



## REGULAR CITY COUNCIL MEETING

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City Hall Council Chambers, 298 West Washington Street  
Tuesday, June 01, 2021 at 5:30 PM

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### MINUTES

The City Council of the City of Stephenville, Texas, convened on June 1, 2021, in the City Hall Council Chambers, 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 Pro Tem Brandon Huckabee  
Council Member LeAnn Durfey  
Council Member Daron Trussell  
Council Member Brady Pendleton  
Council Member Ricky Thurman  
Council Member Gerald Cook

**COUNCIL ABSENT:** Mayor Doug Svien  
Council Member Justin Haschke  
Council Member Alan Nix

**OTHERS ATTENDING:** Allen Barnes, City Manager  
Randy Thomas, City Attorney  
Staci King, City Secretary

### CALL TO ORDER

Mayor Pro Tem Brandon Huckabee called the meeting to order.

### PLEDGES OF ALLEGIENCE

Council member Ricky Thurman led the Pledge of Allegiance to the United States and Texas flags.

### INVOCATION

Jarrod Brown, Grace Fellowship Church, gave the invocation.

### CITIZENS GENERAL DISCUSSION

No one came forward to address the council.

### REGULAR AGENDA

#### 1. Citizens Budget Requests

Bob Self, City of Stephenville retiree, speaking on behalf of other retirees and himself, asked the council to consider reinstating the cost of living adjustment for the Texas Municipal Retirement System retiree benefits.

2. **Consider Approval of L-3Harris Technologies New Radio System Cost Estimates**

This item was removed from the agenda.

**PLANNING AND ZONING COMMISSION**

Steve Killen, Director of Development Services

3. **Consider Approval of an Ordinance Amending Permitted Uses in the City of Stephenville Zoning Ordinance**

MOTION by Brandon Huckabee, second by Ricky Thurman, to approve Ordinance No. 2021-O-17 making the following amendments to the City of Stephenville Zoning Ordinance:

1. **Tattoo Parlor/Body Piercing Studios** – to allow as a permitted use in B-2, B-3, DT, and Industrial districts
2. **Bed and Breakfast and Bed and Breakfast/Boarding House** – to combine as one permitted use as Bed and Breakfast/Boarding House in zoning districts B-1, B-3, and DT.
3. **Bicycle Sales and Rentals** – to allow as a permitted use in zoning districts B-2, B-3, and DT.
4. **Bakery and Confectionary Shops** – to combine all bakery-related permitted uses, with exception of wholesale and distribution, into **Bakery Retail** for zoning districts B-1, B-2, B-3, and DT.
5. **Bakery Wholesale/Distribution** – to allow as a permitted use for the Industrial zoning district.

MOTION CARRIED by unanimous vote.

4. **PUBLIC HEARING**

Case No.: RP2021-001

**Applicant is Requesting Approval of a Preliminary Replat of Properties Located at 2798 W. Washington, Being Parcel Nos. R22338 and R22351 of the Motley Abstract; Parcel No. R76366, Block 157, Lot 12 (pt of) of City Addition; and Parcel No. R22391, Block 157, Lot 10 of the City Addition of the City of Stephenville, Erath County, Texas.**

Steve Killen, Director of Development Services, briefed the council on the case. On May 19, 2021, the Planning and Zoning Commission voted unanimously to make a positive recommendation to council.

Mayor Pro Tem Huckabee opened the public hearing.

James McKnight, property owner, spoke in favor of the replat. No others came forward to speak in favor of or opposition to the replat.

Mayor Pro Tem Huckabee closed the public hearing.

5. **Consider Approval of a Preliminary Replat of Properties Located at 2798 W. Washington, Being Parcel Nos. R22338 and R22351 of the Motley Abstract; Parcel No. R76366, Block 157, Lot 12 (pt of) of City Addition; and Parcel No. R22391, Block 157, Lot 10 of the City Addition of the City of Stephenville, Erath County, Texas.**

MOTION by Ricky Thurman, second by Gerald Cook, to approve Case No. RP2021-001. MOTION CARRIED by unanimous vote.

6. **PUBLIC HEARING**

Case No.: RZ2021-010

**Applicant is Requesting a Rezone of the Property Located At 2675 W. Overhill Drive, Being Parcel No. R22423 of A0515 Motley Survey of the City Of Stephenville, Erath County, Texas, from Single-Family Residential District (R-1) to Neighborhood Business District (B-1).**

Steve Killen, Director of Development Services, briefed the council on the case. On May 19, 2021, the Planning and Zoning Commission voted unanimously to make a positive recommendation to council.

Mayor Pro Tem Huckabee opened the public hearing.

No one came forward to speak in favor of or opposition to the rezone.

Mayor Pro Tem Huckabee closed the public hearing.

- 7. Consider Approval of an Ordinance Rezoning the Property Located At 2675 W. Overhill Drive, Being Parcel No. R22423 of A0515 Motley Survey of the City Of Stephenville, Erath County, Texas, from Single-Family Residential District (R-1) to Neighborhood Business District (B-1).**

MOTION by Brady Pendleton, second by Gerald Cook, to approve Ordinance No. 2021-O-18 rezoning the property located at 2675 W. Overhill Drive. MOTION CARRIED by unanimous vote.

- 8. PUBLIC HEARING**

**Case No.: PD2021-001**

**Applicant is Requesting a Rezone of the Property Located at 0 S. Harbin Drive, Being Parcel No. R73763, Block 19, Lot 15, of the South Side Addition of the City Of Stephenville, Erath County, Texas, From Retail And Commercial Business District (B-2) to Planned Development District (PD).**

Steve Killen, Director of Development Services, briefed the council on the case. On May 19, 2021, the Planning and Zoning Commission voted 5-1 to make a positive recommendation to council.

Mayor Pro Tem Huckabee opened the public hearing.

Taylor Kanute, property owner, spoke in favor of the rezone. No others came forward to speak in favor of or opposition to the rezone.

Mayor Pro Tem Huckabee closed the public hearing.

- 9. Consider Approval of an Ordinance Rezoning the Property Located at 0 S. Harbin Drive, Being Parcel No. R73763, Block 19, Lot 15, of the South Side Addition of the City Of Stephenville, Erath County, Texas, from Retail and Commercial Business District (B-2) to Planned Development District (PD).**

MOTION by Ricky Thurman, second by Daron Trussell, to approve Ordinance No. 2021-O-19 rezoning the property located on Harbin Drive, contingent upon the replat. MOTION CARRIED by unanimous vote.

## **FINANCE COMMITTEE**

**Justin Haschke, Chair**

- 10. Committee Report**

Jason King, Assistant City Manager, gave the committee report in Council Member Haschke's absence.

- 11. Consider Approval of a Waiver of Landfill Fees for Habitat for Humanity**

MOTION by Ricky Thurman, second by Gerald Cook, to approve the waiver of landfill fees in the amount of \$3003.63. MOTION CARRIED by unanimous vote.

## **PUBLIC WORKS COMMITTEE**

**Alan Nix, Chair**

- 12. Committee Report**

Nick Williams, Director of Public Works, gave the committee report in Council Member Nix's absence.

## **DEVELOPMENT SERVICES COMMITTEE**

**Brandon Huckabee, Chair**

- 13. Committee Report**

Brandon Huckabee, chair, gave the committee report.

## NOMINATIONS COMMITTEE

Gerald Cook, Chair

### 14. Committee Report

Gerald Cook, chair, gave the committee report.

### 15. Consider Approval of Appointments to Citizen Boards and Commissions.

MOTION by Gerald Cook, second by Brady Pendleton, to appoint the following to the Main Street Advisory Board: Tyree Slappy, Lisa Pendleton, Julie Lowrance, Rita Cook, Stephanie Beach, and Jeffrey Hamilton. MOTION CARRIED by unanimous vote.

MOTION by Gerald Cook, second by Ricky Thurman, to recommend appointing Nick Robinson to Place 5 and Mary Beach-McGuire to Alternate 1 on the Planning and Zoning Commission. MOTION CARRIED by unanimous vote.

MOTION by Gerald Cook, second by LeAnn Durfey, to recommend appointing Kendall Hurley to the Parks and Recreation Advisory Board. MOTION CARRIED by unanimous vote.

MOTION by Gerald Cook, second by Brady Pendleton, to recommend appointing Elizabeth Johnson to the Senior Citizen Advisory Board. MOTION CARRIED by unanimous vote.

## FINANCIAL REPORTS

### 16. Monthly Budget Report for the Period Ending April 30, 2021

Monica Harris, Director of Finance, gave the following report:

In reviewing the financial statements ending April 30, 2021, the financial indicators vary with an overall positive outcome.

**Property Tax** We received \$26K in property taxes in the month of April, resulting in \$238K or 3.82% increase over funds collected through last April. The \$6.47 million collected fiscal year to date is 97.41% of budget, which is slightly less than the 98.04% anticipated.

**Sales Tax** We received \$441K in sales tax in April, resulting in \$584K or 15.58% more than the funds collected through last April. The \$4.3 million collected fiscal year to date is 69.46% of the \$6.24 million budgeted, which is higher than the 57.54% anticipated.

**HOT Funds** Lodging establishments have reported \$235,300 in Hotel Occupancy Taxes through April, as compared to the \$234,600 through last April. We have received \$42K of sports venue tax through April. We spent \$238K in Hotel Occupancy Tax funds through fiscal year to date as compared to \$109K last year due to the Day Tripper contract and gateway planning.

**Revenue (Budgetary comparison)** The target budget for operating revenue is \$18.8 million. We received \$19.2 million in revenue fiscal year to date, resulting in \$409K over the target budget due to sales taxes and service charges. • **Expenditures (Budgetary comparison)** The target budget for operating expenditures is \$12.1 million. We expended \$11.7 million fiscal year to date, resulting in \$423K under the target budget.

**Revenue (Prior year comparison)** Operating revenue received last year was \$18.5 million as compared to the current year's \$19.2 million, resulting in a \$776K increase due to property tax, sales taxes, and service charges.

**Expenditures (Prior year comparison)** Operating expenditures last year were \$10.9 million as compared to the current year's \$11.7 million, resulting in a \$835K increase due to costs associated with COVID-19 prevention, stimulus grant to reduce the impact of COVID-19, damage claims, wages, advertising and gateway planning.

**STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT**

**Jeff Sanford, Executive Director**

This item was removed from the agenda.

**CONSENT**

- 17. Approval of Minutes - May 4, 2021 Regular City Council Meeting**
- 18. Approval of Minutes - May 11, 2021 Special City Council Meeting**
- 19. Approval of Minutes - May 18, 2021 Special City Council Meeting**
- 20. Approval of a Grant Acceptance Agreement with the Texas Water Development Board for an Analysis to Map Flooding around Stephenville from the North Bosque River**

MOTION by Brady Pendleton, second by Ricky Thurman, to approve the consent agenda as presented. MOTION CARRIED by unanimous vote.

**COMMENTS BY CITY MANAGER**

**Council Committee Meetings - June 15, 2021**  
**Regular City Council Meeting - July 6, 2021**

**Moo-La Fest begins Thursday, June 3**  
**July 4th Activities - Saturday, July 3**

**City Offices closed July 5**

**COMMENTS BY COUNCIL MEMBERS**

The council wished Mayor Svien a happy birthday.

Brandon Huckabee thanked everyone that applied for a citizen board or commission. He also thanked those that attended the meeting and encouraged others to attend as well.

**ADJOURN**

The meeting was adjourned at 6:10 p.m.

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Doug Svien, Mayor

ATTEST:

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Staci L. King, City Secretary