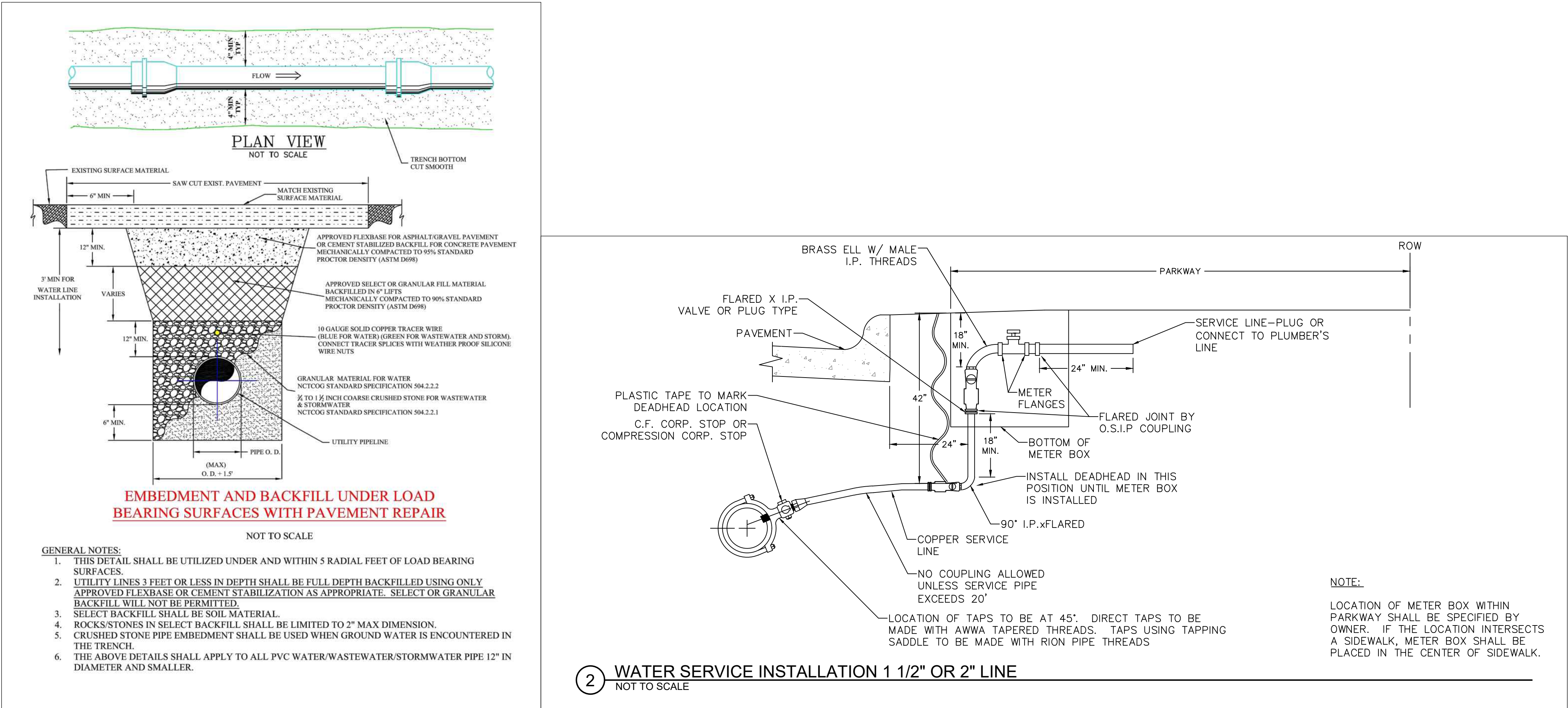
THE WYATT
STEPHENVILLE, TEXAS

UTILITY PLAN

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C5.0 OF C6.4
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811
Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



- NOTES:**
- THRUST BLOCKING AREAS SHOWN ARE BASED ON:
 - 225 PSI TEST PRESSURE
 - 3,000 PSF HORIZONTAL OR LATERAL BEARING PRESSURE FOR ACCEPTABLE SOILS
 - MINIMUM COVER OF 42"
 - A SAFETY FACTOR OF 1.5.
 - THE ENGINEER SHALL PROVIDE A SEPARATE BLOCKING TABLE WHEN THE CONDITIONS DO NOT MEET THE ABOVE ASSUMPTIONS.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE THRUST RESTRAINT BY MEANS OF THRUST BLOCKING FOR ALL PIPES. THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BID.
 - ALL MJ FITTINGS SHALL BE ADDITIONALLY RESTRAINED WITH RETAINER GLANDS.
 - BLOCKING FOR WATER LINES LARGER THAN 24" SHALL BE DESIGNED FOR THE SPECIFIC LOCATION AND SHOWN ON THE DRAWINGS.
 - ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO PLACING OF BLOCKING.

HORIZONTAL THRUST BLOCKING TABLE											
PIPE SIZE	*X" DIM.**	PLUGS, TEES, DEAD-ENDS		90° BENDS		45° BENDS		22.5° BENDS		11.25° BENDS	
		MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)		
6"	1'-6"	4.00*	4.50	4.00*	4.00*	4.00*	4.00*	4.00*	4.00*	4.00*	4.00*
8"	1'-6"	5.65	8.00	4.33	4.00*	4.00*	4.00*	4.00*	4.00*	4.00*	4.00*
10"	1'-6"	8.84	12.50	6.76	4.00*	4.00*	4.00*	4.00*	4.00*	4.00*	4.00*
12"	1'-6"	12.72	17.99	9.74	4.96	4.00*	4.00*	4.00*	4.00*	4.00*	4.00*
16"	2'-0"	22.62	31.99	17.31	8.83	4.43	4.43	4.43	4.43	4.43	4.43
20"	2'-0"	35.34	49.98	27.05	13.79	6.93	6.93	6.93	6.93	6.93	6.93
24"	2'-0"	50.89	71.97	38.95	19.86	9.98	9.98	9.98	9.98	9.98	9.98

*MINIMUM THRUST BLOCKING SURFACE AREA SHALL BE 4 SQUARE FEET.
**DIMENSION "X" TO BE A MINIMUM OF ONE FOOT AND SIX INCHES, BUT IS TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

3 HORIZONTAL THRUST BLOCKING
NOT TO SCALE

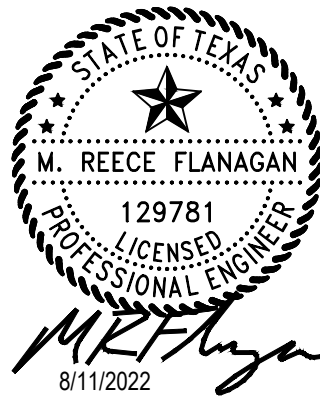
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WATER DETAIL NOTES:

- CONTRACTOR SHALL COMPLY WITH THE CITY OF STEPHENVILLE PUBLIC WORKS DESIGN MANUAL. IF THERE ARE ANY DISCREPANCIES/CONFLICTS BETWEEN THESE DETAILS AND CITY GUIDELINE/STANDARDS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

Exhibit 0



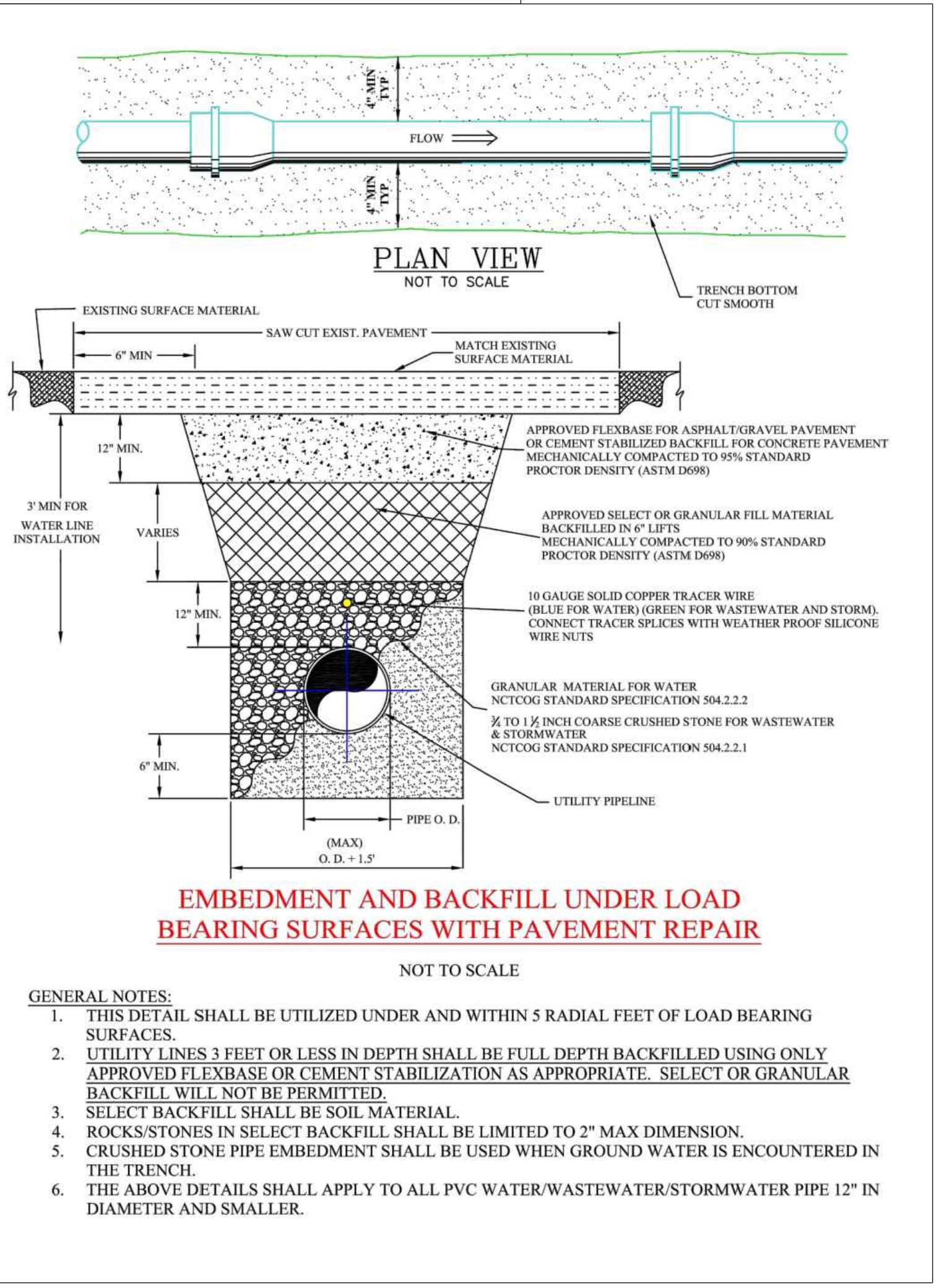
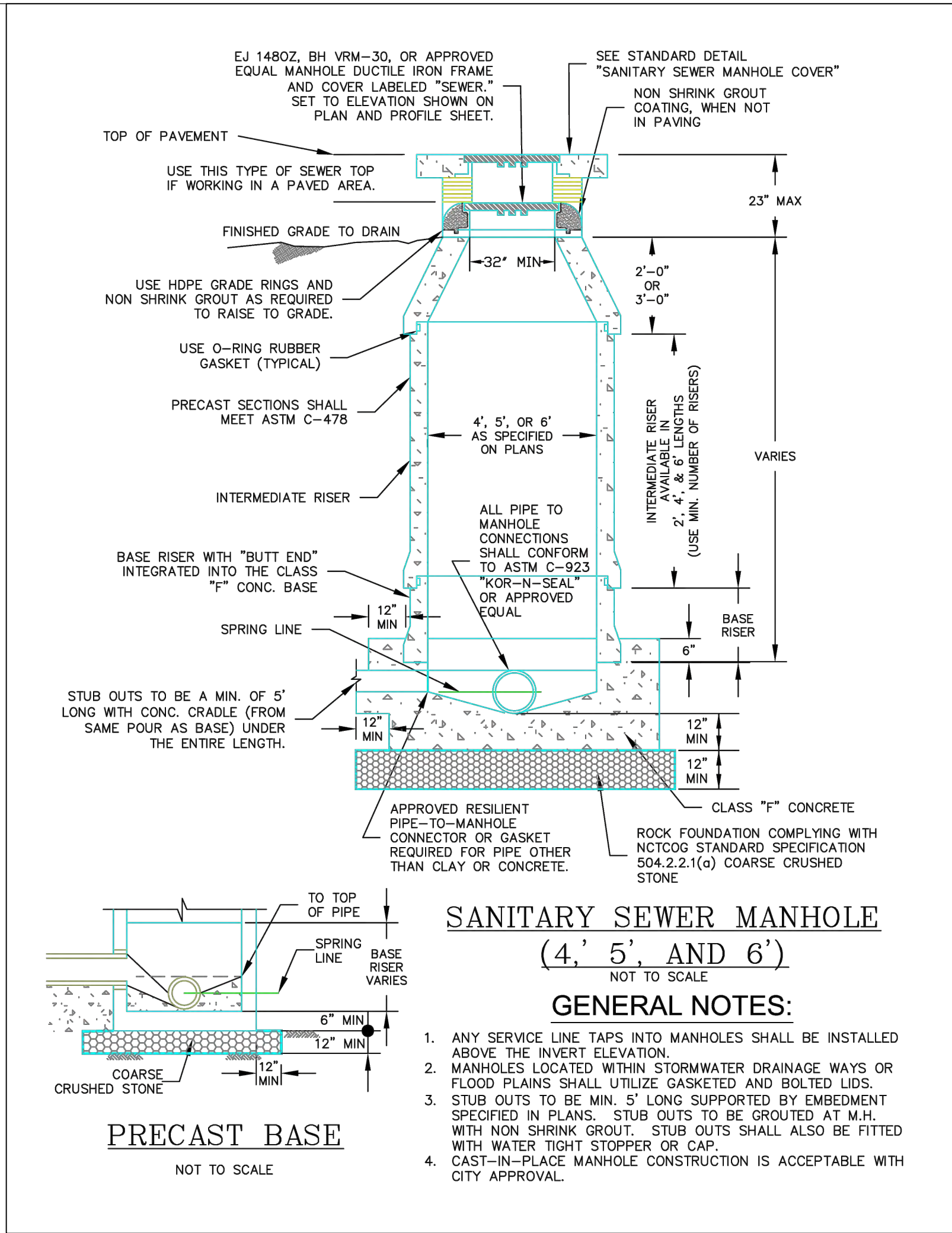
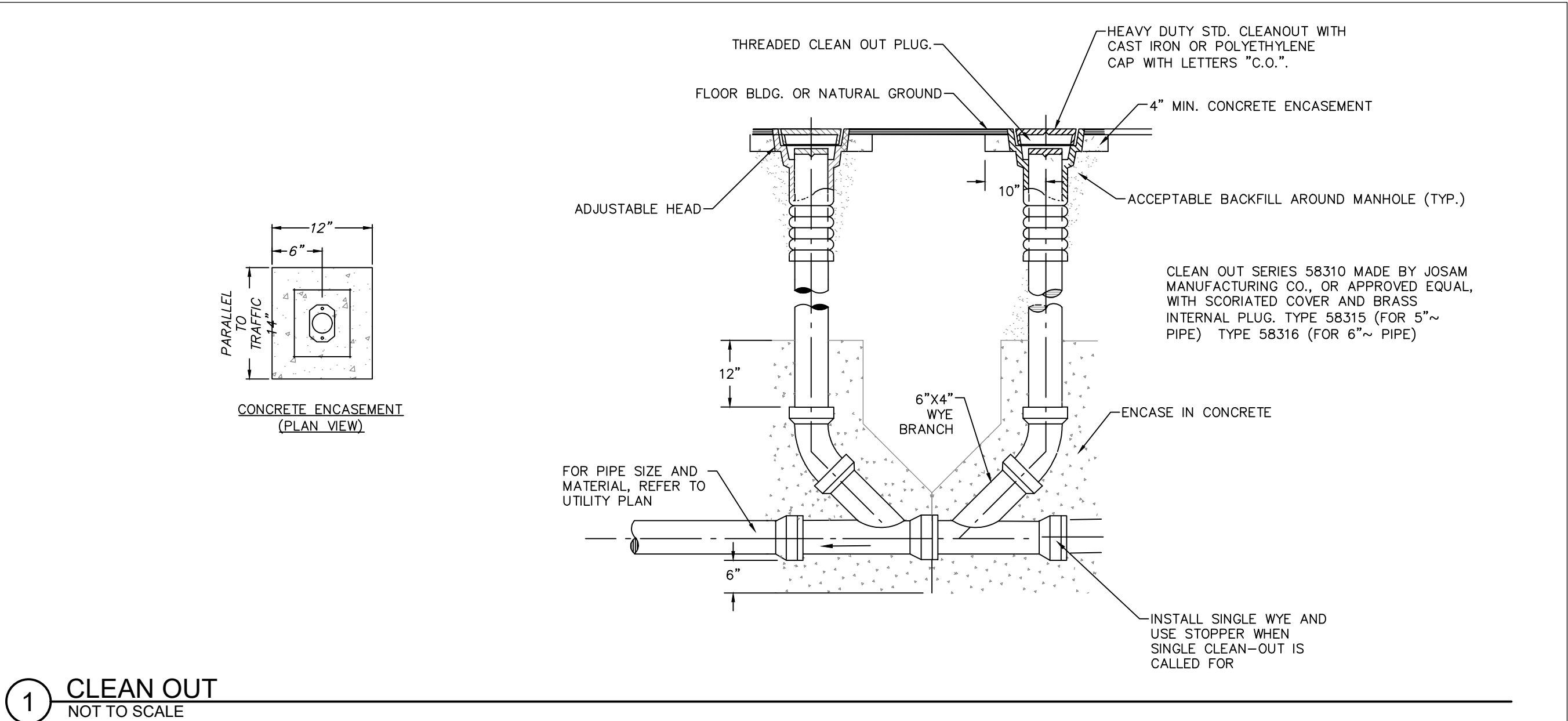
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THE WYATT
STEPHENVILLE, TEXAS

WATER DETAILS

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SEWER DETAIL NOTES:

- CONTRACTOR SHALL COMPLY WITH THE CITY OF STEPHENVILLE PUBLIC WORKS DESIGN MANUAL. IF THERE ARE ANY DISCREPANCIES/CONFLICTS BETWEEN THESE DETAILS AND CITY GUIDELINE/STANDARDS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

Exhibit

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SANITARY SEWER DETAILS

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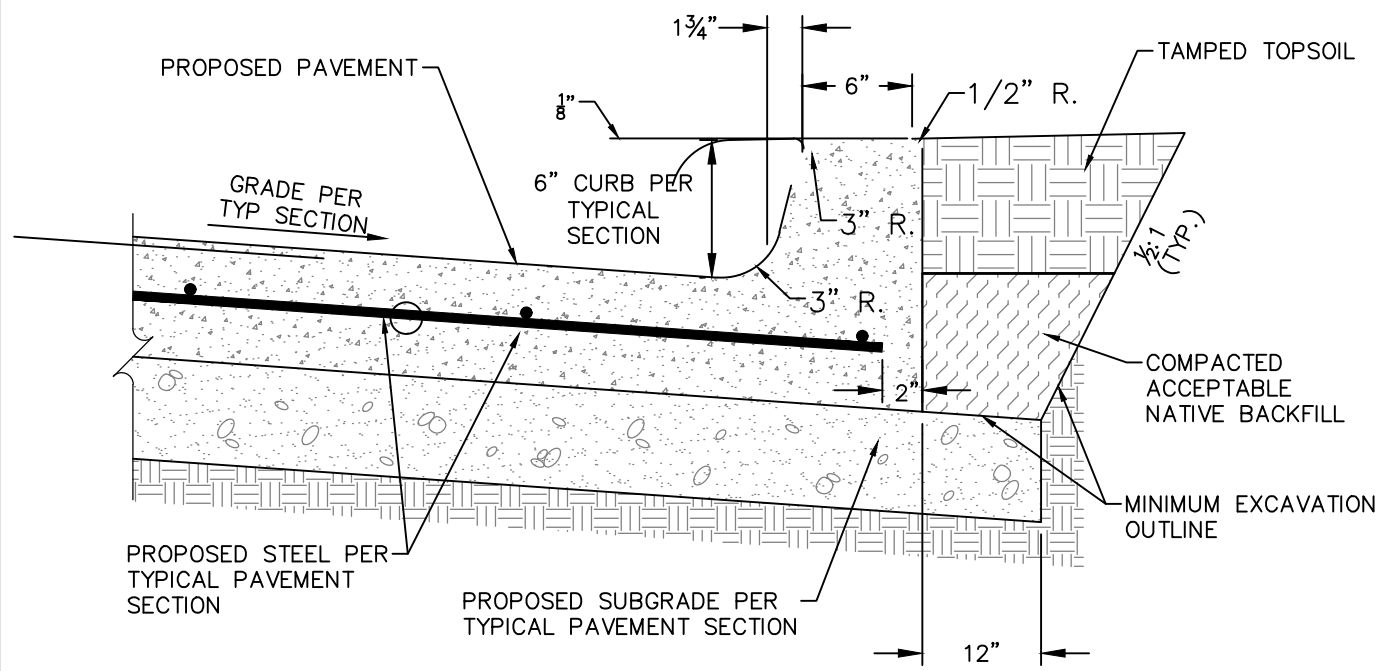
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Item 9.

REVISIONS

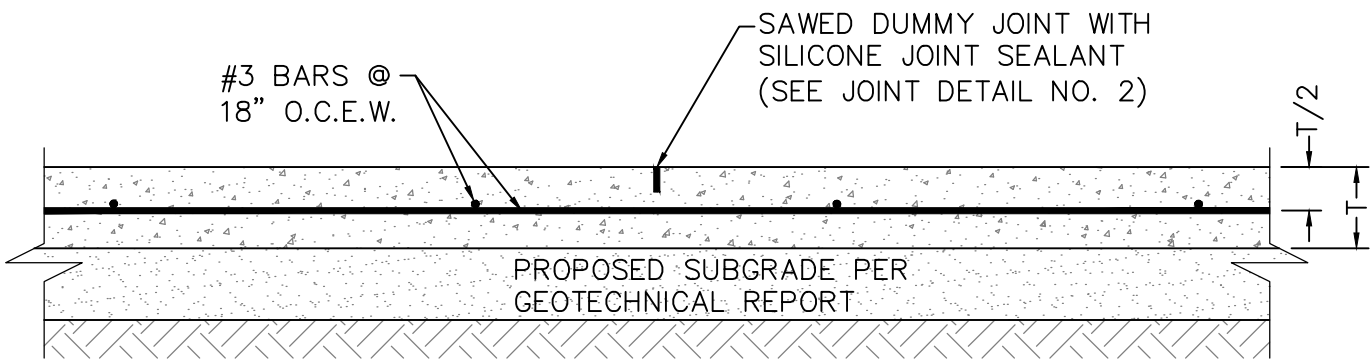
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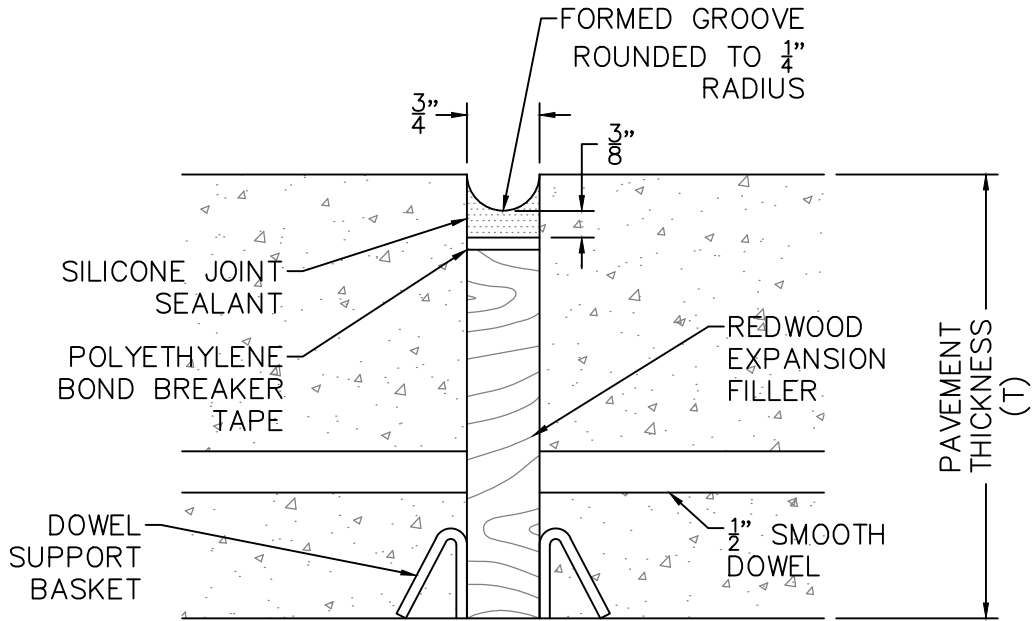


- NOTES:
1. MATCH STREET SAWED JOINTS FOR SAWED JOINTS IN CURB.

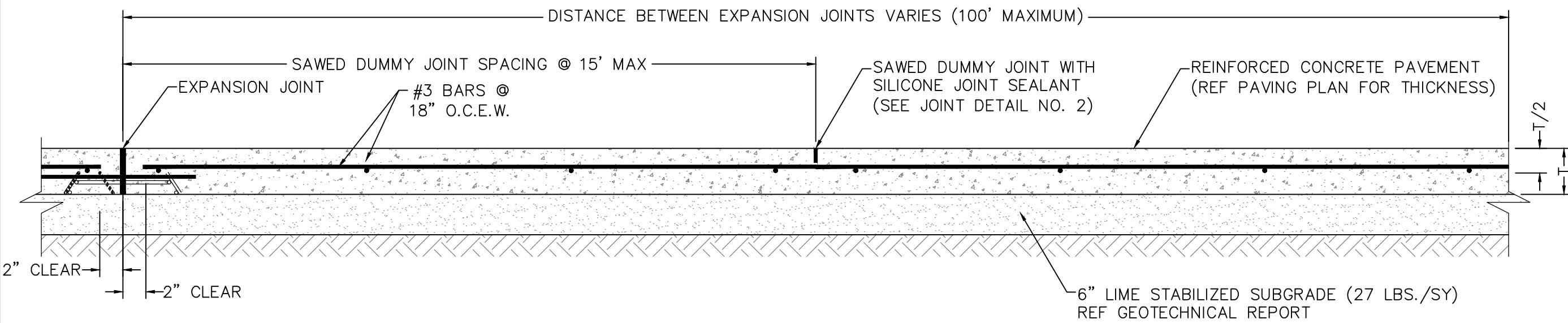
1 STANDARD MONOLITHIC CURB
NOT TO SCALE



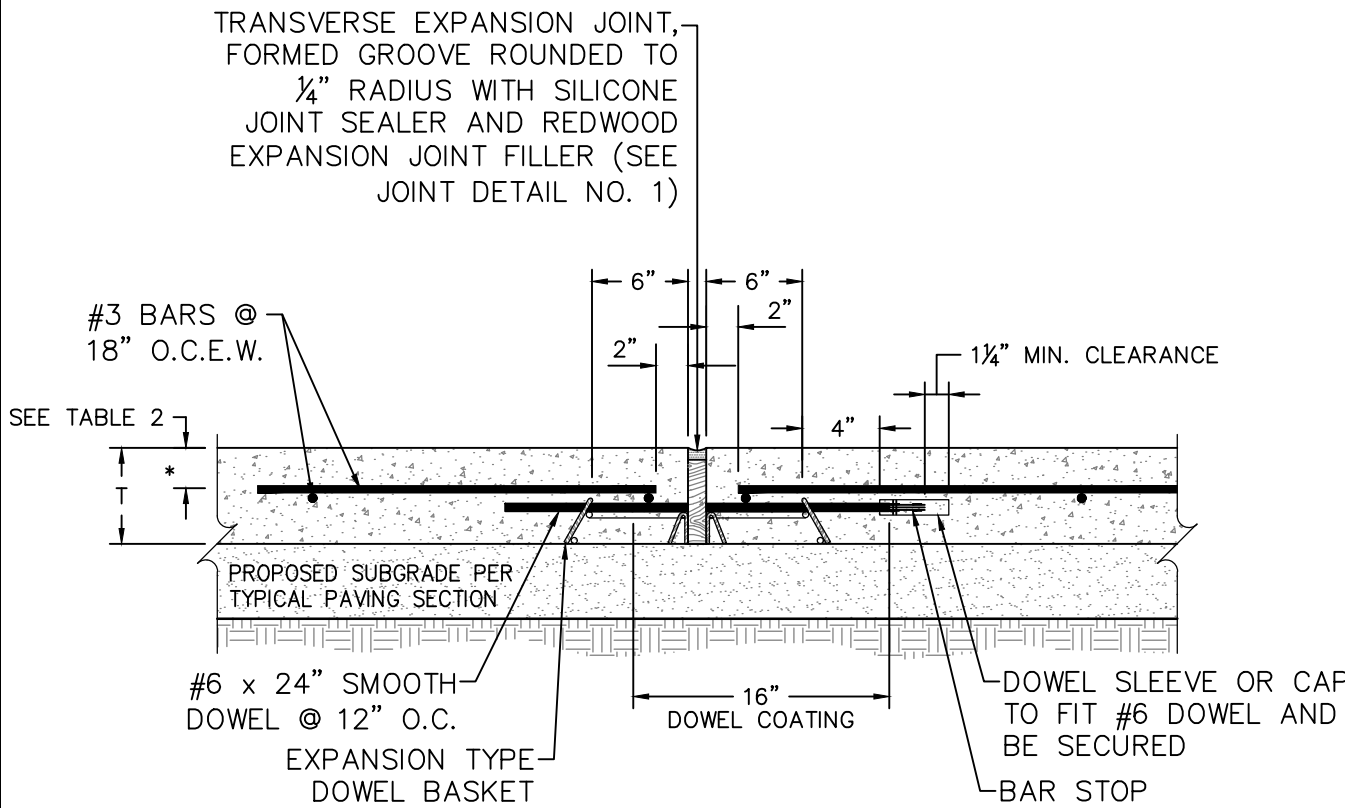
2 SAWED DUMMY JOINT
NOT TO SCALE



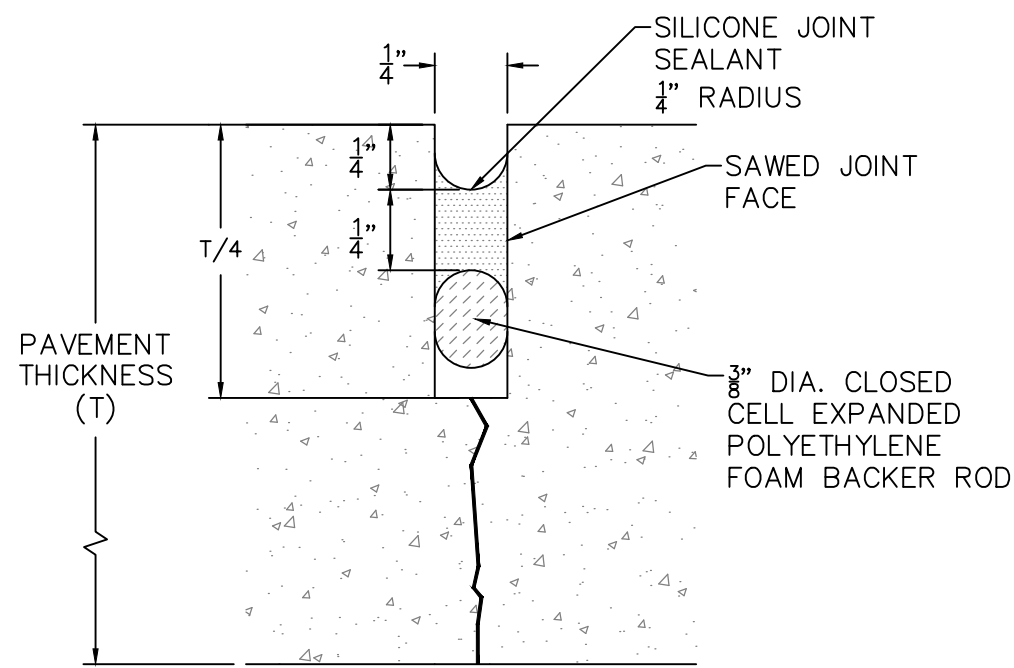
3 JOINT DETAIL NO. 1
NOT TO SCALE



4 TYPICAL PAVING SECTION
NOT TO SCALE



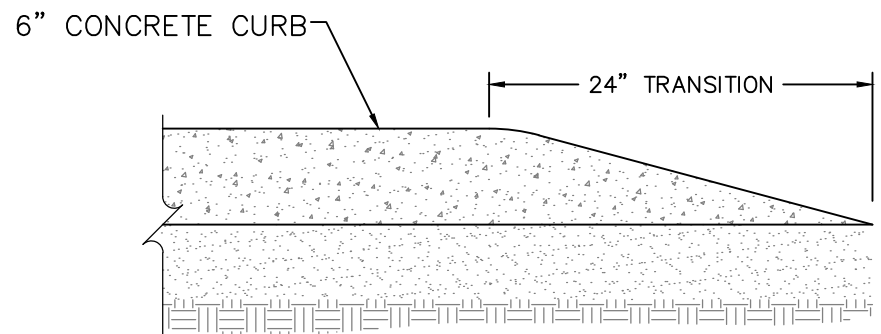
5 EXPANSION JOINT
NOT TO SCALE



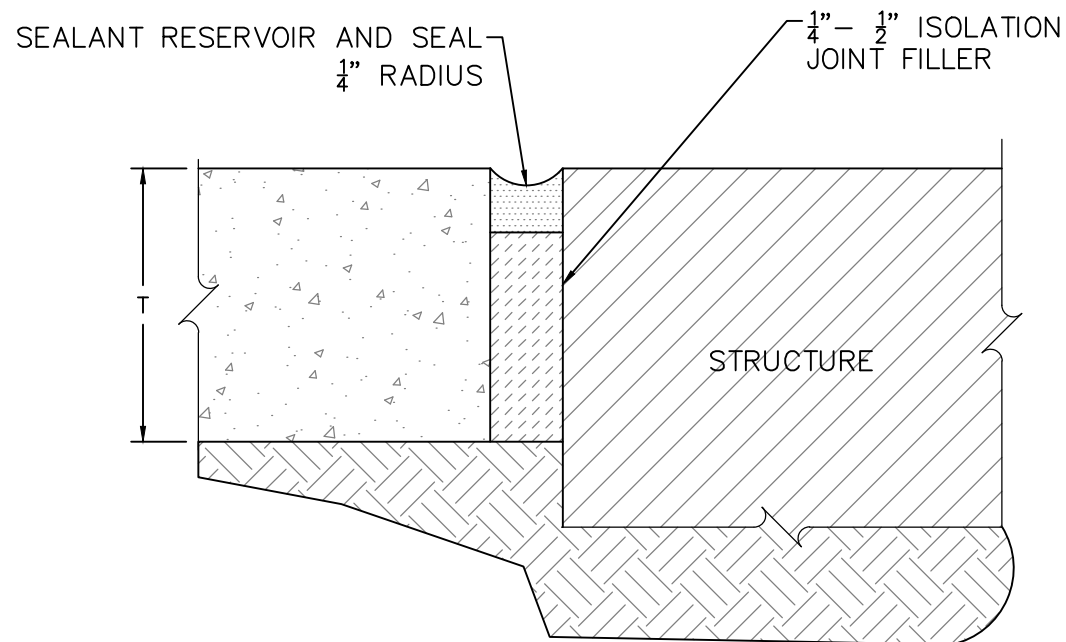
6 JOINT DETAIL NO. 2
NOT TO SCALE

PAVING DETAIL NOTES:

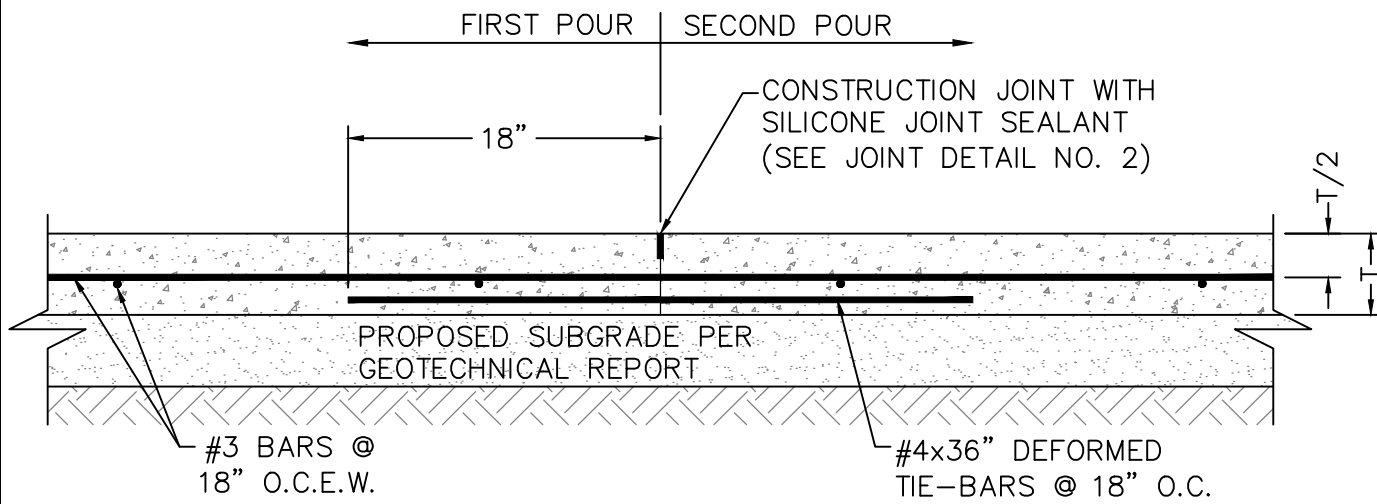
1. CONTRACTOR SHALL COMPLY WITH THE CITY OF STEPHENVILLE PUBLIC WORKS DESIGN MANUAL. IF THERE ARE ANY DISCREPANCIES/CONFLICTS BETWEEN THESE DETAILS AND CITY GUIDELINE/STANDARDS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.



7 CURB TAPER
NOT TO SCALE



8 ISOLATION JOINT
NOT TO SCALE



9 CONSTRUCTION JOINT
NOT TO SCALE

CONSTRUCTION NOTES

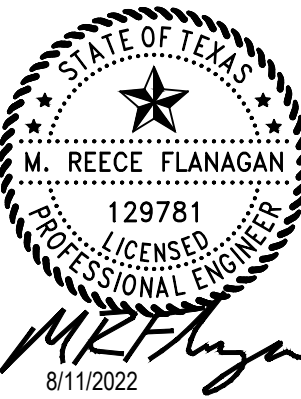
1. FOR DEFORMED BAR SPLICES, LAP BARS 40 DIAMETERS AND TIE.
2. FOR PAVEMENT THICKNESS "T" REFER TO PAVING PLAN.

TABLE 1 (SAWED DUMMY JOINT DEPTH)	
DIM T = PAVEMENT THICKNESS	DIM T/4 = JOINT DEPTH
5"	1 1/4"
6"	1 1/2"
7"	1 3/4"
8"	2"
9"	2 1/4"

TABLE 2 (PAVEMENT REINFORCING STEEL PLACEMENT)	
DIM T = PAVEMENT THICKNESS	* (CLEARANCE FROM FACE OF CONCRETE)
5"	2"
6"	2"
7"	2 1/2"
8"	2 3/4"
9"	3"

NOTE: ALL DOWELS TO BE PLACED AT T/2.

10 PAVING NOTES & TABLES
NOT TO SCALE



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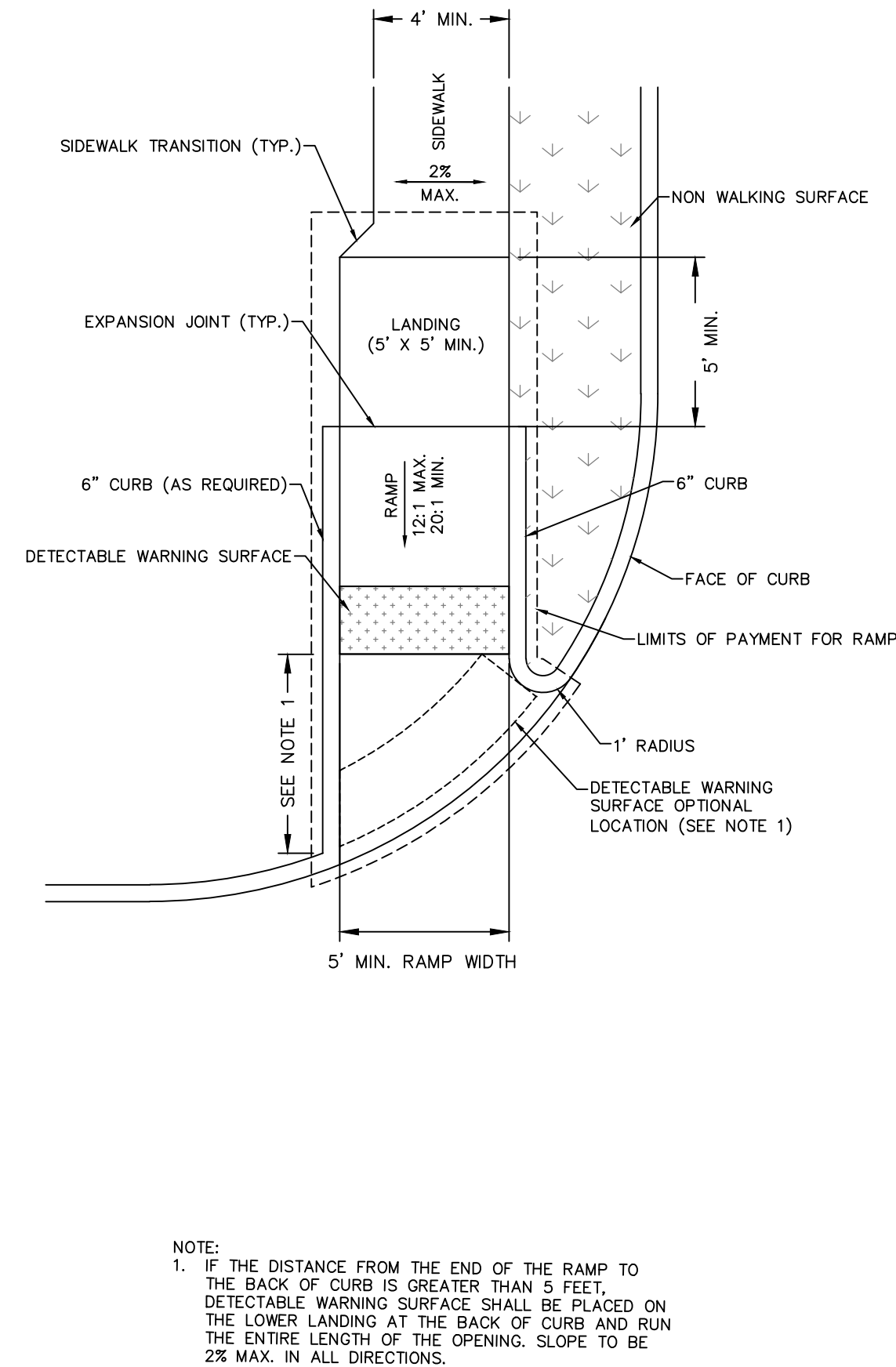
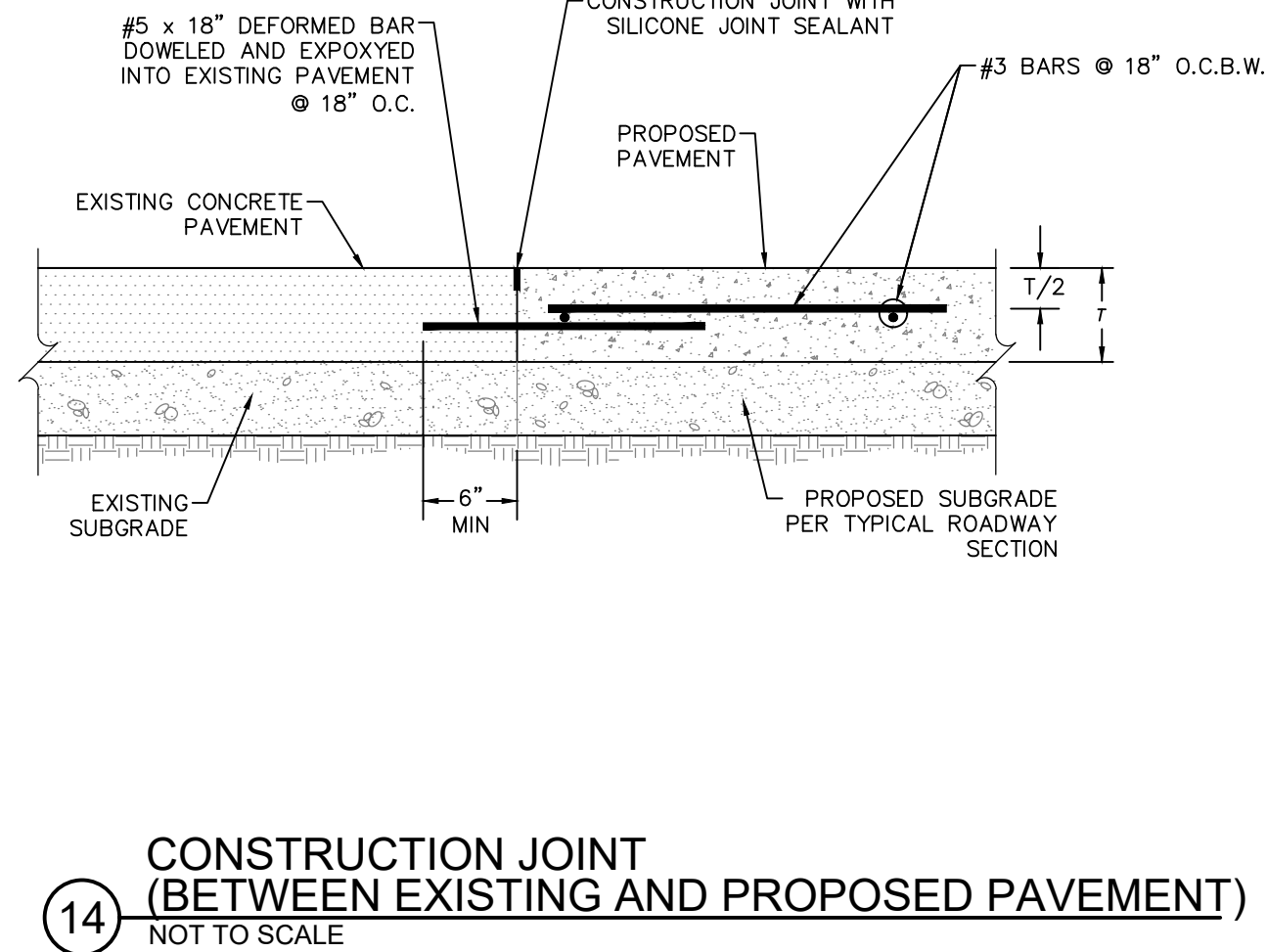
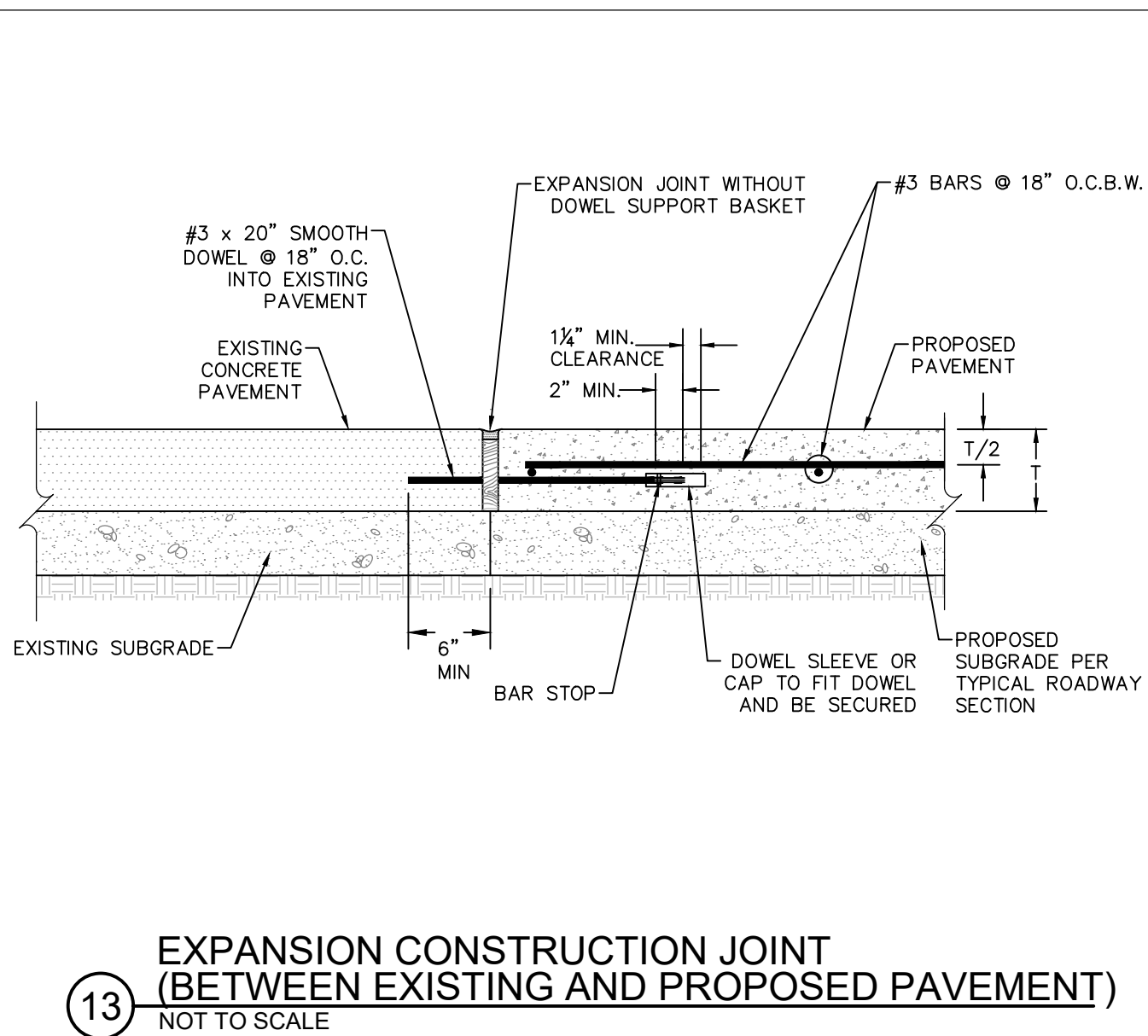
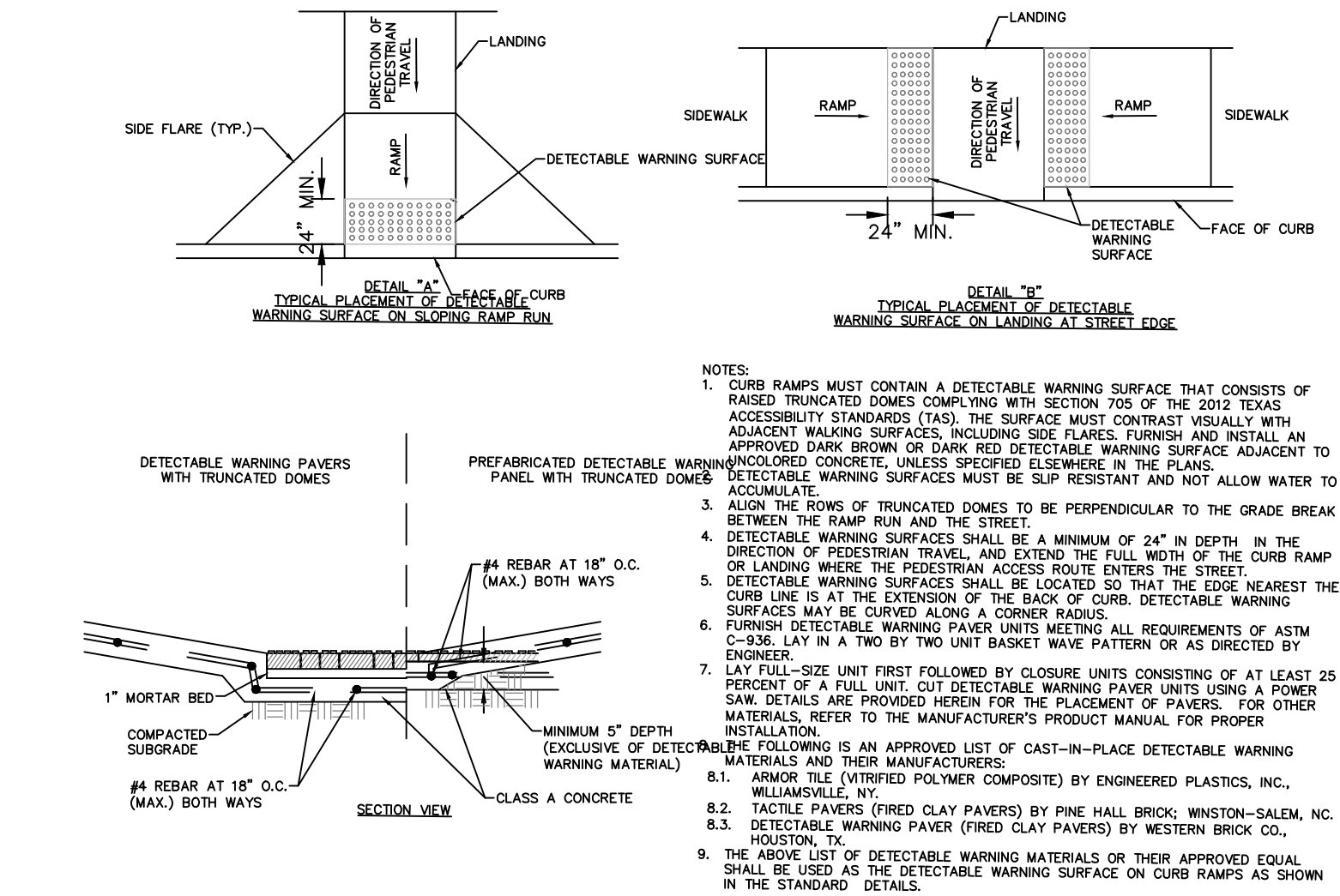
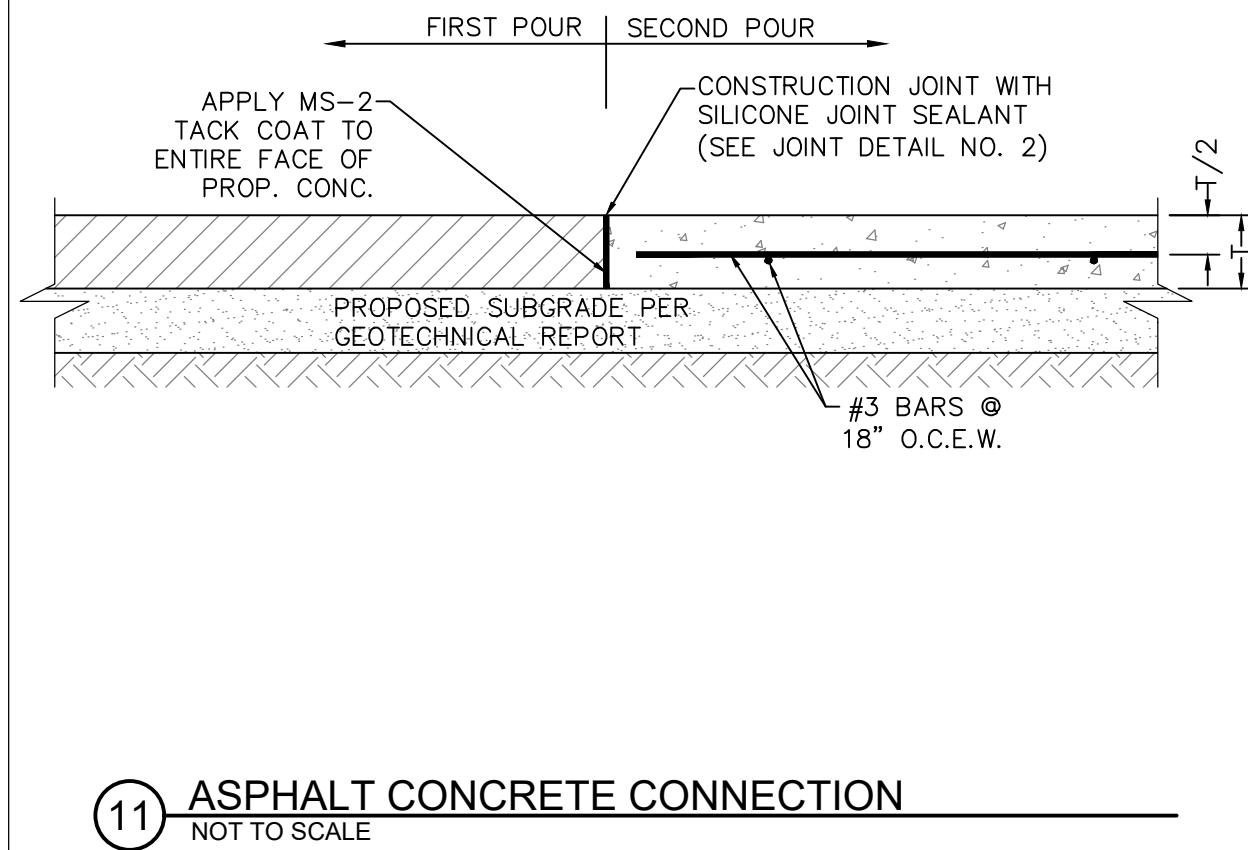
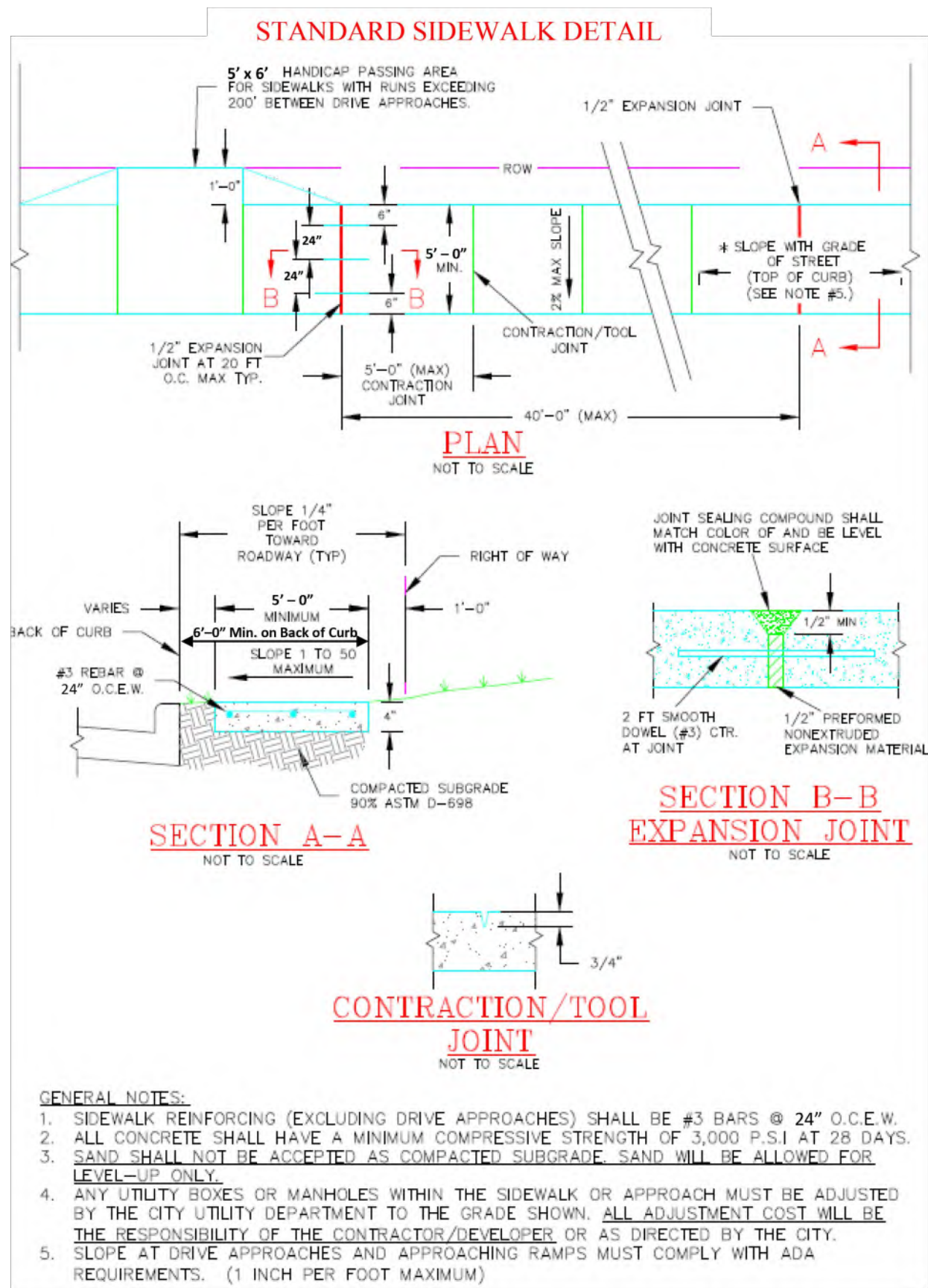
Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

THE WYATT
STEPHENVILLE, TEXAS

PAVING DETAILS

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C6.2 OF C6.4
CHECKED: FLS			
DRAWN: MRF			

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.

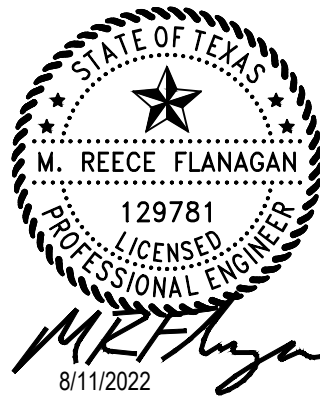


REVISIONS		
NO.	DESCRIPTION	DATE

PAVING DETAIL NOTES:

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF STEPHENVILLE PUBLIC WORKS DESIGN MANUAL. IF THERE ARE ANY DISCREPANCIES/CONFLICTS BETWEEN THESE DETAILS AND CITY GUIDELINE/STANDARDS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

Exhibit 0



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THE WYATT
STEPHENVILLE, TEXAS

PAVING DETAILS

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET C6.3 OF C6.4
CHECKED: FLS			
DRAWN: MRF			

REVISED IN 2018

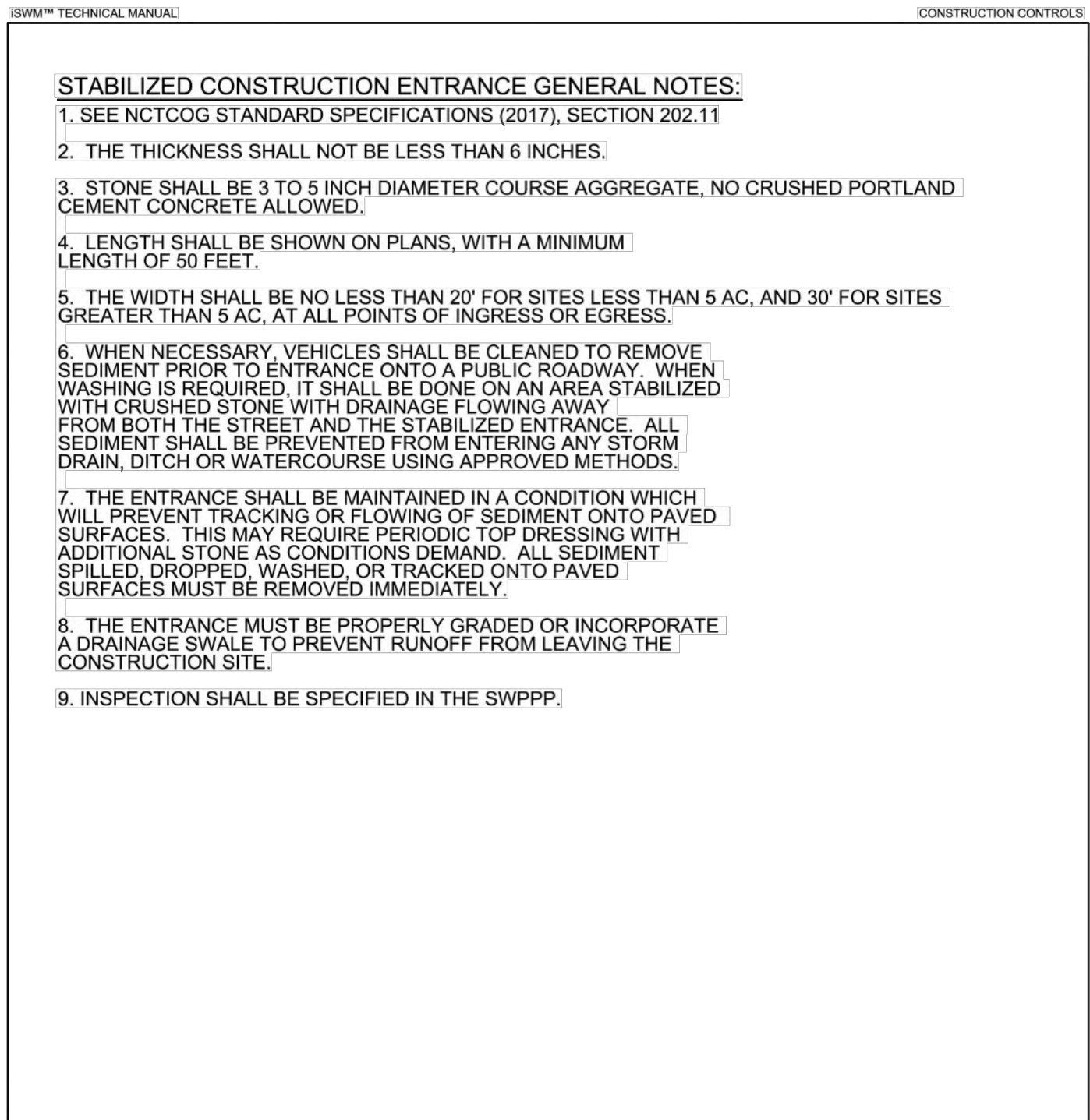


FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)

STABILIZED CONSTRUCTION EXIT:
REVISED:

REVISED IN 2018

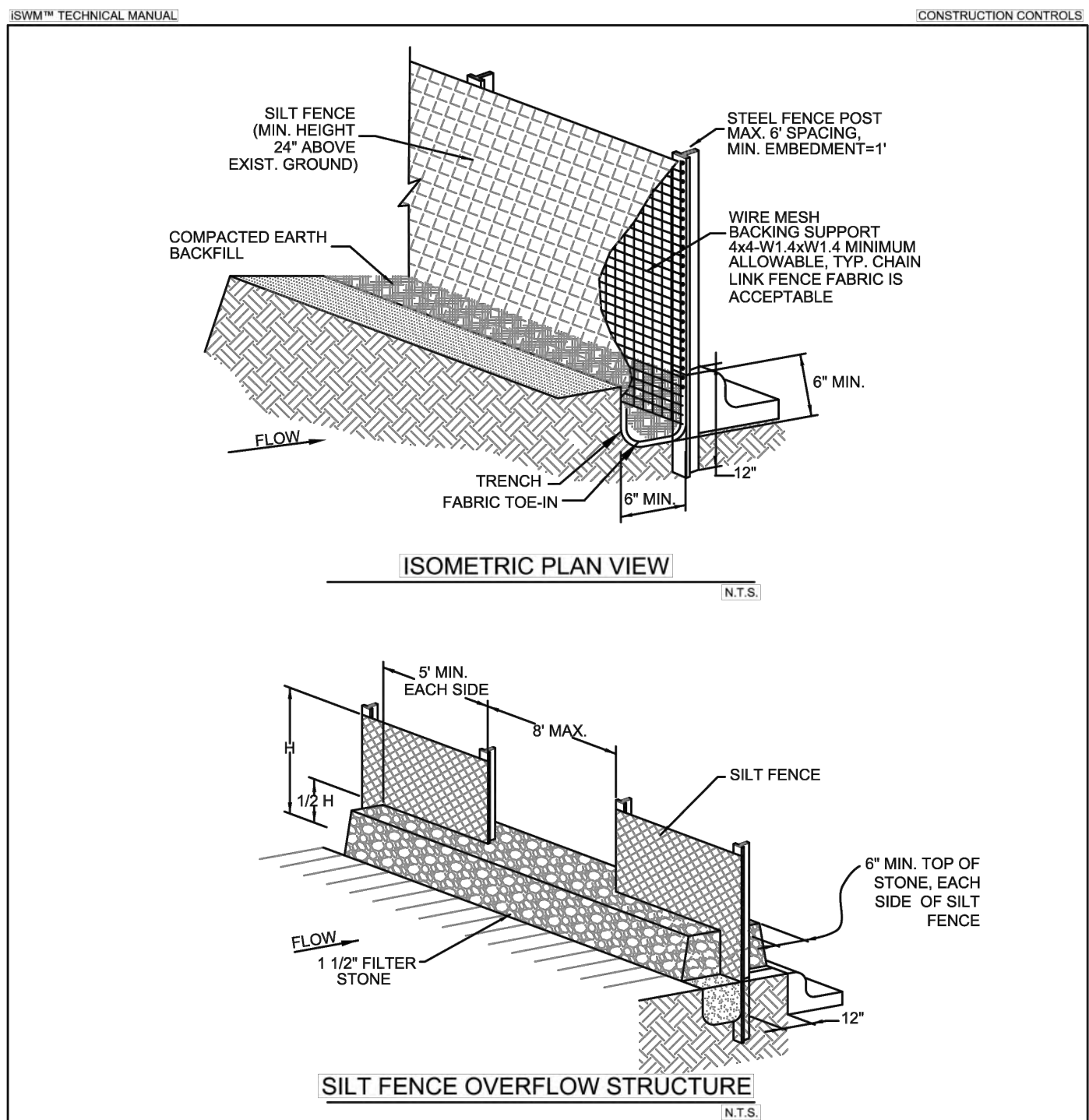


FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

SILT FENCE
REVISED:

REVISED IN 2018

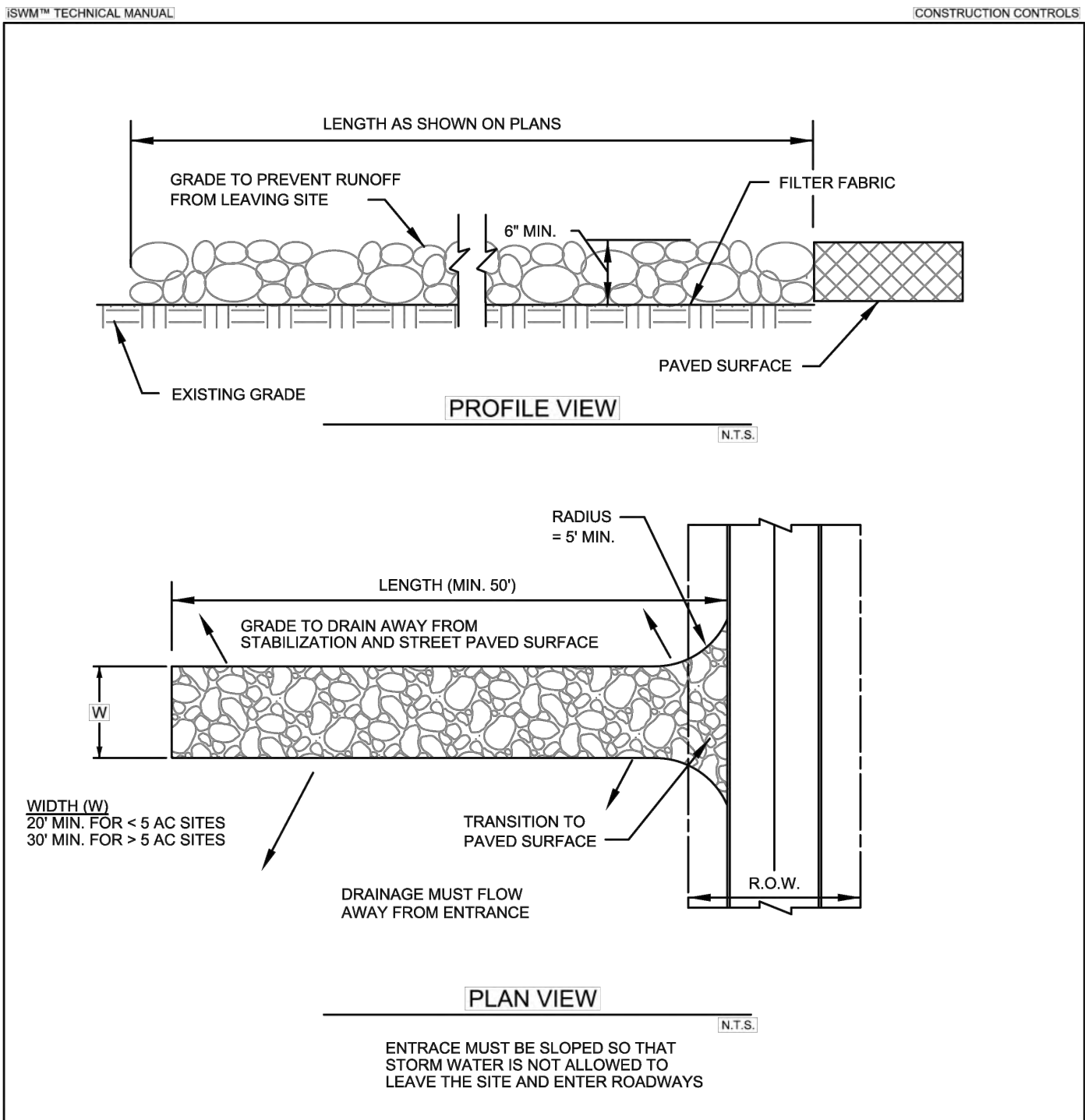


FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

STABILIZED CONSTRUCTION EXIT:
REVISED:

REVISED IN 2018

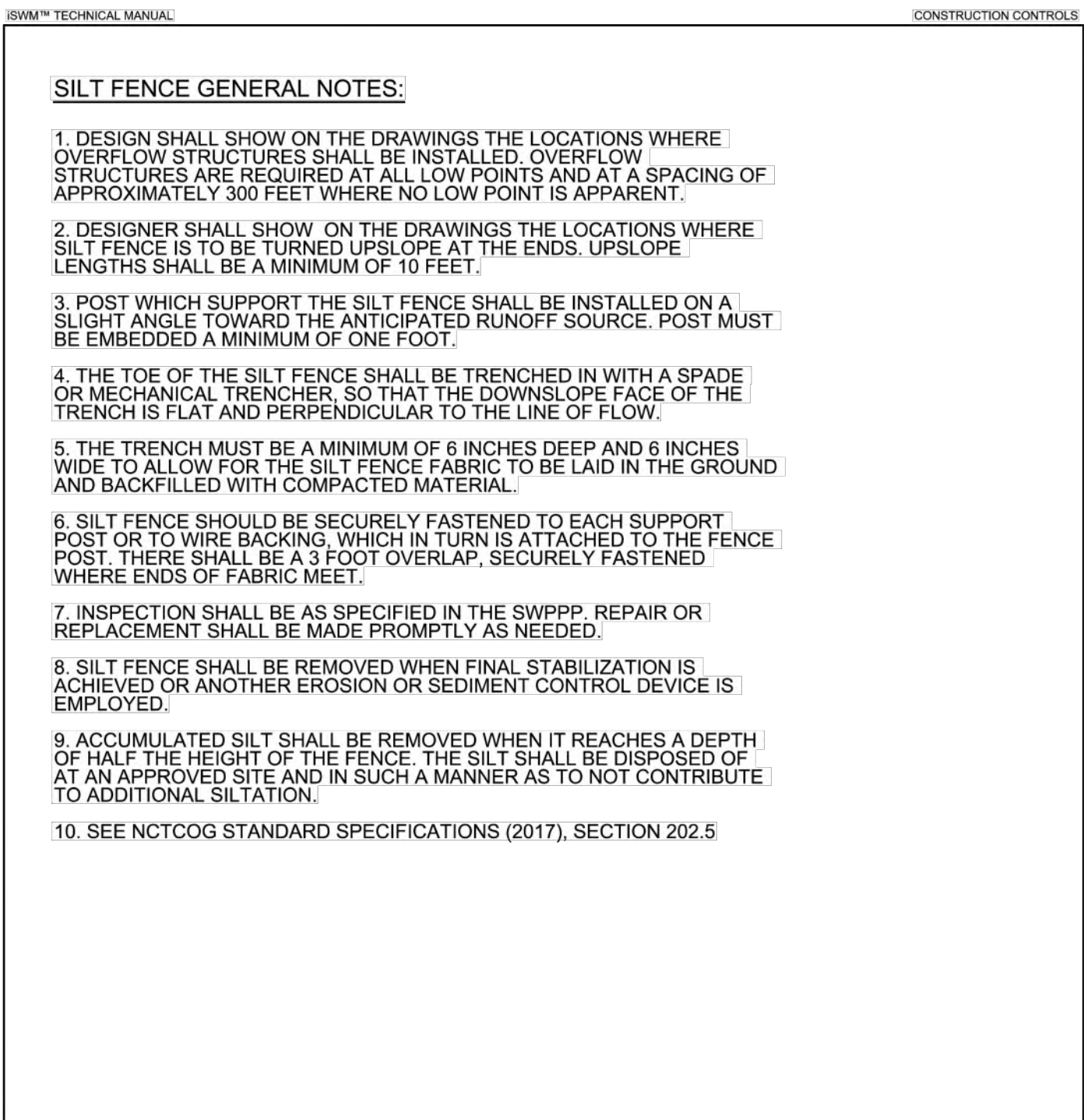


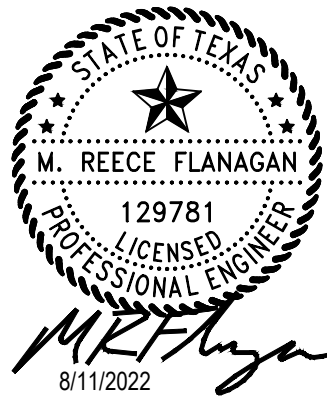
FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)

SILT FENCE
REVISED:

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

Exhibit 0



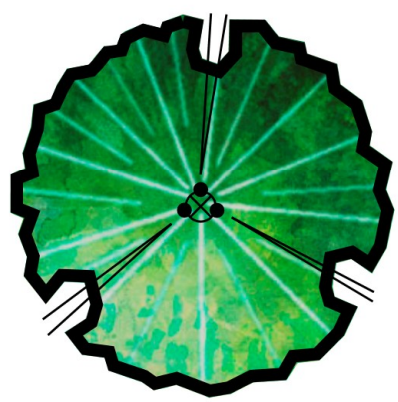
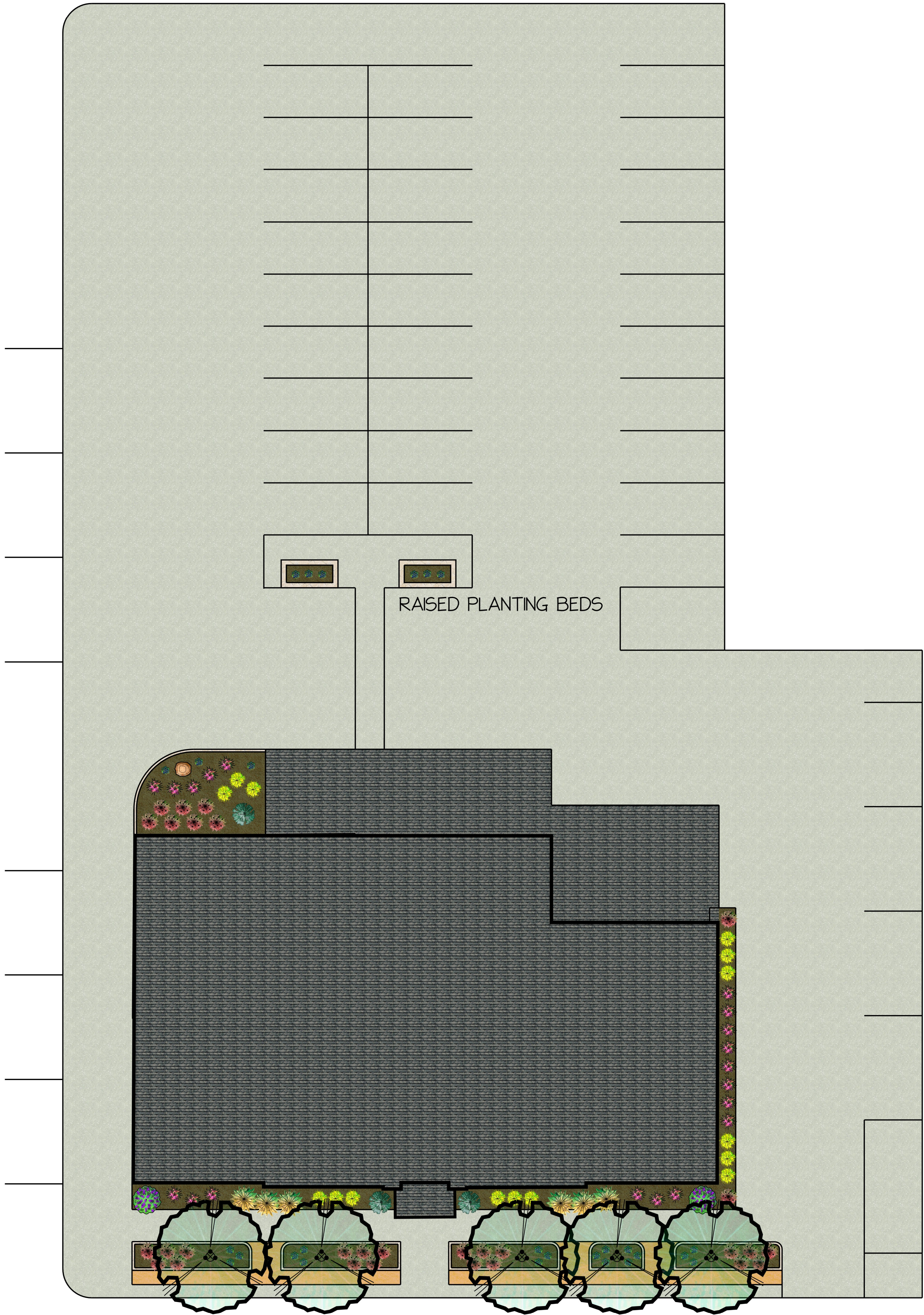
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THE WYATT
STEPHENVILLE, TEXAS

EROSION CONTROL DETAILS

DESIGNED: MRF	PROJECT #: 2021-11-01	ISSUE DATE: 08.11.2022	SHEET
CHECKED: FLS			C6.4 OF C6.4
DRAWN: MRF			



(5) CEDAR ELM 3" CAL.



(15) SUNSHINE LIGUSTRUM



(19) PINK SALVIA



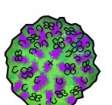
(3) PODOCARPUS



(6) MAIDEN GRASS



(27) CATMINT



(2) SILVERADO SAGE



(29) GULF MUHLY GRASS

LONG HOTEL

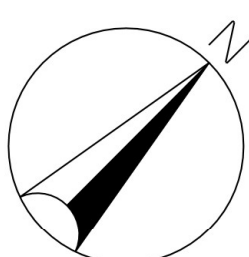
SCALE

1" = 10'

DATE

DRAWING #

24" x 36"



ORDINANCE NO. 2022-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED FROM DOWNTOWN DISTRICT (DT) TO PLANNED DEVELOPMENT DISTRICT (PD)

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

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

Being Block 15, Lots 1, 3 (Pt of), 4, Pt of alley of the City Addition to the City of Stephenville, Erath County, Texas, and identified as Parcel No. R29244 in the Erath County Appraisal District Records, located at 221 E College

is hereby rezoned and the zoning classification changed from the classification of Downtown District (DT) to Planned Development District (PD), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 11th day of October, 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality



DEVELOPMENT SERVICES COMMITTEE REPORT

MEETING: Development Services Committee Meeting – September 20, 2022

Present: P7 Gerald Cook, Chair; P2 Justin Haschke; P6 David Baskett; P8 Mark McClinton

Absent: None

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

AGENDA ITEM: Proposed Revision to Chapter 154.20.2.K of the Zoning Ordinance

Discussion:

The Committee reviewed the proposed revisions presented by staff (pasted below) and by unanimous vote, assigned the item to the Planning and Zoning Commission for Public Hearing and a recommendation to the City Council.

Sec. 154.20.2. Planning and zoning commission—Rules of procedure.

Roberts Rules of Order, the latest revision, shall be the Commission's final authority on all questions of procedures and parliamentary law not covered by these Rules of Procedures.

20.2.K Motions.

- (1) A motion may be made by any member other than the presiding officer.
- (2) A motion to approve any matter before the Commission or to recommend approval of any request requiring Council action shall require two-thirds favorable votes of the members present.
- (3) A motion to deny any matter before the Commission or to recommend denial of any request requiring Council action shall require a majority vote of those present. ~~(a) When fewer than all the members are present for the voting and when all motions to recommend on a given application fail to carry by two-thirds votes, consideration of the application shall be continued to the next regular meeting upon motion carried by a majority of those present.~~
~~(b) — Provided further that no request or application shall be continued under this rule beyond the next regular meeting; failure of the Commission to secure two-thirds concurring votes to approve or recommend approval at the next regular meeting shall be recorded in the minutes as a denial of the proposal under this rule.~~
- (4) If the Commission fails to obtain the minimum votes required, the item before the Commission requiring Council action shall be forwarded with no recommendation.

AGENDA ITEM: International Codes Update

Staff provided an overview of the preliminary plan of action to accomplish the adoption of updated codes within the next year. The Committee supported the initiative as presented.



COMMITTEE REPORT

REPORT TYPE: Finance Committee Report

MEETING: September 20, 2022

Present: Justin Haschke, chair, Ricky Thurman, David Baskett, Mark McClinton

Absent: None

DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

Consider Budget Adjustments for fiscal year ending September 30, 2022:

Staff presented budget amendments for the fiscal year ending September 30, 2022. Cash reserves will be increased by an overall \$179,439.

The motion was made to forward the budget amendments to full Council with a positive recommendation. Motion passed unanimously.

Consider Approval of Annual Audit Contract Budget Adjustments for fiscal year ending September 30, 2022:

Staff presented the annual audit engagement proposal provided by BrooksWatson & Co. The motion was made to forward the contract to full Council with a positive recommendation. Motion passed unanimously.



BROOKSWATSON & CO.
CERTIFIED PUBLIC ACCOUNTANTS

September 14, 2022

City of Stephenville, Texas
298 W Washington St
Stephenville, TX 76401

The following represents our understanding of the services we will provide the City of Stephenville, Texas.

You have requested that we audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Stephenville, Texas, as of September 30, 2022, and for the years then ended and the related notes to the financial statements, which collectively comprise the City of Stephenville, Texas's basic financial statements as listed in the table of contents.

In addition, we will audit the entity's compliance over major federal award programs for the period ended September 30, 2022. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal award programs.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension information, and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- 1) Management's discussion and analysis
- 2) Budgetary Comparison Information
- 3) Pension and OPEB schedules

Supplementary information other than RSI will accompany the City of Stephenville, Texas's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

- 1) Individual nonmajor fund financial statements and schedules
- 2) Combining statements

Also, the document we submit to you will include the following other additional information that will not be subject to the auditing procedures applied in our audit of the financial statements:

- 1) Introductory section
- 2) Statistical section

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit

clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

The Objective of an Audit

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in accordance with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

General Audit Procedures

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements,

or contractual agreements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the financial statements and related matters.

Internal Control Audit Procedures

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, detected abuse, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

Audit of Major Program Compliance

Our audit of the City of Stephenville, Texas's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the entity has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major federal award programs. Our procedures will consist of determining major federal programs and performing the applicable procedures described in the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. However, our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Management Responsibilities

Our audit will be conducted on the basis that management and those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
3. For identifying, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received, including federal awards and funding increments received prior to December 26, 2014 (if any), and those received in accordance with the Uniform Guidance (generally received after December 26, 2014);
4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance;
6. For the design, implementation, and maintenance of internal control over federal awards;

7. For establishing and maintaining effective internal control over federal awards that provides reasonable assurance that the nonfederal entity is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
8. For identifying and ensuring that the entity complies with federal statutes, regulations, and the terms and conditions of federal award programs and implementing systems designed to achieve compliance with applicable federal statutes, regulations, and the terms and conditions of federal award programs;
9. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
10. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
11. For taking prompt action when instances of noncompliance are identified;
12. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
13. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
14. For submitting the reporting package and data collection form to the appropriate parties;
15. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
16. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, and relevant to federal award programs, such as records, documentation, and other matters;
 - b. Additional information that we may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
17. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
18. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
19. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;

20. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
21. For the accuracy and completeness of all information provided;
22. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
23. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the supplementary information and schedule of expenditures of federal awards referred to above, you acknowledge and understand your responsibility (a) for the preparation of the supplementary information and schedule of expenditures of federal awards in accordance with the Uniform Guidance, (b) to provide us with the appropriate written representations regarding the supplementary information and schedule of expenditures of federal awards, (c) to include our report on the schedule of expenditures of federal awards in any document that contains the schedule of expenditures of federal awards and that indicates that we have reported on such schedule, and (d) to present the supplementary information and schedule of expenditures of federal awards with the audited financial statements, or if the schedule will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information and schedule of expenditures of federal awards no later than the date of issuance by you of the schedule and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

We will assist the City with the preparation of the comprehensive annual financial report, and propose adjusting or correcting journal entries to be reviewed and approved by the City's management, which is considered to be a nonattest service. We will not assume management responsibilities on behalf of the City of Stephenville, Texas. However, we will provide advice and recommendations to assist management of the City of Stephenville, Texas in performing its responsibilities. With respect to this and any other nonattest services we perform, the City of Stephenville, Texas's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the

services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Reporting

We will issue a written report upon completion of our audit of the City of Stephenville, Texas's basic financial statements. Our report will be addressed to the governing body of the City of Stephenville, Texas. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

The timing of our audit will be scheduled for performance and completion as follows:

	Begin	Complete
Document internal control and preliminary tests		September 30th
Observe physical inventories (if necessary)		n/a
Mail confirmations		October 1st
Perform year-end audit procedures		January/February
Issue audit report		March

Mike Brooks is the engagement partner for the audit services specified in this letter. His responsibilities include supervising BrooksWatson & Co., PLLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees for the financial statement audits are all inclusive as follows:

Financial Statement Audit	
Fiscal Year	City
2022	\$38,799

Our fees for the uniform guidance audits are \$4,500, including one major program (>\$750,000) and \$1,750 for each additional major program, for each year.

We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use the City of Stephenville, Texas's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

The invoice shall be rendered monthly based upon actual hours billed during the invoice period. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate.

Other Matters

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The audit documentation for this engagement is the property of BrooksWatson & Company, PLLC, and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators and federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of BrooksWatson & Company, PLLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to City Council the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements compliance over major federal award programs including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, slightly stylized font.

BrooksWatson & Co.
14950 Heathrow Forest Pkwy | Ste 530
Houston, TX 77032

RESPONSE:

This letter correctly sets forth our understanding.

The City of Stephenville, Texas

Acknowledged and agreed on behalf of the City of Stephenville, Texas by:

Management

Name: _____

Title: _____

Date: _____

Mayor or Council Representative

Name: _____

Title: _____

Date: _____

City of Stephenville
Statement of Activities All Funds
FY 2021-2022

	General Fund	Water Sewer Fund	Landfill Fund	Airport Fund	Storm Water Fund	Hotel Occupancy Tax Fund	Debt Service Fund	Capital Project Fund	TIF Special Revenue Fund	Non--Major Special Revenue Funds	Total	Discrete Component Unit
Cash Balance 10/01	10,818,800	20,799,155	1,427,525	5,761	167,363	517,641	103,719	9,692,483	-	80,312	43,612,759	1,052,622
Revenues												
Taxes	16,037,472	-	-	-	-	584,261	271,045	-	82,558	-	16,975,336	608,487
Licenses & Permits	339,385	9,000	-	-	25,000	-	-	5,000	-	-	378,385	-
Fines & Forfeitures	131,875	-	-	-	-	-	-	-	-	6,950	138,825	-
Intergovernmental	932,901	2,632,354	-	10,000	1,166,373	-	-	1,400,000	-	3,200	6,144,828	-
Service Charges	1,257,333	9,929,487	1,193,000	112,280	964,594	69,600	-	8,935	-	-	13,535,229	-
Other Revenue	3,308,162	20,465,207	3,019	1,423,040	3,211,027	181	21	2,043,226	-	31	30,453,914	447
Total Revenue	22,007,128	33,036,048	1,196,019	1,545,320	5,366,994	654,042	271,066	3,457,161	82,558	10,181	67,626,517	608,934
Transfers In	957,579	50,219	-	120,000	-	-	343,650	1,234,069	261,092	-	2,966,609	
Transfers Out	(1,596,466)	(769,227)	(81,539)	-	(175,727)	-	-	-	(343,650)	-	(2,966,609)	
Expenditures												
Personnel Costs	11,791,291	1,592,559	286,433	2,728	-	81,681	-	-	-	-	13,754,692	276,000
Operating Expenditures	4,357,531	3,751,616	381,586	76,207	649,270	366,801	1,100	-	-	13,740	9,597,851	332,500
Capital Expenditures	4,717,265	38,329,802	240,000	1,562,373	442,420	-	-	13,825,237	-	-	59,117,097	-
Debt Service	654,486	2,004,117	-	-	3,709,183	-	613,100	41,814	-	-	7,022,700	-
Total Expenditures	21,520,573	45,678,094	908,019	1,641,308	4,800,873	448,482	614,200	13,867,051	-	13,740	89,492,340	608,500
Net Revenues over(under) Expenditures	(152,332)	(13,361,054)	206,461	24,012	390,394	205,560	516	(9,175,821)	-	(3,559)	(21,865,823)	434
Estimated Cash Balance 09/30	10,666,468	7,438,101	1,633,986	29,773	557,757	723,201	104,235	516,662		76,753	21,746,936	1,053,056
Restricted:												
Operational Reserve	4,037,206	1,336,044	167,005	19,734	56,381	112,121					5,728,491	152,125
Debt Service	593,877	2,085,246			501,376		104,235				3,284,734	
Tourism and Visitor Bureau						377,330					377,330	
Sports Venue						233,750						
Capital Projects								516,662			516,662	
Child Safety										7,543	7,543	
Court Technology										8,944	8,944	
Court Building Security										5,807		
Public Safety										54,459	54,459	
Economic Development											-	900,931
Airport Improvement	104,754										104,754	
Grant Match	150,000										150,000	
Sewer System Improvement Program		3,840,000										
Estimated Unrestricted Cash Balance 9/30	5,780,631	176,811	1,466,981	10,039	-	-	-	-		-	7,434,462	



City of Stephenville

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04684 - Budget Adjustments FY 21-22

Description				Adjustment Date: 9/20/22		
Account Number	Acct Type	Account Name	Adjustment Description	Current	Adjustment	Proposed
BA0000144 01-40100.00000	Revenue	CITY SALES TAX	Increase Sales Tax Increase Sales Tax	6,710,123	950,000	7,660,123
BA0000145 01-42010.00000	Revenue	MUNICIPAL COURT FINES	Increase Court Fines Increase Court Fines	66,500	60,000	126,500
BA0000162 01-101-52531.00000	Expense	OUTSIDE PROFESSIONALS	Professional Services for TIRZ development Professional Services for TIRZ development	5,000	75,000	80,000
BA0000120 01-102-51110.00000	Expense	SALARIES	City Manager retirement Council approved 4/19/22 City Manager retirement Council approved 4/19/22	320,840	118,241	439,081
01-102-51210.00000	Expense	RETIREMENT	City Manager retirement Council approved 4/19/22	29,377	6,018	35,395
01-102-51220.00000	Expense	SOCIAL SECURITY	City Manager retirement Council approved 4/19/22	25,735	2,174	27,909
BA0000127 01-102-52531.00000	Expense	OUTSIDE PROFESSIONALS	City Hall Hazard Mitigation Generator Grant City Hall Hazard Mitigation Generator Grant	-	5,000	5,000
01-105-55200.00000	Expense	BUILDING IMPROVEMENTS	City Hall Hazard Mitigation Generator Grant	-	83,533	83,533
01-43500.00000	Revenue	GRANTS	City Hall Hazard Mitigation Generator Grant	3,000	77,178	80,178
BA0000137 01-103-55160.00000	Expense	COMPUTER EQUIPMENT	Carryover HR automation project funds FY20-21 Carryover HR automation project funds FY20-21	-	28,711	28,711
BA0000128 01-108-52640.00000	Expense	SPECIAL EVENTS	Mainstreet Special Events Mainstreet Special Events	-	20,000	20,000
BA0000129 01-108-53320.00000	Expense	OPERATING SUPPLIES	Mainstreet Operating Supplies Mainstreet Operating Supplies	1,000	6,000	7,000
BA0000130 01-108-55140.00000	Expense	OTHER EQUIPMENT	Mainstreet Speaker Project Mainstreet Speaker Project	-	25,128	25,128
BA0000113 01-108-55140.00000	Expense	OTHER EQUIPMENT	Budget Downtown Lighting Project from cash reserves Budget Downtown Lighting Project from cash reserves	-	90,000	90,000
BA0000131 01-301-52531.00000	Expense	OUTSIDE PROFESSIONALS	HR Attorney Services HR Attorney Services	2,500	20,000	22,500
BA0000132 01-302-51130.00000	Expense	PART-TIME WAGES	Prosecutor services (funded by Court Fines) Prosecutor services	6,600	6,800	13,400
01-302-51220.00000	Expense	SOCIAL SECURITY	Prosecutor services	3,860	700	4,560
BA0000133 01-302-53341.00000	Expense	CREDIT CARD FEES	Municipal Court Credit Card Fees (funded by Court Fines) Municipal Court Credit Card Fees	1,703	5,000	6,703
BA0000134 01-402-54251.00000	Expense	BRIDGE MAINTENANCE	Additional Funds for Purchase of Street Vehicle Additional Funds for Purchase of Street Vehicle	20,000	(5,985)	14,015
01-402-55140.00000	Expense	OTHER EQUIPMENT	Additional Funds for Purchase of Street Vehicle	38,000	5,985	43,985
BA0000136 01-402-52550.00000	Expense	DAMAGE CLAIMS	Damage Claims Damage Claims	-	1,000	1,000
01-45200.00000	Revenue	INSURANCE PROCEEDS	Damage Claims	-	95,215	95,215
01-601-52550.00000	Expense	DAMAGE CLAIMS	Damage Claims	-	81,127	81,127
01-701-52550.00000	Expense	DAMAGE CLAIMS	Damage Claims	-	13,088	13,088
BA0000114 01-45420.00000	Revenue	DONATIONS & CONTRIBUTIONS	Increase Inclusive Playground budget for donations Inclusive Playground donations FY 21-22	-	49,662	49,662
01-501-55270.03250	Expense	PARKLAND DEDICATION IMPROVE	Increase Inclusive Playground budget for donations	152,978	49,662	202,640
01-501-55270.03250	Expense	PARKLAND DEDICATION IMPROVE	Inclusive Playground donations FY 20-21	152,978	46,602	199,580



City of Stephenville

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04684 - Budget Adjustments FY 21-22

Description				Adjustment Date: 9/20/22		
Account Number	Acct Type	Account Name	Adjustment Description	Current	Adjustment	Proposed
BA0000115 Financing of 5 mowers Council approved 11/2/21						
01-45602.00000	Revenue	LOAN PROCEEDS	Financing of 5 mowers	-	149,495	149,495
01-501-55120.00000	Expense	MACHINERY & EQUIPMENT	Financing of 5 mowers	53,856	117,356	171,212
01-501-57550.00000	Expense	LEASE INTEREST	Financing of 5 mowers	2,876	2,099	4,975
01-501-57600.00000	Expense	LEASE PRINCIPAL	Financing of 5 mowers	17,025	30,040	47,065
BA0000135 Funds for Book Shelving Book Ends						
01-504-53130.00000	Expense	BOOKS & EDUCATIONAL MATERIALS	Funds for Book Shelving Book Ends	18,000	(3,571)	14,429
01-504-55200.00000	Expense	BUILDING IMPROVEMENTS	Funds for Book Shelving Book Ends	13,422	3,571	16,993
BA0000112 Budget Senior Center Building from Cash Reserve						
01-506-55200.00000	Expense	BUILDING IMPROVEMENTS	Budget Senior Center Building from Cash Reserve	24,438	214,700	239,138
BA0000126 Repairs for Splashville Council approved 1/18/22						
01-507-54253.00000	Expense	SWIMMING POOL MAINTENANCE	Repairs for Splashville Council approved 1/18/22	35,000	280,981	315,981
01-501-55272.00000	Expense	PARK IMPROVEMENTS	Reduce Park Improvements for Splashville repairs	52,850	(25,000)	27,850
BA0000109 Purchase Pre-Owned Ambulance Council approved 11/02/2021						
01-601-55111.00000	Expense	VEHICLES-EMS	Purchase Pre-Owned Ambulance	36,260	21,128	57,388
BA0000116 Financing for 2021 Ambulance Council approved 11/16/21						
01-45602.00000	Revenue	LOAN PROCEEDS	Financing for 2021 Ambulance	-	267,000	267,000
01-601-55111.00000	Expense	VEHICLES-EMS	Financing for 2021 Ambulance	36,260	235,959	272,219
01-601-57551.00000	Expense	DEBT INTEREST	Financing for 2021 Ambulance	-	4,972	4,972
01-601-57601.00000	Expense	DEBT PRINCIPAL	Financing for 2021 Ambulance	-	26,069	26,069
BA0000118 Financing of SCBA system & cardiac monitors Council approved 2/1/22						
01-45602.00000	Revenue	LOAN PROCEEDS	Financing of SCBA system & cardiac monitors	-	484,507	484,507
01-601-55140.00000	Expense	OTHER EQUIPMENT	Financing of SCBA system & cardiac monitors	66,878	424,026	490,904
01-601-57551.00000	Expense	DEBT INTEREST	Financing of SCBA system & cardiac monitors	-	8,232	8,232
01-601-57601.00000	Expense	DEBT PRINCIPAL	Financing of SCBA system & cardiac monitors	-	52,249	52,249
BA0000121 TIFMAS Deployments and Reimbursements						
01-43500.00000	Revenue	GRANTS	TIFMAS Deployment/Reimbursement	3,000	99,512	102,512
01-601-51120.00000	Expense	OVERTIME	TIFMAS Deployments and Reimbursements	267,118	84,512	351,630
01-601-52590.00000	Expense	DEPLOYMENT COSTS	TIFMAS Deployments and Reimbursements	-	15,000	15,000
BA0000138 NCTTRAC Grant for Ambulance Wrap						
01-43500.00000	Revenue	GRANTS	NCTTRAC Grant for Ambulance Wrap	3,000	8,042	11,042
01-601-55111.00000	Expense	VEHICLES-EMS	NCTTRAC Grant for Ambulance Wrap	36,260	8,042	44,302
BA0000139 Fire Wildland Gear						
01-601-53160.00000	Expense	WEARING APPAREL	Fire Wildland Gear	37,195	11,828	49,023
BA0000140 Fire Vehicle Maintenance						
01-601-54110.00000	Expense	VEHICLE MAINTENANCE	Fire Vehicle Maintenance	30,000	17,000	47,000
BA0000117 Financing of Public Safety Communication System Council approved 12/7/21						
01-45602.00000	Revenue	LOAN PROCEEDS	Financing of Public Safety Communication System	-	1,990,403	1,990,403
01-701-55140.00000	Expense	OTHER EQUIPMENT	Financing of Public Safety Communication System	250,000	1,763,981	2,013,981
01-701-57551.00000	Expense	DEBT INTEREST	Financing of Public Safety Communication System	-	24,931	24,931
01-701-57601.00000	Expense	DEBT PRINCIPAL	Financing of Public Safety Communication System	-	201,491	201,491
BA0000119 Financing of 5 2022 Police vehicles Council approved 2/15/22						
01-45602.00000	Revenue	LOAN PROCEEDS	Financing of 5 2022 Police vehicles	-	197,453	197,453
01-701-55110.00000	Expense	VEHICLE	Financing of 5 2022 Police vehicles	169,000	145,923	314,923
01-701-57601.00000	Expense	DEBT PRINCIPAL	Financing of 5 2022 Police vehicles	-	51,530	51,530



City of Stephenville

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04684 - Budget Adjustments FY 21-22

Description				Adjustment Date: 9/20/22		
Account Number	Acct Type	Account Name	Adjustment Description	Current	Adjustment	Proposed
BA0000141 01-701-52311.00000	Expense	RENTAL	Additional Detective Office Rental Additional Detective Office Rental	39,216	12,500	51,716
BA0000142 01-701-53230.00000	Expense	GAS & OIL	Additional fuel cost for Police Additional fuel cost for Police	45,000	45,000	90,000
BA0000143 01-701-54110.00000	Expense	VEHICLE MAINTENANCE	Police vehicle maintenance Police vehicle maintenance	25,000	10,000	35,000
BA0000122			Reallocate Salary Savings			
01-108-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	-	4,500	4,500
01-201-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	-	(49,500)	(49,500)
01-402-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	-	(30,000)	(30,000)
01-501-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	-	(65,000)	(65,000)
01-601-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	(200,000)	330,000	130,000
01-701-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	(218,652)	(125,000)	(343,652)
01-801-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	-	(65,000)	(65,000)
BA0000160 01-900-59004.00000	Expense	TRANSFER OUT TO AIRPORT FUND	Budget Transfer from Reserve for Airport Budget Transfer from Reserve for Airport	-	120,000	120,000
BA0000163			Koe Wetzel Donation for Body Armor			
01-45421.00000	Revenue	POLICE DEPT DONATIONS	Koe Wetzel Donation for Body Armor	-	30,000	30,000
01-701-53161.00000	Expense	BODY ARMOR	Koe Wetzel Donation for Body Armor	-	30,000	30,000
General Fund Net Revenues Over/(Under) Expenditures					(159,866)	
BA0000146 02-44510.00000	Revenue	WATER SALES	10% Water Rate Increase approved 10/4/21 10% Water Rate Increase approved 10/4/21	4,978,976	497,898	5,476,874
BA0000147 02-44520.00000	Revenue	WASTEWATER CHARGES	12% Wastewater Rate Increase approved 10/4/21 12% Wastewater Rate Increase approved 10/4/21	3,612,944	554,366	4,167,310
BA0000153 02-43500.20210	Revenue	GRANTS/ARPA	2nd Traunche of ARPA funds 2nd Traunche of ARPA funds	-	2,632,354	2,632,354
BA0000122			Reallocate Salary Savings			
02-001-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	-	70,000	70,000
02-002-51111.00000	Expense	SALARY VACANCY SAVINGS	Reallocate Salary Savings	-	(70,000)	(70,000)
BA0000123			Issuance of 2022 Certificates of Obligation Council approved 4/5/22			
02-000-55276.20220	Expense	WATER & SEWER LINE IMPROVEM	Issuance of 2022 C/O-Long Street Engineering	-	594,700	594,700
02-000-55276.20220	Expense	WATER & SEWER LINE IMPROVEM	Issuance of 2022 C/O-Water & Sewer Projects	-	6,500,000	6,500,000
02-001-55235.00000	Expense	WELLS	Issuance of 2022 C/O-536 Well Field development	547,100	7,893,000	8,440,100
02-011-55270.20180	Expense	SEWER LINE REPLACEMENT	Issuance of 2022 C/O-Eastside Sewer Project	13,427,125	5,025,550	18,452,675
02-45600.00000	Revenue	BOND PROCEEDS	Issuance of 2022 Certificates of Obligation	-	18,855,000	18,855,000
02-45603.00000	Revenue	BOND PREMIUM	Issuance of 2022 Certificates of Obligation	-	1,576,498	1,576,498
02-901-56110.00000	Expense	ISSUE COSTS	Issuance of 2022 Certificates of Obligation	-	418,248	418,248
BA0000148 02-000-55277.00000	Expense	OVERSIZED PARTICIPATION	Oversized Water/Sewerline Participation Oversized Water/Sewerline Participation	-	53,790	53,790
BA0000149 02-001-52510.00000	Expense	UTILITIES	Increase Water Production Utilities Increase Water Production Utilities	195,000	125,000	320,000



City of Stephenville

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04684 - Budget Adjustments FY 21-22

		Description		Adjustment Date: 9/20/22		
Account Number	Acct Type	Account Name	Adjustment Description	Current	Adjustment	Proposed
BA0000150 02-002-54235.00000	Expense	WATER FACILITY MAINTENANCE	Increase Water Distribution Maintenance Increase Water Distribution Maintenance	170,000	100,000	270,000
BA0000151 02-002-53230.00000	Expense	GAS & OIL	Increase Water Distribution Gas & Oil Increase Water Distribution Gas & Oil	12,500	11,000	23,500
BA0000152 02-002-55281.00000	Expense	WATER TANKS	Airport Pump Station approved 12/7/21 Airport Pump Station approved 12/7/21	220,975	3,797,062	4,018,037
BA0000154 02-012-54241.00000	Expense	SEWER FACILITY MAINTENANCE	Wastewater Treatment Plant Maintenance Wastewater Treatment Plant Maintenance	75,000	20,000	95,000
BA0000155 02-020-53341.00000	Expense	CREDIT CARD CHARGES	Increased Credit Card Fees for increased revenue Increased Credit Card Fees for increased revenue	26,112	60,000	86,112
BA0000156 02-901-59101.00000	Expense	WATER FRANCHISE TAX-TO GENER	Increase Water Franchise Fee for increased revenue Increase Water Franchise Fee for increased revenue	618,157	112,000	730,157
Utility Fund Net Revenues Over/(Under) Expenditures					(594,234)	
BA0000157 03-030-53230.00000	Expense	GAS & OIL	Increase Gas & Oil & Maintenance (funded by increased revenues) Increase Gas & Oil & Maintenance	45,000	45,000	90,000
03-030-54120.00000	Expense	MACHINERY MAINTENANCE	Increase Gas & Oil & Maintenance	70,000	41,000	111,000
03-44710.00000	Revenue	LANDFILL GATE FEES	Increase Gas & Oil & Maintenance	960,000	233,000	1,193,000
Landfill Fund Net Revenues Over/(Under) Expenditures					147,000	
BA0000160 04-49000.00000	Revenue	TRANSFER FROM OTHER FUNDS	Budget Transfer from Reserve for Airport Budget Transfer from Reserve for Airport	-	120,000	120,000
Airport Fund Net Revenues Over/(Under) Expenditures					120,000	
BA0000124 05-050-56110.00000	Expense	ISSUE COSTS	Refunding of 2013 Refunding Bonds Council approved 4/5/22 Refunding of 2013 Refunding Bonds	-	84,272	84,272
05-050-57300.00000	Expense	BOND INTEREST	Refunding of 2013 Refunding Bonds	173,372	26,539	199,911
05-050-57500.00000	Expense	BOND PRINCIPAL	Refunding of 2013 Refunding Bonds	330,000	3,095,000	3,425,000
05-45600.00000	Revenue	BOND PROCEEDS	Refunding of 2013 Refunding Bonds	-	2,825,000	2,825,000
05-45603.00000	Revenue	BOND PREMIUM	Refunding of 2013 Refunding Bonds	-	385,875	385,875
BA0000125 05-050-52531.00000	Expense	OUTSIDE PROFESSIONALS	Flood Protection Planning Study TWDB Grant Flood Protection Planning Study	78,700	450,000	528,700
05-43500.00000	Revenue	GRANTS	Flood Protection Planning Study TWDB Grant	828,873	337,500	491,373
BA0000158 05-050-55250.00000	Expense	DAMAGE CLAIMS	Contractual Storm Drainage construction (funded by additional revenue) Contractual Storm Drainage construction	-	70,000	70,000
05-44500.00000	Revenue	STORM WATER DRAINAGE FEE	Contractual Storm Drainage construction	860,984	95,000	955,984
BA0000159 05-050-55231.20180	Expense	CDBG GLO GRANT	Adjust CDBG GLO Project Carryover Adjust CDBG GLO Project Carryover	841,612	(799,192)	42,420
BA0000161 05-050-59020.00000	Expense	TRANSFER TO TIF	Increase TIF revenue and reduce Storm transfer Increase TIF revenue and reduce Storm transfer	65,431	(65,431)	-
Storm Water Drainage Fund Net Revenues Over/(Under) Expenditures					782,187	



City of Stephenville

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04684 - Budget Adjustments FY 21-22

Description				Adjustment Date: 9/20/22		
Account Number	Acct Type	Account Name	Adjustment Description	Current	Adjustment	Proposed
BA0000164			Debt Service Paying Agent Fee			
08-080-56100.00000	Expense	BANK CHARGES	Debt Service Paying Agent Fee	300	800	1,100
Debt Service Fund Net Revenues Over/(Under) Expenditures					800	
BA0000110			Record Tarleton Commitment to Harbin Drive Project			
10-402-55250.20200	Expense	STREETS - 2020 BONDS	Record Tarleton Commitment to Harbin Drive Project	8,500,000	1,400,000	9,900,000
10-43060.00000	Revenue	TARLETON REIMBURSEMENT	Record Tarleton Commitment to Harbin Drive Project	-	1,400,000	1,400,000
BA0000111			Carryover unspent FY 20-21 Street Maintenance Funds			
10-402-55250.20200	Expense	STREETS - 2020 BONDS	Carryover unspent FY 20-21 Street Maint. Funds	8,500,000	114,848	8,614,848
BA0000123			Issuance of 2022 Certificates of Obligation Council approved 4/5/22			
10-45600.00000	Revenue	BOND PROCEEDS	Issuance of 2022 Certificates of Obligation	-	1,885,000	1,885,000
10-45603.00000	Revenue	BOND PREMIUM	Issuance of 2022 Certificates of Obligation	-	157,834	157,834
10-501-55272.00000	Expense	PARK IMPROVEMENTS	Issuance of 2022 C/O-Ballfields	-	2,001,020	2,001,020
10-501-56110.00000	Expense	ISSUE COSTS	Issuance of 2022 Certificates of Obligation	-	41,814	41,814
Capital Projects Fund Net Revenues Over/(Under) Expenditures					(114,848)	
BA0000161			Increase TIF revenue and reduce Storm transfer			
20-40100.00001	Revenue	TIF 1 SALES TAX	Increase TIF revenue and reduce Storm transfer	10,000	65,431	75,431
20-49005.00000	Revenue	TRANSFER FROM STORM DRAIN	Increase TIF revenue and reduce Storm transfer	65,431	(65,431)	-
TIF Fund Net Revenues Over/(Under) Expenditures					-	

Budget Code Summary

01-101-52531.00000	Expense	OUTSIDE PROFESSIONALS	5,000	75,000	80,000
01-102-51110.00000	Expense	SALARIES	320,840	118,241	439,081
01-102-51210.00000	Expense	RETIREMENT	29,377	6,018	35,395
01-102-51220.00000	Expense	SOCIAL SECURITY	25,735	2,174	27,909
01-102-52531.00000	Expense	OUTSIDE PROFESSIONALS	-	5,000	5,000
01-103-55160.00000	Expense	COMPUTER EQUIPMENT	-	28,711	28,711
01-105-55200.00000	Expense	BUILDING IMPROVEMENTS	-	83,533	83,533
01-108-51111.00000	Expense	SALARY VACANCY SAVINGS	-	4,500	4,500
01-108-52640.00000	Expense	SPECIAL EVENTS	-	20,000	20,000
01-108-53320.00000	Expense	OPERATING SUPPLIES	1,000	6,000	7,000
01-108-55140.00000	Expense	OTHER EQUIPMENT	-	115,128	115,128
01-201-51111.00000	Expense	SALARY VACANCY SAVINGS	-	(49,500)	(49,500)
01-301-52531.00000	Expense	OUTSIDE PROFESSIONALS	2,500	20,000	22,500
01-302-51130.00000	Expense	PART-TIME WAGES	6,600	6,800	13,400
01-302-51220.00000	Expense	SOCIAL SECURITY	3,860	700	4,560
01-302-53341.00000	Expense	CREDIT CARD FEES	1,703	5,000	6,703
01-40100.00000	Revenue	CITY SALES TAX	6,710,123	950,000	7,660,123
01-402-51111.00000	Expense	SALARY VACANCY SAVINGS	-	(30,000)	(30,000)
01-402-52550.00000	Expense	DAMAGE CLAIMS	-	1,000	1,000
01-402-54251.00000	Expense	BRIDGE MAINTENANCE	20,000	(5,985)	14,015
01-402-55140.00000	Expense	OTHER EQUIPMENT	38,000	5,985	43,985
01-42010.00000	Revenue	MUNICIPAL COURT FINES	66,500	60,000	126,500
01-43500.00000	Revenue	GRANTS	3,000	184,732	187,732



City of Stephenville

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04684 - Budget Adjustments FY 21-22

Description				Adjustment Date: 9/20/22		
Account Number	Acct Type	Account Name	Adjustment Description	Current	Adjustment	Proposed
01-45200.00000	Revenue	INSURANCE PROCEEDS		-	95,215	95,215
01-45420.00000	Revenue	DONATIONS & CONTRIBUTIONS		-	49,662	49,662
01-45421.00000	Revenue	POLICE DEPT DONATIONS		-	30,000	30,000
01-45602.00000	Revenue	LOAN PROCEEDS		-	3,088,858	3,088,858
01-501-51111.00000	Expense	SALARY VACANCY SAVINGS		-	(65,000)	(65,000)
01-501-55120.00000	Expense	MACHINERY & EQUIPMENT		53,856	117,356	171,212
01-501-55270.03250	Expense	PARKLAND DEDICATION IMPROVEMEN		152,978	96,264	249,242
01-501-55272.00000	Expense	PARK IMPROVEMENTS		52,850	(25,000)	27,850
01-501-57550.00000	Expense	LEASE INTEREST		2,876	2,099	4,975
01-501-57600.00000	Expense	LEASE PRINCIPAL		17,025	30,040	47,065
01-504-53130.00000	Expense	BOOKS & EDUCATIONAL MATERIAL		18,000	(3,571)	14,429
01-504-55200.00000	Expense	BUILDING IMPROVEMENTS		13,422	3,571	16,993
01-506-55200.00000	Expense	BUILDING IMPROVEMENTS		24,438	214,700	239,138
01-507-54253.00000	Expense	SWIMMING POOL MAINTENANCE		35,000	280,981	315,981
01-601-51111.00000	Expense	SALARY VACANCY SAVINGS		(200,000)	330,000	130,000
01-601-51120.00000	Expense	OVERTIME		267,118	84,512	351,630
01-601-52550.00000	Expense	DAMAGE CLAIMS		-	81,127	81,127
01-601-52590.00000	Expense	DEPLOYMENT COSTS		-	15,000	15,000
01-601-53160.00000	Expense	WEARING APPAREL		37,195	11,828	49,023
01-601-54110.00000	Expense	VEHICLE MAINTENANCE		30,000	17,000	47,000
01-601-55111.00000	Expense	VEHICLES-EMS		36,260	265,129	301,389
01-601-55140.00000	Expense	OTHER EQUIPMENT		66,878	424,026	490,904
01-601-57551.00000	Expense	DEBT INTEREST		-	13,204	13,204
01-601-57601.00000	Expense	DEBT PRINCIPAL		-	78,318	78,318
01-701-51111.00000	Expense	SALARY VACANCY SAVINGS		(218,652)	(125,000)	(343,652)
01-701-52311.00000	Expense	RENTAL		39,216	12,500	51,716
01-701-52550.00000	Expense	DAMAGE CLAIMS		-	13,088	13,088
01-701-52550.00000	Expense	BODY ARMOR		-	30,000	30,000
01-701-53230.00000	Expense	GAS & OIL		45,000	45,000	90,000
01-701-54110.00000	Expense	VEHICLE MAINTENANCE		25,000	10,000	35,000
01-701-55110.00000	Expense	VEHICLE		169,000	145,923	314,923
01-701-55140.00000	Expense	OTHER EQUIPMENT		250,000	1,763,981	2,013,981
01-701-57551.00000	Expense	DEBT INTEREST		-	24,931	24,931
01-701-57601.00000	Expense	DEBT PRINCIPAL		-	253,021	253,021
01-801-51111.00000	Expense	SALARY VACANCY SAVINGS		-	(65,000)	(65,000)
01-900-59004.00000	Expense	TRANSFER OUT TO AIRPORT FUND		-	120,000	120,000
02-000-55276.20220	Expense	WATER & SEWER LINE IMPROVEMENT		-	7,094,700	7,094,700
02-000-55277.00000	Expense	OVERSIZED PARTICIPATION		-	53,790	53,790
02-001-51111.00000	Expense	SALARY VACANCY SAVINGS		-	70,000	70,000
02-001-52510.00000	Expense	UTILITIES		195,000	125,000	320,000
02-001-55235.00000	Expense	WELLS		547,100	7,893,000	8,440,100
02-002-51111.00000	Expense	SALARY VACANCY SAVINGS		-	(70,000)	(70,000)
02-002-53230.00000	Expense	GAS & OIL		12,500	11,000	23,500
02-002-54235.00000	Expense	WATER FACILITY MAINTENANCE		170,000	100,000	270,000
02-002-55281.00000	Expense	WATER TANKS		220,975	3,797,062	4,018,037
02-011-55270.20180	Expense	SEWER LINE REPLACEMENT		13,427,125	5,025,550	18,452,675
02-012-54241.00000	Expense	SEWER FACILITY MAINTENANCE		75,000	20,000	95,000
02-020-53341.00000	Expense	CREDIT CARD CHARGES		26,112	60,000	86,112
02-43500.20210	Revenue	GRANTS/ARPA		-	2,632,354	2,632,354
02-44510.00000	Revenue	WATER SALES		4,978,976	497,898	5,476,874
02-44520.00000	Revenue	WASTEWATER CHARGES		3,612,944	554,366	4,167,310
02-45600.00000	Revenue	BOND PROCEEDS		-	18,855,000	18,855,000
02-45603.00000	Revenue	BOND PREMIUM		-	1,576,498	1,576,498
02-901-56110.00000	Expense	ISSUE COSTS		-	418,248	418,248
02-901-59101.00000	Expense	WATER FRANCHISE TAX-TO GENERAL		618,157	112,000	730,157
03-030-53230.00000	Expense	GAS & OIL		45,000	45,000	90,000
03-030-54120.00000	Expense	MACHINERY MAINTENANCE		70,000	41,000	111,000
03-44710.00000	Revenue	LANDFILL GATE FEES		960,000	233,000	1,193,000
04-49000.00000	Revenue	TRANSFER FROM OTHER FUNDS		-	120,000	120,000
05-050-52531.00000	Expense	OUTSIDE PROFESSIONALS		78,700	450,000	528,700
05-050-52531.20180	Expense	CDBG GLO GRANT		841,612	(799,192)	42,420
05-050-55250.00000	Expense	DAMAGE CLAIMS		-	70,000	70,000
05-050-56110.00000	Expense	ISSUE COSTS		-	84,272	84,272
05-050-57300.00000	Expense	BOND INTEREST		173,372	26,539	199,911
05-050-57500.00000	Expense	BOND PRINCIPAL		330,000	3,095,000	3,425,000
05-050-59020.00000	Expense	TRANSFER TO TIF FUND		65,431	(65,431)	-



City of Stephenville

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT04684 - Budget Adjustments FY 21-22

Description				Adjustment Date: 9/20/22		
Account Number	Acct Type	Account Name	Adjustment Description	Current	Adjustment	Proposed
05-43500.00000	Revenue	GRANTS		828,873	337,500	1,166,373
05-44500.00000	Revenue	STORM WATER DRAINAGE FEE		860,984	95,000	955,984
05-45600.00000	Revenue	BOND PROCEEDS		-	2,825,000	2,825,000
05-45603.00000	Revenue	BOND PREMIUM		-	385,875	385,875
08-080-56100.00000	Expense	BANK CHARGES		300	800	1,100
10-402-55250.20200	Expense	STREETS - 2020 BONDS		8,500,000	1,514,848	10,014,848
10-43060.00000	Revenue	TARLETON REIMBURSEMENT		-	1,400,000	1,400,000
10-45600.00000	Revenue	BOND PROCEEDS		-	1,885,000	1,885,000
10-45603.00000	Revenue	BOND PREMIUM		-	157,834	157,834
10-501-55272.00000	Expense	PARK IMPROVEMENTS		-	2,001,020	2,001,020
10-501-56110.00000	Expense	ISSUE COSTS		-	41,814	41,814
20-40100.00001	Revenue	TIF 1 SALES TAX		10,000	65,431	75,431
20-49005.00000	Revenue	TRANSFER FROM STORM DRAINAGE		65,431	(65,431)	-
				(8,671,628)	179,439	(8,492,189)

Fund Summary

Fund	Current	Adjustment	Proposed
01	5,407,548	(159,866)	5,247,682
02	(6,700,049)	(594,234)	(7,294,283)
03	845,000	147,000	992,000
04	-	120,000	120,000
08	(300)	(800)	(1,100)
05	200,742	782,187	982,929
10	(8,500,000)	(114,848)	(8,614,848)
20	75,431	-	75,431
	(8,671,628)	179,439	(8,492,189)

ORDINANCE NO. 2022-O-XX**AN ORDINANCE PROVIDING BUDGET AMENDMENT FOR THE REMAINDER OF THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.**

WHEREAS, it is necessary to amend the 2021-22 fiscal year budget to adjust revenues and expenditures as reflected on the attached pages, and incorporated herein by reference.

The attached budget amendment for the fiscal year beginning October 1, 2021 and ending September 30, 2022, was duly presented to the City Council by the City Manager and a public notice was posted in the Stephenville City Hall.

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

SECTION 1. That the amended appropriations and anticipated revenues for the fiscal year beginning October 1, 2021 and ending September 30, 2022 for the support of the general government of the City of Stephenville, Texas, be amended and fixed for the remainder of the fiscal year ending September 30, 2022, with the revenues and expenditures shown.

SECTION 2. That the amended budget is hereby approved in all respects and adopted as the City's budget for the remainder of the fiscal year ending September 30, 2022.

PASSED and **APPROVED** this the 11th day of October, 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality



STAFF REPORT

SUBJECT: Monthly Budget Report for the period Ending August 31, 2022

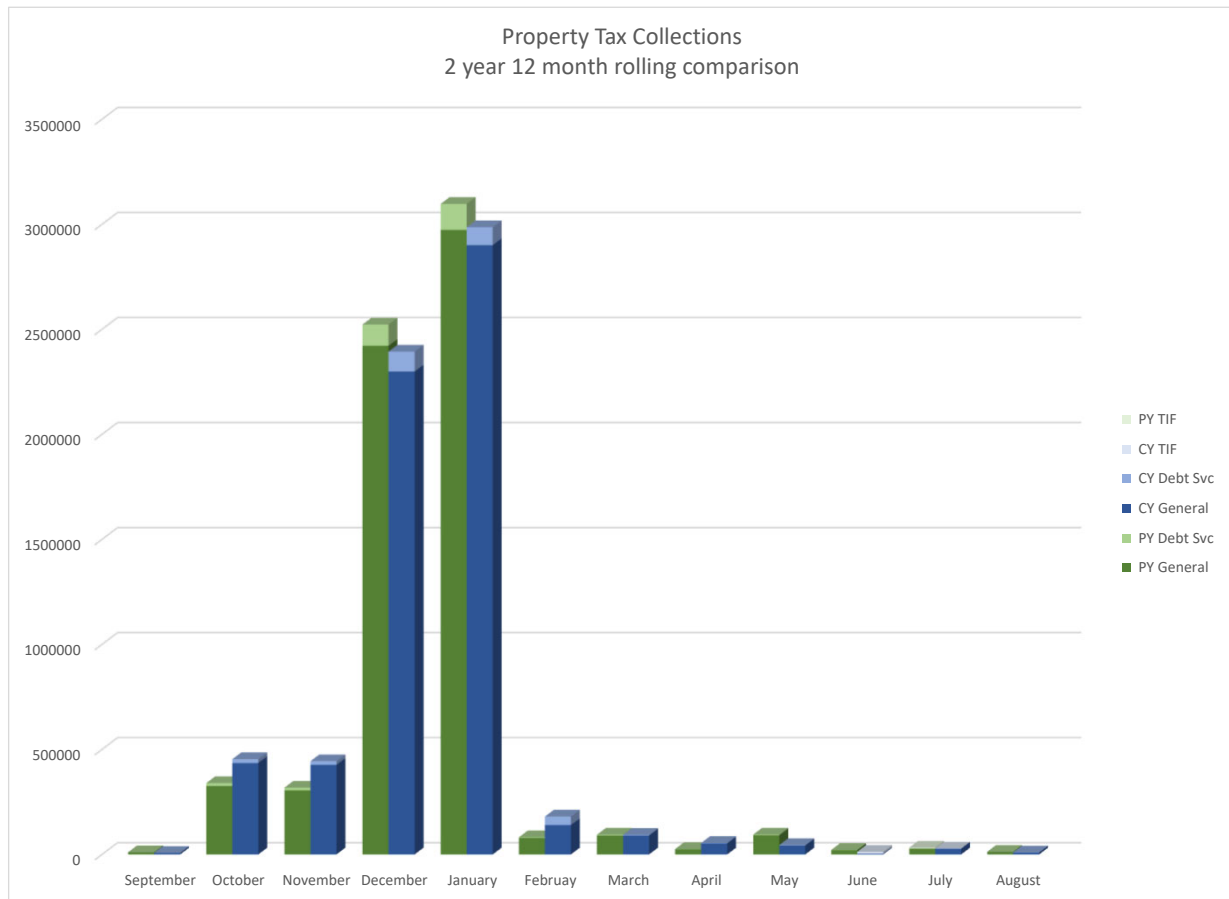
DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

BACKGROUND:

In reviewing the financial statements ending August 31, 2022, the financial indicators are overall as or better than anticipated.

- **Property Tax**
We received \$9K in property taxes in the month of August, resulting in \$59K or .90% increase over funds collected last fiscal year to date. The amount collected is 98.74% of budget, which is \$76K less than anticipated.
- **Sales Tax**
We received \$813K in sales tax in August, resulting in \$889K or 12.82% more than the funds collected last fiscal year to date. The amount collected is 106.77% of the \$7.3 million budgeted, which is 17.27% or \$1.26 million higher than anticipated.
- **Revenue (Budgetary comparison)**
The target budget for operating revenue is \$27 million. We received \$31.5 million in operating revenue fiscal year to date, resulting in \$4.5 million over the target budget due to sales taxes, franchise tax, hotel occupancy tax, sports venue tax, service charges, insurance proceeds, sale of assets, and donations.
- **Expenditures (Budgetary comparison)**
The target budget for operating expenditures is \$20.3 million. We expended \$19.9 million in operating expenditures fiscal year to date, resulting in \$375K under the target budget.
- **Revenue (Prior year comparison)**
Operating revenue received last year was \$27.1 million as compared to the current year's \$31.5 million, resulting in a \$4.4 million increase due to property tax, sales taxes, mixed drinks tax, franchise taxes, hotel occupancy taxes, sports venue taxes, service charges, building permits, interest, insurance proceeds, sale of assets, and donations.
- **Expenditures (Prior year comparison)**
Operating expenditures last year were \$18 million as compared to the current year's \$19.9 million, resulting in a \$1.9 million increase due to personnel, outside professional services, utilities, fuel, and maintenance.



Month	General Fund	Debt Svc	TIF	Total
Sep-20	9,736	485	-	10,222
Oct-20	325,732	13,700	-	339,432
Nov-20	304,970	12,804	-	317,774
Dec-20	2,421,750	100,945	-	2,522,695
Jan-21	2,973,159	123,936	-	3,097,096
Feb-21	78,158	3,268	-	81,427
Mar-21	90,202	3,822	-	94,024
Apr-21	24,696	1,064	-	25,760
May-21	90,794	3,893	-	94,687
Jun-21	20,314	1,266	-	21,580
Jul-21	27,201	1,304	3,789	32,294
Aug-21	11,946	508	-	12,454

12 month total 6,649,443

Oct 2020 - July 2021 6,639,222

FY 2020-2021 Total 6,646,548

Month	General Fund	Debt Svc	TIF	Total
Sep-21	7,059	300	-	7,359
Oct-21	435,350	17,955	-	453,305
Nov-21	426,306	17,588	-	443,894
Dec-21	2,299,000	94,802	-	2,393,802
Jan-22	2,900,794	84,898	-	2,985,692
Feb-22	139,716	40,485	-	180,201
Mar-22	89,653	3,698	-	93,351
Apr-22	52,666	2,172	-	54,838
May-22	42,164	1,926	-	44,090
Jun-22	3,566	652	7,969	12,187
Jul-22	27,022	1,193	-	28,214
Aug-22	8,974	521	-	9,495

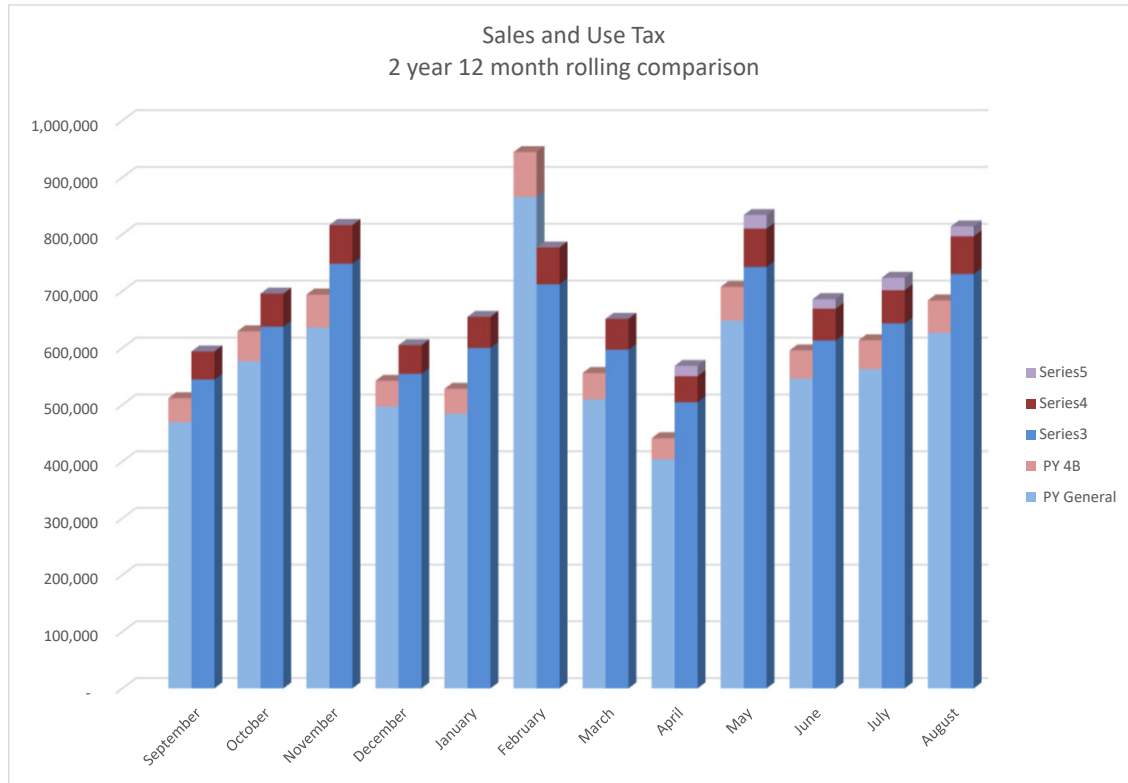
12 month total 6,706,428

Oct 2021 - July 2022 6,699,070

FY 2021-2022 Budget 6,784,860

Collection to date as percentage of fiscal year total 99.89%

Collection to date as percentage of fiscal year budget 98.74%



Month	General	4B	TIF	Total	Month	General	4B	TIF	Total	% Change +/-
Sep-20	469,140	42,649	-	511,790	Sep-21	544,489	49,499	-	593,988	16.06%
Oct-20	576,942	52,449	-	629,391	Oct-21	637,613	57,965	-	695,578	10.52%
Nov-20	636,149	57,832	-	693,981	Nov-21	748,251	68,023	-	816,274	17.62%
Dec-20	497,048	45,186	-	542,234	Dec-20	554,591	50,417	-	605,009	11.58%
Jan-21	484,228	44,021	-	528,249	Jan-22	600,295	54,572	-	654,868	23.97%
Feb-21	865,761	78,706	-	944,466	Feb-22	712,030	64,730	-	776,760	-17.76%
Mar-21	509,621	46,329	-	555,950	Mar-22	597,069	54,279	-	651,348	17.16%
Apr-21	404,427	36,766	-	441,193	Apr-22	504,572	45,870	18,078	568,520	28.86%
May-21	648,372	58,943	-	707,314	May-22	742,430	67,494	23,768	833,692	17.87%
Jun-21	546,259	49,660	-	595,919	Jun-22	613,250	55,750	16,863	685,863	15.09%
Jul-21	562,550	51,141	-	613,691	Jul-22	643,234	58,476	21,791	723,501	17.89%
Aug-21	626,605	56,964	-	683,569	Aug-22	729,984	66,362	17,277	813,623	19.03%
12 month total				<u>7,447,747</u>	12 month total				<u>8,419,024</u>	13.04%
Oct 2020 - July 2021				<u>6,935,957</u>	Oct 2021- July 2022				<u>7,825,036</u>	12.82%
FY 2020-2021 Total				7,529,945	FY 2021-2022 Budget				7,328,610	
Collection to date as percentage of fiscal year total				92.11%	Collection to date as percentage of fiscal year budget				106.77%	



Budget vs. YTD Actual August 31, 2022

Date Prepared: October 3, 2022

Source of Funds	Approved Budget 2021-2022	Target Budget	08/31/22 Current YTD Actual	Dollar Variance Favorable (Unfavorable)	Percent Variance Favorable (Unfavorable)	Notes
Property Taxes	\$ 6,812,364	\$ 6,801,418	\$ 6,750,006	\$ (51,412)	(0.76%)	
Sales Taxes	7,328,610	6,574,395	7,825,036	1,250,641	19.02%	
Other Taxes	2,427,418	2,201,864	2,460,806	258,942	11.76%	Mixed Drink, Franchise, Hotel Occupancy, Sports Venue taxes
Licenses and permits	378,385	361,311	450,915	89,603	24.80%	Building permits
Fines and forfeitures	78,825	70,360	181,366	111,007	157.77%	Increased citations and collections
Service charges	12,154,965	10,900,207	13,149,971	2,249,764	20.64%	Water, Sewer, Storm, and Landfill fees, Hangar Rentals
Interest on investments	15,001	14,373	335,599	321,225	2234.85%	Cash flow and rate dependent
Other Income	1,490,418	34,661	369,603	334,941	966.33%	Sale of assets, Insurance proceeds, Donations
Total Operating Revenue	<u>30,685,986</u>	<u>26,958,590</u>	<u>31,523,302</u>	<u>4,564,712</u>	<u>16.932%</u>	
Intergovernmental grants	1,590,242	1,294,405	1,277,090	(17,315)	(1.34%)	Project Driven grants
Debt Proceeds	0	0	28,773,564	28,773,564	0.00%	Loan Proceeds
Total Revenue	<u>32,276,228</u>	<u>28,252,995</u>	<u>61,573,956</u>	<u>33,320,961</u>	<u>117.94%</u>	
Transfers-In	\$ 2,912,040	\$ 2,912,040	\$ 2,846,609	\$ (65,431)	(2.25%)	Storm Water transfer to TIF foregone
Transfers-Out	(2,912,040)	(2,912,040)	(2,846,609)	65,431	(2.25%)	Storm Water transfer to TIF foregone
Expenditures						
General Fund	\$ 15,291,409	\$ 14,068,375	\$ 13,740,462	\$ 327,913	2.33%	Salary savings
Utility Fund	4,916,175	4,514,083	4,635,586	(121,503)	(2.69%)	Maintenance
Landfill Fund	582,019	535,387	500,080	35,307	6.59%	Salary savings & Contractual
Airport Fund	78,935	72,840	61,322	11,518	15.81%	Maintenance
Storm Water Drainage Fund	129,270	118,497	268,921	(150,423)	(126.94%)	Flood Protection Planning Study
Special Revenue Funds	462,222	430,485	301,471	129,014	29.97%	Contractual, Grant Disbursements
Stephenville Economic Dev Authority	608,500	558,036	414,474	143,562	25.73%	Personnel, Grant Disbursements, Contractual
Total Operating Expenditures	<u>22,068,530</u>	<u>20,297,704</u>	<u>19,922,316</u>	<u>375,388</u>	<u>1.85%</u>	
Capital	29,297,012	26,855,593	7,473,974	19,381,619	72.17%	
Debt Service	2,955,514	2,778,352	6,758,503	(3,980,151)	(143.26%)	New Loan down payments, 2013 Bond Refund
Total Expenditures	<u>54,321,056</u>	<u>49,931,649</u>	<u>34,154,792</u>	<u>15,776,856</u>	<u>31.60%</u>	



**Prior YTD Actual vs Current YTD Actual
August 31, 2022**

Date Prepared: October 3, 2022

Source of Funds	Prior YTD Actual	Current YTD Actual	Dollar Variance Favorable (Unfavorable)	% Variance Favorable (Unfavorable)	Notes
Property Taxes	\$ 6,660,089	\$ 6,750,006	\$ 89,917	1.35%	Increased assessment.
Sales Taxes	6,935,957	7,825,036	889,078	12.82%	
Other Taxes	1,998,654	2,460,806	462,152	23.12%	Mixed Drinks Tax, Franchise taxes, Hotel Occupancy tax, Sports Venue tax
Licenses and permits	363,782	450,915	87,132	23.95%	Building permits
Fines and forfeitures	114,363	181,366	67,003	58.59%	Increased citations and continued issuance of warrants
Service charges	10,701,554	13,149,971	2,448,417	22.88%	Ambulance fees, Recreation fees, Water charges, Sewer charges, Landfill fees, Hanger Rentals, & Storm Water charges,
Interest on investments	19,416	335,599	316,183	1628.47%	Cash flow and rate dependent
Other Income	316,491	369,603	53,112	16.78%	Sale of assets, Insurance proceeds
Total Operating Revenue	<u>27,110,307</u>	<u>31,523,302</u>	<u>4,412,995</u>	<u>16.28%</u>	
Intergovernmental grants	4,294,997	1,277,090	(3,017,907)	(70.27%)	Grants differ from year to year.
Debt Proceeds	0	28,773,564	28,773,564	100.00%	Debt proceeds differ from year to year.
Total Revenue	<u>31,405,304</u>	<u>61,573,956</u>	<u>30,168,652</u>	<u>96.06%</u>	
Transfers-In	\$ 2,189,809	\$ 2,846,609	\$ 656,800	29.99%	Timing of transfers
Transfers-Out	\$ (2,189,809)	\$ (2,846,609)	(656,800)	(29.99%)	Timing of transfers
Expenditures					
General Fund	\$ 12,975,878	\$ 13,740,462	\$ (764,585)	(5.89%)	Personnel - additional positions, retirements, and step plan, Maintenance
Utility Fund	3,764,186	4,635,586	(871,400)	(23.15%)	Personnel - additional positions, Outside Professionals, Utilities, Maintenance, Franchise Tax
Landfill Fund	383,663	500,080	(116,417)	(30.34%)	Maintenance
Airport Fund	60,129	61,322	(1,192)	(1.98%)	AWOS maintenance
Storm Water Drainage Fund	25,188	268,921	(243,732)	(967.64%)	Flood Protection Planning Study
Special Revenue Funds	412,902	301,471	111,431	26.99%	PY-Outside Professionals, Advertising, Grant Disbursements
Stephenville Economic Dev Authority	400,548	414,474	(13,926)	(3.48%)	PY - Outside Professionals
Total Operating Expenditures	<u>18,022,494</u>	<u>19,922,316</u>	<u>(1,899,821)</u>	<u>(10.54%)</u>	
Capital	8,062,737	7,473,974	588,763	7.30%	Capital purchases differ from year to year
Debt Service	2,831,856	6,758,503	(3,926,647)	(138.66%)	Debt Service differs from year to year
Total Expenditures	<u>28,917,087</u>	<u>34,154,792</u>	<u>(5,237,705)</u>	<u>(18.11%)</u>	



City of Stephenville

Budget Variance Report

As Of: 08/31/2022

Item 15.

Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	852,201.05	730,209.77	121,991.28	15,427,778.92	14,265,077.83	1,162,701.09	102	15,087,472.00	340,306.92	-2
LICENSES AND PERMITS	(1,441.74)	20,515.81	(21,957.55)	427,919.43	325,561.53	102,357.90	126	339,385.00	88,534.43	-26
FINES AND FORFEITURES	(3,508.35)	5,531.62	(9,039.97)	142,361.64	64,116.50	78,245.14	198	71,875.00	70,486.64	-98
INTERGOVERNMENTAL	40,063.07	43,764.08	(3,701.01)	186,885.87	531,404.88	(344,519.01)	25	748,169.00	(561,283.13)	75
CHARGES FOR SERVICES	93,349.22	120,971.99	(27,622.77)	998,258.40	1,108,887.00	(110,628.60)	79	1,257,333.00	(259,074.60)	21
OTHER REVENUE	62,931.04	817.33	62,113.71	3,519,369.98	13,157.66	3,506,212.32	7,922	44,427.00	3,474,942.98	-7,822
TRANSFER	125,508.00	0.00	125,508.00	957,579.00	957,579.00	0.00	100	957,579.00	0.00	0
TOTAL REVENUE	1,169,102.29	921,810.60	247,291.69	21,660,153.24	17,265,784.40	4,394,368.84	117	18,506,240.00	3,153,913.24	-17
EXPENSE SUMMARY										
CITY COUNCIL	19,834.80	8,773.45	(11,061.35)	75,450.48	99,235.95	23,785.47	70	108,010.00	(32,559.52)	30
CITY MANAGER	19,511.34	35,820.14	16,308.80	522,694.78	398,185.54	(124,509.24)	120	434,006.00	88,688.78	-20
CITY SECRETARY	6,272.45	13,164.94	6,892.49	168,215.87	146,438.34	(21,777.53)	105	159,604.00	8,611.87	-5
EMERGENCY MANAGEMENT	306.46	416.66	110.20	14,756.01	17,583.26	2,827.25	82	18,000.00	(3,243.99)	18
MUNICIPAL BUILDING	11,024.37	7,148.04	(3,876.33)	73,817.55	91,073.44	17,255.89	75	98,222.00	(24,404.45)	25
MUNICIPAL SERVICES CTR	9,877.47	8,186.06	(1,691.41)	109,466.94	93,446.66	(16,020.28)	108	101,633.00	7,833.94	-8
HUMAN RESOURCES	7,686.74	19,806.29	12,119.55	152,480.61	235,591.19	83,110.58	60	255,398.00	(102,917.39)	40
DOWNTOWN	6,823.20	4,863.29	(1,959.91)	94,637.11	53,578.19	(41,058.92)	162	58,442.00	36,195.11	-62
FINANCE	44,808.91	51,635.53	6,826.62	455,987.05	574,458.83	118,471.78	73	626,095.00	(170,107.95)	27
INFORMATION TECHNOLOGY	50,982.76	39,027.55	(11,955.21)	433,946.48	431,237.05	(2,709.43)	92	470,265.00	(36,318.52)	8
TAX	31.20	583.33	552.13	173,199.04	173,907.63	708.59	99	174,491.00	(1,291.96)	1
LEGAL COUNSEL	9,225.76	9,351.98	126.22	115,496.21	103,008.78	(12,487.43)	103	112,361.00	3,135.21	-3
MUNICIPAL COURT	10,420.88	9,767.79	(653.09)	113,737.92	108,625.69	(5,112.23)	96	118,394.00	(4,656.08)	4
STREET MAINTENANCE	97,054.15	81,043.31	(16,010.84)	734,126.87	916,282.41	182,155.54	74	997,327.00	(263,200.13)	26
PARKS & LEISURE ADM	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	

Budget Variance Report
Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
PARKS & RECREATION	168,666.30	198,194.37	29,528.07	1,768,858.56	2,230,614.07	461,755.51	73	2,428,810.00	(659,951.44)	27
PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
LIBRARY	23,241.29	22,216.49	(1,024.80)	231,204.55	246,439.39	15,234.84	86	268,657.00	(37,452.45)	14
SENIOR CENTER	10,889.53	14,187.19	3,297.66	328,413.52	160,002.09	(168,411.43)	189	174,190.00	154,223.52	-89
AQUATIC CENTER	53,845.19	39,431.45	(14,413.74)	502,267.39	225,498.16	(276,769.23)	210	239,146.00	263,121.39	-110
FIRE DEPARTMENT	303,154.36	284,212.19	(18,942.17)	3,901,544.58	3,363,751.09	(537,793.49)	107	3,647,965.00	253,579.58	-7
POLICE DEPARTMENT	414,936.02	473,706.33	58,770.31	5,801,712.11	5,446,260.63	(355,451.48)	98	5,919,968.00	(118,255.89)	2
DEVELOPMENT SERVICES	34,017.16	50,431.08	16,413.92	416,902.84	560,823.88	143,921.04	68	611,256.00	(194,353.16)	32
GIS	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TRANSFERS	154,698.00	0.00	(154,698.00)	1,476,466.00	1,476,466.00	0.00	100	1,476,466.00	0.00	0
TOTAL EXPENSE	1,457,308.34	1,371,967.46	(85,340.88)	17,665,382.47	17,152,508.27	(512,874.20)	95	18,498,706.00	833,323.53	5
REVENUE OVER/(UNDER) EXPENDITURE	(288,206.05)	(450,156.86)	161,950.81	3,994,770.77	113,276.13	3,881,494.64		7,534.00	2,320,589.71	

Budget Variance Report
Fund: 02 - WATER AND WASTEWATER FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	2,063.21	750.00	1,313.21	2,445.65	8,250.00	(5,804.35)	27	9,000.00	(6,554.35)	73
INTERGOVERNMENTAL	0.00	0.00	0.00	5,202.37	0.00	5,202.37		0.00	5,202.37	
CHARGES FOR SERVICES	1,269,743.37	842,746.06	426,997.31	9,938,592.88	7,935,380.97	2,003,211.91	112	8,877,223.00	1,061,369.88	-12
OTHER REVENUE	70,666.80	1,754.00	68,912.80	20,622,373.24	31,937.69	20,590,435.55	1,178	33,709.00	20,588,664.24	1,078
TRANSFER	50,219.00	0.00	50,219.00	50,219.00	50,219.00	0.00	100	50,219.00	0.00	0
TOTAL REVENUE	1,392,692.38	845,250.06	547,442.32	30,618,833.14	8,025,787.66	22,593,045.48	341	8,970,151.00	21,648,682.14	-241
EXPENSE SUMMARY										
UTILITIES ADMINISTRATION	76,000.34	50,664.29	(25,336.05)	907,801.68	567,921.19	(339,880.49)	147	618,586.00	289,215.68	-47
WATER PRODUCTION	96,978.88	110,051.93	13,073.05	1,304,568.21	1,371,254.23	66,686.02	88	1,480,448.00	(175,879.79)	12
WATER DISTRIBUTION	224,268.35	75,645.41	(148,622.94)	1,552,631.15	839,729.51	(712,901.64)	170	915,376.00	637,255.15	-70
CUSTOMER SERVICE	12,711.23	23,912.04	11,200.81	247,526.03	267,604.44	20,078.41	85	291,517.00	(43,990.97)	15
WASTEWATER COLLECTION	26,390.45	1,152,689.34	1,126,298.89	441,768.73	12,689,828.74	12,248,060.01	3	13,842,519.00	(13,400,750.27)	97
WASTEWATER TREATMENT	105,478.39	105,019.32	(459.07)	1,035,820.59	1,161,906.52	126,085.93	82	1,266,926.00	(231,105.41)	18
BILLING & COLLECTION	33,221.12	28,938.09	(4,283.03)	355,442.55	318,731.99	(36,710.56)	102	347,671.00	7,771.55	-2
NON-DEPARTMENTAL	209,767.34	153,286.19	(56,481.15)	3,303,644.86	2,735,289.90	(568,354.96)	111	2,973,928.00	329,716.86	-11
TOTAL EXPENSE	784,816.10	1,700,206.61	915,390.51	9,149,203.80	19,952,266.52	10,803,062.72	42	21,736,971.00	12,587,767.20	58
REVENUE OVER/(UNDER) EXPENDITURE	607,876.28	(854,956.55)	1,462,832.83	21,469,629.34	(11,926,478.86)	33,396,108.20		(12,766,820.00)	9,060,914.94	

Budget Variance Report
Fund: 03 - SANITARY LANDFILL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
CHARGES FOR SERVICES	112,863.28	104,082.82	8,780.46	1,159,792.64	879,127.12	280,665.52	121	960,000.00	199,792.64	-21
OTHER REVENUE	3,172.23	228.40	2,943.83	8,599.52	2,780.75	5,818.77	285	3,019.00	5,580.52	-185
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	116,035.51	104,311.22	11,724.29	1,168,392.16	881,907.87	286,484.29	121	963,019.00	205,373.16	-21
EXPENSE SUMMARY										
LANDFILL	36,864.43	66,631.34	29,766.91	744,566.86	836,925.74	92,358.88	82	903,558.00	(158,991.14)	18
TOTAL EXPENSE	36,864.43	66,631.34	29,766.91	744,566.86	836,925.74	92,358.88	82	903,558.00	158,991.14	18
REVENUE OVER/(UNDER) EXPENDITURE	79,171.08	37,679.88	41,491.20	423,825.30	44,982.13	378,843.17		59,461.00	46,382.02	

Budget Variance Report
Fund: 04 - AIRPORT FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0	10,000.00	(10,000.00)	100
CHARGES FOR SERVICES	9,343.82	9,239.10	104.72	120,926.24	102,727.45	18,198.79	108	112,280.00	8,646.24	-8
OTHER REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0	1,423,040.00	(1,423,040.00)	100
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	9,343.82	9,239.10	104.72	120,926.24	102,727.45	18,198.79	8	1,545,320.00	(1,424,393.76)	92
EXPENSE SUMMARY										
AIRPORT	7,341.10	136,292.02	128,950.92	64,923.15	1,505,015.22	1,440,092.07	4	1,641,308.00	(1,576,384.85)	96
TOTAL EXPENSE	7,341.10	136,292.02	128,950.92	64,923.15	1,505,015.22	1,440,092.07	4	1,641,308.00	1,576,384.85	96
REVENUE OVER/(UNDER) EXPENDITURE	2,002.72	(127,052.92)	129,055.64	56,003.09	(1,402,287.77)	1,458,290.86		(95,988.00)	(3,000,778.61)	

Budget Variance Report
Fund: 05 - STORM WATER DRAINAGE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	13,008.24	2,083.33	10,924.91	16,837.28	22,916.63	(6,079.35)	67	25,000.00	(8,162.72)	33
INTERGOVERNMENTAL	0.00	69,072.75	(69,072.75)	1,016,222.95	759,800.25	256,422.70	123	828,873.00	187,349.95	-23
CHARGES FOR SERVICES	84,483.42	72,466.16	12,017.26	886,143.96	797,127.76	89,016.20	102	869,594.00	16,549.96	-2
OTHER REVENUE	870.77	12.66	858.11	3,212,994.33	139.26	3,212,855.07	3,812	152.00	3,212,842.33	3,712
TOTAL REVENUE	98,362.43	143,634.90	(45,272.47)	5,132,198.52	1,579,983.90	3,552,214.62	298	1,723,619.00	3,408,579.52	-198
EXPENSE SUMMARY										
STORM WATER DRAINAGE	203,877.46	198,076.15	(5,801.31)	4,210,049.69	2,001,171.65	(2,208,878.04)	199	2,115,412.00	2,094,637.69	-99
TOTAL EXPENSE	203,877.46	198,076.15	(5,801.31)	4,210,049.69	2,001,171.65	(2,208,878.04)	199	2,115,412.00	(2,094,637.69)	-99
REVENUE OVER/(UNDER) EXPENDITURE	(105,515.03)	(54,441.25)	(51,073.78)	922,148.83	(421,187.75)	1,343,336.58		(391,793.00)	5,503,217.21	

Budget Variance Report
Fund: 07 - HOTEL OCCUPANCY TAX FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	63,088.62	57,257.57	5,831.05	590,057.00	466,240.23	123,816.77	101	584,261.00	5,796.00	-1
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	833.33	(833.33)	46,257.15	68,766.63	(22,509.48)	66	69,600.00	(23,342.85)	34
OTHER REVENUE	9,811.75	9.18	9,802.57	13,805.54	168.03	13,637.51	7,627	181.00	13,624.54	-7,527
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	72,900.37	58,100.08	14,800.29	650,119.69	535,174.89	114,944.80	99	654,042.00	(3,922.31)	1
EXPENSE SUMMARY										
TOURISM	15,634.22	30,611.87	14,977.65	302,386.47	417,890.20	115,503.73	67	448,482.00	(146,095.53)	33
TOTAL EXPENSE	15,634.22	30,611.87	14,977.65	302,386.47	417,890.20	115,503.73	67	448,482.00	146,095.53	33
REVENUE OVER/(UNDER) EXPENDITURE	57,266.15	27,488.21	29,777.94	347,733.22	117,284.69	230,448.53		205,560.00	(150,017.84)	

Budget Variance Report
Fund: 08 - DEBT SERVICE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	687.27	894.99	(207.72)	268,328.07	270,619.47	(2,291.40)	99	271,045.00	(2,716.93)	1
OTHER REVENUE	96.00	0.45	95.55	315.12	20.62	294.50	1,501	21.00	294.12	-1,401
TRANSFER	343,650.00	0.00	343,650.00	343,650.00	343,650.00	0.00	100	343,650.00	0.00	0
TOTAL REVENUE	344,433.27	895.44	343,537.83	612,293.19	614,290.09	(1,996.90)	100	614,716.00	(2,422.81)	0
EXPENSE SUMMARY										
DEBT SERVICE	205,050.00	205,170.45	120.45	613,400.00	613,374.89	(25.11)	100	613,400.00	0.00	0
TOTAL EXPENSE	205,050.00	205,170.45	120.45	613,400.00	613,374.89	(25.11)	100	613,400.00	0.00	0
REVENUE OVER/(UNDER) EXPENDITURE	139,383.27	(204,275.01)	343,658.28	(1,106.81)	915.20	(2,022.01)		1,316.00	(2,422.81)	

Budget Variance Report
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	416.66	(416.66)	3,712.20	4,583.26	(871.06)	74	5,000.00	(1,287.80)	26
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	744.58	(744.58)	0.00	8,190.38	(8,190.38)	0	8,935.00	(8,935.00)	100
OTHER REVENUE	17,911.35	12.92	17,898.43	2,092,975.68	377.10	2,092,598.58	3,922	392.00	2,092,583.68	13,822
TRANSFER	0.00	0.00	0.00	1,234,069.00	1,234,069.00	0.00	100	1,234,069.00	0.00	0
TOTAL REVENUE	17,911.35	1,174.16	16,737.19	3,330,756.88	1,247,219.74	2,083,537.14	267	1,248,396.00	2,082,360.88	-167
EXPENSE SUMMARY										
STREET MAINTENANCE	985.13	859,114.07	858,128.94	3,439,016.65	9,450,254.77	6,011,238.12	33	10,309,369.00	(6,870,352.35)	67
PARKS & RECREATION	0.00	0.00	0.00	41,813.65	0.00	(41,813.65)		0.00	41,813.65	
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	
TOTAL EXPENSE	985.13	859,114.07	858,128.94	3,480,830.30	9,450,254.77	5,969,424.47	34	10,309,369.00	6,828,538.70	66
REVENUE OVER/(UNDER) EXPENDITURE	16,926.22	(857,939.91)	874,866.13	(150,073.42)	(8,203,035.03)	8,052,961.61		(9,060,973.00)	(4,746,177.82)	

Budget Variance Report
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	65.00	38.32	26.68	2,349.79	2,267.55	82.24	94	2,500.00	(150.21)	6
OTHER REVENUE	13.46	0.00	13.46	35.95	2.91	33.04	1,198	3.00	32.95	-1,098
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	78.46	38.32	40.14	2,385.74	2,270.46	115.28	95	2,503.00	(117.26)	5
EXPENSE SUMMARY										
CHILD SAFETY	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
REVENUE OVER/(UNDER) EXPENDITURE	78.46	38.32	40.14	2,385.74	2,270.46	115.28		2,503.00	(117.26)	

Budget Variance Report
Fund: 12 - COURT TECHNOLOGY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	674.42	272.86	401.56	7,197.41	3,975.73	3,221.68	162	4,450.00	2,747.41	-62
OTHER REVENUE	31.02	0.58	30.44	80.48	6.30	74.18	1,150	7.00	73.48	-1,050
TOTAL REVENUE	705.44	273.44	432.00	7,277.89	3,982.03	3,295.86	163	4,457.00	2,820.89	-63
EXPENSE SUMMARY										
COURT TECHNOLOGY	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
REVENUE OVER/(UNDER) EXPENDITURE	705.44	273.44	432.00	7,277.89	3,982.03	3,295.86		4,457.00	2,820.89	

Budget Variance Report
Fund: 13 - PUBLIC SAFETY FUND

	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	29,457.61	0.00	29,457.61		0.00	29,457.61	
INTERGOVERNMENTAL	0.00	0.00	0.00	2,778.50	3,200.00	(421.50)	87	3,200.00	(421.50)	13
OTHER REVENUE	190.79	0.71	190.08	493.05	20.11	472.94	2,348	21.00	472.05	-2,248
TOTAL REVENUE	190.79	0.71	190.08	32,729.16	3,220.11	29,509.05	1,016	3,221.00	29,508.16	-916
EXPENSE SUMMARY										
PUBLIC SAFETY	12,567.43	1,144.99	(11,422.44)	12,567.43	12,594.89	27.46	91	13,740.00	(1,172.57)	9
TOTAL EXPENSE	12,567.43	1,144.99	(11,422.44)	12,567.43	12,594.89	27.46	91	13,740.00	1,172.57	9
REVENUE OVER/(UNDER) EXPENDITURE	(12,376.64)	(1,144.28)	(11,232.36)	20,161.73	(9,374.78)	29,536.51		(10,519.00)	28,335.59	

Budget Variance Report

Fund: 20 - TAX INCREMENT FINANCING FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	17,277.06	1,250.00	16,027.06	105,746.05	15,252.00	90,494.05	617	17,127.00	88,619.05	-517
OTHER REVENUE	254.38	0.00	254.38	604.69	0.00	604.69		0.00	604.69	
TRANSFER	154,698.00	0.00	154,698.00	261,092.00	326,523.00	(65,431.00)	80	326,523.00	(65,431.00)	20
TOTAL REVENUE	172,229.44	1,250.00	170,979.44	367,442.74	341,775.00	25,667.74	107	343,650.00	23,792.74	-7
EXPENSE SUMMARY										
TAX INCREMENT FINANCING	343,650.00	0.00	(343,650.00)	343,650.00	343,650.00	0.00	100	343,650.00	0.00	0
TOTAL EXPENSE	343,650.00	0.00	(343,650.00)	343,650.00	343,650.00	0.00	100	343,650.00	0.00	0
REVENUE OVER/(UNDER) EXPENDITURE	(171,420.56)	1,250.00	(172,670.56)	23,792.74	(1,875.00)	25,667.74		0.00	23,792.74	

Budget Variance Report
Fund: 79 - SEDA

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	66,362.19	55,238.51	11,123.68	643,938.22	560,487.39	83,450.83	106	608,487.00	35,451.22	-6
INTERGOVERNMENTAL	33,000.00	0.00	33,000.00	66,000.00	0.00	66,000.00		0.00	66,000.00	
OTHER REVENUE	2,336.02	18.08	2,317.94	6,720.44	424.36	6,296.08	1,503	447.00	6,273.44	-1,403
TOTAL REVENUE	101,698.21	55,256.59	46,441.62	716,658.66	560,911.75	155,746.91	118	608,934.00	107,724.66	-18
EXPENSE SUMMARY										
SEDA	21,212.38	50,462.40	29,250.02	414,441.08	558,036.40	143,595.32	68	608,500.00	(194,058.92)	32
TOTAL EXPENSE	21,212.38	50,462.40	29,250.02	414,441.08	558,036.40	143,595.32	68	608,500.00	194,058.92	32
REVENUE OVER/(UNDER) EXPENDITURE	80,485.83	4,794.19	75,691.64	302,217.58	2,875.35	299,342.23		434.00	(86,334.26)	



City of Stephenville

Prior-Year Comparative Income Statement

Item 15.

Group Summary

For the Period Ending 08/31/2022

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 01 - GENERAL FUND								
Revenue								
40 - TAXES	710,708.43	852,201.05	141,492.62	19.91%	14,291,053.24	15,427,778.92	1,136,725.68	7.95%
41 - LICENSES AND PERMITS	26,743.46	-1,441.74	-28,185.20	-105.39%	355,350.73	427,919.43	72,568.70	20.42%
42 - FINES AND FORFEITURES	9,251.70	-3,508.35	-12,760.05	-137.92%	96,823.09	142,361.64	45,538.55	47.03%
43 - INTERGOVERNMENTAL	538.00	40,063.07	39,525.07	7,346.67%	1,205,392.29	186,885.87	-1,018,506.42	-84.50%
44 - CHARGES FOR SERVICES	127,594.18	93,349.22	-34,244.96	-26.84%	1,004,444.48	998,258.40	-6,186.08	-0.62%
45 - OTHER REVENUE	9,057.44	62,931.04	53,873.60	594.80%	278,979.49	3,519,369.98	3,240,390.49	1,161.52%
49 - TRANSFER	0.00	125,508.00	125,508.00	0.00%	683,841.00	957,579.00	273,738.00	40.03%
Revenue Total:	883,893.21	1,169,102.29	285,209.08	32.27%	17,915,884.32	21,660,153.24	3,744,268.92	20.90%
Expense								
Department: 101 - CITY COUNCIL								
51 - PERSONNEL	1,937.70	1,937.70	0.00	0.00%	21,662.81	19,643.73	2,019.08	9.32%
52 - CONTRACTUAL	84.69	17,897.10	-17,812.41	-21,032.48%	169,018.00	55,315.02	113,702.98	67.27%
53 - GENERAL SERVICES	81.00	0.00	81.00	100.00%	3,128.95	491.73	2,637.22	84.28%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	11,038.00	0.00	11,038.00	100.00%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	74,748.11	0.00	74,748.11	100.00%
Department 101 - CITY COUNCIL Total:	2,103.39	19,834.80	-17,731.41	-842.99%	279,595.87	75,450.48	204,145.39	73.01%
Department: 102 - CITY MANAGER								
51 - PERSONNEL	13,738.29	18,678.22	-4,939.93	-35.96%	346,467.70	499,115.83	-152,648.13	-44.06%
52 - CONTRACTUAL	828.43	794.40	34.03	4.11%	14,801.13	22,128.52	-7,327.39	-49.51%
53 - GENERAL SERVICES	620.84	38.72	582.12	93.76%	5,872.00	1,450.43	4,421.57	75.30%
Department 102 - CITY MANAGER Total:	15,187.56	19,511.34	-4,323.78	-28.47%	367,140.83	522,694.78	-155,553.95	-42.37%
Department: 103 - CITY SECRETARY								
51 - PERSONNEL	6,963.34	0.00	6,963.34	100.00%	78,753.17	70,642.50	8,110.67	10.30%
52 - CONTRACTUAL	853.41	6,272.45	-5,419.04	-634.99%	14,255.39	35,536.11	-21,280.72	-149.28%
53 - GENERAL SERVICES	169.98	0.00	169.98	100.00%	1,364.79	1,130.52	234.27	17.17%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	28,397.33	39,868.63	-11,471.30	-40.40%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	20,500.00	21,038.11	-538.11	-2.62%
Department 103 - CITY SECRETARY Total:	7,986.73	6,272.45	1,714.28	21.46%	143,270.68	168,215.87	-24,945.19	-17.41%
Department: 104 - EMERGENCY MANAGEMENT								
52 - CONTRACTUAL	172.59	306.46	-133.87	-77.57%	14,218.19	14,756.01	-537.82	-3.78%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	2,038.03	0.00	2,038.03	100.00%
Department 104 - EMERGENCY MANAGEMENT Total:	172.59	306.46	-133.87	-77.57%	16,256.22	14,756.01	1,500.21	9.23%

Prior-Year Comparative Income Statement

For the Period Ending 08 Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 105 - MUNICIPAL BUILDING								
51 - PERSONNEL	7,512.21	1,576.93	5,935.28	79.01%	18,054.46	18,813.08	-758.62	-4.20%
52 - CONTRACTUAL	1,758.79	2,807.08	-1,048.29	-59.60%	29,155.73	22,432.99	6,722.74	23.06%
53 - GENERAL SERVICES	917.78	1,615.36	-697.58	-76.01%	13,218.35	10,702.26	2,516.09	19.03%
54 - MACHINE & EQUIPMENT MAI	799.00	5,025.00	-4,226.00	-528.91%	21,476.62	21,869.22	-392.60	-1.83%
55 - CAPITAL OUTLAY	-869.12	0.00	-869.12	-100.00%	0.00	0.00	0.00	0.00%
Department 105 - MUNICIPAL BUILDING Total:	10,118.66	11,024.37	-905.71	-8.95%	81,905.16	73,817.55	8,087.61	9.87%
Department: 106 - MUNICIPAL SERVICES CTR								
51 - PERSONNEL	14,604.78	4,306.71	10,298.07	70.51%	38,731.07	49,882.42	-11,151.35	-28.79%
52 - CONTRACTUAL	1,812.25	2,157.20	-344.95	-19.03%	24,227.95	25,916.94	-1,688.99	-6.97%
53 - GENERAL SERVICES	-8,379.17	2,054.63	-10,433.80	-124.52%	33,111.25	27,095.10	6,016.15	18.17%
54 - MACHINE & EQUIPMENT MAI	3,598.20	1,358.93	2,239.27	62.23%	7,604.94	6,572.48	1,032.46	13.58%
Department 106 - MUNICIPAL SERVICES CTR Total:	11,636.06	9,877.47	1,758.59	15.11%	103,675.21	109,466.94	-5,791.73	-5.59%
Department: 107 - HUMAN RESOURCES								
51 - PERSONNEL	6,004.76	6,344.46	-339.70	-5.66%	78,225.68	78,947.58	-721.90	-0.92%
52 - CONTRACTUAL	8,298.51	1,198.72	7,099.79	85.55%	70,201.90	72,873.41	-2,671.51	-3.81%
53 - GENERAL SERVICES	79.90	143.56	-63.66	-79.67%	2,475.21	659.62	1,815.59	73.35%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	14,999.00	0.00	14,999.00	100.00%
Department 107 - HUMAN RESOURCES Total:	14,383.17	7,686.74	6,696.43	46.56%	165,901.79	152,480.61	13,421.18	8.09%
Department: 108 - DOWNTOWN								
51 - PERSONNEL	3,808.66	5,730.18	-1,921.52	-50.45%	25,013.50	42,398.76	-17,385.26	-69.50%
52 - CONTRACTUAL	117.90	1,093.02	-975.12	-827.07%	1,868.14	21,302.48	-19,434.34	-1,040.30%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	2,161.47	5,808.68	-3,647.21	-168.74%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	25,127.19	-25,127.19	0.00%
Department 108 - DOWNTOWN Total:	3,926.56	6,823.20	-2,896.64	-73.77%	29,043.11	94,637.11	-65,594.00	-225.85%
Department: 201 - FINANCE								
51 - PERSONNEL	26,383.14	34,799.68	-8,416.54	-31.90%	305,815.74	328,762.39	-22,946.65	-7.50%
52 - CONTRACTUAL	10,598.15	9,132.28	1,465.87	13.83%	92,585.41	97,876.73	-5,291.32	-5.72%
53 - GENERAL SERVICES	0.00	226.95	-226.95	0.00%	2,184.33	1,373.54	810.79	37.12%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	21,353.34	26,107.14	-4,753.80	-22.26%
56 - BANK CHARGES	120.00	650.00	-530.00	-441.67%	3,456.93	1,867.25	1,589.68	45.99%
Department 201 - FINANCE Total:	37,101.29	44,808.91	-7,707.62	-20.77%	425,395.75	455,987.05	-30,591.30	-7.19%
Department: 203 - INFORMATION TECHNOLOGY								
51 - PERSONNEL	14,973.79	20,467.02	-5,493.23	-36.69%	177,723.47	223,603.22	-45,879.75	-25.82%
52 - CONTRACTUAL	402.34	100.21	302.13	75.09%	23,211.38	3,995.21	19,216.17	82.79%
53 - GENERAL SERVICES	782.83	30,021.00	-29,238.17	-3,734.93%	7,135.96	56,791.99	-49,656.03	-695.86%
54 - MACHINE & EQUIPMENT MAI	3,472.40	394.53	3,077.87	88.64%	89,489.72	130,101.46	-40,611.74	-45.38%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	19,454.60	-19,454.60	0.00%
Department 203 - INFORMATION TECHNOLOGY Total:	19,631.36	50,982.76	-31,351.40	-159.70%	297,560.53	433,946.48	-136,385.95	-45.83%

Prior-Year Comparative Income Statement

For the Period Ending 08 Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 204 - TAX								
52 - CONTRACTUAL	36.00	31.20	4.80	13.33%	166,623.68	173,199.04	-6,575.36	-3.95%
Department 204 - TAX Total:	36.00	31.20	4.80	13.33%	166,623.68	173,199.04	-6,575.36	-3.95%
Department: 301 - LEGAL COUNSEL								
51 - PERSONNEL	9,241.44	9,225.76	15.68	0.17%	88,279.49	93,572.97	-5,293.48	-6.00%
52 - CONTRACTUAL	0.00	0.00	0.00	0.00%	3,505.54	21,923.24	-18,417.70	-525.39%
Department 301 - LEGAL COUNSEL Total:	9,241.44	9,225.76	15.68	0.17%	91,785.03	115,496.21	-23,711.18	-25.83%
Department: 302 - MUNICIPAL COURT								
51 - PERSONNEL	4,974.45	5,315.71	-341.26	-6.86%	49,776.22	63,434.74	-13,658.52	-27.44%
52 - CONTRACTUAL	3,650.49	4,732.39	-1,081.90	-29.64%	42,184.00	39,951.64	2,232.36	5.29%
53 - GENERAL SERVICES	333.71	372.78	-39.07	-11.71%	3,477.04	5,819.66	-2,342.62	-67.37%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	4,387.50	4,531.88	-144.38	-3.29%
Department 302 - MUNICIPAL COURT Total:	8,958.65	10,420.88	-1,462.23	-16.32%	99,824.76	113,737.92	-13,913.16	-13.94%
Department: 402 - STREET MAINTENANCE								
51 - PERSONNEL	27,123.70	30,872.38	-3,748.68	-13.82%	348,621.54	340,507.08	8,114.46	2.33%
52 - CONTRACTUAL	27,291.92	17,016.04	10,275.88	37.65%	213,051.91	197,225.54	15,826.37	7.43%
53 - GENERAL SERVICES	1,703.84	3,235.81	-1,531.97	-89.91%	17,218.66	31,013.54	-13,794.88	-80.12%
54 - MACHINE & EQUIPMENT MAI	5,075.99	1,946.17	3,129.82	61.66%	88,912.11	62,090.53	26,821.58	30.17%
55 - CAPITAL OUTLAY	0.00	43,983.75	-43,983.75	0.00%	43,847.00	103,290.18	-59,443.18	-135.57%
Department 402 - STREET MAINTENANCE Total:	61,195.45	97,054.15	-35,858.70	-58.60%	711,651.22	734,126.87	-22,475.65	-3.16%
Department: 501 - PARKS & RECREATION								
51 - PERSONNEL	81,836.82	68,095.82	13,741.00	16.79%	779,053.28	786,864.14	-7,810.86	-1.00%
52 - CONTRACTUAL	29,777.15	62,247.99	-32,470.84	-109.05%	469,462.55	381,977.88	87,484.67	18.64%
53 - GENERAL SERVICES	8,385.83	24,076.01	-15,690.18	-187.10%	119,863.33	144,611.04	-24,747.71	-20.65%
54 - MACHINE & EQUIPMENT MAI	18,875.83	4,016.48	14,859.35	78.72%	81,351.70	105,220.91	-23,869.21	-29.34%
55 - CAPITAL OUTLAY	4,799.91	10,230.00	-5,430.09	-113.13%	623,224.54	298,144.11	325,080.43	52.16%
56 - BANK CHARGES	-4.58	0.00	-4.58	-100.00%	14.57	1.08	13.49	92.59%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	0.00	52,039.40	-52,039.40	0.00%
Department 501 - PARKS & RECREATION Total:	143,670.96	168,666.30	-24,995.34	-17.40%	2,072,969.97	1,768,858.56	304,111.41	14.67%
Department: 504 - LIBRARY								
51 - PERSONNEL	8,496.02	14,730.28	-6,234.26	-73.38%	144,504.50	168,154.22	-23,649.72	-16.37%
52 - CONTRACTUAL	2,699.18	5,796.79	-3,097.61	-114.76%	14,516.20	21,133.44	-6,617.24	-45.59%
53 - GENERAL SERVICES	9,423.65	2,714.22	6,709.43	71.20%	21,001.57	16,226.34	4,775.23	22.74%
54 - MACHINE & EQUIPMENT MAI	196.55	0.00	196.55	100.00%	6,933.86	8,797.69	-1,863.83	-26.88%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	16,892.86	-16,892.86	0.00%
Department 504 - LIBRARY Total:	20,815.40	23,241.29	-2,425.89	-11.65%	186,956.13	231,204.55	-44,248.42	-23.67%
Department: 506 - SENIOR CENTER								
51 - PERSONNEL	5,011.82	6,136.66	-1,124.84	-22.44%	57,778.94	65,197.99	-7,419.05	-12.84%
52 - CONTRACTUAL	2,565.30	3,120.46	-555.16	-21.64%	16,520.37	33,386.57	-16,866.20	-102.09%
53 - GENERAL SERVICES	839.50	1,497.07	-657.57	-78.33%	12,109.27	10,711.32	1,397.95	11.54%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	37.34	135.34	-98.00	-262.45%	8,020.31	4,417.64	3,602.67	44.92%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	214,700.00	-214,700.00	0.00%
Department 506 - SENIOR CENTER Total:	8,453.96	10,889.53	-2,435.57	-28.81%	94,428.89	328,413.52	-233,984.63	-247.79%
Department: 507 - AQUATIC CENTER								
51 - PERSONNEL	33,648.42	32,215.60	1,432.82	4.26%	114,560.78	86,602.33	27,958.45	24.40%
52 - CONTRACTUAL	7,606.95	18,922.20	-11,315.25	-148.75%	34,460.40	46,932.71	-12,472.31	-36.19%
53 - GENERAL SERVICES	1,653.44	2,599.47	-946.03	-57.22%	34,615.08	21,827.22	12,787.86	36.94%
54 - MACHINE & EQUIPMENT MAI	737.89	107.92	629.97	85.37%	27,528.86	346,905.13	-319,376.27	-1,160.15%
Department 507 - AQUATIC CENTER Total:	43,646.70	53,845.19	-10,198.49	-23.37%	211,165.12	502,267.39	-291,102.27	-137.86%
Department: 601 - FIRE DEPARTMENT								
51 - PERSONNEL	230,379.39	250,757.85	-20,378.46	-8.85%	2,633,033.13	2,924,424.21	-291,391.08	-11.07%
52 - CONTRACTUAL	10,869.12	23,380.42	-12,511.30	-115.11%	106,971.98	239,024.24	-132,052.26	-123.45%
53 - GENERAL SERVICES	17,548.36	10,749.86	6,798.50	38.74%	252,336.62	146,279.72	106,056.90	42.03%
54 - MACHINE & EQUIPMENT MAI	4,584.74	8,905.68	-4,320.94	-94.25%	84,391.02	96,682.35	-12,291.33	-14.56%
55 - CAPITAL OUTLAY	0.00	9,360.55	-9,360.55	0.00%	20,462.11	326,156.73	-305,694.62	-1,493.95%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.42	1.03	-0.61	-145.24%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	232,124.01	168,976.30	63,147.71	27.20%
Department 601 - FIRE DEPARTMENT Total:	263,381.61	303,154.36	-39,772.75	-15.10%	3,329,319.29	3,901,544.58	-572,225.29	-17.19%
Department: 701 - POLICE DEPARTMENT								
51 - PERSONNEL	293,458.04	340,393.45	-46,935.41	-15.99%	3,669,210.99	3,892,874.55	-223,663.56	-6.10%
52 - CONTRACTUAL	21,831.01	9,544.77	12,286.24	56.28%	577,079.45	305,775.57	271,303.88	47.01%
53 - GENERAL SERVICES	19,542.32	17,229.35	2,312.97	11.84%	163,250.57	186,374.26	-23,123.69	-14.16%
54 - MACHINE & EQUIPMENT MAI	4,488.89	4,719.24	-230.35	-5.13%	180,850.47	214,053.23	-33,202.76	-18.36%
55 - CAPITAL OUTLAY	120.00	43,049.21	-42,929.21	-35,774.34%	227,053.57	835,943.79	-608,890.22	-268.17%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.07	0.00	0.07	100.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	87,349.15	366,690.71	-279,341.56	-319.80%
Department 701 - POLICE DEPARTMENT Total:	339,440.26	414,936.02	-75,495.76	-22.24%	4,904,794.27	5,801,712.11	-896,917.84	-18.29%
Department: 801 - DEVELOPMENT SERVICES								
51 - PERSONNEL	30,857.40	29,835.78	1,021.62	3.31%	335,503.56	330,878.98	4,624.58	1.38%
52 - CONTRACTUAL	5,678.16	3,162.33	2,515.83	44.31%	87,508.07	62,393.16	25,114.91	28.70%
53 - GENERAL SERVICES	1,456.75	1,019.05	437.70	30.05%	9,405.76	12,740.30	-3,334.54	-35.45%
54 - MACHINE & EQUIPMENT MAI	10.00	0.00	10.00	100.00%	11,547.80	10,890.40	657.40	5.69%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	7,209.48	0.00	7,209.48	100.00%
Department 801 - DEVELOPMENT SERVICES Total:	38,002.31	34,017.16	3,985.15	10.49%	451,174.67	416,902.84	34,271.83	7.60%
Department: 900 - TRANSFERS								
59 - TRANSFER	0.00	154,698.00	-154,698.00	0.00%	1,299,390.00	1,476,466.00	-177,076.00	-13.63%

Prior-Year Comparative Income Statement

For the Period Ending 08 Item 15.

Categor...	2020-2021	2021-2022	Aug. Variance	Variance %	2020-2021	2021-2022	YTD Variance	Variance %
	Aug. Activity	Aug. Activity	Favorable / (Unfavorable)		YTD Activity	YTD Activity	Favorable / (Unfavorable)	
Department 900 - TRANSFERS Total:	0.00	154,698.00	-154,698.00	0.00%	1,299,390.00	1,476,466.00	-177,076.00	-13.63%
Expense Total:	1,059,090.11	1,457,308.34	-398,218.23	-37.60%	15,529,828.18	17,665,382.47	-2,135,554.29	-13.75%
Total Revenues	883,893.21	1,169,102.29	285,209.08	32.27%	17,915,884.32	21,660,153.24	3,744,268.92	20.90%
Fund 01 Surplus (Deficit):	-175,196.90	-288,206.05	-113,009.15	-64.50%	2,386,056.14	3,994,770.77	1,608,714.63	67.42%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 02 - WATER AND WASTEWATER FUND								
Revenue								
41 - LICENSES AND PERMITS	374.98	2,063.21	1,688.23	450.22%	720.71	2,445.65	1,724.94	239.34%
43 - INTERGOVERNMENTAL	2,632,354.03	0.00	-2,632,354.03	-100.00%	2,632,354.03	5,202.37	-2,627,151.66	-99.80%
44 - CHARGES FOR SERVICES	850,681.74	1,269,743.37	419,061.63	49.26%	7,944,231.80	9,938,592.88	1,994,361.08	25.10%
45 - OTHER REVENUE	206.01	70,666.80	70,460.79	34,202.61%	22,158.82	20,622,373.24	20,600,214.42	92,966.21%
49 - TRANSFER	0.00	50,219.00	50,219.00	0.00%	34,753.00	50,219.00	15,466.00	44.50%
Revenue Total:	3,483,616.76	1,392,692.38	-2,090,924.38	-60.02%	10,634,218.36	30,618,833.14	19,984,614.78	187.93%
Expense								
Department: 000 - UTILITIES ADMINISTRATION								
51 - PERSONNEL	22,916.53	52,884.06	-29,967.53	-130.77%	230,293.97	449,212.05	-218,918.08	-95.06%
52 - CONTRACTUAL	4,341.24	744.34	3,596.90	82.85%	82,264.95	41,349.95	40,915.00	49.74%
53 - GENERAL SERVICES	89.35	86.95	2.40	2.69%	4,798.84	1,588.69	3,210.15	66.89%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	110.00	0.00	110.00	100.00%
55 - CAPITAL OUTLAY	0.00	22,284.99	-22,284.99	0.00%	0.00	415,650.99	-415,650.99	0.00%
Department 000 - UTILITIES ADMINISTRATION Total:	27,347.12	76,000.34	-48,653.22	-177.91%	317,467.76	907,801.68	-590,333.92	-185.95%
Department: 001 - WATER PRODUCTION								
51 - PERSONNEL	-16,500.43	20,153.67	-36,654.10	-222.14%	174,298.08	219,665.29	-45,367.21	-26.03%
52 - CONTRACTUAL	45,933.16	45,371.98	561.18	1.22%	505,432.12	558,266.25	-52,834.13	-10.45%
53 - GENERAL SERVICES	1,201.49	837.75	363.74	30.27%	6,848.12	10,394.98	-3,546.86	-51.79%
54 - MACHINE & EQUIPMENT MAI	243.78	30,615.48	-30,371.70	-12,458.65%	203,708.90	169,284.75	34,424.15	16.90%
55 - CAPITAL OUTLAY	-188,340.00	0.00	-188,340.00	-100.00%	49,205.00	346,956.94	-297,751.94	-605.13%
Department 001 - WATER PRODUCTION Total:	-157,462.00	96,978.88	-254,440.88	-161.59%	939,492.22	1,304,568.21	-365,075.99	-38.86%
Department: 002 - WATER DISTRIBUTION								
51 - PERSONNEL	14,312.26	7,220.60	7,091.66	49.55%	177,565.72	103,315.59	74,250.13	41.82%
52 - CONTRACTUAL	10,729.41	13,716.99	-2,987.58	-27.84%	128,699.67	180,969.14	-52,269.47	-40.61%
53 - GENERAL SERVICES	2,972.69	2,457.50	515.19	17.33%	23,602.70	38,204.10	-14,601.40	-61.86%
54 - MACHINE & EQUIPMENT MAI	23,476.42	4,774.69	18,701.73	79.66%	102,986.35	266,789.21	-163,802.86	-159.05%
55 - CAPITAL OUTLAY	232,050.50	196,098.57	35,951.93	15.49%	717,353.48	963,353.11	-245,999.63	-34.29%
Department 002 - WATER DISTRIBUTION Total:	283,541.28	224,268.35	59,272.93	20.90%	1,150,207.92	1,552,631.15	-402,423.23	-34.99%
Department: 003 - CUSTOMER SERVICE								
51 - PERSONNEL	13,963.83	10,215.93	3,747.90	26.84%	156,630.28	151,205.00	5,425.28	3.46%
52 - CONTRACTUAL	298.51	416.51	-118.00	-39.53%	4,539.65	30,945.26	-26,405.61	-581.67%
53 - GENERAL SERVICES	1,228.80	752.62	476.18	38.75%	6,367.95	9,430.22	-3,062.27	-48.09%
54 - MACHINE & EQUIPMENT MAI	-1,563.60	1,326.17	-2,889.77	-184.82%	51,658.39	55,945.55	-4,287.16	-8.30%
Department 003 - CUSTOMER SERVICE Total:	13,927.54	12,711.23	1,216.31	8.73%	219,196.27	247,526.03	-28,329.76	-12.92%
Department: 011 - WASTEWATER COLLECTION								
51 - PERSONNEL	48,040.87	22,814.68	25,226.19	52.51%	208,640.13	239,061.45	-30,421.32	-14.58%
52 - CONTRACTUAL	261.14	246.67	14.47	5.54%	45,671.68	47,343.17	-1,671.49	-3.66%
53 - GENERAL SERVICES	1,701.54	2,114.74	-413.20	-24.28%	12,842.15	17,481.78	-4,639.63	-36.13%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	1,645.77	1,214.36	431.41	26.21%	29,050.44	49,204.97	-20,154.53	-69.38%
55 - CAPITAL OUTLAY	4,850.00	0.00	4,850.00	100.00%	206,377.73	88,677.36	117,700.37	57.03%
Department 011 - WASTEWATER COLLECTION Total:	56,499.32	26,390.45	30,108.87	53.29%	502,582.13	441,768.73	60,813.40	12.10%
Department: 012 - WASTEWATER TREATMENT								
52 - CONTRACTUAL	78,211.71	79,766.74	-1,555.03	-1.99%	875,184.52	894,941.92	-19,757.40	-2.26%
54 - MACHINE & EQUIPMENT MAI	338.00	1,445.60	-1,107.60	-327.69%	19,616.00	73,726.91	-54,110.91	-275.85%
55 - CAPITAL OUTLAY	0.00	24,266.05	-24,266.05	0.00%	0.00	67,151.76	-67,151.76	0.00%
Department 012 - WASTEWATER TREATMENT Total:	78,549.71	105,478.39	-26,928.68	-34.28%	894,800.52	1,035,820.59	-141,020.07	-15.76%
Department: 020 - BILLING & COLLECTION								
51 - PERSONNEL	3,750.03	6,893.32	-3,143.29	-83.82%	100,428.92	77,623.54	22,805.38	22.71%
52 - CONTRACTUAL	4,122.01	8,494.93	-4,372.92	-106.09%	74,740.81	77,852.60	-3,111.79	-4.16%
53 - GENERAL SERVICES	9,642.48	17,437.87	-7,795.39	-80.84%	109,677.84	166,536.97	-56,859.13	-51.84%
54 - MACHINE & EQUIPMENT MAI	265.00	395.00	-130.00	-49.06%	24,801.01	33,429.44	-8,628.43	-34.79%
Department 020 - BILLING & COLLECTION Total:	17,779.52	33,221.12	-15,441.60	-86.85%	309,648.58	355,442.55	-45,793.97	-14.79%
Department: 901 - NON-DEPARTMENTAL								
56 - BANK CHARGES	0.00	400.00	-400.00	0.00%	282.56	418,942.87	-418,660.31	-148,166.87%
57 - DEBT SERVICE	102,849.94	134,330.33	-31,480.39	-30.61%	1,403,732.94	1,444,353.58	-40,620.64	-2.89%
59 - TRANSFER	39,993.65	75,037.01	-35,043.36	-87.62%	894,267.15	1,440,348.41	-546,081.26	-61.06%
Department 901 - NON-DEPARTMENTAL Total:	142,843.59	209,767.34	-66,923.75	-46.85%	2,298,282.65	3,303,644.86	-1,005,362.21	-43.74%
Expense Total:	463,026.08	784,816.10	-321,790.02	-69.50%	6,631,678.05	9,149,203.80	-2,517,525.75	-37.96%
Total Revenues	3,483,616.76	1,392,692.38	-2,090,924.38	-60.02%	10,634,218.36	30,618,833.14	19,984,614.78	187.93%
Fund 02 Surplus (Deficit):	3,020,590.68	607,876.28	-2,412,714.40	-79.88%	4,002,540.31	21,469,629.34	17,467,089.03	436.40%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2022 Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 03 - SANITARY LANDFILL FUND								
Revenue								
44 - CHARGES FOR SERVICES	111,060.10	112,863.28	1,803.18	1.62%	938,060.15	1,159,792.64	221,732.49	23.64%
45 - OTHER REVENUE	24.06	3,172.23	3,148.17	13,084.66%	7,063.18	8,599.52	1,536.34	21.75%
Revenue Total:	111,084.16	116,035.51	4,951.35	4.46%	945,123.33	1,168,392.16	223,268.83	23.62%
Expense								
Department: 030 - LANDFILL								
51 - PERSONNEL	15,942.60	20,283.64	-4,341.04	-27.23%	195,709.86	206,423.02	-10,713.16	-5.47%
52 - CONTRACTUAL	179.49	225.34	-45.85	-25.54%	32,703.79	84,331.37	-51,627.58	-157.86%
53 - GENERAL SERVICES	5,747.18	12,614.42	-6,867.24	-119.49%	53,386.42	94,441.81	-41,055.39	-76.90%
54 - MACHINE & EQUIPMENT MAINTENANCE	15,174.52	3,741.03	11,433.49	75.35%	101,861.81	114,873.21	-13,011.40	-12.77%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	162,947.72	-162,947.72	0.00%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	1.40	10.73	-9.33	-666.43%
59 - TRANSFER	0.00	0.00	0.00	0.00%	28,763.00	81,539.00	-52,776.00	-183.49%
Department 030 - LANDFILL Total:	37,043.79	36,864.43	179.36	0.48%	412,426.28	744,566.86	-332,140.58	-80.53%
Expense Total:	37,043.79	36,864.43	179.36	0.48%	412,426.28	744,566.86	-332,140.58	-80.53%
Total Revenues	111,084.16	116,035.51	4,951.35	4.46%	945,123.33	1,168,392.16	223,268.83	23.62%
Fund 03 Surplus (Deficit):	74,040.37	79,171.08	5,130.71	6.93%	532,697.05	423,825.30	-108,871.75	-20.44%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 04 - AIRPORT FUND								
Revenue								
44 - CHARGES FOR SERVICES	9,094.61	9,343.82	249.21	2.74%	102,341.78	120,926.24	18,584.46	18.16%
49 - TRANSFER	0.00	0.00	0.00	0.00%	160,000.00	0.00	-160,000.00	-100.00%
Revenue Total:	9,094.61	9,343.82	249.21	2.74%	262,341.78	120,926.24	-141,415.54	-53.91%
Expense								
Department: 040 - AIRPORT								
51 - PERSONNEL	177.14	317.73	-140.59	-79.37%	4,684.30	3,784.28	900.02	19.21%
52 - CONTRACTUAL	8,466.56	3,421.87	5,044.69	59.58%	43,235.09	43,490.78	-255.69	-0.59%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	194.14	34.80	159.34	82.07%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	12,015.68	14,011.79	-1,996.11	-16.61%
55 - CAPITAL OUTLAY	0.00	3,601.50	-3,601.50	0.00%	0.00	3,601.50	-3,601.50	0.00%
Department 040 - AIRPORT Total:	8,643.70	7,341.10	1,302.60	15.07%	60,129.21	64,923.15	-4,793.94	-7.97%
Expense Total:	8,643.70	7,341.10	1,302.60	15.07%	60,129.21	64,923.15	-4,793.94	-7.97%
Total Revenues	9,094.61	9,343.82	249.21	2.74%	262,341.78	120,926.24	-141,415.54	-53.91%
Fund 04 Surplus (Deficit):	450.91	2,002.72	1,551.81	344.15%	202,212.57	56,003.09	-146,209.48	-72.30%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 05 - STORM WATER DRAINAGE FUND								
Revenue								
41 - LICENSES AND PERMITS	3,754.39	13,008.24	9,253.85	246.48%	5,204.57	16,837.28	11,632.71	223.51%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	420,043.65	1,016,222.95	596,179.30	141.93%
44 - CHARGES FOR SERVICES	81,515.44	84,483.42	2,967.98	3.64%	661,073.40	886,143.96	225,070.56	34.05%
45 - OTHER REVENUE	4.08	870.77	866.69	21,242.40%	390.88	3,212,994.33	3,212,603.45	821,889.95%
Revenue Total:	85,273.91	98,362.43	13,088.52	15.35%	1,086,712.50	5,132,198.52	4,045,486.02	372.27%
Expense								
Department: 050 - STORM WATER DRAINAGE								
52 - CONTRACTUAL	1,356.80	514.46	842.34	62.08%	24,593.30	264,907.08	-240,313.78	-977.15%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	0.00	3,366.00	-3,366.00	0.00%
55 - CAPITAL OUTLAY	207,665.65	0.00	207,665.65	100.00%	1,455,333.60	112,420.00	1,342,913.60	92.28%
56 - BANK CHARGES	147.50	0.00	147.50	100.00%	595.00	84,918.72	-84,323.72	-14,172.05%
57 - DEBT SERVICE	89,457.60	27,636.00	61,821.60	69.11%	499,447.60	3,568,710.89	-3,069,263.29	-614.53%
59 - TRANSFER	0.00	175,727.00	-175,727.00	0.00%	199,008.00	175,727.00	23,281.00	11.70%
Department 050 - STORM WATER DRAINAGE Total:	298,627.55	203,877.46	94,750.09	31.73%	2,178,977.50	4,210,049.69	-2,031,072.19	-93.21%
Expense Total:	298,627.55	203,877.46	94,750.09	31.73%	2,178,977.50	4,210,049.69	-2,031,072.19	-93.21%
Total Revenues	85,273.91	98,362.43	13,088.52	15.35%	1,086,712.50	5,132,198.52	4,045,486.02	372.27%
Fund 05 Surplus (Deficit):	-213,353.64	-105,515.03	107,838.61	50.54%	-1,092,265.00	922,148.83	2,014,413.83	184.43%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 07 - HOTEL OCCUPANCY TAX FUND								
Revenue								
40 - TAXES	49,399.99	63,088.62	13,688.63	27.71%	452,562.77	590,057.00	137,494.23	30.38%
44 - CHARGES FOR SERVICES	0.00	0.00	0.00	0.00%	50,867.10	46,257.15	-4,609.95	-9.06%
45 - OTHER REVENUE	7.74	9,811.75	9,804.01	126,666.80%	141.69	13,805.54	13,663.85	9,643.48%
Revenue Total:	49,407.73	72,900.37	23,492.64	47.55%	503,571.56	650,119.69	146,548.13	29.10%
Expense								
Department: 070 - TOURISM								
51 - PERSONNEL	5,994.72	4,943.06	1,051.66	17.54%	69,717.58	61,732.00	7,985.58	11.45%
52 - CONTRACTUAL	8,762.50	11,042.91	-2,280.41	-26.02%	168,474.48	90,652.47	77,822.01	46.19%
53 - GENERAL SERVICES	0.00	336.82	-336.82	0.00%	2,466.02	3,040.74	-574.72	-23.31%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	13,482.97	-13,482.97	0.00%
58 - GRANT DISBURSEMENTS	904.18	-688.57	1,592.75	176.15%	171,852.26	133,478.29	38,373.97	22.33%
Department 070 - TOURISM Total:	15,661.40	15,634.22	27.18	0.17%	412,510.34	302,386.47	110,123.87	26.70%
Expense Total:	15,661.40	15,634.22	27.18	0.17%	412,510.34	302,386.47	110,123.87	26.70%
Total Revenues	49,407.73	72,900.37	23,492.64	47.55%	503,571.56	650,119.69	146,548.13	29.10%
Fund 07 Surplus (Deficit):	33,746.33	57,266.15	23,519.82	69.70%	91,061.22	347,733.22	256,672.00	281.87%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 08 - DEBT SERVICE FUND								
Revenue								
40 - TAXES	613.22	687.27	74.05	12.08%	269,299.17	268,328.07	-971.10	-0.36%
45 - OTHER REVENUE	1.89	96.00	94.11	4,979.37%	85.19	315.12	229.93	269.90%
49 - TRANSFER	0.00	343,650.00	343,650.00	0.00%	171,825.00	343,650.00	171,825.00	100.00%
Revenue Total:	615.11	344,433.27	343,818.16	55,895.39%	441,209.36	612,293.19	171,083.83	38.78%
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	208,002.50	205,050.00	2,952.50	1.42%	608,902.50	613,100.00	-4,197.50	-0.69%
Department 080 - DEBT SERVICE Total:	208,002.50	205,050.00	2,952.50	1.42%	609,202.50	613,400.00	-4,197.50	-0.69%
Expense Total:	208,002.50	205,050.00	2,952.50	1.42%	609,202.50	613,400.00	-4,197.50	-0.69%
Total Revenues	615.11	344,433.27	343,818.16	55,895.39%	441,209.36	612,293.19	171,083.83	38.78%
Fund 08 Surplus (Deficit):	-207,387.39	139,383.27	346,770.66	167.21%	-167,993.14	-1,106.81	166,886.33	99.34%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2022 Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 10 - CAPITAL PROJECTS FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	0.00	0.00	0.00%	2,506.25	3,712.20	1,205.95	48.12%
44 - CHARGES FOR SERVICES	535.50	0.00	-535.50	-100.00%	535.50	0.00	-535.50	-100.00%
45 - OTHER REVENUE	212.47	17,911.35	17,698.88	8,330.06%	26,562.16	2,092,975.68	2,066,413.52	7,779.54%
49 - TRANSFER	0.00	0.00	0.00	0.00%	967,565.00	1,234,069.00	266,504.00	27.54%
Revenue Total:	747.97	17,911.35	17,163.38	2,294.66%	997,168.91	3,330,756.88	2,333,587.97	234.02%
Expense								
Department: 402 - STREET MAINTENANCE								
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	444.00	0.00	444.00	100.00%
55 - CAPITAL OUTLAY	1,269,256.40	985.13	1,268,271.27	99.92%	4,636,968.58	3,439,016.65	1,197,951.93	25.83%
Department 402 - STREET MAINTENANCE Total:	1,269,256.40	985.13	1,268,271.27	99.92%	4,637,412.58	3,439,016.65	1,198,395.93	25.84%
Department: 501 - PARKS & RECREATION								
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.00	41,813.65	-41,813.65	0.00%
Department 501 - PARKS & RECREATION Total:	0.00	0.00	0.00	0.00%	0.00	41,813.65	-41,813.65	0.00%
Expense Total:	1,269,256.40	985.13	1,268,271.27	99.92%	4,637,412.58	3,480,830.30	1,156,582.28	24.94%
Total Revenues	747.97	17,911.35	17,163.38	2,294.66%	997,168.91	3,330,756.88	2,333,587.97	234.02%
Fund 10 Surplus (Deficit):	-1,268,508.43	16,926.22	1,285,434.65	101.33%	-3,640,243.67	-150,073.42	3,490,170.25	95.88%

Prior-Year Comparative Income Statement

For the Period Ending 08 Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 11 - CHILD SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	29.08	65.00	35.92	123.52%	1,720.79	2,349.79	629.00	36.55%
45 - OTHER REVENUE	0.00	13.46	13.46	0.00%	1.39	35.95	34.56	2,486.33%
Revenue Total:	29.08	78.46	49.38	169.81%	1,722.18	2,385.74	663.56	38.53%
Total Revenues	29.08	78.46	49.38	169.81%	1,722.18	2,385.74	663.56	38.53%
Fund 11 Total:	29.08	78.46	49.38	169.81%	1,722.18	2,385.74	663.56	38.53%

Prior-Year Comparative Income Statement

For the Period Ending 08 Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 12 - COURT TECHNOLOGY FUND								
Revenue								
42 - FINES AND FORFEITURES	261.65	674.42	412.77	157.76%	3,812.75	7,197.41	3,384.66	88.77%
45 - OTHER REVENUE	0.27	31.02	30.75	11,388.89%	2.91	80.48	77.57	2,665.64%
Revenue Total:	261.92	705.44	443.52	169.33%	3,815.66	7,277.89	3,462.23	90.74%
Total Revenues	261.92	705.44	443.52	169.33%	3,815.66	7,277.89	3,462.23	90.74%
Fund 12 Total:	261.92	705.44	443.52	169.33%	3,815.66	7,277.89	3,462.23	90.74%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 13 - PUBLIC SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	0.00	0.00	0.00	0.00%	12,006.75	29,457.61	17,450.86	145.34%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	3,206.87	2,778.50	-428.37	-13.36%
45 - OTHER REVENUE	1.19	190.79	189.60	15,932.77%	33.53	493.05	459.52	1,370.47%
Revenue Total:	1.19	190.79	189.60	15,932.77%	15,247.15	32,729.16	17,482.01	114.66%
Expense								
Department: 130 - PUBLIC SAFETY								
52 - CONTRACTUAL	0.00	12,567.43	-12,567.43	0.00%	391.30	12,567.43	-12,176.13	-3,111.71%
Department 130 - PUBLIC SAFETY Total:	0.00	12,567.43	-12,567.43	0.00%	391.30	12,567.43	-12,176.13	-3,111.71%
Expense Total:	0.00	12,567.43	-12,567.43	0.00%	391.30	12,567.43	-12,176.13	-3,111.71%
Total Revenues	1.19	190.79	189.60	15,932.77%	15,247.15	32,729.16	17,482.01	114.66%
Fund 13 Surplus (Deficit):	1.19	-12,376.64	-12,377.83	040,153.78%	14,855.85	20,161.73	5,305.88	35.72%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 20 - TAX INCREMENT FINANCING FUND								
Revenue								
40 - TAXES	0.00	17,277.06	17,277.06	0.00%	3,788.79	105,746.05	101,957.26	2,691.02%
45 - OTHER REVENUE	0.00	254.38	254.38	0.00%	0.00	604.69	604.69	0.00%
49 - TRANSFER	0.00	154,698.00	154,698.00	0.00%	171,825.00	261,092.00	89,267.00	51.95%
Revenue Total:	0.00	172,229.44	172,229.44	0.00%	175,613.79	367,442.74	191,828.95	109.23%
Expense								
Department: 205 - TAX INCREMENT FINANCING								
59 - TRANSFER	0.00	343,650.00	-343,650.00	0.00%	171,825.00	343,650.00	-171,825.00	-100.00%
Department 205 - TAX INCREMENT FINANCING Total:	0.00	343,650.00	-343,650.00	0.00%	171,825.00	343,650.00	-171,825.00	-100.00%
Expense Total:	0.00	343,650.00	-343,650.00	0.00%	171,825.00	343,650.00	-171,825.00	-100.00%
Total Revenues	0.00	172,229.44	172,229.44	0.00%	175,613.79	367,442.74	191,828.95	109.23%
Fund 20 Surplus (Deficit):	0.00	-171,420.56	-171,420.56	0.00%	3,788.79	23,792.74	20,003.95	527.98%

Prior-Year Comparative Income Statement

For the Period Ending 08

Item 15.

Categor...	2020-2021 Aug. Activity	2021-2022 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 79 - SEDA								
Revenue								
40 - TAXES	56,964.11	66,362.19	9,398.08	16.50%	577,996.47	643,938.22	65,941.75	11.41%
43 - INTERGOVERNMENTAL	0.00	33,000.00	33,000.00	0.00%	34,000.00	66,000.00	32,000.00	94.12%
45 - OTHER REVENUE	18.81	2,336.02	2,317.21	12,319.03%	441.34	6,720.44	6,279.10	1,422.74%
Revenue Total:	56,982.92	101,698.21	44,715.29	78.47%	612,437.81	716,658.66	104,220.85	17.02%
Expense								
Department: 790 - SEDA								
51 - PERSONNEL	19,705.72	18,730.16	975.56	4.95%	205,430.85	221,284.61	-15,853.76	-7.72%
52 - CONTRACTUAL	9,268.79	1,591.16	7,677.63	82.83%	137,926.14	99,881.90	38,044.24	27.58%
53 - GENERAL SERVICES	4,012.06	611.42	3,400.64	84.76%	7,646.24	3,042.11	4,604.13	60.21%
54 - MACHINE & EQUIPMENT MAI	637.68	237.06	400.62	62.82%	1,286.68	4,563.44	-3,276.76	-254.67%
55 - CAPITAL OUTLAY	1,529.20	0.00	1,529.20	100.00%	61,967.35	-33.00	62,000.35	100.05%
56 - BANK CHARGES	9.11	42.58	-33.47	-367.40%	33.42	156.91	-123.49	-369.51%
58 - GRANT DISBURSEMENTS	299.98	0.00	299.98	100.00%	48,224.77	85,545.11	-37,320.34	-77.39%
Department 790 - SEDA Total:	35,462.54	21,212.38	14,250.16	40.18%	462,515.45	414,441.08	48,074.37	10.39%
Expense Total:	35,462.54	21,212.38	14,250.16	40.18%	462,515.45	414,441.08	48,074.37	10.39%
Total Revenues	56,982.92	101,698.21	44,715.29	78.47%	612,437.81	716,658.66	104,220.85	17.02%
Fund 79 Surplus (Deficit):	21,520.38	80,485.83	58,965.45	274.00%	149,922.36	302,217.58	152,295.22	101.58%
Total Surplus (Deficit):	1,286,194.50	406,377.17	-879,817.33	-68.40%	2,488,170.32	27,418,766.00	24,930,595.68	1,001.96%

Fund Summary

Fund	2020-2021	2021-2022	Aug. Variance	Variance %	2020-2021	2021-2022	YTD Variance	Variance %
	Aug. Activity	Aug. Activity	Favorable / (Unfavorable)		YTD Activity	YTD Activity	Favorable / (Unfavorable)	
01 - GENERAL FUND	-175,196.90	-288,206.05	-113,009.15	-64.50%	2,386,056.14	3,994,770.77	1,608,714.63	67.42%
02 - WATER AND WASTEWATE...	3,020,590.68	607,876.28	-2,412,714.40	-79.88%	4,002,540.31	21,469,629.34	17,467,089.03	436.40%
03 - SANITARY LANDFILL FUND	74,040.37	79,171.08	5,130.71	6.93%	532,697.05	423,825.30	-108,871.75	-20.44%
04 - AIRPORT FUND	450.91	2,002.72	1,551.81	344.15%	202,212.57	56,003.09	-146,209.48	-72.30%
05 - STORM WATER DRAINAGE...	-213,353.64	-105,515.03	107,838.61	50.54%	-1,092,265.00	922,148.83	2,014,413.83	184.43%
07 - HOTEL OCCUPANCY TAX F...	33,746.33	57,266.15	23,519.82	69.70%	91,061.22	347,733.22	256,672.00	281.87%
08 - DEBT SERVICE FUND	-207,387.39	139,383.27	346,770.66	167.21%	-167,993.14	-1,106.81	166,886.33	99.34%
10 - CAPITAL PROJECTS FUND	-1,268,508.43	16,926.22	1,285,434.65	101.33%	-3,640,243.67	-150,073.42	3,490,170.25	95.88%
11 - CHILD SAFETY FUND	29.08	78.46	49.38	169.81%	1,722.18	2,385.74	663.56	38.53%
12 - COURT TECHNOLOGY FU...	261.92	705.44	443.52	169.33%	3,815.66	7,277.89	3,462.23	90.74%
13 - PUBLIC SAFETY FUND	1.19	-12,376.64	-12,377.83	040,153.78%	14,855.85	20,161.73	5,305.88	35.72%
20 - TAX INCREMENT FINANCI...	0.00	-171,420.56	-171,420.56	0.00%	3,788.79	23,792.74	20,003.95	527.98%
79 - SEDA	21,520.38	80,485.83	58,965.45	274.00%	149,922.36	302,217.58	152,295.22	101.58%
Total Surplus (Deficit):	1,286,194.50	406,377.17	-879,817.33	-68.40%	2,488,170.32	27,418,766.00	24,930,595.68	1,001.96%



CITY COUNCIL WORK SESSION

City Hall Council Chambers, 298 West Washington Street
Tuesday, September 06, 2022 at 4:00 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, September 06, 2022, in the City Hall Training Room, 298 West Washington Street, for the purpose of a City Council 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 Doug Svien
Council Member LeAnn Durfey
Council Member Justin Haschke (arrived at 4:34 PM)
Council Member Ricky Thurman (arrived at 4:20 PM)
Council Member David Baskett
Council Member Gerald Cook
Council Member Mark McClinton

COUNCIL ABSENT:

Council Member Bob Newby

OTHERS ATTENDING:

Jason M. King, Interim City Manager
Terri Johnson, City Secretary

CALL TO ORDER

Mayor Svien called the work session to order at 4:16 PM.

REGULAR AGENDA

1. Hear presentation from Retail Strategies

Tourism and Visitors Bureau Committee Chair LeAnn Durfey introduced Courtney Hall and Jenn Gregory with Retail Strategies to give a presentation to the Council.

Retail Strategies is a community development firm for specializing in rural communities and college towns.

Following a question-and-answer period, the Retail Strategies presented their cost proposal:

\$45,000 for first year to be dedicated to developing a five-year plan and implementation
\$25,00 for each additional year

It was stated that the City could end the partnership at any time without penalty.

The Mayor announced that action on this item is on the agenda for the Regular City Council meeting to held on this same date at 5:30 PM.

ADJOURN

Mayor Svien adjourned the work session at 5:01 PM.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, September 06, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, September 06, 2022, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Regular City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT:

Mayor Doug Svien
Council Member LeAnn Durfey
Council Member Justin Haschke
Council Member Ricky Thurman
Council Member David Baskett
Council Member Gerald Cook
Council Member Mark McClinton

COUNCIL ABSENT:

Council Member Bob Newby

OTHERS ATTENDING:

Jason M. King, City Manager
Randy Thomas, City Attorney
Terri Johnson, Interim City Secretary

CALL TO ORDER

The Mayor called the meeting to order at 5:30 PM.

PLEDGES OF ALLEGIANCE

Council Member Gerald Cook led the pledges to the flags of the United States of America and the State of Texas.

INVOCATION

Curt Plaxco, Pastor at the Church of the Nazarene and President of the Stephenville Minister's Alliance led the invocation.

PRESENTATIONS AND RECOGNITIONS

Presentation of Check from B T Rhodes with Waste Connections

B T Rhodes, Account Manager with Waste Connections presented a check for \$10,000 to the Stephenville Parks and Recreation Department to help fund the Inclusive Playground being constructed. These proceeds came from the 2nd Annual Golf Tournament held for this playground.

Acknowledge Receipt of Donation to Stephenville Police Department

Police Chief Dan Harris acknowledged the receipt of a donation of \$30,000 to the Stephenville Police Department from Country Music Recording Artist Koe Wetzel. He reported that Wetzel held a pop-up concert at a local facility and wanted the proceeds to benefit the SPD. Harris reported that the funds will be used for upgraded body armor for all officers and members of the Stephenville Police Department. Chief Harris thanked Council Member Durfey for her all of her help.

Proclamation for Constitution Week, September 17-23, 2022

Mayor Svien read a proclamation naming the week of September 17-23, 2022 as Constitution Week, requested by the Local Chapter of the Daughters of the American Revolution. Some of the members of the local chapter were in attendance.

CITIZENS GENERAL DISCUSSION

The following citizens were given three (3) minutes to speak to the City Council:

- 1) Joe Carter, 244 N Vine Street, gave handouts to the Council and discussed the proposed parking plan and the effect it would have on the tree. The handout listed questions that he would the Council to answer.
- 2) Bobbie Carter, 244 N. Vine Street, spoke on the big old live oak tree on the Vine Street location for the new Senior Citizens Center. She presented statements about the history of three pre-settlement and still-living live oak trees that had possibly been here for 250 years or more. Two are within the City limits and one is located outside the City limits on Hy 108 North.
- 3) Kim Roberts, 625 CR 180, spoke to the Council on issues with the construction of the new Senior Citizens Center further damaging the tree, as well as pros/cons of the location, parking and accessibility.
- 4) Carol Dismukes, 1892 FM 2481, Bluff Dale, asked the Council to please choose another location for the Senior Center in order to protect the roots of the tree.
- 5) Meghan Peoples, 610 N. Park Street, Dublin, read an email from Courtney Blevins with the Texas Forest Service at Texas A&M University. The email addressed the potential development impact on the large historic Live Oak tree at 244 North Vine Street.

Mayor Svien thanked all of the speakers for their comments and announced that alternative sites were being discussed.

REGULAR AGENDA

1. Consider Approval of Resolution Naming Stage at Birdsong Amphitheater

The Mayor read Resolution #2022-R-16 naming the stage at the Birdsong Amphitheater in honor of Doug Montgomery.

Motion by Mayor Svien, second by LeAnn Durfey to approve Resolution #2022-R-16 naming the stage at the Birdsong Amphitheater in honor of Doug Montgomery. MOTION CARRIED unanimously.

Mr. Montgomery was in attendance and made a few remarks about his passion for bringing live music to the community. His family was in attendance and photos were taken.

Mayor Svien moved Item #9 up on the agenda.

9. Consider Approval of Contract with Retail Strategies

LeAnn Durfey introduced Jenn Gregory and Courtney Hall with Retail Strategies.

Courtney Hall explained that Retail Strategies was a community development firm, and they would like to partner with the City of Stephenville for the Downtown area.

The cost of the partnership would be \$45,000 for the first year which would include development and implementation of a five-year plan. Each following year would be an additional \$25,000. There would be no penalty at any time if the City ended the partnership.

Motion by LeAnn Durfey, second by David Baskett to approve the partnership with Retail Strategies for a total of three (3) years at a cost of \$45,000 for the first year plus \$25,000 for each additional year to be paid out of Tourism funds. MOTION CARRIED unanimously.

2. Consider Approval of Changing the Date of the October Regular City Council Meeting

City Manager Jason King explained that the Annual TML Conference is held the first week of October and in the past the City Council has moved their October Regular Meeting scheduled for the first Tuesday of each month to another date. He recommended that the Tuesday, October 4th Regular City Council Meeting be moved to Tuesday, October 11th.

MOTION by Mark McClinton, second by Gerald Cook, to move the Regular City Council Meeting from October 4th to October 11th. MOTION CARRIED unanimously.

3. Consider Approval of an Order Cancelling the November 8, 2022 Special Election

Interim City Secretary announced that she had forwarded a Certification of Unopposed Candidates to the Mayor and Council. There was only one person applying for a place on the ballot for the Special Election in November to fill the unexpired term of Council Member, Place 3. She recommended that the Council cancel the election.

MOTION by Mayor Svien, second by Mark McClinton, to cancel the November 8, 2022 Special Election. MOTION CARRIED unanimously.

4. Consider Approval of the City of Stephenville and SISD School Resource Officer Annual Memorandum of Understanding 2022-2023

Chief Harris spoke on this item and stated that there were no changes from last year's agreement. The SISD School Board approved this Memorandum of Understanding at their meeting on August 15, 2022. The mission of the SRO program under this agreement is to place community policing officers in designated schools within the SISD. This MOU is valid for the 2022-2023 school year.

He reported that the City will provide one patrol car for each SRO and one that is equipped for K-9 operations. In addition, the City will provide uniforms and equipment along with required training. All personnel costs and recurring K-9 equipment is the responsibility of the SISD.

Mayor Svien asked if this was an adequate number of officers and Chief Harris reported that SISD would like to have one per school. He also stated that the Guardian Program would be utilized this year.

MOTION by Ricky Thurman, second by Mark McClinton, to approve the City of Stephenville and SISD School Resource Officer Annual Memorandum of Understanding 2022-2023. MOTION CARRIED unanimously.

5. Consider Engaging United Cooperative Services to Provide the Electrical Service for the 536 Wellfield

Nick Williams, Public Works Director, explained that the 536 Wellfield Wells Project includes the construction of five (5) deep water production supply wells. United Cooperative Service is the electric service provider for this area. The work consists of pole installation and 7,000 LF of three-phase overhead electric line and fifteen transformers to service five water wells.

The electrical construction project has an estimated timeline of 10 weeks and was estimated to cost \$210,000. The budgetary estimate document provided by United Cooperative Services is for \$171,397.39. The wellfield funds are available from proceeds from the sale of bonds in April 2022 and the wellfield project continues to remain within budget.

MOTION by Mark McClinton, second by Gerald Cook, to approve engaging United Cooperative Services to provide the electrical service for the wellfield on the 536-acre site as presented. MOTION CARRIED unanimously. (Justin Haschke had stepped away from the meeting for a short period and was not present to vote on this item.)

6. Consider Granting United Cooperative Services easements to provide the electrical service for the 536 Wellfield

Mr. Williams explained that these easements were necessary to allow USC to have the ability to access the lines for maintenance and to ensure an efficient response during any emergency conditions. The Cooperative will own the electric infrastructure.

He reported that the easement agreement had been reviewed by the City Attorney.

MOTION by Mark McClinton, second by David Baskett, to grant United Cooperative Services easements to provide the electrical service for the wellfield on the 536-acre site. MOTION CARRIED unanimously.

7. Consider Approval of Sixth Amendment with Waste Connections for Fuel Surcharge Table

Public Works Director Williams told the Council that the existing agreement with Waste Connections utilized a fuel surcharge/refund schedule with a top average monthly price of \$5.00 per gallon. Because fuel prices have risen above \$5.00 per gallon, the proposed amendment simply extends the existing fuel surcharge/refund schedule.

The agreement proposes a minimum \$65 fee to the customer for repair or replacement of damaged containers, not to exceed replacement cost. The fee is not applicable when damage results from events outside the control of the customer. If approved by Council, the Fee Schedule will be modified accordingly.

Sean Dowden, District Manager for Waste Connections was present and answered questions from the Council.

MOTION by Mark McClinton, second by David Baskett, to approve the sixth amendment with Waste Connections for the Fuel Surcharge Table as presented. MOTION CARRIED unanimously.

8. Consider Approval of Budget Amendments for Fiscal Year ending September 30, 2022 (This item removed by the Mayor.)

9. This item was moved up on the agenda to follow Item #1.

10. Consider Approval of Appointments to Council Committees

Mayor Svien announced that Lonn Reismann would be sworn in sometime in November as Council Member for Place 3. At that time, the Mayor will appoint him as Chair of the Nominations Committee. Current Interim Chair for the Parks and Leisure Services Committee David Baskett will become the permanent chair of that committee.

Mr. Reismann will also serve on Parks and Leisure Services Committee, the Public Health and Safety Committee, and the Tourism and Visitors Bureau Committee after he has been sworn in as a member of the City Council.

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

11. PUBLIC HEARING

Case No.: RZ2022-015

Applicant Kellie Welch is requesting a rezone of property located at 689 Race, Parcel R32534, being BLOCK 1; LOT 1A of MILLICAN & OTT ADDITION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing (R-2.5)

Development Services Director Steve Killen reviewed this item for the Council. Future land use for this parcel is single family; however, current lot dimensions (approximately 50x105) do not meet the minimum lot dimensions required for R-1 zoning (75x100). The intended project will include the removal/demolition of an existing structure and construction of a duplex style home. The P&Z Commission met on August 17, 2022 and by a unanimous vote, recommended the City Council approve the rezoning request.

The Mayor opened the Public Hearing at 6:17 PM.

No one addressed the Council regarding this issue and the Mayor closed the Public Hearing at 6:17 PM.

11. Consider Approval of Ordinance Rezoning Property Located at 689 Race, Parcel R32534, Being Block 1, Lot 1A, of Millican & Ott Addition to the City of Stephenville, Erath County, Texas, from Single Family District (R-1) to Integrated Housing District (R-2.5)

MOTION by Mark McClinton, second by Gerald Cook, to approve Ordinance No. 2022-O-25 rezoning property located at 689 Race, Parcel R32534, being Clock 1, Lot 1A, of Millican & Ott Addition to the City of Stephenville, Erath County, Texas, from Single Family District (R-1) to Integrated Housing District (R-2.5). MOTION CARRIED by a unanimous vote.

12. Consider Approval of Ordinance Amending Permitted Uses within the Industrial Zoning District

Director Killen gave a brief background on this issue and reported that the Planning & Zoning Commission held a public hearing on August 17, 2022. No public comment was received. After discussion among the Commission members, the P&Z voted to deny the proposed revisions to amend permitted used within the Industrial Zoning District to allow alcohol sales.

He explained there were three (3) alternatives that the City Council could take:

- 1) Accept the recommendation from the Planning and Zoning Commission

- 2) Overturn the Planning and Zoning Commission and approve the proposed revisions to the Industrial District
- 3) Reassign the task to the Planning and Zoning Commission

MOTION by Gerald Cook, second by Mark McClinton to overturn the Planning and Zoning Commission and approve Ordinance No. 2022-O-26 amending the permitted uses within the Industrial Zoning District. MOTION CARRIED by a unanimous vote.

TOURISM AND VISITORS BUREAU COMMITTEE

LeAnn Durfey, Chair

- 14. Tourism and Visitors Bureau Committee Report** (The Mayor removed this item from the agenda.)

PARKS AND LEISURE SERVICES COMMITTEE

David Baskett, Interim Chair

- 15. Parks and Leisure Services Committee Report**

- 16. Consider Approval of Techline Sports Lighting as the Contractor for City Park Light Pole and Athletic Field Light Project**

David Baskett, Interim Chair of the Parks and Leisure Services Committee, called on Daron Trussell, Director of Parks and Leisure Services to present this item.

Mr. Trussell reported that at the Council Committee meeting held on August 16th, the Parks and Leisure Services Committee had unanimously recommended approval of awarding this project to Techline Sports Lighting as the contractor for the City Park Light Pole and Athletic Field Lighting project. The total cost for this project for seven (7) athletic fields is \$1,017,000 and will consist of brand-new LED lighting on each field. The money will come from the Sports Venue funding of \$2 million.

MOTION by David Baskett, second by LeAnn Durfey to approve Techline Sports Lighting as the contractor for City Park Light Pole and Athletic Field Lighting project. MOTION CARRIED unanimously.

PUBLIC WORKS COMMITTEE

Mark McClinton, Chair

- 17. Consider Approval of Professional Services Agreement Landfill Permit Application**

Public Works Committee Chair Mark McClinton reported that the Committee met on August 16, 2022 to consider this item.

Public Works Director Nick Williams explained that a professional services agreement from Biggs and Mathews, Inc. was presented to provide for an application for a "Limited Scope Amendment" permit application to recover unused air space by expanding the Type IV waste disposal area and thereby extending the life of the landfill. He noted that the increased life of the landfill would be 50+ years depending on the volume of waste received. The cost of \$80,000 will be absorbed from the approximately \$1.3 million Landfill Fund balance.

The Public Work Committee voted unanimously to forward a positive recommendation to the full council for approval of the professional services agreement with Biggs and Mathews, Inc. as presented.

MOTION by Mark McClinton, second by Ricky Thurman, to accept the Professional Services Agreement with Biggs and Mathews, Inc. for the Landfill Permit Application at a cost of \$80,000. MOTON CARRIED unanimously.

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

- 18. Development Services Committee Report**

Development Services Committee Chair Gerald Cook reported that the Committee had discussed the impact of amending the permitted uses in Industrial Zoning Districts to include alcohol sales at their meeting held August 16, 2022. No action was taken by the Committee.

FINANCIAL

REPORTS

Monica Harris, Director of Finance

19. Monthly Budget Report for the Period Ending July 31, 2022

Finance Director Monica Harris presented the following:

In reviewing the financial statements ending July 31, 2022, the financial indicators are overall as or better than anticipated.

- **Property Tax**
We received \$28K in property taxes in the month of July, resulting in \$28K or .42% increase over funds collected last fiscal year to date. The amount collected is 98.08% of budget, which is \$107K less than anticipated.
- **Sales Tax**
We received \$723K in sales tax in July, resulting in \$759K or 12.14% more than the funds collected last fiscal year to date. The amount collected is 95.67% of the \$7.3 million budgeted, which is 15.3% or \$1.12 million higher than anticipated.
- **Revenue (Budgetary comparison)**
The target budget for operating revenue is \$24.9 million. We received \$28.7 million in operating revenue fiscal year to date, resulting in \$3.8 million over the target budget due to sales taxes, franchise tax, hotel occupancy tax, sports venue tax, service charges, insurance proceeds, sale of assets, and donations.
- **Expenditures (Budgetary comparison)**
The target budget for operating expenditures is \$18.5 million. We expended \$18.1 million in operating expenditures fiscal year to date, resulting in \$390K under the target budget.
- **Revenue (Prior year comparison)**
Operating revenue received last year was \$25 million as compared to the current year's \$28.7 million, resulting in a \$3.7 million increase due to property tax, sales taxes, mixed drinks tax, franchise taxes, hotel occupancy taxes, sports venue taxes, service charges, building and food service permits, interest, insurance proceeds, sale of assets, and donations.
- **Expenditures (Prior year comparison)**
Operating expenditures last year were \$16.5 million as compared to the current year's \$18.1 million, resulting in a \$1.56 million increase due to personnel, outside professional services, utilities, fuel, and maintenance.

Mayor Svien discussed the increase in sales tax revenue.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

SEDA Executive Director Jeff Sandford addressed the Council and spoke on the “why” people do things. He briefly talked about his “why” which was the influence his father had on his life and career. He stated that “Today in History” was the date his father had passed away.

CONSENT AGENDA

- 20. Consider Approval of Minutes - August 2, 2022 Regular City Council Meeting**
- 21. Consider Approval of Minutes - August 16, 2022 City Council Work Session**
- 22. Consider Approval of Minutes - August 16, 2022 Special City Council Meeting**
- 23. Consider Approval of Minutes - August 17, 2022 City Council Work Session**
- 24. Consider Approval of Minutes - August 23, 2022 Special City Council Meeting**
- 25. Consider Approval of Minutes - August 30, 2022 Special City Council Meeting**
- 26. Consider Approval of Renewal for Yearly Microsoft Software Licensing Agreement**
- 27. Consider Approval of Award of Contract to Vulcan Materials for the Purchase of Aggregate, Hot Mix and Flexible Base Material for FY 2022-2023**
- 28. Consider Approval of Award of Bid for the Food Inspection Service Contract to Brad Hodges Inspections for FY 2022-2023**
- 29. Consider Approval of Resolution Establishing Technically Based Local Limits Required by TCEQ for Wastewater Discharges**
- 30. Consider Approval of a Change Order to the System Purchase Agreement between the City and L3 Harris**
- 31. Consider Renewal of Utility Easement Agreements with the Texas A&M University System**
- 32. Consider Approval of Award of 2022 Chip Seal Project to Jay Mills Contracting**

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

COMMENTS BY CITY MANAGER

Upcoming September events mentioned by City Manager Jason King included:

- Stephenville High School Homecoming
- Tarleton vs. TCU football game
- Tarleton Family Weekend
- Cowboy Capital of the World PRCA Rodeo

He also reported that the Farmer’s Market would be held in October.

COMMENTS BY COUNCIL MEMBERS

Council Member Durfey announced that Moo-La’s 50th Birthday Party will be held on September 23rd and she expressed appreciation to the City’s First Responders.

Council Member Justin Haschke had stepped away from the meeting.

Council Member Thurman agreed with Mrs. Durfey’s appreciation of First Responders.

Council Member Baskett expressed his appreciation for assistance from the Fire Department and EMS for members of his family.

Mayor Svien recessed the regular meeting at 6:40 PM in order to go into Executive Session.

He convened the Executive Session at 6:48 PM. Council Member Durfey left the meeting at 6:48 PM.

Council Member Haschke arrived back at the meeting at 6:51 PM and Council Member Durfey returned at 7:07 PM.

EXECUTIVE SESSION

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

33. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Mod

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

35. Section 551.074 Personnel Matters to deliberate the appointment, employment, evaluations, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **City Secretary**

The Executive Session was adjourned at 7:39 PM.

Mayor Svien reconvened the regular meeting at 7:40 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

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

MOTION by David Baskett, second by Ricky Thurman to enter into a contract for the purchase of real property located at 902 Wolfe Nursery Road for potential Senior Center location between Stephenville Doctors LLC and the City of Stephenville. MOTION CARRIED by a unanimous vote. Council Member Haschke was not present for the vote.

ADJOURN

With no further business at hand, the Mayor adjourned the meeting at 7:41 PM.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



SPECIAL CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, September 20, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, September 20, 2022, in the City Hall Council Chambers, 298 West Washington Street, Stephenville Texas, for the purpose of a Special City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT:

Mayor Doug Svien
Mayor Pro Tem Ricky Thurman
Council Member Justin Haschke (arrived at 5:37 PM)
Council Member Bob Newby
Council Member David Baskett
Council Member Gerald Cook
Council Member Mark McClinton

COUNCIL ABSENT:

Council Member LeAnn Durfey

OTHERS ATTENDING:

Jason King, City Manager
Randy Thomas, City Attorney
Terri Johnson, Interim City Secretary

CALL TO ORDER

The Mayor called the meeting to order at 5:30 PM.

PRESENTATIONS

1. Proclamation Denoting National Forensic Science Week

Mayor Svien read the Proclamation denoting September 18-24, 2022 as National Forensic Science Week.

Police Captain James Gresham presented a Certificate of Recognition to Jeanine Parmentier with SPD Criminal Investigation for her meritorious service in the field of Forensic Sciences.

8. Consider Approval of Resolution for Bullet-Resistant Shield Grant Program

Public Health and Safety Committee Chair Bob Newby introduced this item. Captain Gresham addressed the Council and explained that in August of 2022, the State of Texas opened grant applications for bullet-resistant shields. This program will provide up to \$50 million for departments to purchase ballistic shields for use in high threat environments. These shields provide officers protection against bullet, rifle, and shrapnel. SPD has worked with a grant writer to apply for 15 shields totaling \$101,016.41. As part of the application process, the City Council must approve the application. He also stated that there will be no matching funds required from the City of Stephenville if this grant is awarded to SPD.

MOTION by Bob Newby, second by Mark McClinton to approve Resolution 2022-R-18 approving a grant application for ballistic shield project for the City of Stephenville Police Department. MOTION CARRIED with a unanimous vote.

Mayor Svien recessed the open Special City Council Meeting at 5:38 PM and entered into Executive Session at 5:40 PM.

EXECUTIVE SESSION

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

9. **Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Mod**
10. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **Doss Addition**
11. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **City Addition**

The Mayor adjourned the Executive Session at 6:42 PM and reconvened the Special City Council meeting at 6:44 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, if necessary

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

MOTION by Mark McClinton, second by Gerald Cook, to enter into a contract for real property located in City Addition as discussed in Executive Session. MOTION CARRIED by a unanimous vote.

REGULAR AGENDA

2. PUBLIC HEARING

Fiscal Year 2022-2023 Budget

Finance Director Monica Harris reviewed the proposed FY 2022-2023 annual operating budget.

Mayor Svien opened the Public Hearing at 6:49 PM. No one spoke on this agenda item and the Mayor closed the Public Hearing at 6:49 PM.

3. Consider Adoption of Ordinance for Annual Operating Budget for Fiscal Year 2022-2023

MOTION by Mayor Svien, second by Justin Haschke, to adopt Ordinance No. 2022-O-27 approving the Fiscal Year 2022-2023 Annual Operating Budget. MOTION CARRIED by the following roll-call vote:

AYES: Justin Haschke, Bob Newby, Ricky Thurman, David Baskett, Gerald Cook, Mark McClinton, and Mayor Svien

NOES: None

4. Consider Ratifying the Property Tax Increase Reflected in the FY 2022-2023 Annual Operating Budget

MOTION by Mayor Svien, second by Mark McClinton, to ratify the property tax increase reflected in the Fiscal Year 2022-2023 Annual Operating Budget. MOTION CARRIED by the following roll-call vote:

AYES: Justin Haschke, Bob Newby, Ricky Thurman, David Baskett, Gerald Cook, Mark McClinton, and Mayor Svien

NOES: None

5. Consider Adoption of Ordinance Setting Fee Schedule for Fiscal Year 2022-2023

MOTION by Ricky Thurman, second by David Baskett, to adopt Ordinance No. 2022-O-28 establishing fees for services and providing an effective date. MOTION CARRIED unanimously.

6. PUBLIC HEARING

2022 Tax Rate

Mayor Svien opened the public hearing at 6:52 PM. No one spoke on this item and the Mayor closed the Public Hearing at 6:53 PM.

7. Consider Adoption of Ordinance Setting Tax Rate for 2022

MOTION BY Ricky Thurman, second by Mark McClinton, to adopt Ordinance No. 2022-O-29 levying a tax rate for the City of Stephenville for the Tax Year 2022. MOTION CARRIED unanimously.

ADJOURN

With no further business at hand, the Mayor adjourned the meeting at 6:54 PM.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



SPECIAL CITY COUNCIL MEETING

City Hall Training Room, 298 W. Washington (use Columbia Street entrance)
Tuesday, September 27, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, September 27, 2022 at 5:31 PM, in the City Hall Training Room, for the purpose of a Special Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present to wit:

COUNCIL PRESENT:

Mayor Doug Svien
Mayor Pro Tem Ricky Thurman
Council Member LeAnn Durfey
Council Member Justin Haschke (arrived at 5:43 and left at 8:45 PM)
Council Member Robert "Bob" Newby
Council Member David Baskett
Council Member Gerald Cook
Council Member Mark McClinton

COUNCIL ABSENT:

None

OTHERS ATTENDING:

Jason M. King, City Manager
Randy Thomas, City Attorney
Terri Johnson, Interim City Secretary

CALL TO ORDER

Mayor Svien called the meeting to order at 5:31 PM and immediately convened the Executive Session.

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

1. **Section 551.074 Personnel Matters** to deliberate the appointment, employment, evaluations, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **City Secretary**

The Mayor recessed the Executive Session at 5:38 PM and reconvened at 5:44 PM.

The Executive Session was recessed at 6:59 PM and reconvened at 7:00 PM.

The Mayor recessed the Executive Session at 7:11 PM and reconvened at 7:56 PM.

Mayor Svien adjourned the Executive Session at 8:46 PM.

The Mayor reconvened the Special City Council Meeting at 8:46 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

No action was taken on the item discussed in Executive Session.

ADJOURN

With no further business at hand, the meeting was adjourned at 8:47 PM.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



SPECIAL CITY COUNCIL MEETING

City Hall Training Room, 298 W. Washington (use Columbia Street entrance)
Monday, October 03, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Monday, October 3, 2022 at 5:30 PM, in the City Hall Training Room, for the purpose of a Special Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present to wit:

COUNCIL PRESENT:

- Mayor Doug Svien
- Mayor Pro Tem Ricky Thurman
- Council Member LeAnn Durfey
- Council Member Justin Haschke
- Council Member Robert "Bob" Newby
- Council Member David Baskett
- Council Member Gerald Cook
- Council Member Mark McClinton

COUNCIL ABSENT: None

OTHERS ATTENDING:

- Jason M. King, City Manager
- Randy Thomas, City Attorney
- Terri Johnson, Interim City Secretary

CALL TO ORDER

Mayor Svien called the meeting to order at 5:30 PM and immediately convened the Executive Session.

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

1. **Section 551.074 Personnel Matters** to deliberate the appointment, employment, evaluations, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **City Secretary**

Mayor Svien adjourned the Executive Session at 6:00 PM.

The Mayor reconvened the Special City Council Meeting at 6:00 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

2. **Section 551.074 Personnel Matters** to deliberate the appointment, employment, evaluations, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **City Secretary**

MOTION by Ricky Thurman, second by Bob Newby, to extend offer for the City Secretary position to the candidate discussed in Executive Session. MOTION CARRIED with the following vote:

AYES: LeAnn Durfey, Justin Haschke, Bob Newby, Ricky Thurman, Gerald Cook, David Baskett

NAYES: Mark McClinton

MOTION by Ricky Thurman, second by LeAnn Durfey, to offer the base pay for the City Secretary new hire according to the City's salary scale. MOTION CARRIED unanimously.

ADJOURN

With no further business at hand, the meeting was adjourned at 6:02 PM.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



STAFF REPORT

SUBJECT: Backflow Prevention / Cross-Connection Control – Professional Services Proposal
MEETING: Council Meeting - 11 Sep 2022
DEPARTMENT: Public Works/Development Services
STAFF CONTACT: Steve Killen

RECOMMENDATION:

Staff recommends entering into a professional services agreement with Hardin & Associates Consulting to conduct site visits for non-compliant backflow prevention devices connected to the city's potable water system.

BACKGROUND:

Texas has promulgated regulations that mandate all public water suppliers have a program to require backflow prevention devices be installed to protect against contamination of public water supplies. Effective January 1, 1996, the Texas Commission on Environmental Quality (TCEQ) required all public water systems comply with Texas Administrative Code, Title 30, Chapter 290, which states as follows:

"§290.44 Water Distribution. (h). (1). No water connection from any public drinking water supply system shall be made to any establishment where an actual or potential contamination or system hazard exists without an air gap separation between the drinking water supply and the source of potential contamination. Under these conditions, additional protection shall be required at the meter in the form of a backflow prevention device ...on those establishments handling substances deleterious or hazardous to the public health. The water purveyor need not require backflow protection at the water service entrance if an adequate cross-connection control program is in effect that includes an annual inspection and testing by a certified backflow prevention device tester. It will be the responsibility of the water purveyor to ensure that these requirements are met."

The TCEQ began full enforcement of these regulations and evaluates public water systems for compliance through a public water system inspection program. All systems found without a program or with an inadequate program may risk potential enforcement action in the form of fines each day from the TCEQ until an approved program is in place.

PROPOSAL:

Hardin & Associates will assist in managing the City's Cross-Connection Control Backflow Device Program to ensure and safeguard the water distribution system and protect the health of the city's customers by maintaining a high level of backflow prevention and cross-connection control.

Services were first engaged during the last fiscal year after a TCEQ potable water system audit. This service is a next-phase initiative to ensure compliance with program requirements.

FISCAL IMPACT SUMMARY:

The agreement proposes to provide the above identified services for a sum of \$50,000.

Funds were requested and approved in the water service enterprise fund during the 2022-23 budget process.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Do not recommend approval of the professional services agreement as presented or
2. Recommend an alternate scope of work.

ADVANTAGES:

1. Recommending approval will enable immediate action to address the backlog of non-compliant devices that potentially jeopardize the public water supply.

DISADVANTAGES:

1. None identified.

August 26, 2022

City of Stephenville
Attn: Jason King
City Manager
298 W Washington St
Stephenville, Texas 76401

Subject: Scope of Service to Provide Professional Services for Environmental Service Program Assistance

Dear Mr. King,

This letter of agreement confirms Hardin & Associates Consulting (HAC) will provide professional environmental services assistance for the City of Stephenville Public Works / Environmental Services programs.

SCOPE OF WORK

The scope of services to be performed by HAC under this letter agreement is described in Exhibit A.

Total project costs for this scope of service will not exceed **\$50,000.00** without prior written approval from the City of Stephenville. These costs include labor, travel, and other direct costs associated with this assignment. A description of each task, along with a rate table is provided for your review (see Exhibit A & B). All work will be performed in accordance with HAC's attached (see Exhibit C) Standard Terms and Conditions.

To accept this proposal, please sign and date two copies and return one copy to HAC within 10 days. The work defined herein shall begin after HAC receives the signed copy of this letter agreement.

Please review the enclosed scope and fee, and feel free to contact me with any questions or comments at 972-823-8800 or via email at hbayo@hactexas.com.

We look forward to the opportunity to perform the work for you.

Sincerely yours,

Hardin & Associates

HADDI BAYO, P.E.
Engineering Manager



The undersigned agrees to the Terms and
Conditions of this Letter Agreement
attached hereto.

City of Stephenville

Signature _____

Printed Name _____

Title _____

Date _____

Attachments

EXHIBIT A

SCOPE OF WORK

The purpose of this scope of services is for the City of Stephenville to allow Hardin & Associates Consulting (HAC) to provide third party professional environmental services by assisting the client with the non-compliant backflow devices survey program.

THE OBJECTIVES TO BE ACHIEVED WITH THIS PROPOSAL

Support Service for Backflow Devices Program Management:

Assist in managing the City's Cross-Connection Control Backflow Device Program to ensure and safeguard the water distribution system and protect the health of the city's customers by maintaining a high level of backflow prevention and cross-connection control.

HAC will:

- a) Review current non-compliant backflow assemblies and import the data to HAC Backflow Compliance Verification Survey software.
- b) HAC's Backflow Compliance Verification Survey software program will be used to record and verify the following in regard to the City's Non-compliant Backflow Devices
 - a. Business Name
 - b. Mailing address
 - c. Contact person name, email & phone number
 - d. Most current Backflow Assembly information
- c) HAC inspector will do an on-site visit to the property using HAC's software to verify and record the relevant information listed above.
- d) HAC inspector will also advise customer of City enforcement actions that may occur.
- e) Updated information will be submitted to the City of Stephenville's backflow management software to correct the data.
- f) Reason for noncompliance will also be tracked reporting purposes.
- g) Provide any training on HAC Backflow Compliance Verification Survey software needed for current or future staff.

TASKS NECESSARY TO ACHIEVE AGREEMENT

The major tasks that will be performed by HAC include the following:

Task 1 – Project Management

HAC will provide project management duties and functions associated with this project.

- 1.1 Lead the project efforts;
- 1.2 Monitor administrative support services; and
- 1.3 Communicate and provide response for review to city staff to address survey issues as needed.

Task 2 – Administrative

Hardin & Associates Consulting will provide administrative duties and functions associated with this project.

- 2.1 Coordinate with City staff and provide completed Backflow Compliance Survey report findings
- 2.2 Mail correspondence letters on City of Stephenville letterhead, with appropriate backflow assembly information and applicable postage, to customers not in compliance with the required programs
- 2.3 Updated information will be submitted to the City of Stephenville's backflow management software to correct the data
- 2.4 Provide monthly status reports on the status of compliance surveys.

Task 3 – Provide a Compliance Survey form for the Non-Compliant backflow devices.

HAC inspector will conduct necessary functions to

- 3.1 HAC inspector will do an on-site visit to the property using HAC's software to verify and record the relevant information listed above.
- 3.2 HAC inspector will also advise customer of City enforcement actions that may occur.

Task 4 – Training on Survey Software

After all the Compliance Surveys have been completed and Backflow records updated, HAC will provide training for City Staff on the future use of the verification Survey, if needed.

**EXHIBIT B
RATE SCHEDULE
ENVIRONMENTAL SERVICE PROGRAM ASSISTANCE**

HARDIN & ASSOCIATES CONSULTING

COMPENSATION

Project Team Member	Labor Rate*
Project Manager	\$150.00/hour
Water Quality Specialist	\$125.00/inspection
Administrative	\$50.00/hour

*These costs include all labor, per diem, materials and other costs associated with this assignment. Reimbursable expenses include mailing services incurred when transmitting correspondence on behalf of client.

HARDIN & ASSOCIATES CONSULTING STANDARD TERMS AND CONDITIONS

I. SCOPE

Hardin & Associates Consulting (HAC) agrees to perform the services described in the scope of work attached hereto which incorporates these terms and conditions. Unless modified in writing by the parties hereto, the duties of HAC shall not be construed to exceed those services specifically set forth in the proposal. These terms and conditions and the proposal, when executed by Client, shall constitute a binding agreement on both parties (hereinafter the "Agreement").

II. COMPENSATION

Client agrees to pay for the services Article I in accordance with the compensation provisions in the proposal. Payment to HAC will be made within 30 days after the date of billing. Interest on the unpaid balance will accrue beginning on the 31st day at the maximum interest rate permitted by law.

Time-related charges will be made in accordance with the billing rate referenced in the proposal or Agreement. Direct expenses and HAC Contractor services shall be billed in accordance with the proposal or compensation exhibit attached to this Agreement. Otherwise, HAC's standard billing rates shall apply. In the event any uncontested portions of any invoice are not paid within 30 days of the date of Consultant's invoice, Consultant shall have the right to suspend work per Article XIV, Suspension of Work.

III. RESPONSIBILITY

STANDARD OF CARE. HAC is employed to render a professional service only, and any payments made by Client are compensation solely for such services rendered and recommendations made in carrying out the Work. HAC does not expressly or impliedly warrant or guarantee its services.

RELIANCE UPON INFORMATION PROVIDED BY OTHERS. If HAC's performance of services hereunder requires HAC to rely on information provided by other parties (excepting HAC's Contractors), HAC shall not independently verify the validity, completeness or accuracy of such information unless otherwise expressly engaged to do so in writing by Client.

IV. INDEMNIFICATION

HAC agrees to indemnify and hold Client harmless from and against any liability to the extent arising out of the negligent acts, errors or omissions of HAC, its agents, employees, or representatives, in the

performance of duties under the Agreement. Regardless of any other term of this Agreement, in no event shall HAC be responsible or liable to Client for any incidental, consequential, or other indirect damages.

V. INSURANCE

HAC shall maintain during the life of the Agreement the following minimum insurance:

1. **Automobile bodily injury and property damage liability** insurance covering owned, non-owned, rented, and hired cars. The combined single limit for bodily injury and property damage shall be not less than \$1,000,000.
2. **Professional liability** insurance with limits of not less than \$1,000,000.

Client shall be named as additional insured on policies 1 and 2 above. Upon request, a certificate of insurance will be provided to Client with a 30-day written notice in the event the above policies are cancelled.

VI. SUBCONTRACTS

HAC shall be entitled, to the extent determined to be appropriate by HAC, to Subcontract any portion of the Work to be performed under this Agreement.

VII. ASSIGNMENT

If the authorized scope of work includes construction activities or the oversight of construction, HAC may, at its discretion and upon notice to Client, assign all of its contractual rights and obligations with respect to such activities or services to a registered engineering affiliate.

If the authorized scope of work requires professional services to be performed in a jurisdiction in which HAC renders professional services solely through a locally registered engineering affiliate for purposes of compliance with professional licensing requirements in that jurisdiction, HAC may, in its discretion, upon notice to Client, assign its contractual rights and obligations with respect to such services to such locally registered engineering affiliate.

VIII. INTEGRATION

These terms and conditions and the proposal to which they are attached represent the entire understanding of Client and HAC as to those matters contained herein. No prior oral or written

Hardin & Associates Consulting/Client Standard Terms and Conditions (cont.)

understanding shall be of any force or effect with respect to those matters covered herein. The Agreement may not be modified or altered except in writing signed by both parties, provided further that any terms and conditions in any client authorization or purchase order issued in connection or under the Agreement which are inconsistent with the Agreement are hereby superseded and shall be of no force and effect.

IX. CHOICE OF LAW/JURISDICTION

This Agreement shall be administered and interpreted under the laws of the state in which the HAC office responsible for the project is located. Jurisdiction of litigation arising from the Agreement shall be in that state.

X. SEVERABILITY

If any part of the Agreement is found unenforceable under applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall be in full force and effect.

XI. FORCE MAJEURE

HAC shall not be responsible for delays in performing the scope of services that may result from causes beyond the reasonable control or contemplation of HAC. HAC will take reasonable steps to mitigate the impact of any force majeure.

XII. NO BENEFIT FOR THIRD PARTIES

The services to be performed by HAC hereunder are intended solely for the benefit of Client, and no right nor benefit is conferred on, nor any contractual relationship intended or established with any person or entity not a party to this Agreement. No such person or entity shall be entitled to rely on HAC's performance of its services hereunder.

XIII. WORK PRODUCT

HAC and Client recognize that HAC's work product submitted in performance of this Agreement is intended only for the Client's benefit and use. Change, alteration, or reuse on another project by Client shall be at Client's sole risk, and Client shall hold harmless and indemnify HAC against all losses, damages, costs and expense, including attorneys' fees, arising out of or related to any such unauthorized change, alteration or reuse. All TCEQ Customer Service Inspections (CSI's) will be conducted by licensed inspectors and copies of current inspector licenses will be provided upon request by client.

XIV. SUSPENSION OF WORK

Work under this Agreement may be suspended as follows:

1. **By Client.** By written notice to HAC, Client may suspend all or a portion of the Work under this Agreement if unforeseen circumstances beyond Client's control make normal progress of the Work impracticable. HAC shall be compensated for its reasonable expenses resulting from such suspension including mobilization and demobilization. If suspension is greater than 30 days, then HAC shall have the right to terminate this Agreement in accordance with Article XV, Termination of Work.
2. **By HAC.** By written notice to Client, HAC may suspend the Work if HAC reasonably determines that working conditions at the Site (outside HAC's control) are unsafe, or in violation of applicable laws, or in the event Client has not made timely payment in accordance with Article II, Compensation, or for other circumstances not caused by HAC that are interfering with the normal progress of the Work. HAC's suspension of Work hereunder shall be without prejudice to any other remedy of HAC at law or equity.

XV. TERMINATION OF WORK

This Agreement may be terminated as follows:

1. **By Client** (a) for its convenience on 30 days' notice to HAC, or (b) for cause, if HAC materially breaches this Agreement through no fault of Client and HAC neither cures such material breach nor makes reasonable progress toward cure within 15 days after Client has given written notice of the alleged breach to HAC.
2. **By HAC** (a) for cause, if Client materially breaches this Agreement through no fault of HAC and Client neither cures such material breach nor makes reasonable progress toward cure within 15 days after HAC has given written notice of the alleged breach to Client, or (b) upon five days' notice if Work under this Agreement has been suspended by either Client or HAC in the aggregate for more than 30 days.
3. **Payment upon Termination.** In the event of termination, HAC shall perform such additional work as is reasonably necessary for the orderly closing of the Work. HAC shall be compensated for all work performed prior to the effective date of termination, plus work required for the orderly closing of the Work.

XVI. NOTICES

All notices required under this Agreement shall be by personal delivery, facsimile or mail to the HAC Project Manager and to the person signing the proposal on behalf of the Client, and shall be effective upon delivery to the address stated in the proposal.

STAFF REPORT

SUBJECT: On-Call Public Works Construction Items Contract
MEETING: Regular City Council Meeting – 11 Oct 2022
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

It is the recommendation of the Public Works and Purchasing Departments that the contract for this year's On-Call Public Works Construction Items be awarded to Westhill Construction, Inc. and Jay Mills Contracting, Inc.

BACKGROUND:

Similar contracts have been awarded and renewed in previous years. This contract will be awarded in FY22-23 and the City reserves the right to renew the contract for successive in increments of one-year periods.

This bid has 43 total items and will be awarded to two vendors – Westhill Construction, Inc. and Jay Mills Contracting, Inc.

FY 2022-2023 prices are attached, and items bid on are as follows:

- Westhill Construction, Inc. – Items 21-28, 31, 43
- Jay Mills Contracting, Inc. – Items 1-13, 15, 17, 21-43

PROJECT:

The contract provides for on-call services to address paving projects as needed in a time-efficient manner.

ATTACHMENTS:

Westhill Construction, Inc. Bid
Jay Mills Contracting, Inc. Bid

BID SCHEDULE

Item No.	Quantity Range	Item Description & Unit Price
1		Removal of existing asphalt, excavation of street section and disposal of all material.
	0 – 500 CY	no bid per cubic yard
	501 – 1,000 CY	no bid per cubic yard
	1,001 – over CY	no bid per cubic yard
2		Pulverizing existing asphalt and base material; 6" deep only (No compaction).
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
3		Recycling or Pulverizing existing asphalt and base material a minimum of 6" deep; scarify subgrade 6" deep; compact & finish subgrade & pulverize material complete in place (95% subgrade and base compaction required).
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
4		Recycling or Pulverizing existing asphalt and base material a minimum of 6"; scarify subgrade 6"; compact and finish subgrade & pulverized base course complete in place (3% Portland cement treated base and compaction required).
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
5		Milling existing asphaltic pavement 2" deep with haul-off of materials and with traffic control.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
6		Dig out 8" and replace with Type B, Hot Mix Asphaltic Concrete with haul-off and with traffic control.
	0 – 250 TON	no bid per Ton
	251 – 500 TON	no bid per Ton
	501 – over TON	no bid per Ton

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
7		Place Type A Grade 2 base, compacted to 6" thickness, complete in place (95% subgrade and base compaction required).
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
8		Place Type A Grade 2 base, compacted to 8" thickness, complete in place (95% subgrade and base compaction required).
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
9		2" Type D, Hot Mix Asphaltic Concrete overlay, complete in place.
	0 – 500 TON	no bid per Ton
	501 – 1,000 TON	no bid per Ton
	1,001 – over TON	no bid per Ton
10		3" Type D, Hot Mix Asphaltic Concrete overlay, complete in place.
	0 - 500 TON	no bid per Ton
	501 – 1,000 TON	no bid per Ton
	1,001 – over TON	no bid per Ton
11		Prime Coat, A-EP at 0.25 gal/SY, complete in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
12		Tack Coat, SS-1 at 0.15 gal/SY, complete in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
13		Single Course Treatment, Grade 4 coverstone, CRS-2 @ 0.40 gal/SY, complete and in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
14		Single Course Treatment, Grade 4 coverstone, CHFRS-2 @ 0.40 gal/SY, complete in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
15		Single Course Treatment, Grade 4 coverstone, CRS-2TR @ 0.40 gal/SY, complete in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
16		Fog Seal Treatment, TRMSS @ 0.20 gal/SY, complete in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
17		Fog Seal Treatment, TRFog @ 0.20 gal/SY, complete in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
18		Fog Seal Treatment, CSS-1h @ 0.20 gal/SY, complete in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
19		Rejuvenation Treatment, Reclamite @ 0.10 gal/SY, complete in place.
	0 – 1,000 SY	no bid per square yard
	1,001 – 5,000 SY	no bid per square yard
	5,001 – over SY	no bid per square yard
20		Crack Sealing (Crafco Polyflex Type 3).
	0 – 500 LF	no bid per linear feet
	501 – 1000 LF	no bid per linear feet
	1,001 – over LF	no bid per linear feet

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
21		Removal of curb & gutter.
	0 – 50 LF	2.00 per linear feet
	51 – 100 LF	2.00 per linear feet
	101 – over LF	2.00 per linear feet
22		Removal of reinforced concrete.
	0 – 50 CY	100.00 per cubic yard
	51 – over CY	100.00 per cubic yard
23		Curb & Gutter, standard 24" section, 3000 psi concrete, complete in place (Inclusive of 3-No. 3 bars). To include setting forms complete and in place and backfill behind curb.
	0 – 50 LF	52.00 per linear feet
	51 – 100 LF	50.00 per linear feet
	101 – over LF	48.00 per linear feet
24		Curb & Gutter, standard 30" section, 3000 psi concrete, complete in place (Inclusive of 3-No. 3 bars). To include setting forms complete and in place and backfill behind curb.
	0 – 50 LF	52.00 per linear feet
	51 – 100 LF	50.00 per linear feet
	101 – over LF	48.00 per linear feet
25		Standup Curb, TxDOT Type II, 3000 psi concrete, complete in place (Inclusive of 2-No. 3 bars). To include setting forms complete and in place and backfill behind curb.
	0 – 50 LF	48.00 per linear feet
	51 – 100 LF	45.00 per linear feet
	101 – over LF	45.00 per linear feet
26		Ribbon Curb, standard 6" x 12" section, 3000 psi concrete, complete in place (Inclusive of 2-No. 3 bars). To include setting forms complete and in place and backfill behind curb.
	0 – 50 LF	40.00 per linear feet
	51 – 100 LF	35.00 per linear feet
	101 – over LF	35.00 per linear feet

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
27		Concrete Sidewalk, 4" thick, 3000 psi concrete with reinforcement, including forms, complete in place.
	0 – 1,000 SF	<u>14.00</u> per square foot
	1,001 – 5,000 SF	<u>12.00</u> per square foot
28		Concrete Sidewalk, 6" thick, 3000 psi concrete, with reinforcement, including forms, complete in place.
	0 – 1,000 SF	<u>16.00</u> per square foot
	1,001 – 5,000 SF	<u>14.00</u> per square foot
29		Structural Concrete with reinforcement (culvert headwalls).
	0 – 50 CY	<u>no bid</u> per cubic yard
	51 – over CY	<u>no bid</u> per cubic yard
30		Structural Reinforced Concrete complete and in place (retaining walls, box culverts).
	0 – 50 CY	<u>no bid</u> per cubic yard
	51 – over CY	<u>no bid</u> per cubic yard
31		Structural Reinforced Concrete riprap complete and in place (slope & flat work).
	4"	<u>16.00</u> per square foot
	6"	<u>18.00</u> per square foot
	8"	<u>20.00</u> per square foot
32		Rock riprap (grouted) and placement.
	3" – 5"	<u>no bid</u> per cubic yard
	10" – 12"	<u>no bid</u> per cubic yard
33		Rock riprap (ungROUTED) and placement.
	3" – 5"	<u>no bid</u> per cubic yard
	10" – 12"	<u>no bid</u> per cubic yard
34		Typical Sidewalk Ramp Type 1 (TxDOT Standard).
	0 – 5 EA	<u>no bid</u> each
35		Typical Sidewalk Ramp Type 2 (TxDOT Standard).
	0 – 5 EA	<u>no bid</u> each

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
36	0 – 5 EA	Typical Sidewalk Ramp Type 5 (TxDOT Standard). no bid _____ each
37	0 – 5 EA	Typical Sidewalk Ramp Type 7 & 10 (TxDOT Standard). no bid _____ each
38	0 – 5 EA	Typical Sidewalk Ramp Type 20 (TxDOT Standard). no bid _____ each
39	0 – 5 EA	Adjust standard water valve boxes & install concrete collar. no bid _____ each
40	0 – 5 EA	Adjust standard storm water and sewer manhole ring & install concrete collar. no bid _____ each
41	0 – 100 CY 101 – over CY	Structural excavation and backfill no bid _____ per cubic yard no bid _____ per cubic yard
42	0 – 500 CY 501 – 1,000 CY 1,001 – over CY	Channel Excavation & Haul Off of Materials. no bid _____ per cubic yard no bid _____ per cubic yard no bid _____ per cubic yard
43	0 – 50 SY 51 – 100 SY 101 – over SY	Brick Street Repair: Removal and disposal of any excess base; compaction of base to minimum 6" depth; setting of City supplied replacement bricks to match existing brick bond pattern; and brooming of joints with cement stabilized brick sand. 135.00 _____ per square yard 126.00 _____ per square yard 126.00 _____ per square yard

All unit prices are to include mobilization and preparation cost. The City has the option to utilize the services of another contractor if the contacted bidder is not available in the time frame required. The firm's undersigned representative hereby declares that bidder has carefully examined these documents relating to the materials covered by the above bid or bids. Traffic Control Devices shall be provided by the bidder and shall comply with all Texas Manual on Uniform Traffic Control Devices (TMUTCD) regulations.

BIDDER INFORMATION AND SIGNATURE

By execution of this bid, I hereby represent and warrant to the City of Stephenville that I have read and understand the Contract Documents and this bid is made in accordance with these documents.

**ON-CALL PUBLIC WORKS CONSTRUCTION ITEMS
ITB # 3314**

COMPANY Westhill Construction, Inc.

ADDRESS P O Box 2016
Cleburne, Texas 76033

AUTHORIZED REPRESENTATIVE Angela Reynolds
Name (print)


Signature

September 30, 2022
Date

PHONE 817-558-2504

EMAIL westhillconst@aol.com

**BID MUST BE SIGNED BY A PERSON HAVING THE AUTHORITY TO BIND THE
FIRM IN A CONTRACT. BIDS NOT MANUALLY SIGNED WILL BE REJECTED.**

BID SCHEDULE

Item No.	Quantity Range	Item Description & Unit Price
1		Removal of existing asphalt, excavation of street section and disposal of all material.
	0 – 500 CY	<u>\$50.00</u> per cubic yard
	501 – 1,000 CY	<u>\$35.00</u> per cubic yard
	1,001 – over CY	<u>\$30.00</u> per cubic yard
2		Pulverizing existing asphalt and base material; 6" deep only (No compaction).
	0 – 1,000 SY	<u>\$7.00</u> per square yard
	1,001 – 5,000 SY	<u>\$4.00</u> per square yard
	5,001 – over SY	<u>\$3.00</u> per square yard
3		Recycling or Pulverizing existing asphalt and base material a minimum of 6" deep; scarify subgrade 6" deep; compact & finish subgrade & pulverize material complete in place (95% subgrade and base compaction required).
	0 – 1,000 SY	<u>\$15.00</u> per square yard
	1,001 – 5,000 SY	<u>\$8.00</u> per square yard
	5,001 – over SY	<u>\$6.50</u> per square yard
4		Recycling or Pulverizing existing asphalt and base material a minimum of 6"; scarify subgrade 6"; compact and finish subgrade & pulverized base course complete in place (3% Portland cement treated base and compaction required).
	0 – 1,000 SY	<u>\$22.00</u> per square yard
	1,001 – 5,000 SY	<u>\$16.00</u> per square yard
	5,001 – over SY	<u>\$14.00</u> per square yard
5		Milling existing asphaltic pavement 2" deep with haul-off of materials and with traffic control.
	0 – 1,000 SY	<u>\$12.00</u> per square yard
	1,001 – 5,000 SY	<u>\$5.00</u> per square yard
	5,001 – over SY	<u>\$4.00</u> per square yard
6		Dig out 8" and replace with Type B, Hot Mix Asphaltic Concrete with haul-off and with traffic control.
	0 – 250 TON	<u>\$500</u> per Ton
	251 – 500 TON	<u>\$400</u> per Ton
	501 – over TON	<u>\$340</u> per Ton

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
7		Place Type A Grade 2 base, compacted to 6" thickness, complete in place (95% subgrade and base compaction required).
	0 – 1,000 SY	<u>\$20.00</u> per square yard
	1,001 – 5,000 SY	<u>\$18.00</u> per square yard
	5,001 – over SY	<u>\$15.00</u> per square yard
8		Place Type A Grade 2 base, compacted to 8" thickness, complete in place (95% subgrade and base compaction required).
	0 – 1,000 SY	<u>\$25.00</u> per square yard
	1,001 – 5,000 SY	<u>\$20.00</u> per square yard
	5,001 – over SY	<u>\$17.00</u> per square yard
9		2" Type D, Hot Mix Asphaltic Concrete overlay, complete in place.
	0 – 500 TON	<u>\$350.00</u> per Ton
	501 – 1,000 TON	<u>\$225.00</u> per Ton
	1,001 – over TON	<u>\$200.00</u> per Ton
10		3" Type D, Hot Mix Asphaltic Concrete overlay, complete in place.
	0 – 500 TON	<u>\$350.00</u> per Ton
	501 – 1,000 TON	<u>\$225.00</u> per Ton
	1,001 – over TON	<u>\$200.00</u> per Ton
11		Prime Coat, A-EP at 0.25 gal/SY, complete in place.
	0 – 1,000 SY	<u>\$8.00</u> per square yard
	1,001 – 5,000 SY	<u>\$3.00</u> per square yard
	5,001 – over SY	<u>\$2.50</u> per square yard
12		Tack Coat, SS-1 at 0.15 gal/SY, complete in place.
	0 – 1,000 SY	<u>\$10.00</u> per square yard
	1,001 – 5,000 SY	<u>\$6.00</u> per square yard
	5,001 – over SY	<u>\$4.00</u> per square yard
13		Single Course Treatment, Grade 4 coverstone, CRS-2 @ 0.40 gal/SY, complete and in place.
	0 – 1,000 SY	<u>\$15.00</u> per square yard
	1,001 – 5,000 SY	<u>\$8.00</u> per square yard
	5,001 – over SY	<u>\$7.50</u> per square yard

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
14		Single Course Treatment, Grade 4 coverstone, CHFRS-2 @ 0.40 gal/SY, complete in place.
	0 – 1,000 SY	No Bid per square yard
	1,001 – 5,000 SY	No Bid per square yard
	5,001 – over SY	No Bid per square yard
15		Single Course Treatment, Grade 4 coverstone, CRS-2TR @ 0.40 gal/SY, complete in place.
	0 – 1,000 SY	\$15.00 per square yard
	1,001 – 5,000 SY	\$8.00 per square yard
	5,001 – over SY	\$7.50 per square yard
16		Fog Seal Treatment, TRMSS @ 0.20 gal/SY, complete in place.
	0 – 1,000 SY	No Bid per square yard
	1,001 – 5,000 SY	No Bid per square yard
	5,001 – over SY	No Bid per square yard
17		Fog Seal Treatment, TRFog @ 0.20 gal/SY, complete in place.
	0 – 1,000 SY	\$12.00 per square yard
	1,001 – 5,000 SY	\$4.00 per square yard
	5,001 – over SY	\$2.50 per square yard
18		Fog Seal Treatment, CSS-1h @ 0.20 gal/SY, complete in place.
	0 – 1,000 SY	No Bid per square yard
	1,001 – 5,000 SY	No Bid per square yard
	5,001 – over SY	No Bid per square yard
19		Rejuvenation Treatment, Reclamite @ 0.10 gal/SY, complete in place.
	0 – 1,000 SY	No Bid per square yard
	1,001 – 5,000 SY	No Bid per square yard
	5,001 – over SY	No Bid per square yard
20		Crack Sealing (Crafco Polyflex Type 3).
	0 – 500 LF	No Bid per linear feet
	501 – 1000 LF	No Bid per linear feet
	1,001 – over LF	No Bid per linear feet

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
21		Removal of curb & gutter.
	0 – 50 LF	<u>\$60.00</u> per linear feet
	51 – 100 LF	<u>\$40.00</u> per linear feet
	101 – over LF	<u>\$30.00</u> per linear feet
22		Removal of reinforced concrete.
	0 – 50 CY	<u>\$90</u> per cubic yard
	51 – over CY	<u>\$80</u> per cubic yard
23		Curb & Gutter, standard 24" section, 3000 psi concrete, complete in place (Inclusive of 3-No. 3 bars). To include setting forms complete and in place and backfill behind curb.
	0 – 50 LF	<u>\$110</u> per linear feet
	51 – 100 LF	<u>\$70</u> per linear feet
	101 – over LF	<u>\$55</u> per linear feet
24		Curb & Gutter, standard 30" section, 3000 psi concrete, complete in place (Inclusive of 3-No. 3 bars). To include setting forms complete and in place and backfill behind curb.
	0 – 50 LF	<u>\$120</u> per linear feet
	51 – 100 LF	<u>\$80</u> per linear feet
	101 – over LF	<u>\$60</u> per linear feet
25		Standup Curb, TxDOT Type II, 3000 psi concrete, complete in place (Inclusive of 2-No. 3 bars). To include setting forms complete and in place and backfill behind curb.
	0 – 50 LF	<u>\$80</u> per linear feet
	51 – 100 LF	<u>\$55</u> per linear feet
	101 – over LF	<u>\$35</u> per linear feet
26		Ribbon Curb, standard 6" x 12" section, 3000 psi concrete, complete in place (Inclusive of 2-No. 3 bars). To include setting forms complete and in place and backfill behind curb.
	0 – 50 LF	<u>\$85</u> per linear feet
	51 – 100 LF	<u>\$60</u> per linear feet
	101 – over LF	<u>\$45</u> per linear feet

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
27		Concrete Sidewalk, 4" thick, 3000 psi concrete with reinforcement, including forms, complete in place.
	0 – 1,000 SF	<u>\$12.00</u> per square feet
	1,001 – 5,000 SF	<u>\$10.00</u> per square feet
28		Concrete Sidewalk, 6" thick, 3000 psi concrete, with reinforcement, including forms, complete in place.
	0 – 1,000 SF	<u>\$13.00</u> per square feet
	1,001 – 5,000 SF	<u>\$11.00</u> per square feet
29		Structural Concrete with reinforcement (culvert headwalls).
	0 – 50 CY	<u>\$2,500.00</u> per cubic yard
	51 – over CY	<u>\$1,900.00</u> per cubic yard
30		Structural Reinforced Concrete complete and in place (retaining walls, box culverts).
	0 – 50 CY	<u>\$2,500.00</u> per cubic yard
	51 – over CY	<u>\$1,900.00</u> per cubic yard
31		Structural Reinforced Concrete riprap complete and in place (slope & flat work).
	4"	<u>\$15.00</u> per square foot
	6"	<u>\$16.00</u> per square foot
	8"	<u>\$17.00</u> per square foot
32		Rock riprap (grouted) and placement.
	3" – 5"	<u>\$340.00</u> per cubic yard
	10" – 12"	<u>\$340.00</u> per cubic yard
33		Rock riprap (ungrouted) and placement.
	3" – 5"	<u>\$175.00</u> per cubic yard
	10" – 12"	<u>\$175.00</u> per cubic yard
34		Typical Sidewalk Ramp Type 1 (TxDOT Standard).
	0 – 5 EA	<u>\$3,000.00</u> each
35		Typical Sidewalk Ramp Type 2 (TxDOT Standard).
	0 – 5 EA	<u>\$3,250.00</u> each

BID SCHEDULE – CONT.

Item No.	Quantity Range	Item Description & Unit Price
36	0 – 5 EA	Typical Sidewalk Ramp Type 5 (TxDOT Standard). <u>\$3,000.00</u> each
37	0 – 5 EA	Typical Sidewalk Ramp Type 7 & 10 (TxDOT Standard). <u>\$3,250.00</u> each
38	0 – 5 EA	Typical Sidewalk Ramp Type 20 (TxDOT Standard). <u>\$3,750.00</u> each
39	0 – 5 EA	Adjust standard water valve boxes & install concrete collar. <u>\$1,750.00</u> each
40	0 – 5 EA	Adjust standard storm water and sewer manhole ring & install concrete collar. <u>\$2,500.00</u> each
41	0 – 100 CY 101 – over CY	Structural excavation and backfill <u>\$250.00</u> per cubic yard <u>\$150.00</u> per cubic yard
42	0 – 500 CY 501 – 1,000 CY 1,001 – over CY	Channel Excavation & Haul Off of Materials. <u>\$50.00</u> per cubic yard <u>\$35.00</u> per cubic yard <u>\$30.00</u> per cubic yard
43	0 – 50 SY 51 – 100 SY 101 – over SY	Brick Street Repair: Removal and disposal of any excess base; compaction of base to minimum 6" depth; setting of City supplied replacement bricks to match existing brick bond pattern; and brooming of joints with cement stabilized brick sand. <u>\$375.00</u> per square yard <u>\$325.00</u> per square yard <u>\$275.00</u> per square yard

All unit prices are to include mobilization and preparation cost. The City has the option to utilize the services of another contractor if the contacted bidder is not available in the time frame required. The firm's undersigned representative hereby declares that bidder has carefully examined these documents relating to the materials covered by the above bid or bids. Traffic Control Devices shall be provided by the bidder and shall comply with all Texas Manual on Uniform Traffic Control Devices (TMUTCD) regulations.

BIDDER INFORMATION AND SIGNATURE

By execution of this bid, I hereby represent and warrant to the City of Stephenville that I have read and understand the Contract Documents and this bid is made in accordance with these documents.

ON-CALL PUBLIC WORKS CONSTRUCTION ITEMS**ITB # 3314**

COMPANY Jay Mills Contracting, Inc.

ADDRESS PO Box 1669
Stephenville, Tx 76401

AUTHORIZED REPRESENTATIVE Jace Mills
Name (print)
Jace Mills
Signature
10/4/22
Date

PHONE 254-485-0706

EMAIL jace@jmcfx.com

BID MUST BE SIGNED BY A PERSON HAVING THE AUTHORITY TO BIND THE FIRM IN A CONTRACT. BIDS NOT MANUALLY SIGNED WILL BE REJECTED.



Quoted By: Robin Reeves
Quote Expiration: 02/06/23
Quote Name: Content Manager Core SaaS Flip Add-On

Sales Quotation For:
City of Stephenville
298 W Washington St
Stephenville TX 76401-4257
Monica Harris
2549181211
mharris@stephenvilletx.gov

Tyler Software

Description	Annual	
	License Total	Maintenance
Tyler One		
Content Manager Suite		
Core	\$ 23,903	\$ 0
Employee Onboarding	\$ 11,000	\$ 0
TOTAL:		\$ 34,903 \$ 0

Tyler Annual Software – SaaS

Description	Annual
Tyler One	
Content Manager Suite	
Content Manager Employee Onboarding Annual SaaS Fee	\$ 4,950
Content Manager Core Annual SaaS Fee	\$ 10,757
TOTAL:	\$ 15,707

Services

Description	Hours/Units	Extended Price	Maintenance
Content Manager Suite			
Professional Services	63	\$ 9,135	\$ 0
Project Management	1	\$ 2,500	\$ 0
Content Manager Court Specific Services	24	\$ 3,480	\$ 0
Other Services			
Project Management	1	\$ 250	\$ 0
TOTAL:		\$ 15,365	\$ 0

Summary	One Time Fees	Recurring Fees
Total Tyler Software	\$ 34,903	
Total SaaS		\$ 15,707
Total Tyler Services	\$ 15,365	
Summary Total	\$ 50,268	\$ 15,707
Contract Total	\$ 65,975	

Detailed Breakdown of Professional Services (Included in Summary Total)

Description	Hours	Extended Price	Maintenance
Tyler One			
Content Manager Suite			
Core	56	\$ 8,120	\$ 0
Employee Onboarding	7	\$ 1,015	\$ 0
Sub-Total	63	\$ 9,135	\$ 0
TOTAL:	63	\$ 9,135	\$ 0

Optional Third Party Software & Hardware

Description	Quantity	Unit Price	Extended Price	Annual
Tyler Third Party				
Hardware				
Canon DR-M160II Sheetfed Scanner - VQ6855	1	\$ 1,175	\$ 1,175	\$ 0
TOTAL:			\$ 1,175	\$ 0

Comments

- Some services may be delivered remotely via web-based training.
- Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software accessible to the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the Agreement.

- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - o Implementation and other professional services fees shall be invoiced as delivered.
 - o Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - o Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
 - o Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - o If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - o Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler’s SaaS Services terms found here: <https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held
For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____



Quoted By: Robin Reeves
Quote Expiration: 02/06/23
Quote Name: Time & Attendance w-Advanced Scheduling SaaS

Sales Quotation For:
City of Stephenville
298 W Washington St
Stephenville TX 76401-4257
Monica Harris
2549181211
mharris@stephenvilletx.gov

Tyler Software

Description	Annual	
	License Total	Maintenance
Tyler One		
Time & Attendance powered by ExecuTime		
Time & Attendance Mobile Access License	\$ 2,540	\$ 0
Advanced Scheduling Mobile	\$ 1,990	\$ 0
Advanced Scheduling	\$ 14,900	\$ 0
Time & Attendance	\$ 15,900	\$ 0
TOTAL:		\$ 35,330 \$ 0

Tyler Annual Software – SaaS

Description	Annual
Tyler One	
Time & Attendance powered by ExecuTime	
Time & Attendance Mobile Access Annual SaaS Fee	\$ 914
Time & Attendance Advanced Scheduling Mobile Annual SaaS Fee	\$ 716
Time & Attendance Advanced Scheduling Annual SaaS Fee	\$ 5,364
Time & Attendance Annual SaaS Fee	\$ 5,724
TOTAL:	\$ 12,718

Services

Description	Hours/Units	Extended Price	Maintenance
Time & Attendance powered by ExecuTime			
Professional Services	144	\$ 20,880	\$ 0
Time & Attendance Project Management	1	\$ 1,950	\$ 0
TOTAL:		\$ 22,830	\$ 0

Summary	One Time Fees	Recurring Fees
Total Tyler Software	\$ 35,330	
Total SaaS		\$ 12,718
Total Tyler Services	\$ 22,830	
Summary Total	\$ 58,160	\$ 12,718
Contract Total	\$ 70,878	

Detailed Breakdown of Professional Services (Included in Summary Total)

Description	Hours	Extended Price	Maintenance
Tyler One			
Time & Attendance powered by ExecuTime			
Advanced Scheduling	48	\$ 6,960	\$ 0
Time & Attendance	96	\$ 13,920	\$ 0
Sub-Total	144	\$ 20,880	\$ 0
TOTAL:	144	\$ 20,880	\$ 0

Comments

- Some services may be delivered remotely via web-based training.
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SaaS is considered a term of one year unless otherwise indicated.

Executime SSL Certificate Requirements: Clients must obtain an SSL certificate (2048-bit minimum) for on-premises Tyler servers from a trusted Certificate Authority (CA), such as a commercial provider (e.g. Verisign, GeoTrust, DigiCert) or client managed CA. SSL certificates are required to secure application communication by encrypting data over HTTPS. Server specific certificates (e.g. tylerapp.yourdomain.org) are supported, though a wildcard certificate (e.g. *.yourdomain.org) is commonly used for multiple servers on the same domain.

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- o If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
- o Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

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For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____
Print Name: _____ P.O.#: _____



Quoted By:	Robin Reeves
Quote Expiration:	12/30/22
Quote Name:	SaaS Flip

Sales Quotation For:
City of Stephenville
298 W Washington St
Stephenville TX 76401-4257
Monica Harris
2549181211
mharris@stephenvilletx.gov

Tyler Annual Software – SaaS

Description	Annual
ERP Pro powered by Incode	
ERP Pro 10 Financial Management Suite	
Core Financials	\$ 9,193
Fixed Assets	\$ 1,705
Human Resources Management (Includes Position Budgeting)	\$ 8,362
Purchasing	\$ 6,579
Accounts Receivable	\$ 4,302
ERP Pro 10 Customer Relationship Management Suite	

Utility Billing Water/Gas	\$ 18,092
Additional Handheld Meter-Reader Interface	\$ 1,275
Cashiering	\$ 5,947
Additional Handheld Meter-Reader Interface	\$ 6,379
Service Orders Mobile	\$ 638
ERP Pro Community Development Suite	
Licensing	\$ 2,534
Cemetery Records	\$ 1,676
Municipal Justice powered by Incode	
Municipal Justice 10 Suite	
Criminal Case Manager	\$ 5,154
Citation Issuing Device Interface (Enforcement Mobile)	\$ 0
TOTAL:	\$ 71,836

Summary	One Time Fees	Recurring Fees
Total SaaS		\$ 71,836
Total Tyler Services		
Summary Total	\$ 0	\$ 71,836
Contract Total	\$ 71,836	

Comments

- Some services may be delivered remotely via web-based training.
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Cashiering supports credit/debit cards via ETS, includes PCI Compliant, a cash collection interface, a cashiering receipt import)

Core Financials includes general ledger, budget prep, bank recon, AP, CellSense, a standard forms pkg, output director, positive pay, secure signatures.

Utility CIS System includes collections, tax lien process and import, a standard forms pkg., output director and one Utility handheld meter-reader interface.

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Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held
For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval:	_____	Date:	_____
Print Name:	_____	P.O.#:	_____