



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, May 04, 2021 at 5:30 PM

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

1. Reading of Proclamation in Memory of Sgt. Steven Watts
2. Recognition of Donation by Rotary Club for Improvements at the Collins Street Trailhead
3. Consider Approval of an Pay Increase to fund a Nurse and Pharmacist for the Erath County Vaccination Center

TAX INCREMENT REINVESTMENT ZONE

4. PUBLIC HEARING

Public Hearing for an Ordinance of the City Council of the City of Stephenville, Texas, Amending Ordinance No.2019-O-20 Concerning Tax Increment Reinvestment Zone Number One, City of Stephenville, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundary of Tax Increment Financing Reinvestment Zone Number One, City of Stephenville, Texas

5. Consider Approval of An Ordinance Amending Ordinance No.2019-O-20 Concerning Tax Increment Reinvestment Zone Number One, City of Stephenville, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundary of Tax Increment Financing Reinvestment Zone Number One, City of Stephenville, Texas
6. Recess to TIRZ Board Meeting
7. Reconvene to Regular City Council Meeting
8. Consider Approval of an Ordinance Approving an Amended Project and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Stephenville, Texas, established pursuant to Chapter 311 of the Texas Tax Code

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

9. PUBLIC HEARING

Case No.: RZ2021-007

Applicant is Requesting a Rezone of the Property located at 1955 W. South Loop, Parcel No. R31852, being Block 2, Lot 1 of the Greenview Addition of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Industrial District (I).

10. Consider Approval of an Ordinance Rezoning the Property located at 1955 W. South Loop, Parcel No. R31852, being Block 2, Lot 1 of the Greenview Addition of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Industrial District (I).

11. PUBLIC HEARING

Case No.: SV2021-004

Applicant is Requesting a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.04.M.1 *Curb and Gutter Options*, for a Property located at 2895 Northwest Loop, Parcel No. R76370, being Block 155, Lot 17 (pt of) of City Addition of the City of Stephenville, Erath County, Texas.

12. Consider Approval of a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.04.M.1 *Curb and Gutter Options*, for a Property located at 2895 Northwest Loop, Parcel No. R76370, being Block 155, Lot 17 (pt of) of City Addition of the City of Stephenville, Erath County, Texas.

13. PUBLIC HEARING

Case No.: SV2021-005

Applicant is Requesting a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.11 – *Sidewalks*, for a property located at 2895 Northwest Loop, Parcel No. R76370, being Block 155, Lot 17 of the City Addition of the City of Stephenville, Erath County, Texas.

14. Consider Approval of a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.11 – *Sidewalks*, for a property located at 2895 Northwest Loop, Parcel No. R76370, being Block 155, Lot 17 of the City Addition of the City of Stephenville, Erath County, Texas.

15. PUBLIC HEARING

Case Nos.: PD2020-003, PD2020-004 and PD2020-005

Steve Emmons, on behalf of Spectra Student Living, is Requesting a Development Schedule Extension for the Above Referenced Planned Development Pursuant to City of Stephenville Code of Ordinances, Section 154.08 *Planned Development District*

16. Consider Approval of a Development Schedule Extension for Planned Development Case Nos.: PD2020-003, PD2020-004, and PD2020-005 pursuant to City of Stephenville Code of Ordinances Section 154.08 *Planned Development District*.

FINANCIAL REPORTS

Monica Harris, Director of Finance

17. Budget Review and Investment Report for the Period Ending March 31, 2021

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY

Jeff Sandford, Executive Director

18. Monthly Update
19. Consider Approval of Adjustments to SEDA's FY2020-2021 Budget

CONSENT

20. Approve Minutes for April 6, 2021 - Regular City Council Meeting
21. Approve Minutes for April 19, 2021 - City Council Work Session
22. Approve Minutes for April 21, 2021 - Special City Council Meeting
23. Approve a Resolution Finding that the Rates Proposed by Oncor to be Recovered Through is DCRF Charged to Customers Located within the City Limits Should be Denied

COMMENTS BY CITY MANAGER

May 11 at 5:30 p.m. - Special City Council Meeting - Canvass May 1, 2021 Election and Swear In New Council Members

May 18 at 5:30 p.m. - Council Committee Meetings

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

24. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Blue
25. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit:
 1. City Manager
 2. City Attorney
 3. City Secretary

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.

Notice is hereby given that members of the Stephenville City Council may participate in this meeting via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic. As allowed by this Order, a quorum may not be present in a physical location.

Those wishing to address the Stephenville City Council may do so in person. Written correspondence may also be mailed to City Hall or emailed to Staci King, City Secretary, at slking@stephenvilletx.gov. Written correspondence must be received by 3:00 p.m. on May 4, 2021. For alternate arrangements, please contact Staci at least 48 hours prior to the meeting.

The meeting is available for viewing via livestream on the City's Facebook Page (City of Stephenville – City Hall).

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.