



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, December 05, 2023 at 5:30 PM

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

PRESENTATIONS AND RECOGNITIONS

Presentation of Donation from Waste Connections for the Inclusive Playground

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

1. Consider Approval of the Esquell Lease Agreement Renewal
2. Consider Approval of Amendment No. 15 with FNI for Development Reviews
3. Consider Approval of Rebateable Item Close Outs with Jacobs
4. Consider Approval of Annual Amendment to WWTP Operations Agreement
5. Consider Approval of ITB 3328 – Three Police Patrol Vehicles
6. Consider Approval of Resolution Regarding a Financing Agreement for the Purpose of Procuring Police Vehicles

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

7. Overview of Enforcement Program for Delinquent Backflow Protection Devices

8. Case No.: PD2022-001 – UPDATE

Applicant 2828 Real Estate LLC, Pursuant to the Requirements Set Forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is Presenting an Update and Requesting an Extension of the Development Schedule for the Planned Development Located at 1300 Pecan Hill Drive, Parcel R50244, Being Lot 1 of S5465 Glasgow Addition of the City of Stephenville, Erath County, Texas

9. Consider Approval of Ordinance Extending the Modified Development Schedule for Planned Development District (PD) Located at 1300 Pecan Hill Drive, Parcel R50244, Being Lot 1 of S5465 Glasgow Addition of the City of Stephenville, Erath County, Texas

10. Case No.: PP2023-003

Applicant Reece Flanagan of Flanagan Land Solutions, Representing Troy Kunkel with Cowtown Properties and 598 Westwood LLC, is Requesting to Amend the Planned Development/Preliminary Plat

of Properties Located at 817 W. Washington, Being Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A;7;14;17; (PT, OF 14), 855 and 865 W. Washington, Being Parcel R29581 of CITY ADDITION, BLOCK 62; LOTS 4;5;6B (PT, OF 5), 873 W. Washington, Being Parcel R29580 of CITY ADDITION, BLOCK 62; LOT 3, And 897 W Washington, Being Parcel R29579 of CITY ADDITION, BLOCK 62; LOT 2 of The City of Stephenville, Erath County, Texas

11. PUBLIC HEARING

Case No.: PP2023-003

12. Consider Approval of an Ordinance Amending the Planned Development/Preliminary Plat of Properties Located at 817 W. Washington, Being Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A;7;14;17; (PT, OF 14), 855 and 865 W. Washington, Being Parcel R29581 of CITY ADDITION, BLOCK 62; LOTS 4;5;6B (PT, OF 5), 873 W. Washington, Being Parcel R29580 of CITY ADDITION, BLOCK 62; LOT 3, And 897 W Washington, Being Parcel R29579 of CITY ADDITION, BLOCK 62; LOT 2 of The City of Stephenville, Erath County, Texas

13. Case No.: RZ2023-008

Applicant Reece Flanagan of Flanagan Land Solutions, Representing Troy Kunkel with Cowtown Properties, is Requesting a Rezone of Property Located at 897 W Washington, being Parcel R29579, S2600 CITY ADDITION, BLOCK 62, LOT 2 of the City of Stephenville, Erath County, Texas from Retail and Commercial (B-2) to Planned Development (PD)

14. PUBLIC HEARING

Case No. RZ 2023-008

15. Consider Approval of an Ordinance Rezoning the Property Located at 897 W Washington, being Parcel R29579, S2600 CITY ADDITION, BLOCK 62, LOT 2 of the City of Stephenville, Erath County, Texas from Retail and Commercial (B-2) to Planned Development (PD)

16. Case No.: RZ2023-07

Applicant Rhyne Gailey, Representing V84 Holdings, LLC, is Requesting a Rezone of Property Located at 1900 Groesbeck, Parcel R71065, Acres 5.000, S2600 CITY ADDITION, BLOCK 149, LOT 2 (PT OF) of the City of Stephenville, Erath County, Texas from Industrial (Ind) to Multi-Family Residential District (R-3)

17. PUBLIC HEARING

Case No. RZ 2023-007

18. Consider Approval of an Ordinance Rezoning the Property Located at 1900 Groesbeck, Parcel R71065, Acres 5.000, S2600 CITY ADDITION, BLOCK 149, LOT 2 (PT OF) of the City of Stephenville, Erath County, Texas from Industrial (Ind) to Multi-Family Residential District (R-3)

19. Case No.: RZ2023-009

Applicant Oncor Electric Delivery Company LLC, Representing Kam Woon Ip, is Requesting a Rezone for Property Located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENEFEER JARRETT; of the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) to Industrial (IND)

20. PUBLIC HEARING

Case No.: RZ2023-009

21. Consider Approval of an Ordinance Rezoning the Property Located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENEFEER JARRETT; of the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) to Industrial (IND)

22. Case No.: RZ2023-010

Applicant Oncor Electric Delivery Company LLC, Representing Allen Real Properties LTD is Requesting a Rezone for Property Located at W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENELEE JARRETT; of the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) to Industrial (IND)

23. PUBLIC HEARING

Case No.: RZ2023-010

- 24. Consider Approval of an Ordinance Rezoning the Property Located at W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENELEE JARRETT; of the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) to Industrial (IND)

PERSONNEL COMMITTEE

Brandon Greenhaw, Chair

- 25. Personnel Committee Report from November 14, 2023
- 26. Consider Approval of the Creation of an EMS Battalion Chief

NOMINATIONS COMMITTEE

Maddie Smith, Chair

- 27. Nominations Committee Report for November 14, 2023
- 28. Consider Approval of Nominations to Citizen Boards and Commissions

FINANCIAL REPORTS

Monica Harris, Director of Finance

- 29. Monthly Budget Report for the Period Ending October 31, 2023
- 30. Presentation of ClearGov Transparency Webpage

CONSENT AGENDA

- 31. Consider Approval of Minutes - November 7, 2023
- 32. Consider Approval of Minutes - November 14, 2023
- 33. Consider Approval of CareFlite Ambulance Permit Application for 2024
- 34. Consider Approval of Outfitting the Fire Marshal Office Trucks
- 35. Consider Approval of the Police Department Server Replacement
- 36. Consider Approval of the System Acceptance Agreement between the City and L3 Harris
- 37. Approve the Purchase Agreement for Three (3) Additional AXON Fleet Cameras and Software.
- 38. Approve the AXON Purchase Agreement for ALPR Software Activation for SPD Fleet Cameras.
- 39. Consider Approval of Buyboard Proposal with Insituform for Relining of Belknap 6-Inch Sanitary Sewer

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

40. Section 551.087. Deliberation Regarding Economic Development Negotiations - Project Feather

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

42. Section 551.071 Consultation with Attorney - to Consult Over a Pending or Contemplated Litigation

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.