



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, June 07, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

RECOGNITIONS AND PROCLAMATIONS

1. Recognition of the 2022 Entrepreneurs of Erath Competition Winners
Bill Leaverton, Regional Director, Tarleton State University Small Business Development Center

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

2. Citizens Budget Requests
3. Election of Mayor Pro-Tem
4. Consider Approval of Appointments to Council Committees
5. Consider Approval of a Resolution Suspending the June 17, 2022 Effective Date of Oncor Electric Delivery Company's Requested Rate Change
6. Consider approval of ETJ Interlocal Agreement with Erath County
7. Consider Approval of Memorandum of Understanding with ABM Building Solutions

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

8. PUBLIC HEARING

Case No.: RZ2022-006

Applicant Tom Brooks, representing Covenant Legacy LLP, is requesting a rezone of property located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (B-2) Retail and Commercial District. The rezone is for 2.119 acres of the 29.751 acres.

9. Consider Approval of an Ordinance Rezoning 2.119 Acres of 29.751 Acres Located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (B-2) Retail and Commercial District

10. Case No.: CP2022-001

Applicant Collin Parsons is requesting a Conditional Use permit for a home occupation to be operated at 1317 Inglewood Drive, Parcel R31164, being Lot 2 & 3 of Block 1 of the Dale Avenue North Addition to the City of Stephenville, Erath County, Texas.

11. Consider Approval of a Conditional Use Permit for a Home Occupation to be operated at 1317 Inglewood Drive, Parcel R31164, being Lot 2 & 3 of Block 1 of the Dale Avenue North Addition to the City of Stephenville, Erath County, Texas

12. Case No.: RZ2022-011

Applicant Ryan Studdard, authorized representative of Preshcer Custom Homes, is requesting a rezone of property located at 715 Miller, Parcel R32524, being Block 2, Lot 2 & 3 (S PT of 3) of the Miller Addition to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (R-1) Single Family Residential.

13. Consider Approval of an Ordinance Rezoning Property Located at 715 Miller, Parcel R32524, being Block 2, Lot 2 & 3 (S PT of 3) of the Miller Addition to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (R-1) Single Family Residential

14. Case No.: PD2022-001

Consideration of the Development Plan and Rezoning of Property Located at 1300 Pecan Hill Drive, Parcel R50244, 1.190 Acres S5465 Glasgow Addition, Lot 1, of the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Planned Development District (PD).

15. Consider Approval of an Ordinance for the Development Plan and Rezoning of Property Located at 1300 Pecan Hill Drive, Parcel R50244, 1.190 Acres S5465 Glasgow Addition, Lot 1, of the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Planned Development District (PD).

FINANCIAL REPORTS

Monica Harris, Director of Finance

16. Monthly Budget Report for the period Ending April 30, 2022

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

CONSENT AGENDA

17. Approval of Minutes - May 3, 2022 Regular City Council Meeting

18. Approval of Minutes - May 10, 2022 Special City Council Meeting

19. Approval of Minutes - May 17, 2022 Special City Council Meeting

20. Approval of Amendment No. 13 with Freese & Nichols, Inc. for Development Plan Reviews

21. Approval of Fuel Purchase Contract for June 2022 through September 2023 with Texas Association of School Boards Energy Cooperative

COMMENTS BY CITY MANAGER

Tuesday, June 21 - Council Committee Meetings

Tuesday, June 28 - City Council Work Session

Thursday, June 16 - Concert in the Park - Tejas Brothers

Monday, July 4 - Independence Day Celebration

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

- 22. Section 551.087 Deliberation Regarding Economic Development Negotiations** - Project Crown
- 23. 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 Dupuy Survey.
- 24. Section 551.074 Personnel Matters** to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Parks and Leisure Director

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.



STAFF REPORT

SUBJECT: Oncor Request for Rate Change
DEPARTMENT: Administration
STAFF CONTACT: Jason King, Interim City Manager

BACKGROUND:

PURPOSE

Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about May 13, 2022 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. If approved, a residential customer using 1,300 kWh per month would see a bill increase of about \$6.02 per month.

The resolution suspends the June 17, 2022 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.**

DISCUSSION

The City of Stephenville is a member of a 169-city coalition known as the Steering Committee of Cities Served by Oncor ("Steering Committee"). The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s when cities served by the former TXU gave up their statutory right to rate case expense reimbursement in exchange for higher franchise fee payments. Empowered by city resolutions and funded by *per capita* assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for the last 30 years.

Although Oncor has increased rates many times over the past few years, this is the first comprehensive base rate case for the Company since March 2017.

Explanation of "Be It Resolved" Paragraphs:

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary

to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on Oncor's request to raise rates by June 17, 2022.

Section 2. This provision authorizes the Steering Committee, consistent with the City's resolution approving membership in the Steering Committee, to act on behalf of the City at the local level in settlement discussions, in preparation of a rate ordinance, on appeal of the rate ordinance to the PUC, and on appeal to the Courts. Negotiating clout and efficiency are enhanced by the City cooperating with the Steering Committee in a common review and common purpose. Additionally, rate case expenses are minimized when the Steering Committee hires one set of attorneys and experts who work under the guidance and control of the Executive Committee of the Steering Committee.

Section 3. The Company will reimburse the Steering Committee for its reasonable rate case expenses. Legal counsel and consultants approved by the Executive Committee of the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 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.

Section 5. This section provides that both Oncor and Steering Committee counsel will be notified of the City's action by sending a copy of the approved and signed resolution to certain designated individuals.

RESOLUTION NO. 2022-R-XX

RESOLUTION OF THE CITY OF STEPHENVILLE SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; 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 FOR THE STEERING COMMITTEE

WHEREAS, on or about May 13, 2022, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Stephenville a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective June 17, 2022; and

WHEREAS, the City of Stephenville is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 169 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

SECTION 1.

That the June 17, 2022 effective date of the rate request submitted by Oncor on or about May 13, 2022, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2.

As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

SECTION 3.

That the City's reasonable rate case expenses shall be reimbursed by Oncor.

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.

A copy of this Resolution shall be sent to Oncor, Care of Howard V. 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., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this the 7th day of June, 2022

Doug Svien, Mayor
City of Stephenville

ATTEST:

Terri Johnson, Interim City Secretary

Jason M. King
Interim City Manager

Randy Thomas, City Attorney
Approved as to form and legality

INTERLOCAL AGREEMENT

STATE OF TEXAS §

COUNTY OF ERATH §

This INTERLOCAL AGREEMENT (“Agreement”) is entered into in accordance with the provisions of the Interlocal Cooperation Act, Chapter 791, Texas Government Code, and Section 242.001, Texas Local Government Code, by and between the City of Stephenville, Texas (“Stephenville”), a political subdivision of the State of Texas and County of Erath, Texas (“Erath County”), also a political subdivision of the State of Texas.

WHEREAS, the Interlocal Cooperation Act allows local governments to contract with one another to perform governmental functions such as platting and approval of related permits; and

WHEREAS, Stephenville and Erath County mutually desire to be subject to the provisions of the Texas Government Code, Chapter 791, the Interlocal Cooperation Act, specifically 791.011 regarding contracts to perform governmental functions and services; and

WHEREAS, Section 242.001, Texas Local Government Code, requires Stephenville and Erath County to enter into a written agreement that identifies the governmental entity authorized to regulate subdivision plats and approve related permits in the extraterritorial jurisdictions (“ETJ”) of Stephenville; and

NOW, THEREFORE, Stephenville and Erath County for the mutual consideration stated herein agree and understand as follows:

Erath County Granted Exclusive Jurisdiction. Erath County shall be granted exclusive jurisdiction to regulate all subdivision plats and approve all related permits in Stephenville’s ETJ, and may regulate subdivisions under Subchapter A of Chapter 232 of the Texas Local Government Code and other statutes applicable to municipalities, and Stephenville shall no longer exercise any of these functions in Stephenville’s ETJ.

ETJ Expansion or Reduction. Should Stephenville expand or reduce its ETJ, Stephenville shall promptly notify Erath County of such expansion or reduction so that this Agreement may be amended to take into account the expansion or reduction in Stephenville’s ETJ. In the event that Stephenville’s ETJ should expand or reduce such that the expansion or reduction of the ETJ necessitates the amendment of this Agreement, both Stephenville and Erath County agree that Erath County shall continue to be granted exclusive jurisdiction to regulate subdivision plats and approve related permits in its ETJ (subject to the terms and conditions found above), and to regulate subdivisions under Subchapter A of Chapter 232 of the Texas Local Government Code and other statutes applicable to counties, until this Agreement is amended to take into account such ETJ expansion or reduction.

Miscellaneous Items:

- a. This Agreement expresses the entire agreement between the parties hereto regarding the subject matter contained herein and may not be modified or amended except by written agreement duly executed by both parties
- b. This Agreement has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party.
- c. This Agreement shall be construed in accordance with the laws of the State of Texas, and venue for all purposes hereunder shall be in Erath County, Texas.
- d. If any provision hereof is determined by any court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be fully severable herefrom, and this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable provision never comprised a part hereof; and the remaining provisions shall continue in full force and effect.
- e. The Agreement is not intended to extend the liability of the parties beyond that provided by law. Neither Stephenville nor Erath County waives any immunity or defense that would otherwise be available to it against claims by third parties.
- f. This Agreement may be jointly reviewed and updated at the written request of either Stephenville or Erath County to ensure an updated perpetual agreement.
- g. This Agreement supersedes all prior Agreements concerning the subject matter of this Interlocal Agreement.

This Agreement shall be effective on the ____ day of _____.

APPROVED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, in its meeting held on the ____ day of _____, and executed by its authorized representative.

CITY OF STEPHENVILLE, TEXAS

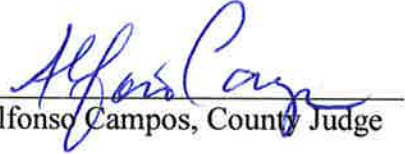
Doug Svien, Mayor

ATTEST:


Terri Johnson, Interim City Secretary

APPROVED BY THE COMISSIONERS' COURT FOR ERATH COUNTY, TEXAS, in its meeting held on the 25th day of May, 2022, and executed by its authorized representative.

ERATH COUNTY

BY: 
Alfonso Campos, County Judge

ATTEST:


Gwinda Jones, Erath County Clerk

Memorandum of Understanding

ABM Building Solutions, LLC
2020 Westridge, Suite 100, Irving TX. 75038

April 25, 2022

City of Stephenville Texas

Re: Memorandum of Understanding (MOU) for Preliminary Assessment

As a result of our meeting with ABM on April 26, 2022 we are encouraged at opportunities for reducing the City of Stephenville’s overall costs of operation and services, while at the same time modernizing the City’s infrastructure. ABM agrees to dedicate resources to conduct a free Preliminary Assessment (PA) of the facilities identified.

As part of this Preliminary Analysis, the City will provide ABM with the following information and resources below:

- Facility square footages
- Utility bills, last 12 months (Gas, Electric, Water)
- Escort for site walks

ABM will utilize the information to complete the following tasks:

- In-person site-walks
- Utility bill analysis
- Observations & recommendations
- Funding pathways (including available grants/rebates/subsidies)

Both parties understand that the purpose of this Preliminary Assessment is to determine the feasibility of a financial solution where energy cost savings are used to offset the costs associated with necessary infrastructure upgrades. Both parties agree there will be no cost to the City to conduct the Preliminary Assessment.

In consideration of the City signing of this Memorandum of Understanding, ABM will complete the Preliminary Assessment and provide the results via PowerPoint within 60 days receipt of the information provided above.

Customer Name, Title

Date



STAFF REPORT

SUBJECT: Case No.: RZ2022-006

Applicant Tom Brooks, representing Covenant Legacy LLP, is requesting a rezone of property located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (B-2) Retail and Commercial District. The rezone is for 2.119 acres of the 29.751 acres.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The Comprehensive Plan for future land use designates this property to be Single Family Residential.

The Planning and Zoning Commission convened on May 18, 2022 and by a unanimous vote of 6/0, recommended the City Council DENY the rezone request.

BACKGROUND:

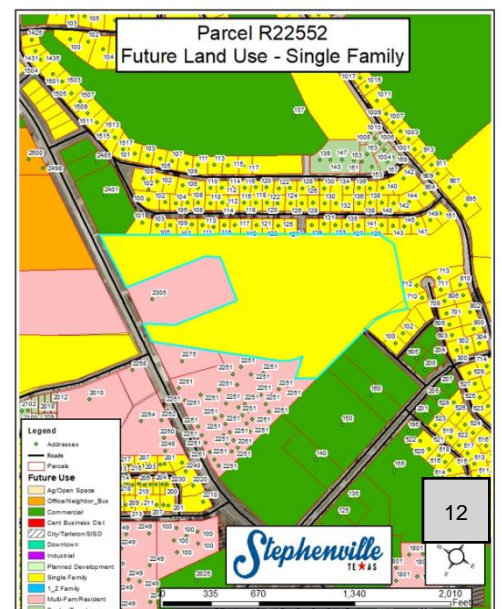
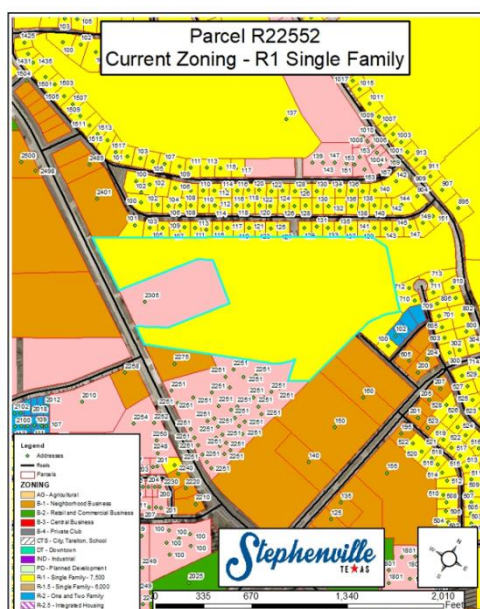
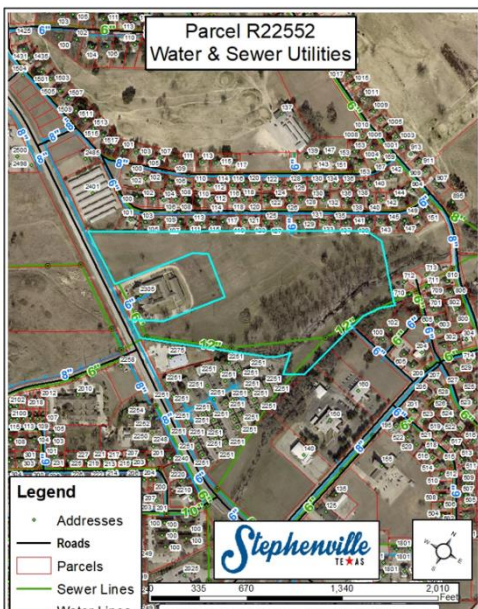
APPLICANT REQUEST:

The applicant has retracted previous submittals from April, 2022. The applicant is now presenting two submittals relating to the parcel. If the rezoning is approved, the applicant will return for the replat.

Applicant is requesting to rezone property to allow approximately 2.2 acres for retail and commercial development at the NW corner of the parcel, with frontage on W. Lingleville road. The current parcel surrounds an existing assisted living and memory care facility with an overhead utility easement that bisects the property southeast of the existing facility.

An adjacent parcel with Lingleville Hwy frontage is currently zoned B-1, Neighborhood Business District, with future land use being commercial.

PROPERTY PROFILE:



DESCRIPTION OF REQUESTED ZONING:**Sec. 154.06.2. Retail and commercial business district (B-2).**

6.2.A Description. The Retail and Commercial Business District provides areas for the grouping of retail shops and stores offering goods and services for the residents in general. These shopping areas will generally be more densely concentrated and more traffic intensive than allowed in the Neighborhood Business Districts.

6.2.B Permitted Uses.

- (1) Animal grooming;
- (2) Antique shop/art gallery—sales in building;
- (3) Assisted living center;
- (4) Athletic field;
- (5) Automobile service station and car care center;
- (6) Auto parking lot or building (commercial);
- (7) Auto parts sales;
- (8) Auto repair/mechanic garage;
- (9) Auto sales;
- (10) Automobile rental;
- (11) Bail bond service;
- (12) Bakery—Retail;
- (13) Banks or other financial institutions;
- (14) Bicycle sales and rental;
- (15) Boat sales;
- (16) Bottling works (wholesale);
- (17) Building material sales;
- (18) Cabinet and upholstery shop;
- (19) Car wash;
- (20) Care facility for narcotic, alcoholic or psychiatric patients;
- (21) Cemetery/mausoleum;
- (22) Church, temple or mosque;
- (23) Civic/community center;
- (24) Cleaning and pressing—small shop, pickup and delivery;
- (25) Clinic;
- (26) College or university;
- (27) Commercial amusement (indoor);

- (28) Commercial amusement (outdoor);
- (29) Convalescent, nursing or long term care facility;
- (30) Convenience/grocery store (without pumps) convenience store (with pumps);
- (31) Construction equipment rental and sales;
- (32) Construction yard (temporary);
- (33) Contractor shop and storage yard;
- (34) Department store;
- (35) Discount warehouse store;
- (36) Drapery, needlework or weaving shop;
- (37) Farmers Market;
- (38) Feed, seed and fertilizer store—no bulk storage;
- (39) Field office (temporary);
- (40) Florist;
- (41) Fraternal organization, lodge or civic club;
- (42) Furniture or appliance store;
- (43) Golf course or country club, driving range;
- (44) Greenhouse or nursery for retail plant sales with outside storage;
- (45) Handcraft shop;
- (46) Health club, weight and aerobic center;
- (47) Home improvement center;
- (48) Hospital—general acute care (human);
- (49) Hotels and motels;
- (50) Household appliance service and repair;
- (51) Kennel;
- (52) Kiosk;
- (53) Laboratory (medical);
- (54) Landscaping service;
- (55) Laundry and cleaning (self service);
- (56) Lawn equipment and small engine sales and services;
- (57) Micro brewery;
- (58) Mini storage/warehouses;
- (59) Monument retail sales (outside storage);
- (60) Mortuary or funeral home;
- (61) Moving company;
- (62) Neighborhood grocery store (no fuel service);
- (63) Office—professional and general administration;

- (64) Park, playground, public community recreation center;
- (65) Pawn shop;
- (66) Personal service shop (beauty, barber and the like);
- (67) Pet shop—small animals within building;
- (68) Plumbing shop;
- (69) Portable building sales;
- (70) Printing;
- (71) Produce stand;
- (72) Psychic/Tarot card reader;
- (73) Recreational vehicle sales;
- (74) Recycling kiosk;
- (75) Research lab (non-hazardous);
- (76) Restaurant (drive-in type);
- (77) Restaurant or cafeteria—without drive-in service;
- (78) Restaurant with alcoholic beverage service;
- (79) Retail shops and stores other than listed;
- (80) Roofing and siding supply;
- (81) Sale of alcohol as licensed by the Texas Alcoholic Beverage Commission;
- (82) Schools—public, private and parochial;
- (83) Shopping center;
- (84) Storage or repair of furniture and appliances (display inside of building);
- (85) Studio (photographer, musician, artist);
- (86) Studio for radio and television;
- (87) Tattoo parlor/body piercing studio;
- (88) Taxidermy;
- (89) Theater—indoor;
- (90) Tobacco shop;
- (91) Tool and equipment rental shop;
- (92) Trailer rental and sales;
- (93) Veterinary clinic or hospital; and
- (94) Veterinary services.

6.2.C Conditional Uses (Special Use Permit required).

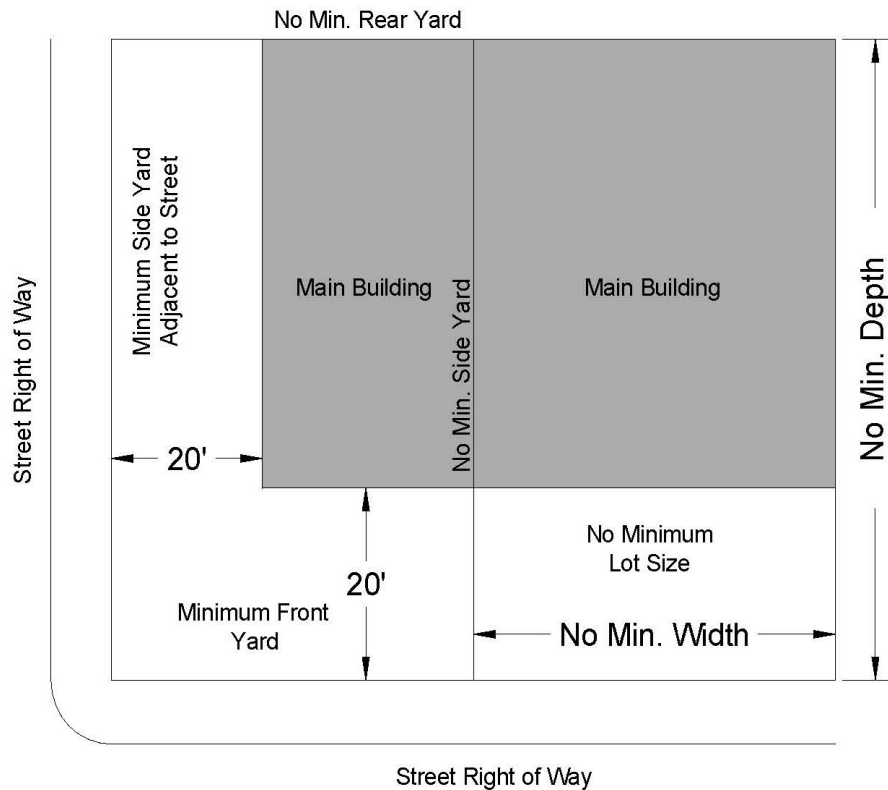
- (1) Day care center—12 or more children;
- (2) Flea market;
- (3) Frozen foods locker;
- (4) Scientific and research laboratories;

- (5) Theater (drive-in); and
- (6) Trade and commercial schools.

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

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 20 feet.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
 - (b) Corner lot: 20 feet.
- (8) Building size: There are no minimum size regulations.
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

Height, Area, Yard and Lot Coverage Requirements



Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback for rear yard is 10 feet and side yard is five feet.

6.2.E Parking Regulations. All uses permitted in the B-2 District: See Section 11 Parking Regulations.

6.2.F Sign Regulation. See Section 12 for Sign Regulations.

6.2.G Exceptions to Use, Height and Area Regulations. See Section 10.

6.2.H Garbage Regulations. Retail and Commercial District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.2.I.

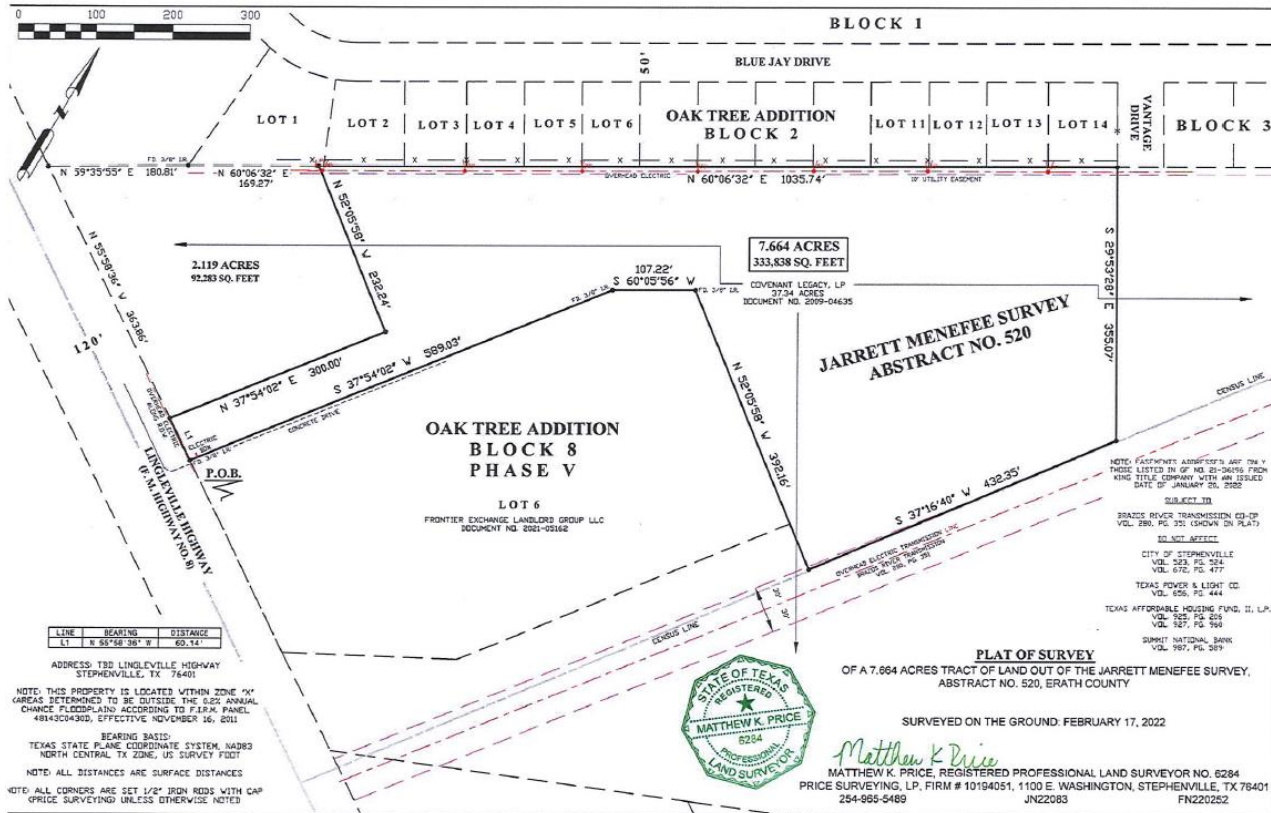
6.2.I Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

(Am. Ord. 2008-07, passed 5-6-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018; Ord. No. 2021-O-17 , §§ 1, 3, passed 6-1-2021; Ord. No. 2021-O-32 , § 1, passed 8-3-2021)

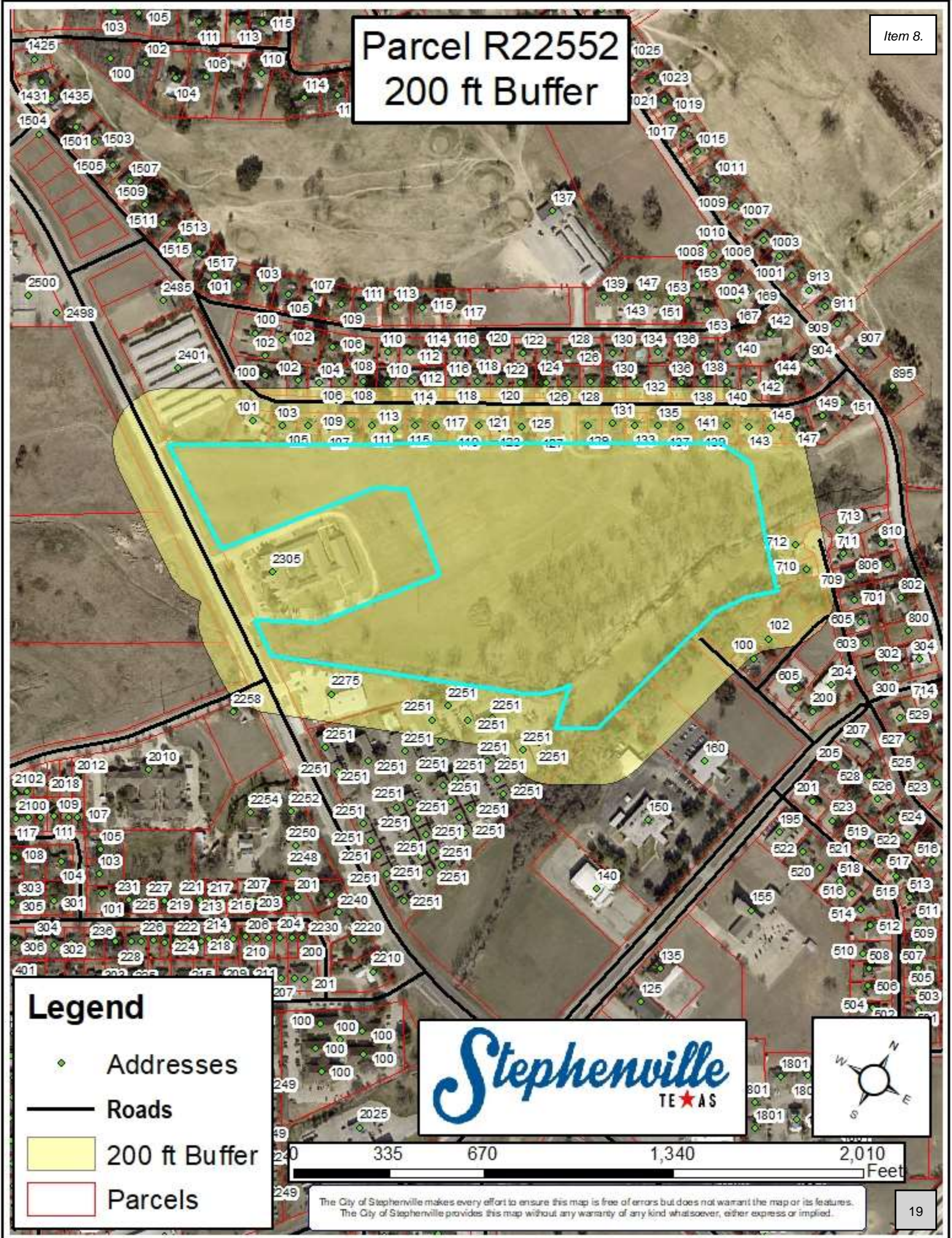
ALTERNATIVES:

- 1) Accept the recommendation of the Planning and Zoning Commission and DENY the rezoning request.
- 2) Approve the rezoning request.

Exhibit – Proposed Survey

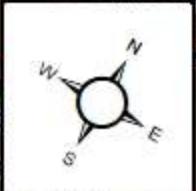


Parcel R22552 200 ft Buffer



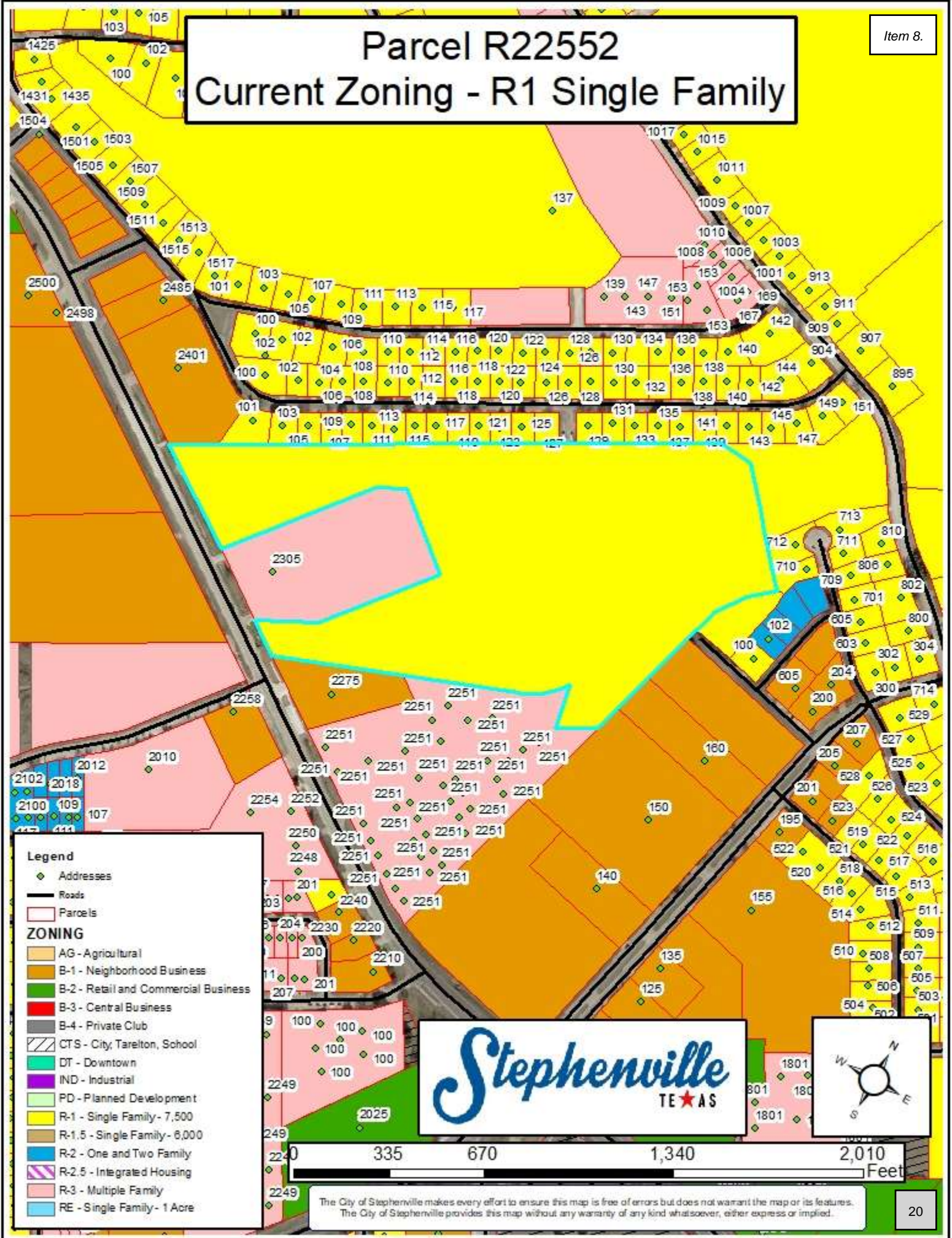
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels

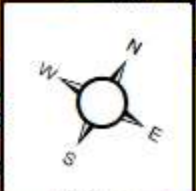


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R22552 Current Zoning - R1 Single Family

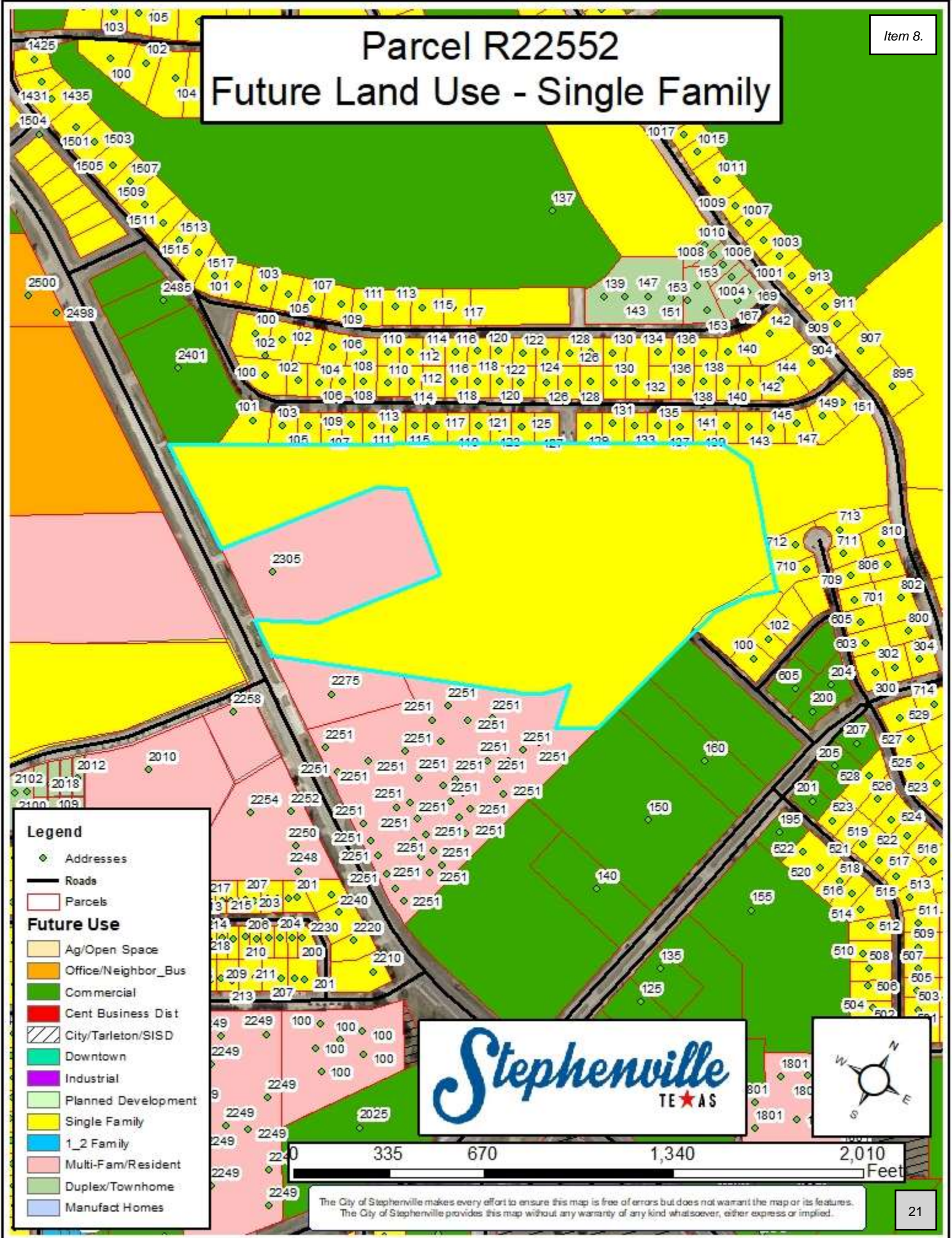


- Legend**
- ◆ Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tareyton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family - 7,500
 - R-1.5 - Single Family - 6,000
 - R-2 - One and Two Family
 - R-2.5 - Integrated Housing
 - R-3 - Multiple Family
 - RE - Single Family - 1 Acre



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.

Parcel R22552 Future Land Use - Single Family



Legend

- Addresses
- Roads
- Parcels

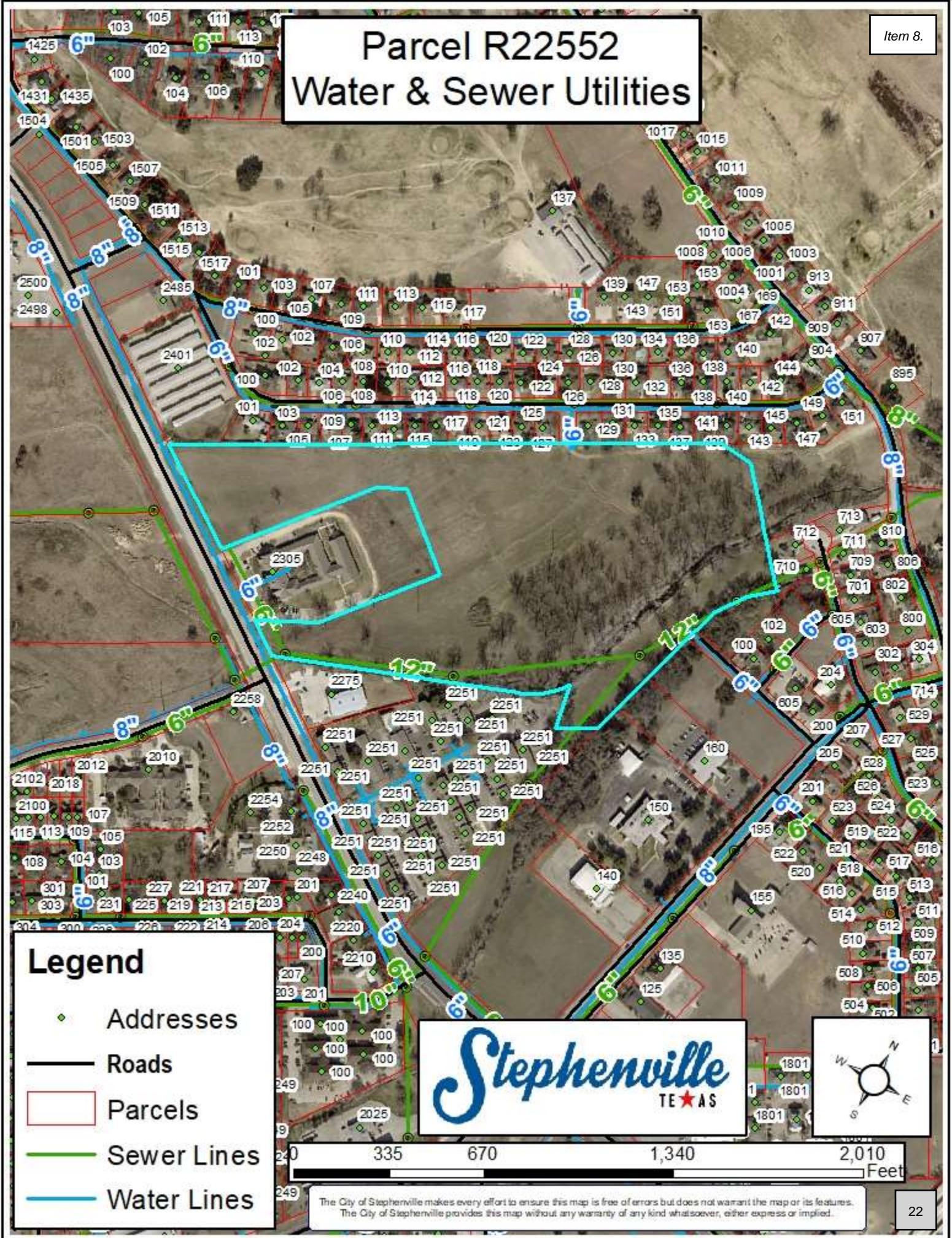
Future Use

- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R22552 Water & Sewer Utilities



Legend

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



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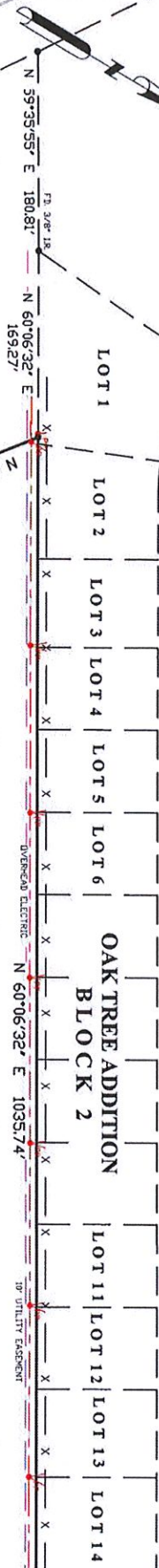
Parcel R22552 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000042841	117 BLUE JAY	ALLEN CALEB VAN & KRISTY RAE	117 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000063775	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000063790	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042825	130 BLUE JAY	BASHAM JOSHUAH THOMAS & RACHEAL JANINE BASHAM	130 BLUE JAY	STEPHENVILLE	TX	76401
R000075582	712 SPRING MEADOW	BOSWELL RODNEY W & MELISSA J	712 SPRING MEADOW	STEPHENVILLE	TX	76401
R000042813	106 BLUE JAY	BOYLES PAMELA J	106 BLUE JAY	STEPHENVILLE	TX	76401
R000042835	101 BLUE JAY	BUCHER JAMES M & JANE E	101 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000042819	118 BLUE JAY	CARLSON NORMAN E & BEVERLY A	118 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000033190	0 RIVER NORTH BLVD	CEDARS NATHAN ET AL	1826 CR393	STEPHENVILLE	TX	76401-0000
R000042824	128 BLUE JAY	CHESTER CAROLE S	128 BLUEJAY	STEPHENVILLE	TX	76401
R000063792	0 GOOD TREE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000042820		CONFIDENTIAL				
R000042848		CONFIDENTIAL				
R000042837	105 BLUE JAY	CORTA DOROTHY J & PETER J	105 BLUE JAY DR	STEPHENVILLE	TX	76401
R000022552	0 W FM8	COVENANT LEGACY LLP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000062664	0 ADOBE DR	CROSS TIMBERS FINE ARTS COUNCIL INC	PO BOX 1172	STEPHENVILLE	TX	76401
R000042811	102 BLUE JAY	DAVIDSON DEL & JULIE	102 BLUE JAY	STEPHENVILLE	TX	76401
R000042822	124 BLUE JAY	DICKERSON SHERRY	124 BLUE JAY	STEPHENVILLE	TX	76401
R000042814	108 BLUE JAY	DREW VALERIE J	109 GREENVIEW DR	STEPHENVILLE	TX	76401
R000041984	137 BLUE JAY	DUKE DEBORAH P	137 BLUE JAY	STEPHENVILLE	TX	76401
R000041986	141 BLUE JAY	EILAND EDDIE & JAN	21160 S FM219	DUBLIN	TX	76446
R000042847	129 BLUE JAY	EMMONS JOSH & ASHTON	129 BLUE JAY	STEPHENVILLE	TX	76401
R000033179	102 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033180	104 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033181	106 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000033182	108 ADOBE DR	EQUITY CRP, LP	PO BOX 953	STEPHENVILLE	TX	76401
R000042845	125 BLUE JAY	EVANS DONALD R LIVING TRUST	PO BOX 372	BLUFF DALE	TX	76433
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	OH	43615
R000042851	145 BLUE JAY	GARCIA LARAE & LOUIS GARCIA	145 BLUE JAY	STEPHENVILLE	TX	76401
R000042828	136 BLUE JAY	GARNER GAYLA BOTTLINGER	136 BLUE JAY	STEPHENVILLE	TX	76401
R000066982	2275 W LINGLEVILLE RD	GREATER GOOD X LLC	3195 S ACCESS RD	ENGLEWOOD	FL	34224
R000042823	126 BLUE JAY	GRESHAM JOHN H	PO BOX 1	BLUFF DALE	TX	76433
R000042836	103 BLUE JAY	GRIMMER AARON & NIKOLE	103 BLUE JAY	STEPHENVILLE	TX	76401
R000074582	713 SPRING MEADOW	GUISE DAVID LLOYD & BRENDA SUE	713 SPRING MEADOW ST	STEPHENVILLE	TX	76401-1843
R000042826	132 BLUE JAY	HAYES WAYNE LEROY	PO BOX 2410	STEPHENVILLE	TX	76401
R000042831	142 BLUE JAY	HENDON DAVE W & DIXIE L	142 BLUE JAY	STEPHENVILLE	TX	76401
R000042821	122 BLUE JAY	HENDRICKS KATHRYN J	122 BLUE JAY	STEPHENVILLE	TX	76401
R000042817	114 BLUE JAY	HILL CHARLES A & SANDRA K	114 BLUE JAY	STEPHENVILLE	TX	76401
R000042842	119 BLUE JAY	HIVELY CHRISTOPHER J & KIMBERLEE M HIVELY	12454 DAPPLE DR	RANCHO CUCAMONGA	CA	91739
R000042812	104 BLUE JAY	HODGES BILLY BOB & DONNA & HOLLY HODGES	18402 SHALLOW OAK CT	TOMBALL	TX	77377
R000042816	112 BLUE JAY	HODGES TERRY GLEN & REBECCA	112 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000041981	107 BLUE JAY	HOLLOWAY LIVING TRUST	107 BLUE JAY ST	STEPHENVILLE	TX	76401
R000041982	109 BLUE JAY	HOWARD NETA FAYE (LIFE ESTATE)	109 BLUE JAY	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000042840	115 BLUE JAY	JAMES CAVIN & STACEY SHARON NOLAND (JAMES)	115 BLUE JAY	STEPHENVILLE	TX	76401
R000042849	133 BLUE JAY	JOHNSON DAVID HUNTER	1600 SUNSET DRIVE	MARBLE FALLS	TX	78654
R000042829	138 BLUE JAY	JONES GWINDA L	PO BOX 1979	STEPHENVILLE	TX	76401
R000041983	111 BLUE JAY	KAISER MARK A & KIMBERLY	111 BLUE JAY DR	STEPHENVILLE	TX	76401-0000
R000041985	139 BLUE JAY	KDH RENTALS LLC	1610 W CEDAR ST	STEPHENVILLE	TX	76401
R000041978	100 BLUE JAY	KOPLIN JEFFREY & LESLI KOPLIN	PO BOX 993	STEPHENVILLE	TX	76401
R000042827	134 BLUE JAY	LAKE GRANBURY DEVELOPERS LP	3080 W WASHINGTON ST	STEPHENVILLE	TX	76401-3728
R000031784	0 PRAIRIE WIND	LAKE GRANBURY DEVELOPERS LP	PO BOX 2579	STEPHENVILLE	TX	76401
R000042320	143 BLUE JAY	MCDANEL RUSSELL EDWARD	PO BOX 974	STEPHENVILLE	TX	76401-0000
R000033177	703 VANTAGE DR	MCDONALD & BACHUS FAMILY TRUSTS	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042838	113 BLUE JAY	MOSES COREY & KATHRYN	113 BLUE JAY	STEPHENVILLE	TX	76401
R000042844	123 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042830	140 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042349	147 BLUE JAY	REAGAN JACK & SHEILA	147 BLUE JAY ST	STEPHENVILLE	TX	76401-5926
R000042818	116 BLUE JAY	SMITH RANDY & KELLY	116 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042850	135 BLUE JAY	STEPHENSON JAMES HERRING	135 BLUE JAY ST	STEPHENVILLE	TX	76401
R000033191	150 RIVER NORTH BLVD	STEPHENVILLE MED DEV CO	BOX 1317	STEPHENVILLE	TX	76401-0000
R000065896	160 RIVER NORTH BLVD	STEPHENVILLE MED DEV CO #3	150 RIVER NORTH BLVD	STEPHENVILLE	TX	76401
R000042843	121 BLUE JAY	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000033178	100 ADOBE DR	TERRY VETERANS TRUST	100 ADOBE DR	STEPHENVILLE	TX	76401
R000042846	127 BLUE JAY	TRAINHAM SUSAN	PO BOX 139	LINGLEVILLE	TX	76461
R000042815	110 BLUE JAY	TROTTER MABEL L	126 BEN HOGAN DR	STEPHENVILLE	TX	76401-5915
R000014951	2251 W LINGLEVILLE RD	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201
R000066710	710 SPRING MEADOW	WOOTAN GARY MARK	710 SPRING MEADOW ST	STEPHENVILLE	TX	76401



BLOCK 1

BLUE JAY DRIVE



2.119 ACRES
92,283 SQ. FEET

7.664 ACRES
333,838 SQ. FEET

**OAK TREE ADDITION
BLOCK 8
PHASE V**

FRONTIER EXCHANGE LANDLORD GROUP LLC
DOCUMENT NO. 2021-05162

**JARRETT MENEFFEE SURVEY
ABSTRACT NO. 520**

LINE	BEARING	DISTANCE
LI	N 55°58'36" W	60.14

ADDRESS: TBD LINGLEVILLE HIGHWAY
STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE 7X
AREAS DETERMINED TO BE DIVIDING THE 0.2% ANNUAL
CHANGE FLOODPLAIN ACCORDING TO F.L.P.M. PANEL
4814300430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP
PRICE SURVEYING UNLESS OTHERWISE NOTED



OF A 7.664 ACRES TRACT OF LAND OUT OF THE JARRETT MENEFFEE SURVEY,
ABSTRACT NO. 520, ERATH COUNTY

PLAT OF SURVEY

SURVEYED ON THE GROUND: FEBRUARY 17, 2022

Matthew K. Price
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN22083 FN220252

BRANZIS RIVER TRANSMISSION CO-OP
VOL. 680, PG. 531 (SHOWN ON PLAN)
DO NOT AFFECT

CITY OF STEPHENVILLE
VOL. 523, PG. 527
VOL. 672, PG. 477

TEXAS POWER & LIGHT CO.
VOL. 655, PG. 444

TEXAS AFFORDABLE HOUSING FUND, II, L.P.
VOL. 925, PG. 205
VOL. 927, PG. 980

SUMMIT NATIONAL BANK
VOL. 987, PG. 589

NOTE: FACETS ADDRESS ARE THE Y
THOSE LISTED IN OF NO. 21-36156 FROM
KING TITLE COMPANY WITH AN ISSUED
DATE OF JANUARY 20, 2022

SUBJECT TO

Of a 7.664 acres tract of land out of the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas; being part of a certain 37.34 acres tract decided to Covenant Legacy, LP in Document No. 2009-04635 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod in the east right of way line of Lingleville Highway (F. M. Highway No. 8) and at the northwest corner of Lot 6 in Block 8 of Oak Tree Addition, Phase V, an Addition to the City of Stephenville, Erath County, Texas, according to the final plat thereof recorded in Cabinet A, Slide 258 of the Plat Records of Erath County, Texas, for the westerly southwest and beginning corner of this tract.

Thence with the east right of way line of said Highway, N. 55 deg. 58 min. 36 sec. W. 60.14 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the westerly northwest corner of this tract, from which the northwest corner of said 37.34 acres bears N. 55 deg. 58 min. 36 sec. W. 363.86 feet. Thence leaving said Highway, N. 37 deg. 54 min. 02 sec. E. 300.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for an ell corner of this tract.

Thence N. 52 deg. 05 min. 58 sec. W. 232.24 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 37.34 acres tract and in the south line of Lot 1 in Block 2 of Oak Tree Addition, according to the plat thereof recorded in Volume 2, Page 71 of said Plat Records, for the northerly northwest corner of this tract, from which a found 3/8" iron rod at the southwest corner of said Lot 1 bears S. 60 deg. 06 min. 32 sec. W. 169.27 feet.

Thence with the north line of said 37.34 acres tract, N. 60 deg. 06 min. 32 sec. E. 1035.74 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of Lot 14 of said Block 2 and at the southwest corner of Vantage Drive, for the northeast corner of this tract. Thence S. 29 deg. 53 min. 28 sec. E. 355.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the southeast corner of this tract.

Thence S. 37 deg. 16 min. 40 sec. W. 432.35 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for a corner of this tract. Thence N. 52 deg. 05 min. 58 sec. W. 392.16 feet to a found 3/8" iron rod at the northeast corner of said Lot 6, for a corner of this tract. Thence S. 60 deg. 05 min. 56 sec. W. 107.22 feet to a found 3/8" iron rod, for a corner of this tract and said Lot 6.

Thence S. 37 deg. 54 min. 02 sec. W. 589.03 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

SURVEYED ON THE GROUND: FEBRUARY 17, 2022

Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
 PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
 254-965-5489 JN22083 FN220252



LEGAL DESCRIPTION

BLOCK 1

BLUE JAY DRIVE

50'

LOT 1

LOT 2

OAK TREE ADDITION BLOCK 2

LOT 13

LOT 14

BLOCK 3

VANTAGE
DRIVE

N 59°35'55" E 180.81'

N 60°06'32" E 169.27'

N 52°05'58" W 232.24'

N 60°06'32" E 1035.74'

10' UTILITY EASEMENT

2.119 ACRES
92,283 SQ. FEET

7.664 ACRES
333,838 SQ. FEET

COVENANT LEGACY, LLP
37.34 ACRES
DOCUMENT NO. 2009-04635

JARRETT MENELEE SURVEY ABSTRACT NO. 520

OAK TREE ADDITION BLOCK 8 PHASE V

LOT 6

FRONTIER EXCHANGE LANDLORD GROUP LLC
DOCUMENT NO. 2021-05162

LINGLEVILLE HIGHWAY
(E.M. HIGHWAY NO. 8)

N 55°58'36" W 363.86'

120'

N 37°54'02" E 300.00'

S 37°54'02" W 589.03'

107.22'
S 60°05'56" W

N 52°05'58" W 392.16'

S 37°16'40" W 432.35'

S 29°53'28" E 355.07'

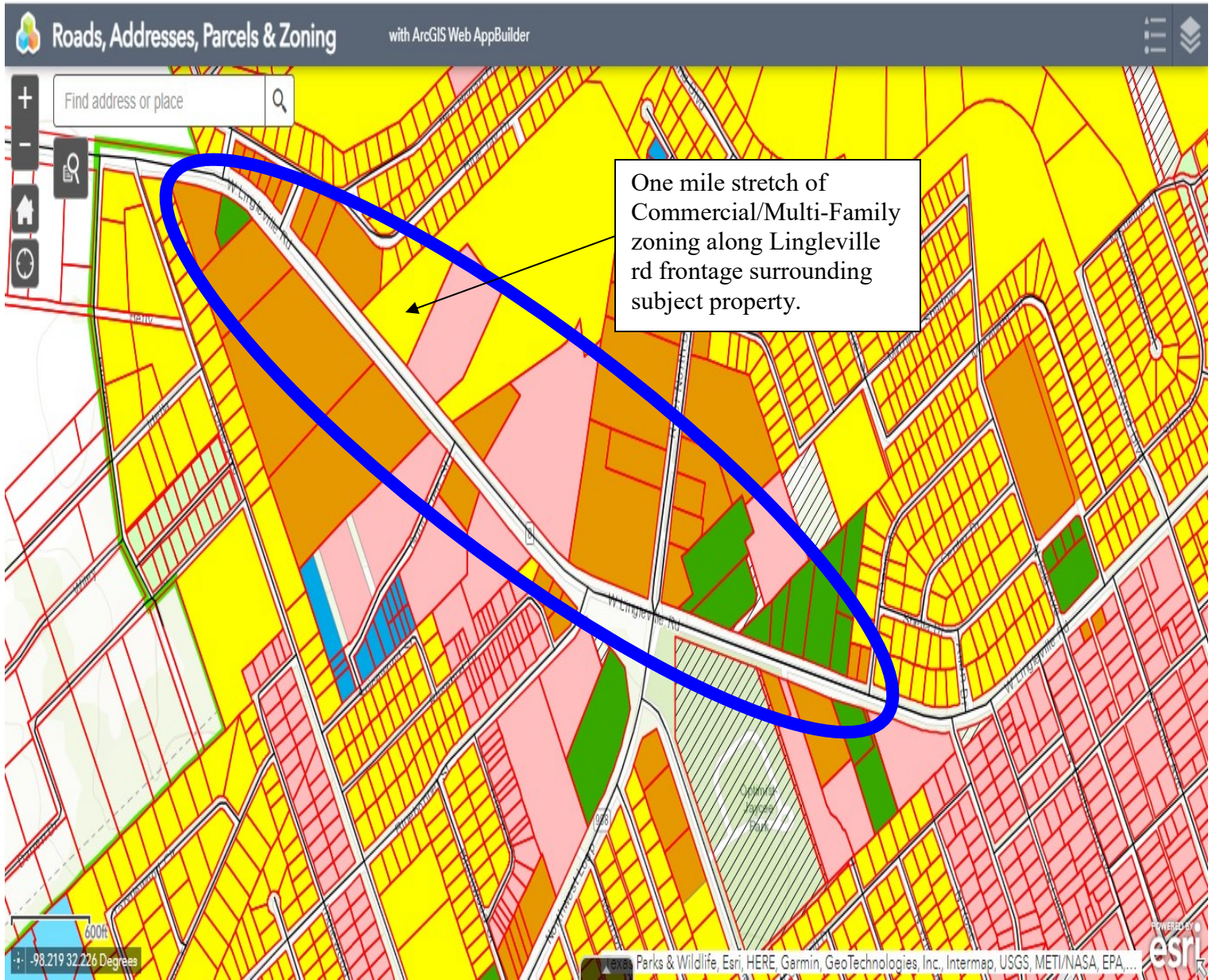
OVERHEAD ELECTRIC TRANSMISSION LINE
BRAZOS RIVER TRANSMISSION
VOL. 280, PG. 351

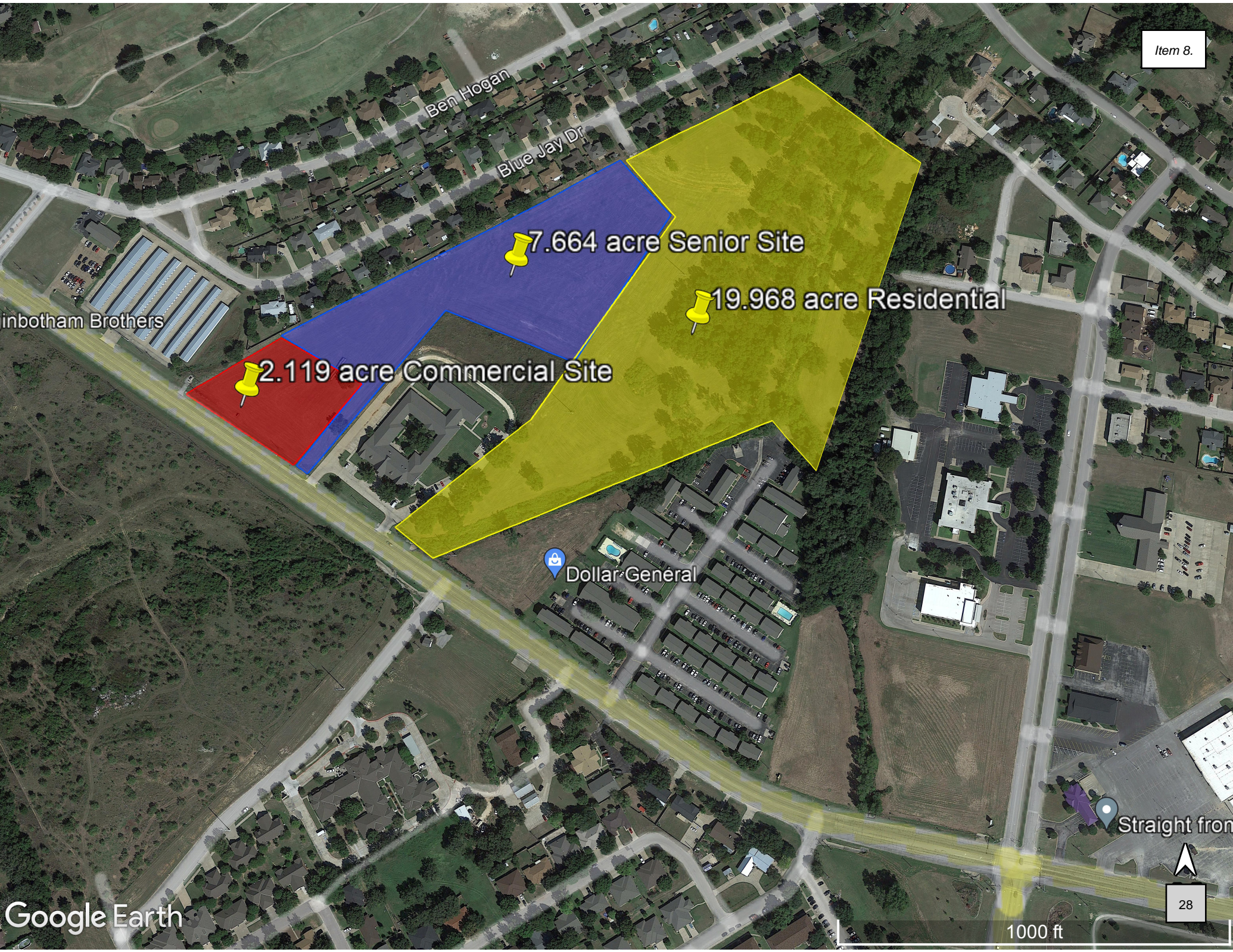
CENSUS LINE

CENSUS LINE

LINE	BEARING	DISTANCE
L1	N 55°58'36" W	60.14'







Inbotham Brothers

Ben Hogan

Blue Jay Dr

7.664 acre Senior Site

19.968 acre Residential

2.119 acre Commercial Site

Dollar General

Straight from

ORDINANCE NO. 2022-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED FROM THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO RETAIL AND COMMERCIAL DISTRICT (B-2)

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 2.119 acres of 29.751 acres of Menefee Jarrett of the City of Stephenville, Erath County, Texas, located at W FM8, and identified as Parcel No. R22552 in the Erath County Appraisal District Records

is hereby rezoned and the zoning classification changed from the classification of Single Family Residential District (R-1) to Retail and Commercial District (B-2), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 7th day of June 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
Interim City Manager

Randy Thomas, City Attorney
Approved as to form and legality



STAFF REPORT

SUBJECT: Case No.: CP2022-001

Applicant Collin Parsons is requesting a Conditional Use permit for a home occupation to be operated at 1317 Inglewood Drive, Parcel R31164, being Lot 2 & 3 of Block 1 of the Dale Avenue North Addition to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

To consider granting the Conditional Use Permit for a home occupation.

The Planning and Zoning Commission convened on May 18, 2022 and by a unanimous vote of 6/0, recommended the City Council approve the Condition Use Permit request.

BACKGROUND:

The applicant is requesting a conditional use permit to allow a home occupation for firearm sales.

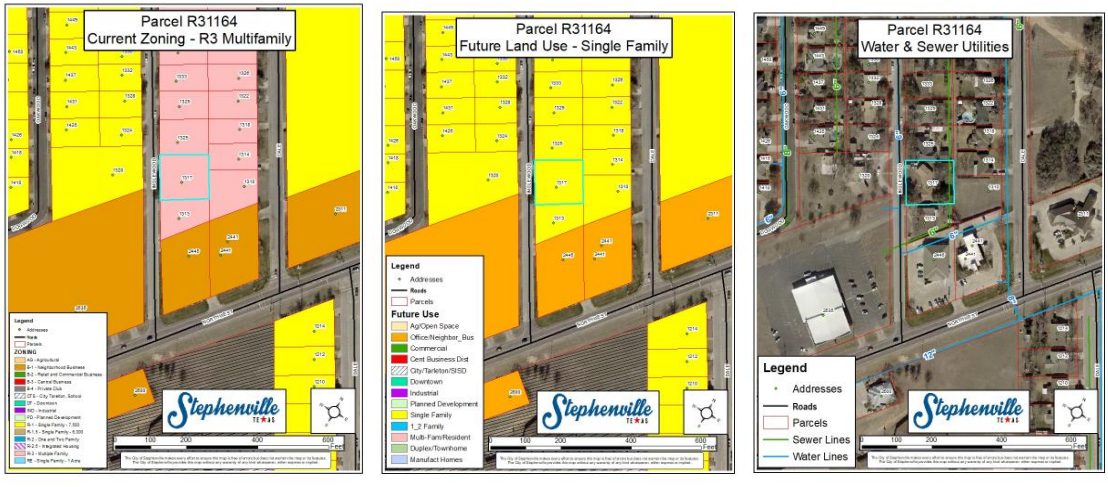
In May, 2021, a similar request was approved for a residential property in Golf Country Estates. In that case, the Bureau of Alcohol, Tobacco and Firearms (ATF) was considering license revocation for the following requirements set forth by the Bureau:

1. Any transaction involving firearm transfers must occur at the locale listed on the licensee's application and;
2. The licensee must comply with all local ordinance and regulations and therefore,
3. The applicant was deemed to be in violation as City Ordinance prohibits home occupations that result in the generation of significant traffic to the property.

On May 13, 2022, staff contacted the ATF and confirmed that they will not issue a permit from their office unless the local municipality approves the use.

If the request is approved, Staff recommends the Conditional Use be granted with the stipulation that the use must comply with all criteria applicable to home occupations and violation thereof will result in revocation.

PROPERTY PROFILE



ZONING

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.

HOME OCCUPATION

Sec. 154.03 - Definitions.

Home occupation. An occupation carried on in a dwelling unit, or in an accessory building to a dwelling unit, by a resident of the premises, which occupation is clearly incidental and secondary to the use of the premises zoned for residential purposes. A *home occupation* must comply with all the following specific criteria:

- (1) Home occupations shall be allowed without the necessity of a conditional use permit, if such uses relate solely to the use of home areas as further detailed herein by the resident of the premises, and such use does not create on-street parking, significant neighborhood traffic, or other disruption to the residential character of the property.
- (2) The occupation shall produce no alterations or change in the character appearance of the principal building from that of a dwelling and no signage or advertisement of the home occupation or property address is allowed in the yellow pages advertisements in a telephone directory nor via electronic media, or classified advertisements of the property where the home occupation is being conducted.
- (3) The occupation shall not require or provide for the employment of more than one additional person other than members of the household in which the home occupation occurs.
- (4) Not more than two business-related vehicles shall be present at one time, and the proprietor shall provide adequate, paved off-street parking for such vehicles and customer vehicles on the property where the use is located.
- (5) Such use shall be incidental and secondary to the use of the premises for residential purposes and shall not utilize an area exceeding 20% of combined gross floor area of the dwelling units and accessory building used for the home occupation and no outdoor/exterior storage (related to the home occupation) will be allowed.
- (6) The occupation shall not violate any other rules or regulations in the Code of Ordinances.
- (7) The occupation shall not offer a ready inventory of any commodity for sale on the premises.

FACTORS TO CONSIDER:

Sec. 154.20.3. Planning and zoning commission—Conditional use permit.

20.3.A Definition. A conditional use permit is defined in Section 154.03. The terms "Conditional Use Permit" and "Special Use Permit" may be used interchangeably.

20.3.B Effective Date. A Conditional Use Permit shall be deemed effective upon the date approved by the City Council.

20.3.C Termination of Conditional Use Permit. A Conditional Use Permit shall terminate and become null and void as follows:

- (1) Failure to Commence the Use: Upon a finding by the City Manager that the conditional use for which the Conditional Use Permit was issued has not commenced within 180 calendar days after the effective date of the

Conditional Use Permit or the date set forth in the Conditional Use Permit, whichever is applicable. For purposes of this paragraph, the use shall be deemed to have commenced:

- a. If no new construction or renovation of an existing building is required, when actual use for the purposes described in the permit commences; or
 - b. If new construction or renovation of an existing building is required before the use can commence, when a completed application for a building permit, all required construction drawings, and the applicable permit fees have been delivered to the City Building Inspections Department;
- (2) Failure to Commence Actual Use Within Two Years of New Construction or Renovation: If new construction or renovation of an existing building is required before the use can commence, upon a finding by the City Manager that actual use of the property has not commenced within two (2) years after the effective date of the Conditional Use Permit or the date set forth in the permit, whichever is applicable;
- (3) Cessation of Use Not Related to Destruction of Property: After commencement of the actual use of the property for the purpose set forth in the permit, upon a finding by the City Manager that actual use of the property for the purpose for which the Conditional Use Permit was approved:
- a. Has not occurred for a period of 180 consecutive days after the commencement of the actual use for which the Conditional Use Permit was approved; and
 - b. That the conditional use ceased for reasons other than destruction of buildings due to fire, flood, or windstorm;
- (4) Cessation of Use Related to Destruction of Property: After commencement of the actual use of the property for the purpose set forth in the permit, upon a finding by the City Manager that actual use of the property for the purpose for which the Conditional Use Permit was approved has not occurred for a period of two consecutive years after the date of destruction by fire, flood, or windstorm of the buildings in which the use was occurring; Upon a finding of the City Manager that the use of the property has not been or is not in compliance with the provisions of the permit, the City Manager shall send written notice that the permit will be terminated fifteen (15) days from the date of the receipt of the notice, said notice to be sent by certified mail, return receipt requested to the owner of the property at the last known address indicated on the property rolls of the Erath County Appraisal District, a copy of which notice shall also be placed on the property. Said notification shall contain a summary of the findings by the City Manager citing the provisions of the permit or City Code which have been violated.

20.3.D Appeals.

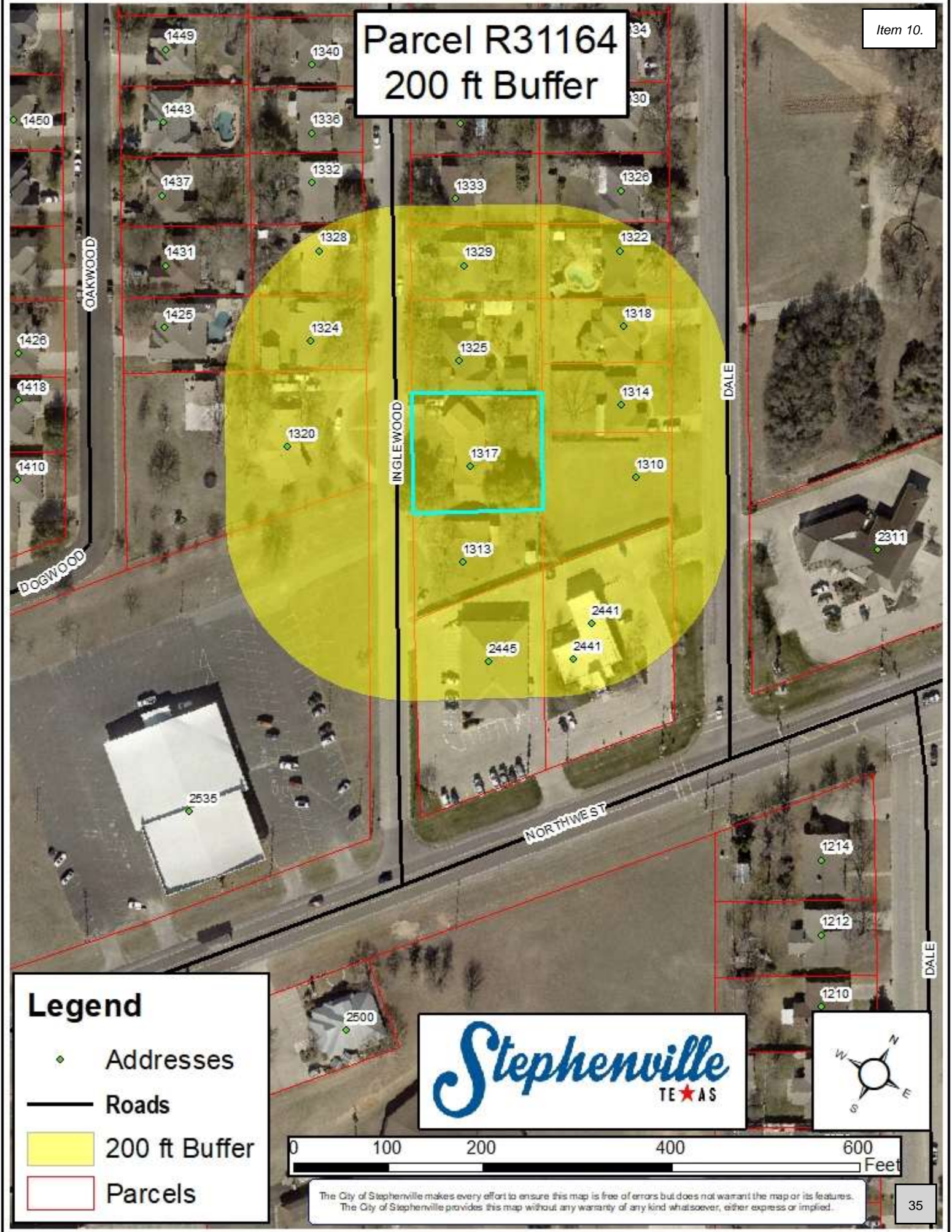
- (1) Appeal of Termination for Non-Compliance: The owner of the property may file a written appeal of the City Manager's decision with the City Council by delivering to the City Secretary a summary of the property owner's basis for appeal not later than ten (10) calendar days from receipt of the City Manager's notice. The appeal shall be heard at the next regular City Council meeting which occurs on or after the tenth calendar day following the receipt of the notice of appeal. The appeal to the City Council shall be conducted in accordance with procedures adopted by the City Council.
- On appeal, the City Council may:
- a. Uphold the decision of the City Manager and terminate the permit;
 - b. Uphold the decision of the City Manager, but grant additional time for compliance, after which date the permit shall terminate if the City Council determines that compliance has not been achieved during the additional time; or
 - c. Overrule the decision of the City Manager. The decision of the City Council shall be final.
- (2) Failure to File an Appeal: If the owner of the property fails to file an appeal as set forth in Section 1, above, on the fifteenth day following delivery of written notice to the owner of the property for which a Conditional Use Permit is issued that the City Manager has determined that violates the provisions of the permit, the conditional use permit will be terminated.

(Ord. No. 2018-O-28 , 8-7-2018)

ALTERNATIVES

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

Parcel R31164 200 ft Buffer



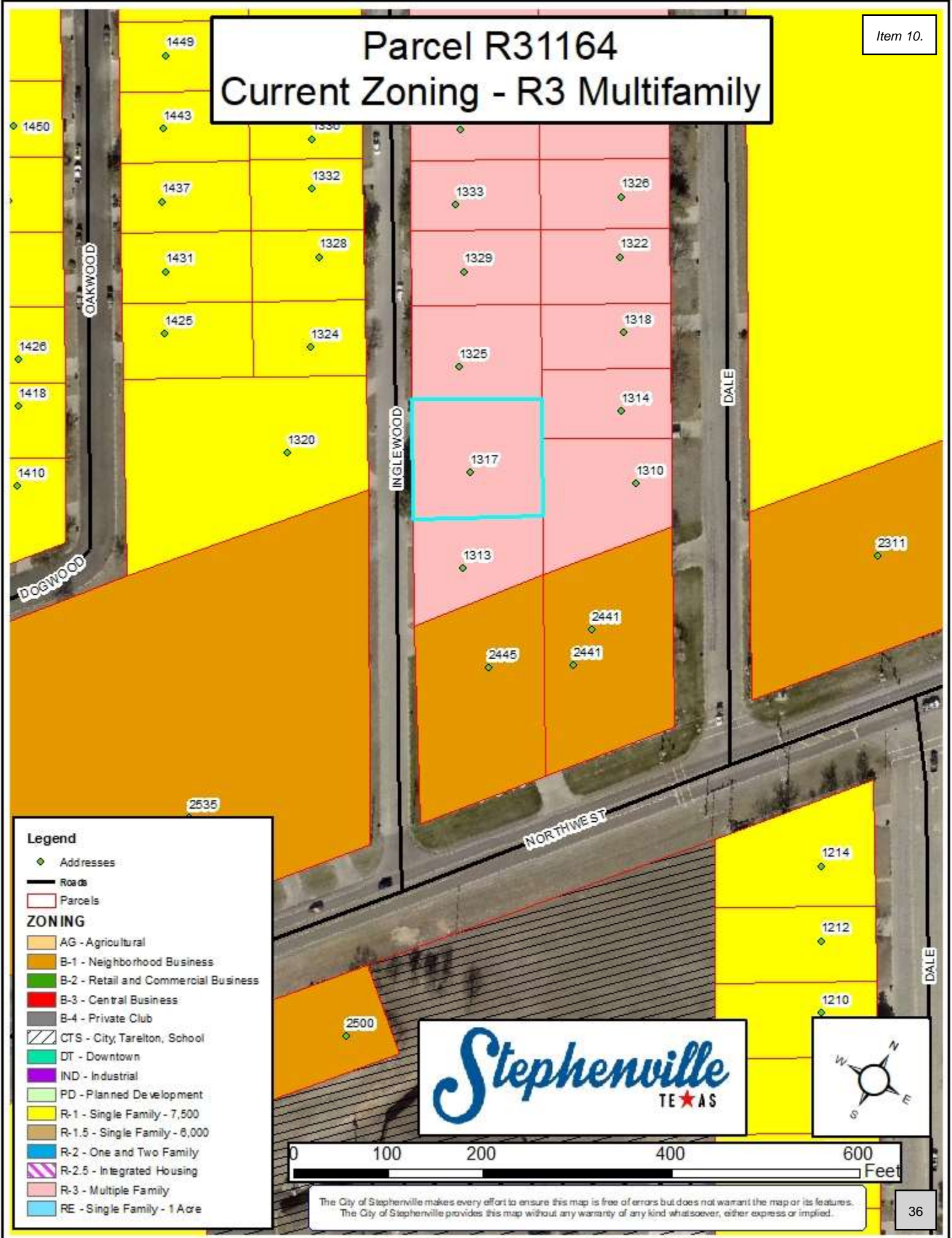
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- ▭ Parcels



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.

Parcel R31164 Current Zoning - R3 Multifamily



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre

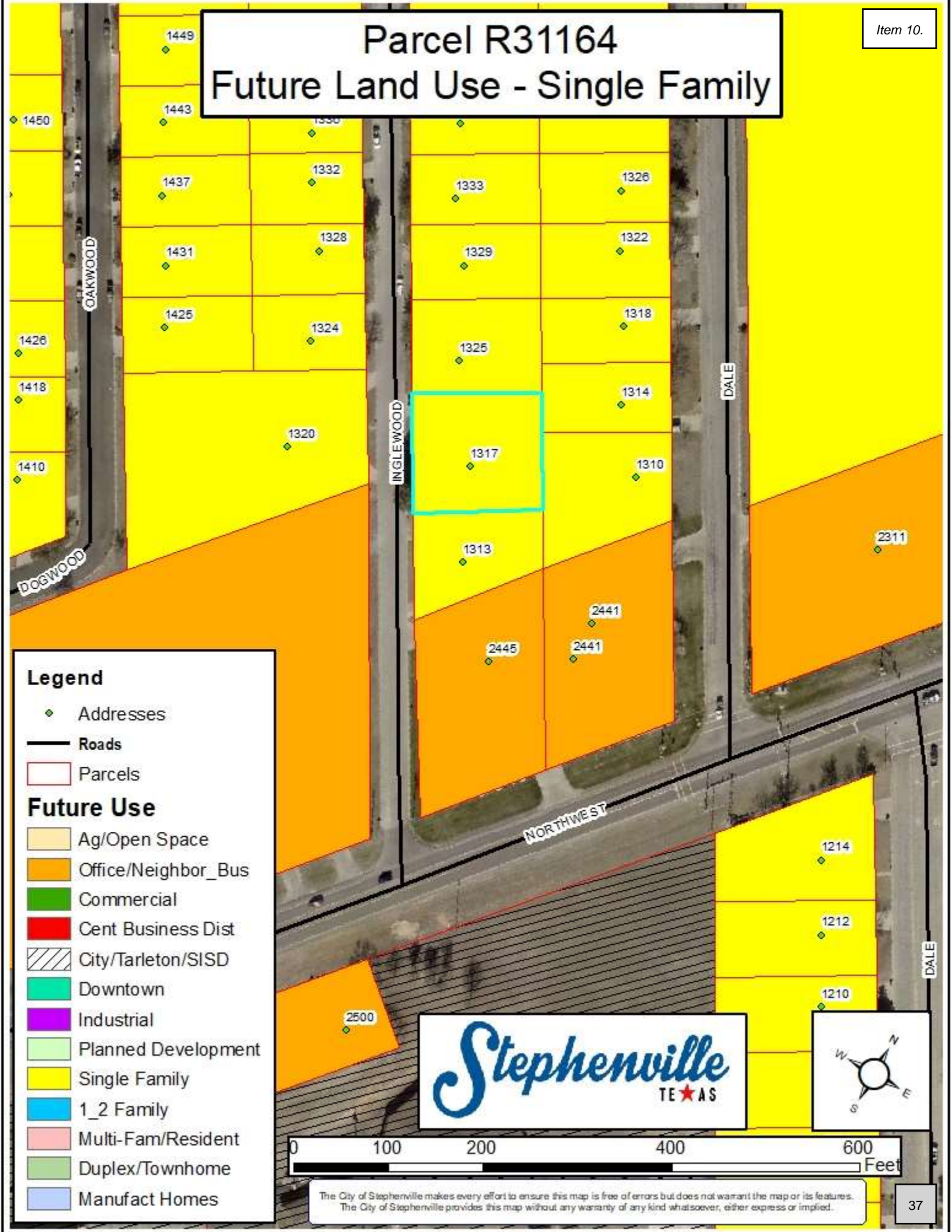


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Parcel R31164

Future Land Use - Single Family

Item 10.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

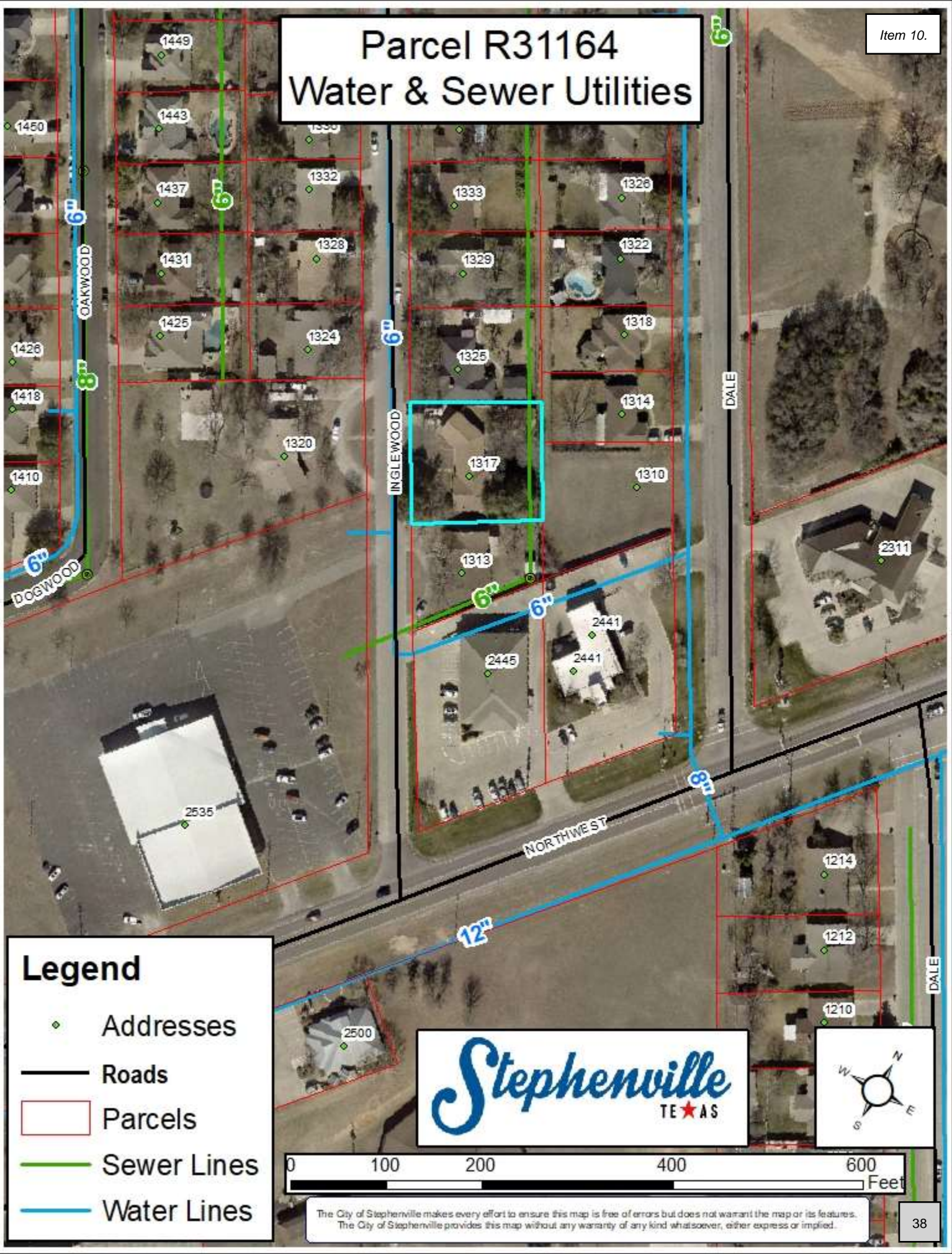
Future Use

- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R31164 Water & Sewer Utilities



Legend

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



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Parcel R31164 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000031187	1326 DALE AVE	ALMOND JACK OR GENEVA	1326 N DALE	STEPHENVILLE	TX	76401-0000
R000031167	1329 INGLEWOOD DR	CARLSON PETE & KATHY	1329 INGLEWOOD DR	STEPHENVILLE	TX	76401
R000031163	1313 INGLEWOOD DR	FIGUEROA KIA JENNA & EMANUEL FIGUEROA	1313 INGLEWOOD DR	STEPHENVILLE	TX	76401
R000031235	1320 INGLEWOOD DR	GERBER MARK & SHERRY	1320 INGLEWOOD DR	STEPHENVILLE	TX	76401
R000022422	2535 NORTHWEST LOOP	HILLCREST CHURCH OF CHRIST	2535 NORTHWEST LOOP	STEPHENVILLE	TX	76401-0000
R000061550	2441 NORTHWEST LOOP	HORTON CAROLYN & ED	2445-A NORTHWEST LOOP	STEPHENVILLE	TX	76401
R000061549	2445 NORTHWEST LOOP	HORTON EDMUND R & CAROLINE S	2445-A NORTHWEST LOOP	STEPHENVILLE	TX	76401-0000
R000031188	1322 N DALE AVE	JIMENEZ JULIO L & EMMA	1322 N DALE	STEPHENVILLE	TX	76401-0000
R000031189	1318 DALE AVE	JOHNSON DAVID	1318 N DALE AVE	STEPHENVILLE	TX	76401
R000062563	1431 OAKWOOD	KAMMERER WILLIAM A III & RACHEL L	1431 OAKWOOD DRIVE	STEPHENVILLE	TX	76401
R000031168	1333 INGLEWOOD DR	LINDERMAN ELIZABETH LAUREN & CODY WILLIAM OSBORN	1333 INGLEWOOD DR	STEPHENVILLE	TX	76401
R000031234	1324 INGLEWOOD DR	MCCLESKEY MINDY RAYE	1324 INGLEWOOD	STEPHENVILLE	TX	76401
R000031166	1325 INGLEWOOD DR	MCCLESKEY RICHARD KEITH & LINDA MCMAHON PARTAIN	1325 INGLEWOOD	STEPHENVILLE	TX	76401
R000062564	1425 OAKWOOD	OLSOVSKY JO CAROLYN	1425 OAKWOOD	STEPHENVILLE	TX	76401
R000031164	1317 INGLEWOOD DR	PARSONS COLLIN D & CASEY M PARSONS	1317 INGLEWOOD	STEPHENVILLE	TX	76401
R000031191	1310 DALE AVE	PEACOCK INVESTMENTS LLC	1279 DIANA LANE	STEPHENVILLE	TX	76401
R000031190	1314 DALE AVE	PERRY SEAN M	1314 N DALE AVE	STEPHENVILLE	TX	76401
R000031233	1328 INGLEWOOD DR	PRIDY W T & RACHEL PRIDY KAMMERER	1328 INGLEWOOD	STEPHENVILLE	TX	76401
R000031232	1332 INGLEWOOD DR	SPARKS JAMIE R	1332 INGLEWOOD DR	STEPHENVILLE	TX	76401

Members of the permit and zoning board,

My name is Collin Parsons. I have been a resident of Stephenville and Erath county since 2011. I received an engineering degree at Tarleton State and have remained in the community as the general manager of Stephenville Golf Carts. I have also been a practicing machinist, fabricator, and gunsmith for many years. I primarily pursue this as a hobby, but I am regularly asked by friends and family to do repairs and modifications to their firearms. It is legal to do gunsmithing work on firearms belonging to someone else without holding a federal firearms license. However, a gunsmith is not permitted to be in the possession of anyone's firearm for more than 24 hours without holding a federal firearms license and keeping record of said firearms changing possession. Many gunsmithing operations require more time than that for machining, curing of epoxies and coatings, or simply waiting on components to arrive. I am requesting a waiver to operate a business out of my home so that I may apply for a federal firearms license. I do not want to try to operate a retail business or even a business that would become my primary source of income. I simply want to be able to legally work on firearms for a small number of friends and family, or conduct transfers for them. I appreciate that my home is in a safe, family friendly neighborhood and I will not let that change on my account. Safety is paramount to everything I do with machining and firearms. I have many years of machining and firearms experience, gained from some extremely talented, accomplished professionals within this community. My shop is a separate secure structure from my home that stays locked unless I am in it. Any firearms in my shop are also secured in a safe or locked metal cabinet, and are NEVER loaded with live ammunition while on my property.

I hope that you will consider my request for this zoning waiver with regards to my intentions. I welcome any questions about my processes or safety precautions.

Thank you for your time,

Collin Parsons
1317 Inglewood Drive
Stephenville, Tx 76401



STAFF REPORT

SUBJECT: Case No.: RZ2022-011

Applicant Ryan Studdard, authorized representative of Preshcer Custom Homes, is requesting a rezone of property located at 715 Miller, Parcel R32524, being Block 2, Lot 2 & 3 (S PT of 3) of the Miller Addition to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (R-1) Single Family Residential.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

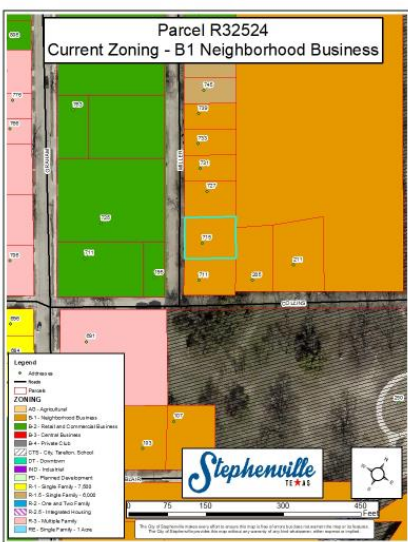
The Comprehensive Plan for future land use designates this property to be single family.

The Planning and Zoning Commission convened on May 18, 2022 and by a unanimous vote of 6/0, recommended the City Council approve the rezone request.

BACKGROUND:

Applicant is requesting rezoning to allow for the construction of a 1,500 square foot residence. Please see the following submittals for additional detail.

PROPERTY PROFILE:



DESCRIPTION OF REQUESTED ZONING:

Sec. 154.05.3. Single-family residential district (R-1) (7,500 ft²).

5.3.A Description. This residential district provides for a generally lesser density city neighborhood development. The primary land use allows for single-family dwelling development appropriate to a city-style neighborhood. Other uses within this district shall contribute to the nature of the neighborhood. Development within this district is intended to be separate from and protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

5.3.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) Accessory buildings;
- (3) Churches, temple, mosques and related facilities;
- (4) Community home;
- (5) Park or playground; and
- (6) SISD school—public.

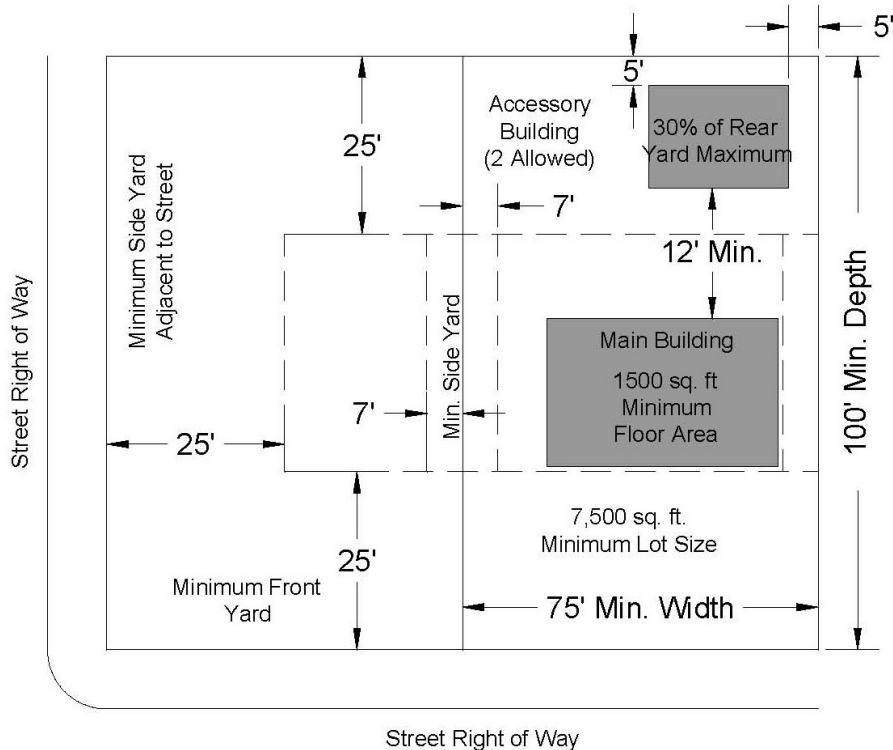
5.3.C Conditional Uses.

- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision; and
- (3) Child care—registered family home.

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

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft².
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
 - (a) Internal lot: seven feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,500 ft².
- (9) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 30%.
 - (b) Maximum number of accessory buildings: two.

- (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.
- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

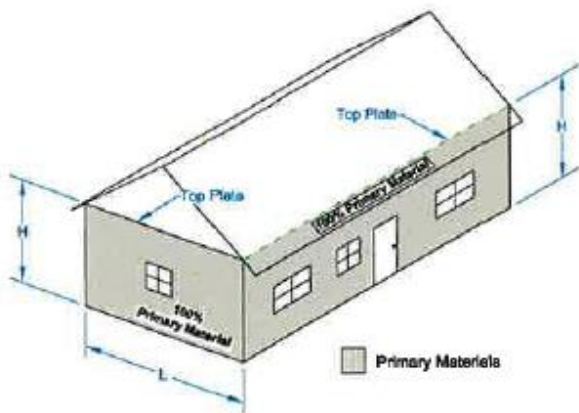


5.3.E Parking Regulations. A Single-Family, R-1 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this ordinance, Section 11, Parking Regulations of this ordinance.

5.3.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed exclusively of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Existing dwellings expanding the total square footage of the building 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.
- (3) Existing dwellings expanding the total square footage of the building by more than 50%, or proposing to use a material consistent with the primary structure for any expansion must use primary materials, Section 10.E(1): Exterior Building Material Standard—Primary Materials, for the expansion area.

5.3.F Exterior Building Material Standards

**NEW CONSTRUCTION**

Total Exterior Wall shall equal,
100% of Primary Materials.
(Windows & Doors are excluded)

EXISTING STRUCTURES

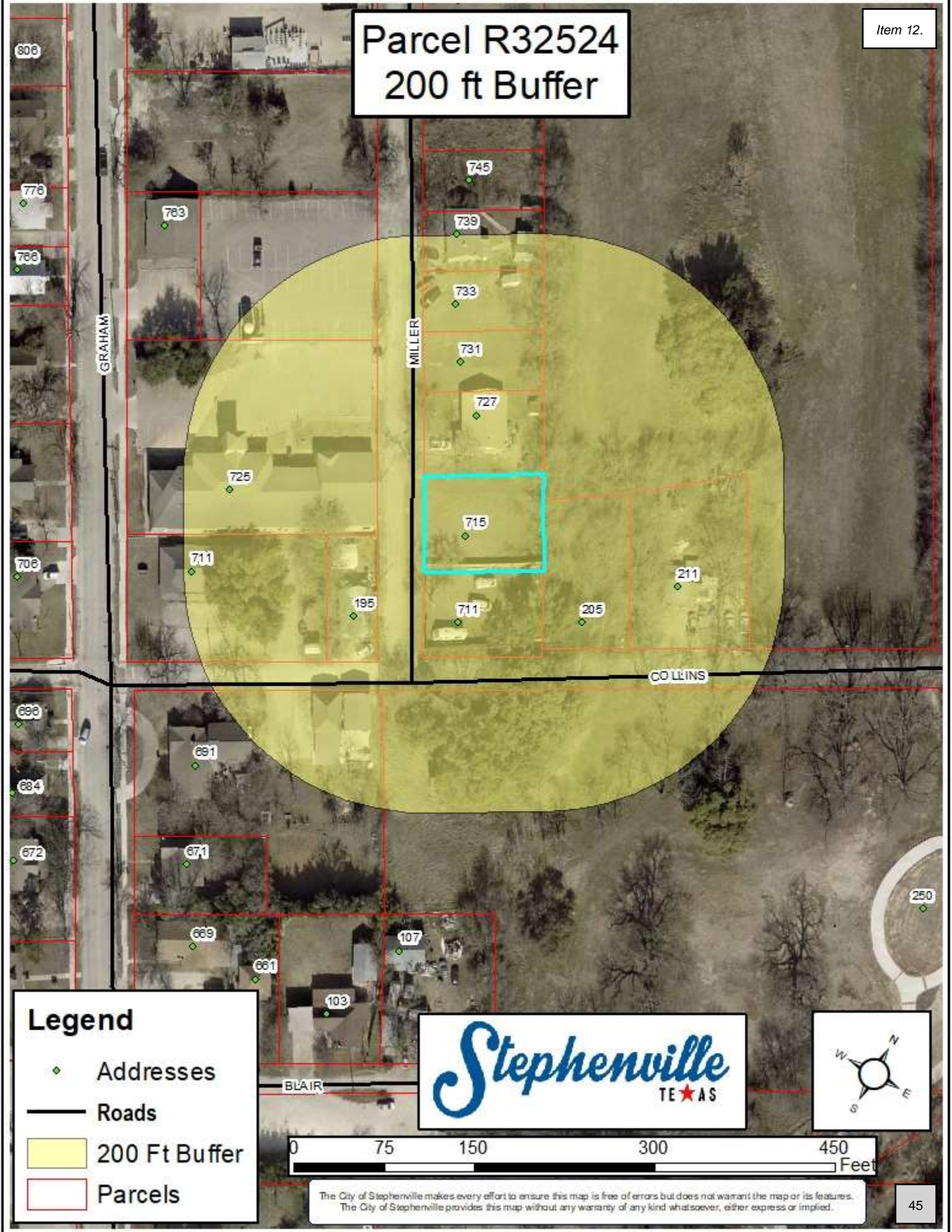
1. Expanding or modifying the footage of the building 50% or less, may use the same exterior material as the existing primary building. If not available, approval is need from the Community Development Director.
2. Expanding or modifying the footage of the building 50% or more, must use 100% Primary Materials of the exterior wall.
3. Windows and Doors are excluded.

(Ord. 2011-26, passed 12-6-2011)

ALTERNATIVES:

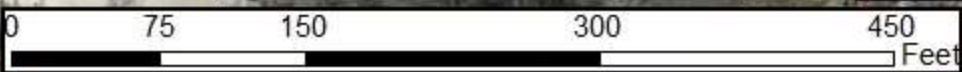
- 1) Accept the recommendation of the Planning and Zoning Commission and approve the rezoning request.
- 2) Deny the rezoning request.

Parcel R32524 200 ft Buffer



Legend

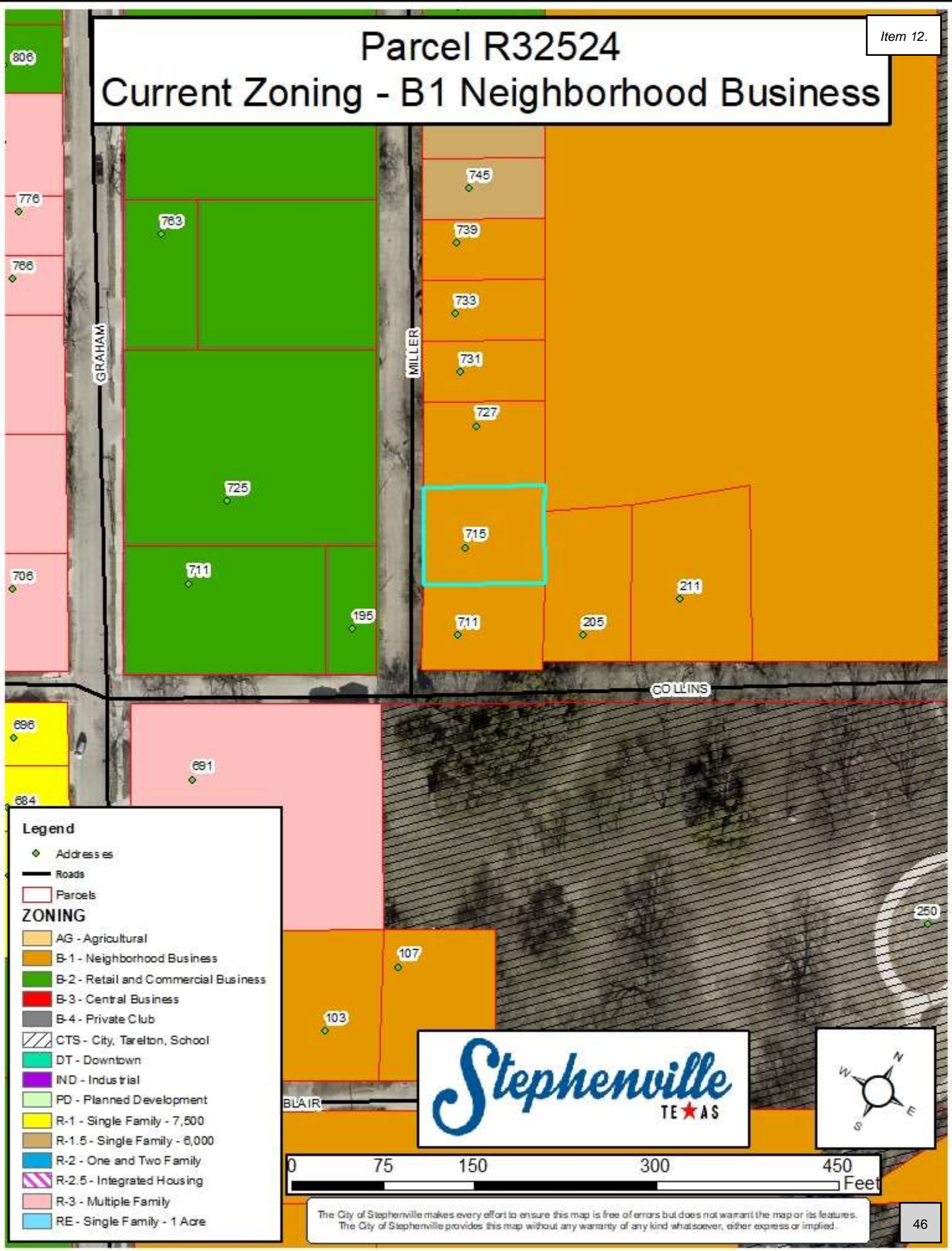
- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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Parcel R32524

Current Zoning - B1 Neighborhood Business



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- ZONING**
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTA - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre

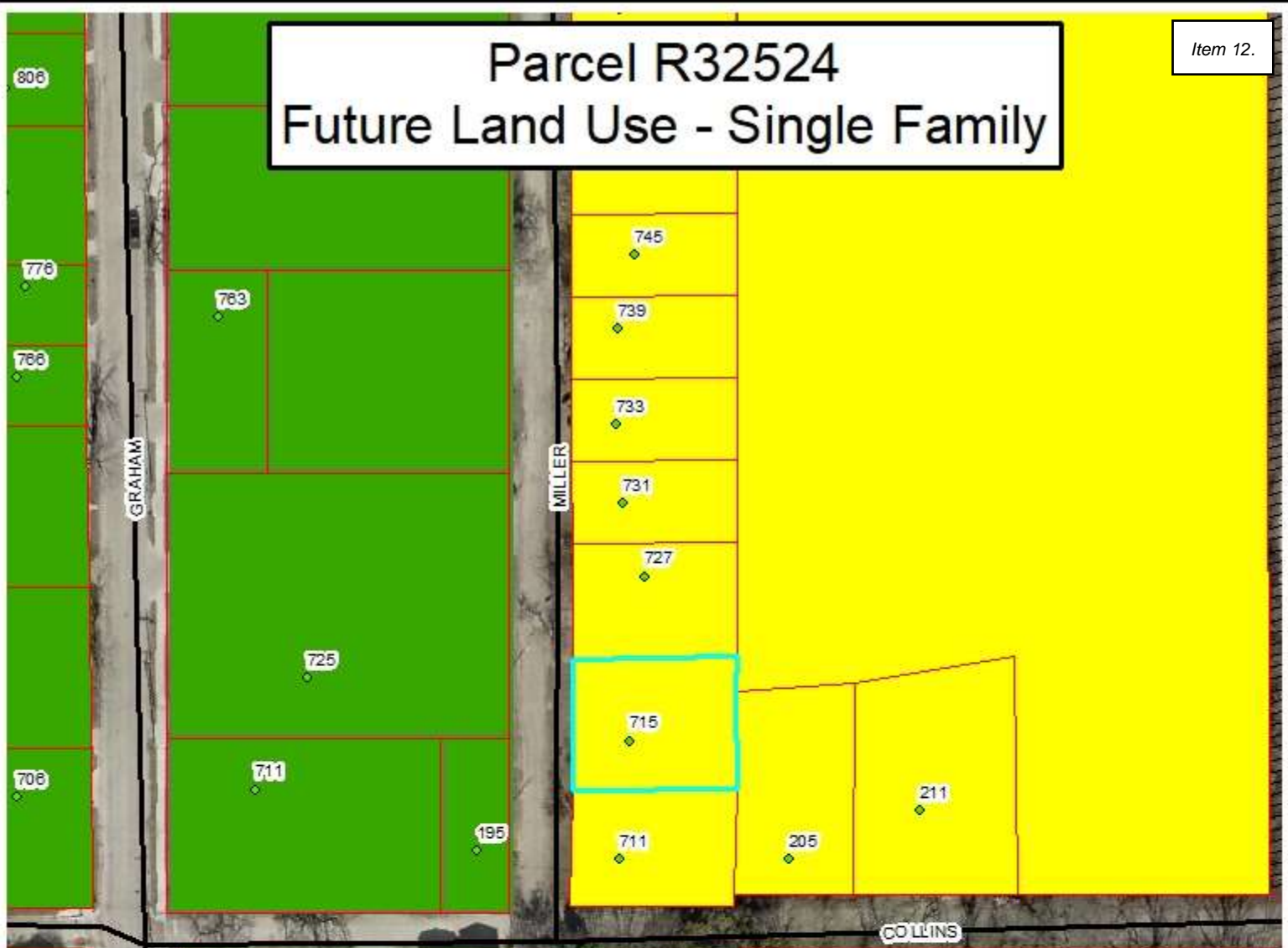


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Parcel R32524

Future Land Use - Single Family

Item 12.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

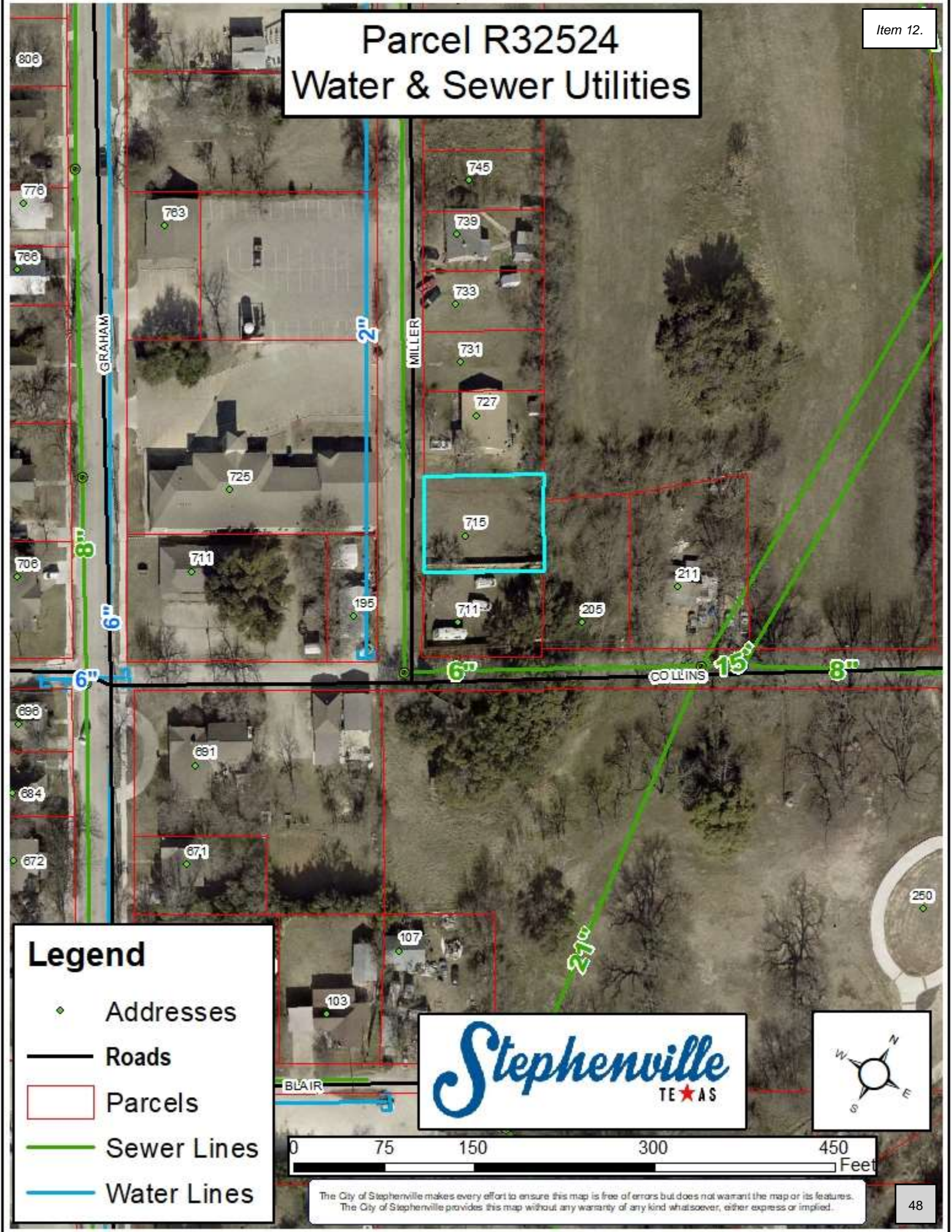
Future Use

- ▭ Ag/Open Space
- ▭ Office/Neighbor_Bus
- ▭ Commercial
- ▭ Cent Business Dist
- ▭ City/Tarleton/SISD
- ▭ Downtown
- ▭ Industrial
- ▭ Planned Development
- ▭ Single Family
- ▭ 1_2 Family
- ▭ Multi-Fam/Resident
- ▭ Duplex/Townhome
- ▭ Manufact Homes



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Parcel R32524 Water & Sewer Utilities



Legend

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



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Parcel R32524 Address List

Item 12.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032524	715 MILLER	AYERS SUSAN & GILBERT AYERS	8713 VISTA ROYALE DR	FORT WORTH	TX	76108
R000032525	727 N MILLER	BENHAM WANDA	553 TIMBERWOLF TRAIL	STEPHENVILLE	TX	76401
R000032517	711 N GRAHAM	BOUCHER DAVID	400 TIMBER RIDGE DR	STEPHENVILLE	TX	76401
R000063036	0 E COLLINS	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029629	0 E COLLINS ST	GOODMAN EDWIN DWAIN (LIFE ESTATE)	PO BOX 1713	STEPHENVILLE	TX	76401
R000032523	711 MILLER	GUERRERO GUADALUPE	660 CR 260	DUBLIN	TX	76446
R000032518	725 N GRAHAM	HARRIS METHODIST ERATH CO	611 RYAN PLAZA DR SUITE 660	ARLINGTON	TX	76011
R000062853	0 MILLER	HARRIS PROFESSIONAL BUILDING CORP	611 RYAN PLAZA DR SUITE 660	ARLINGTON	TX	76011
R000029624	691 N GRAHAM	KEENE SHERRI	PO BOX 2423	STEPHENVILLE	TX	76401
R000032516	195 COLLINS	KOHO JENNY BARRETT	195 COLLINS	STEPHENVILLE	TX	76401
R000029630	205 COLLINS	MEDRANO AMPARO AVALOS	608 E LONG	STEPHENVILLE	TX	76401
R000040206	211 E COLLINS	MEDRANO AMPARO AVALOS	608 E LONG	STEPHENVILLE	TX	76401
R000032528	739 MILLER	NAVARRO JOSE JUIS, RAUL, & MARIA TERESA VILLAREAL	739 N MILLER ST	STEPHENVILLE	TX	76401
R000032526	731 MILLER	VILLAREAL RAUL NAVARRO	739 N MILLER ST	STEPHENVILLE	TX	76401
R000032527	733 MILLER	VILLAREAL RAUL NAVARRO	739 N MILLER ST	STEPHENVILLE	TX	76401

Document No. 2022-02746

DEED

Parties: AYRES SUSAN
to
PRESCHER CUSTOM HOMES LLC

FILED AND RECORDED
REAL RECORDS
On: 04/20/2022 at 11:02 AM

Document Number: 2022-02746
Receipt No. 113471
Amount: \$34.00

By: Imorales
Gwinda Jones, County Clerk
Erath County, Texas

4 Pages

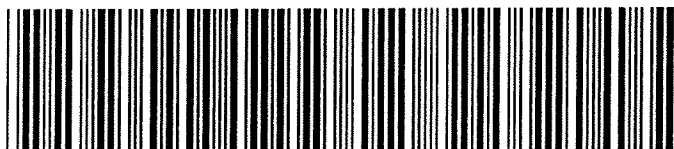


STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

Record and Return To:
TRULY TITLE INC
101 NW ELLISON
SUITE 10
BURLESON , TX 76028



Truly Title GF # 22004125-30

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Executed this 18 day of April, 2022

Grantor: Susan Ayres and Gilbert Ayers

Grantor's Mailing Address: 942 Diana Lane, Stephenville, TX 76401

Grantee: Prescher Custom Homes, LLC

Grantee's Mailing Address: 10049 Eldorado Drive, Burleson, TX 76028

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

ATTACHED AS "EXHIBIT A"

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022 and subsequent years, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Susan Ayres
Susan Ayres

Gilbert Ayers
Gilbert Ayers

STATE OF TEXAS

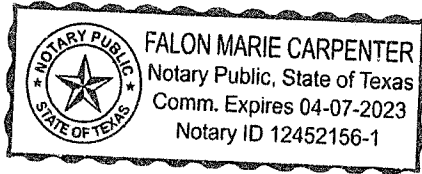
COUNTY OF Johnson

This instrument was acknowledged before me on April 18, 2022, by Susan Ayres and Gilbert Ayers.

(Notary Seal)

Falón Marie Carpenter

Notary Public, State of Texas



After recording return to:
Prescher Custom Homes, LLC
10049 Eldorado Drive
Burleson TX 76028

EXHIBIT A

Being the same tract or parcel of land situated in the City of Stephenville, Erath County, Texas and being all of Lot 2, and a part of Lot 3, Block 2. Miller Addition in the City of Stephenville, Erath County, Texas, according to Kings 1956 Map of the City as adopted by ordinance and recorded in Volume 381, Page 105, Deed Records, Erath County, Texas;

Beginning at a 1/2" iron rod found for corner in the northeast line of N. Miller Avenue, being the southwest corner of said Lot 2 and the northwest corner of Lot 1 of said addition;

Thence North $31^{\circ} 23' 31''$ West with the northeast line of said N. Miller Avenue and the southwest line of said Lot 2, Block 2 passing the northwest corner of said Lot 2 and the southwest corner of said Lot 3 at 50.00 feet continuing in all a distance of 76.73 feet to a 3/8" iron rod found for corner in the northeast line of said N. Miller Avenue and the southwest line of said Lot 3, Block 2, being the northwest corner of this tract;

Thence North $59^{\circ} 20' 37''$ East a distance of 100.00 feet to a chain link fence post found for corner in the northeast line of said Lot 3, Block 2, being the northeast corner of this tract;

Thence South $31^{\circ} 46' 39''$ East with the northeast line of said Lot 3, Block 2, passing the northeast corner of said Lot 2 and the southeast corner of said Lot 3 at 27.09 feet continuing in all a distance of 77.09 feet to a 1/2" iron rod found for corner in the northeast line of said Block 2, being the northwest corner of said Lot 1 and the southeast corner of said Lot 2;

Thence South $59^{\circ} 32' 46''$ West with the common line between said Lot 1 and said Lot 2 and a wood fence a distance of 100.52 feet to the Point of Beginning containing 7,711 square feet, more or less as surveyed on the ground April 13, 2022 by Tucker Surveyors.

ORDINANCE NO. 2022-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED FROM THE NEIGHBORHOOD BUSINESS DISTRICT (B-1) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

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 2, Lot 2 & 3 (S Pt of 3) of the Miller Addition of the City of Stephenville, Erath County, Texas, located at 715 Miller, and identified as Parcel No. R32524 in the Erath County Appraisal District Records

is hereby rezoned and the zoning classification changed from the classification of Neighborhood Business District (B-1) to Single Family Residential District (R-1), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 7th day of June 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
Interim City Manager

Randy Thomas, City Attorney
Approved as to form and legality



STAFF REPORT

SUBJECT: Case No.: PD2022-001

Consideration of the development plan and rezoning from Single Family Residential District (R-1) to Planned Development District (PD) for 1300 Pecan Hill Drive, Parcel R50244, 1.190 Acres S5465 Glasgow Addition, Lot 1, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

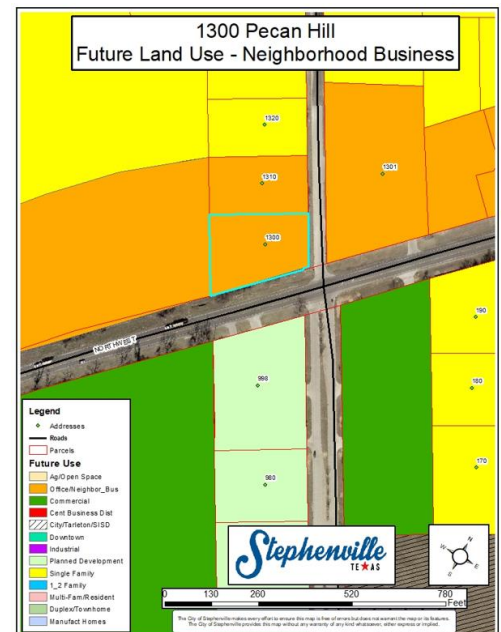
RECOMMENDATION:

A conceptual plan for the proposed Planned Development District was presented at the April, 2022 Planning and Zoning Commission meeting.

The Planning and Zoning Commission convened on May 18, 2022 to review the PD and by a unanimous vote of 6/0, recommended the City Council approve Planned Development.

BACKGROUND:

PROPERTY PROFILE:



STAFF NOTES:

1. The PD is requested in lieu of Future Land Use designation of B-1, Neighborhood Business District, in order to ensure the property will be limited to office space use.
2. The Planned Development meets the zoning requirements of the B-1 future land use designation with exception to:

Right of Way Dedication: Pecan Hill is a collector requiring a 70' ROW. A minor waiver application is pending.

B-1, Neighborhood Business District - Height, Area, Yard and Lot Coverage Requirements.

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum 25 feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum 25 feet is required.
 - (b) Corner lot: 25 feet
- (8) Building size: There are no minimum size regulations
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

Height, Area, Yard and Lot Coverage Requirements



Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback is 25 feet.

6.1.E Miscellaneous Provisions. Wherever a Neighborhood Business District adjoins a residential district and is not separated by a street, a six-foot or taller solid sight-barring fence or landscape barrier will be constructed and maintained along the boundary or property line as permanent screening. All outside lighting features will be placed and reflected so as to not create annoyances, nuisances or hazards.

6.1.F Type of Construction. No longer applicable by Statute.

6.1.G Parking Regulations. One space every 200 square feet.

6.1.H Sign Regulation. See Section 12 for Sign Regulations.

6.1.I Exceptions to Use, Height and Area Regulations. See Section 10.

6.1.J Garbage Regulations. Neighborhood Business District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.1.K.

6.1.K Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

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 is 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. CITY ATTORNEY ACCEPTED PROOF OF OWNERSHIP.

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. INCLUDED WITH SUBMITTAL.
- (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; [SITE PLAN PROVIDED.](#)
- (2) Landscaping lighting and/or fencing and/or screening of common areas; [LIGHTING PLAN PROVIDED.](#)
- (3) General locations of existing tree clusters, providing average size and number and indication of species; [LANDSCAPE PLAN PROVIDED.](#)
- (4) Location and detail of perimeter fencing if applicable; [NOT APPLICABLE.](#)
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed; [SITE PLAN DEFINED.](#)
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes; [ADEQUATE PARKING AND LOADING SPACE PROVIDED WITH 34 SPACES. NO OFF-STREET PARKING OR LOADING WILL OCCUR.](#)
- (7) Height of all non-single-family structures; [LESS THAN 35', ESTIMATED AT 21 FEET.](#)
- (8) Proposed uses; [OFFICE SPACE.](#)
- (9) Location and description of subdivision signage and landscaping at entrance areas; [MONUMENT SIGN AT INGRESS POINT.](#)
- (10) Street names on proposed streets; [NOT APPLICABLE.](#)
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures; [SITE PLAN DEFINED. REGULATIONS MET.](#)
- (12) Indication of all development phasing and platting limits; and [NOT PHASED.](#)
- (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

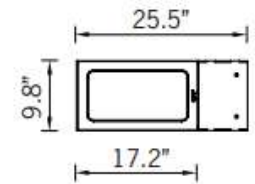
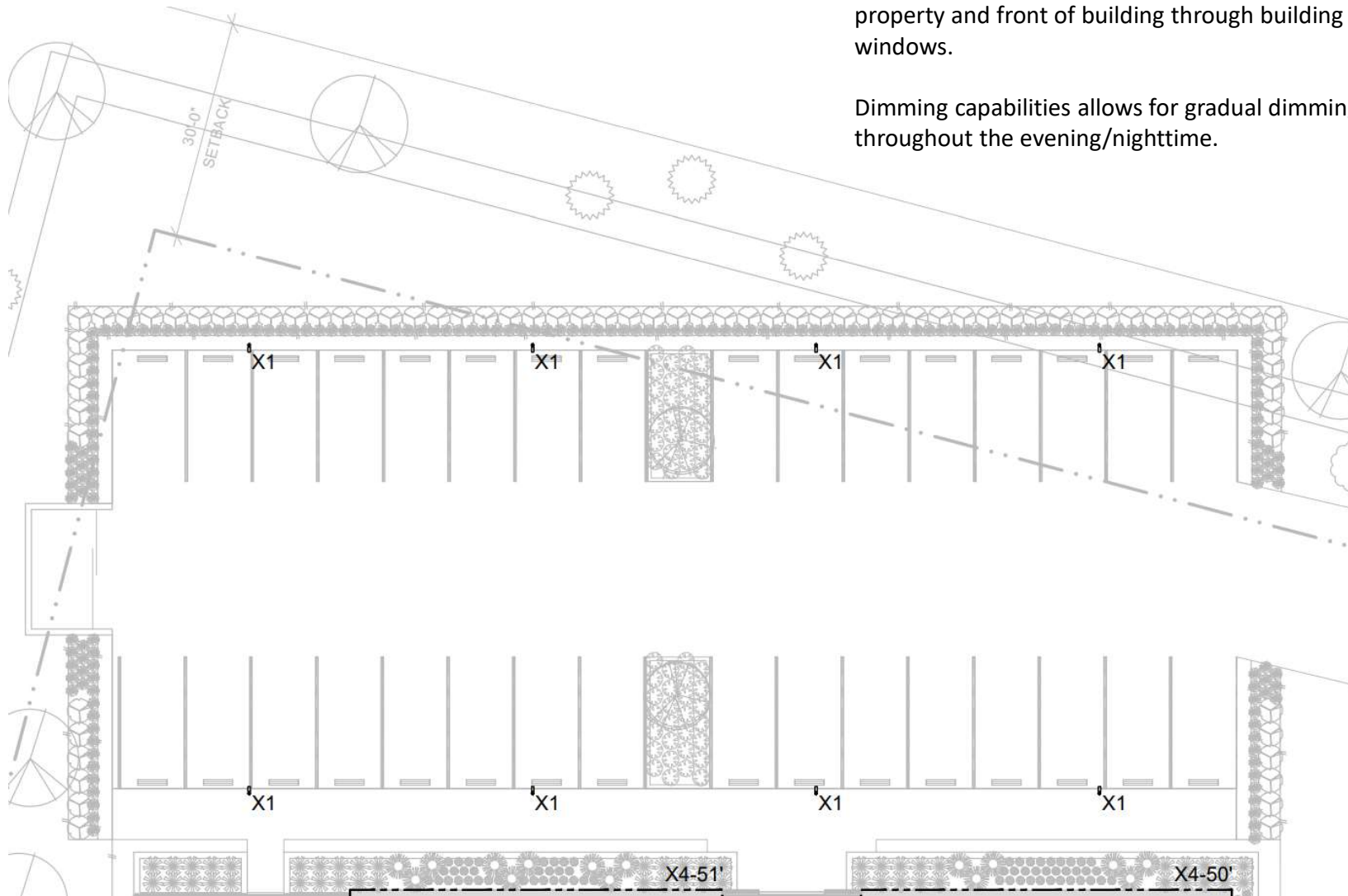
ALTERNATIVES:

- 1) Accept the recommendation of the Planning and Zoning Commission and approve the rezone and planned development.
- 2) Deny the planned development.

PARKING

Contemporary 20' linear poles and rectilinear post top reference linear elements from the building. Housing side shield added to block lighting from trespassing onto residential property and front of building through building windows.

Dimming capabilities allows for gradual dimming throughout the evening/nighttime.

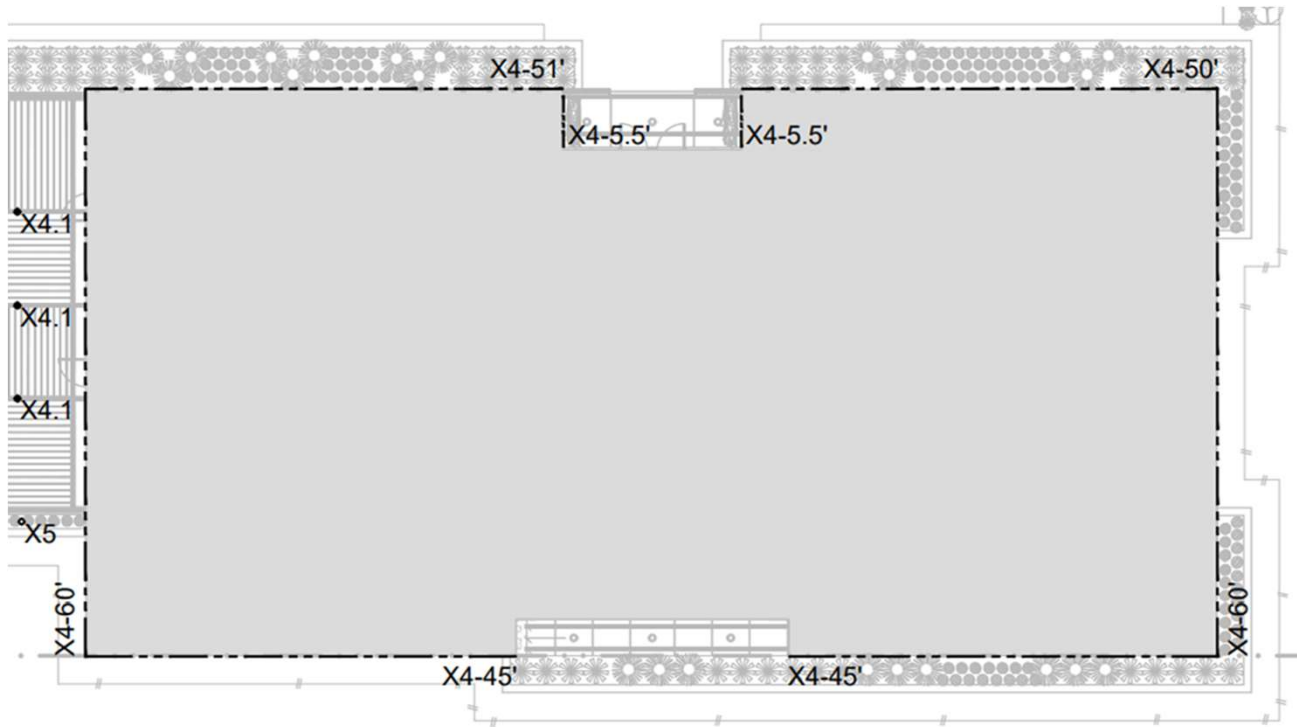


BUILDING FAÇADE

Option 1 – Linear wall grazers

Building façade features Type X4 wall grazer illuminating down the vertical wood elements and complies with Dark Sky requirements.

Throughout the course of the evening to nighttime, the lighting around the perimeter of the building will dim down gradually to the minimum while illuminating the sidewalks, planters, and ground plane.



Item 14.

BUILDING FAÇADE

Option 2 – Sconces Type X3.2 or Type X3.3 to trace top of facade

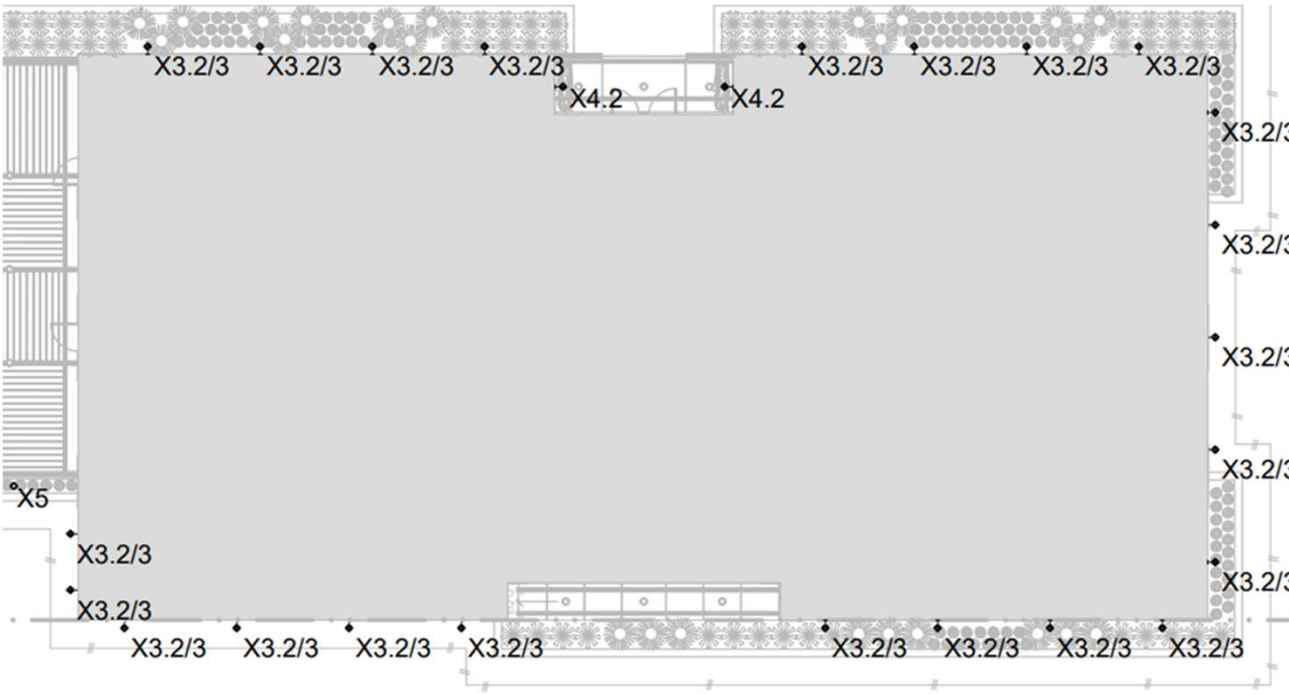
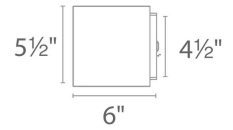
Type X3.2:

We are not sure which aesthetic you wish for this. Shown here is a with an industrial shade and curved element in black finish. These illuminate down the vertical wood elements and are set at 12ft spacing. Dimming available and encouraged.



Type X3.3:

Square sconce aesthetic relates to clean lines of the architecture, and more in keeping with the minimal style parking fixtures. Also, with respect to Dark sky requirements, sconces will illuminate downwards. Dimming available and encouraged.

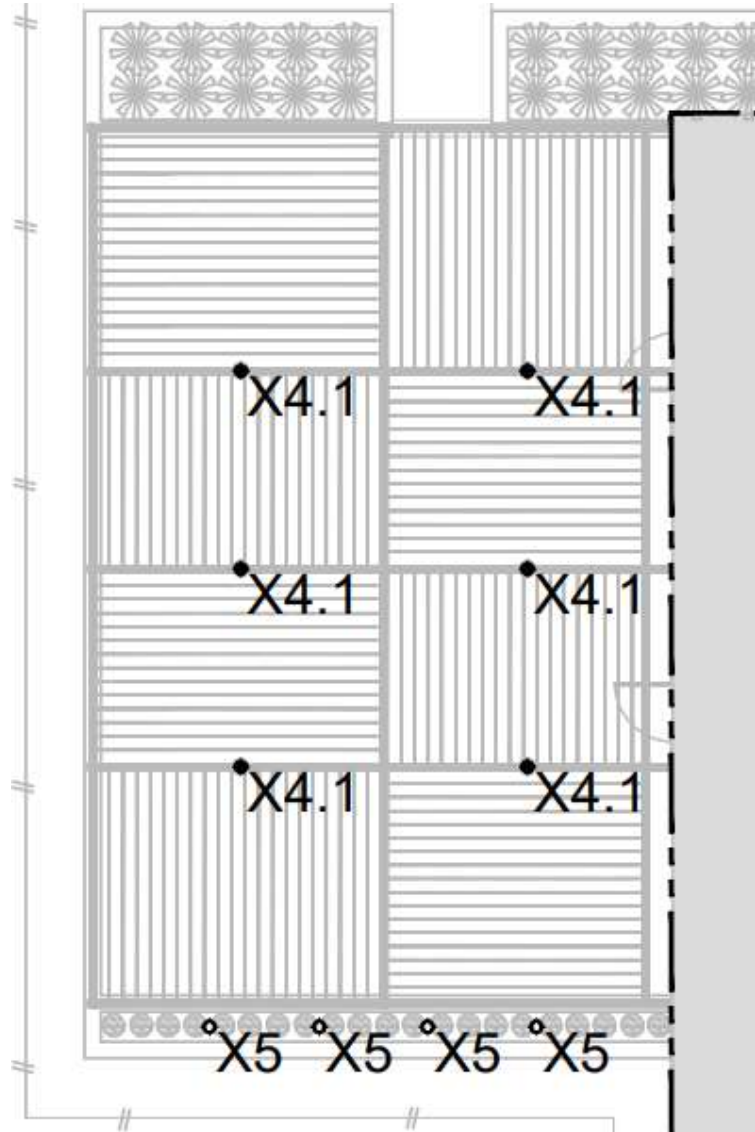
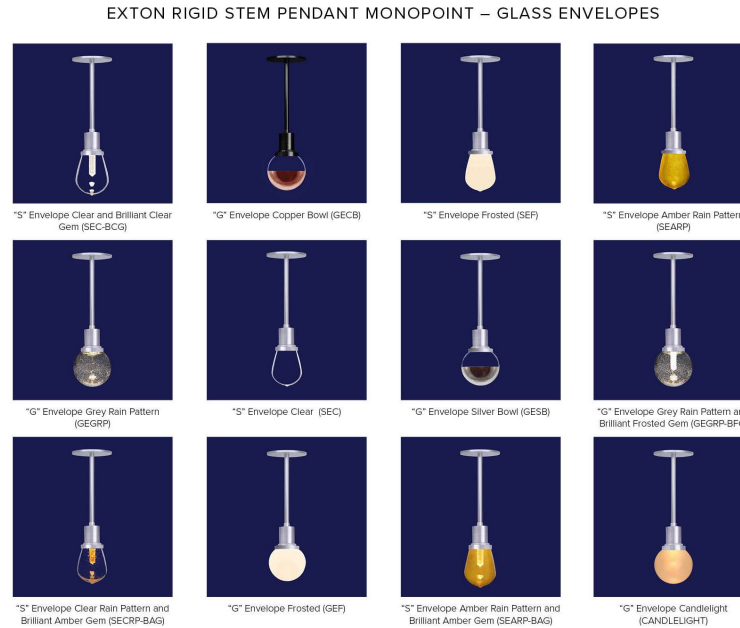


PATIO

Option 1 – Pendants – Type X4.1

In conjunction with building façade option 1, the patio features stem mounted pendant downlighting.

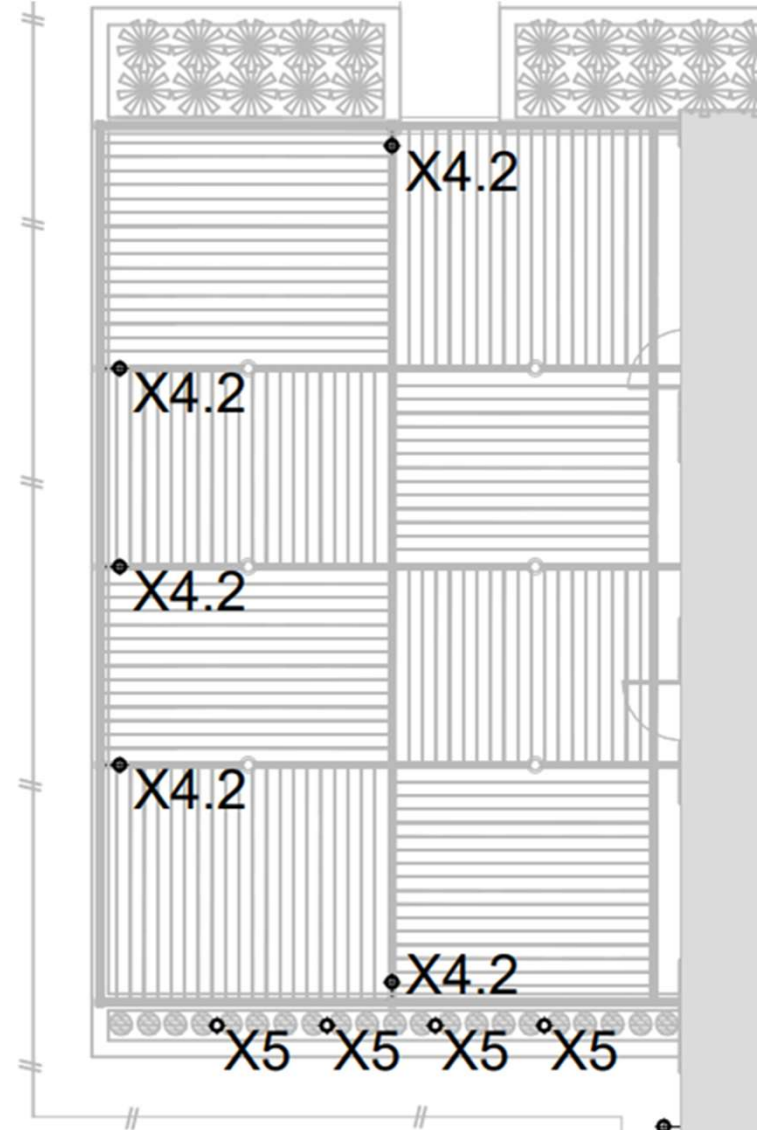
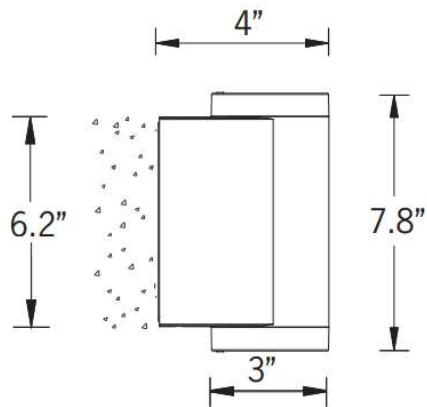
Tegan Lighting offers a variety of monopoint glass designs. If desired, upper disk is available to block light from spilling upward. Dimming available.



PATIO

Option 2 – Sconces – Type X4.2

In conjunction with building façade option 2, the patio can incorporate sconces mounted onto posts. These can be mounted at mid-post height with a small amount of uplight glow or up closer to the trellis shining down only. Various styles available.

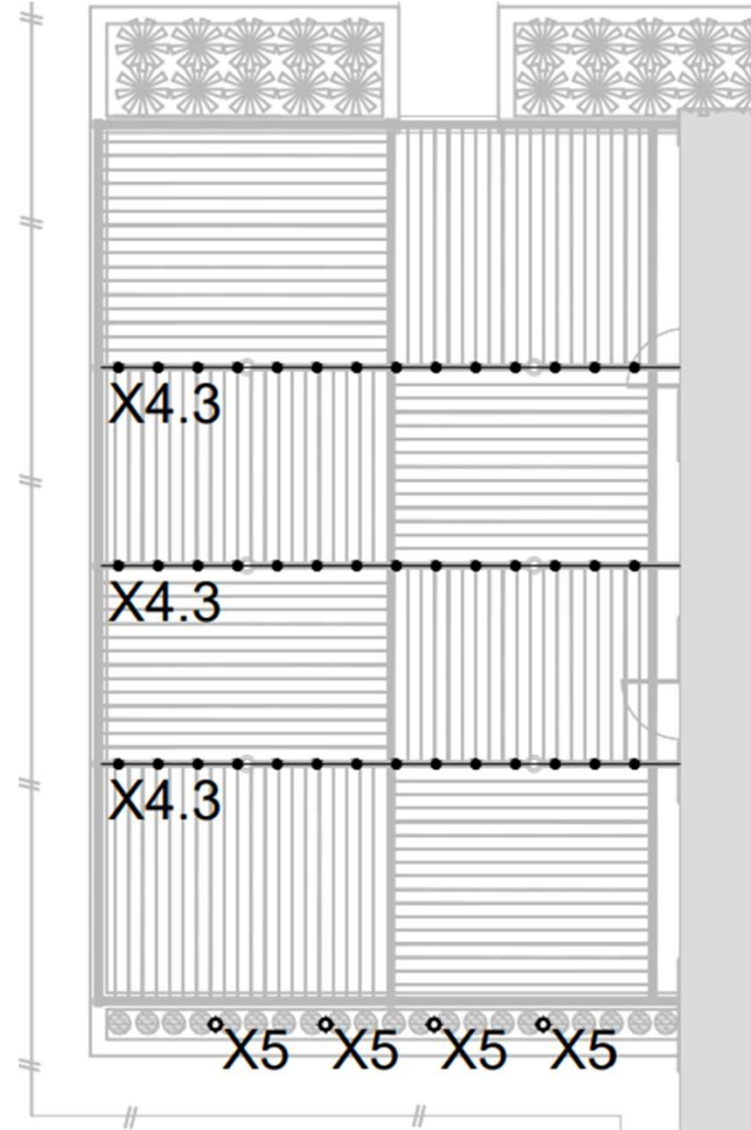


PATIO

Option 3 – Catenary System – Type X4.3

Patio features a Tegan catenary system running length of 30ft (x3) with fixtures spaced 2ft from each other. Fixture selection offers a festive aesthetic where occupants of the office come to relax and detach.

If desired, disk is available to block light from spilling upward.
Dimming available and encouraged.



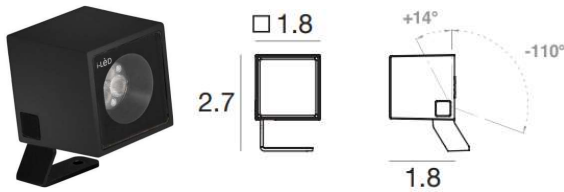
ACCENT LIGHTING

Tree Lighting, Patio Planters, and Signage

Type X2:

Very small tree mounted adjustable downlights on two trees on opposite ends of the building add interest points for people entering facility or just passing by.

- 1. North tree has 7 fixtures.
- 2. South tree has 5 fixtures.



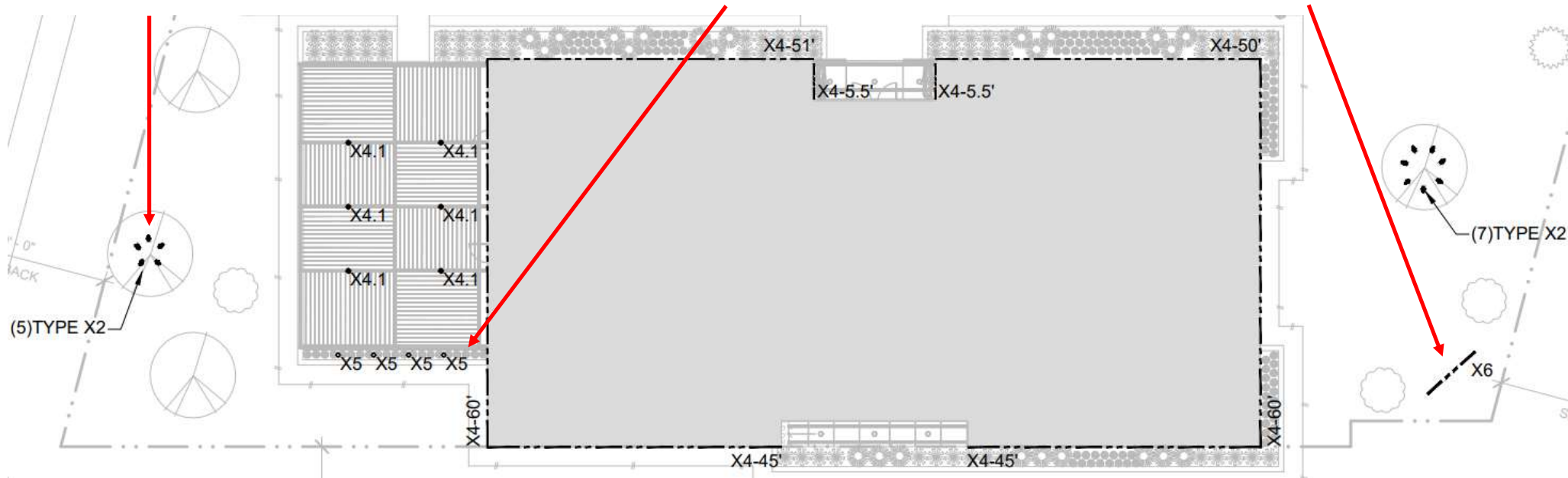
Type X5:

Patio planters accent lighting



Type X6:

Linear down grazing signage wall with dimming capabilities.



STEPHENVILLE OFFICE

FOR REGULATORY APPROVAL ONLY





FOR REGULATORY APPROVAL ONLY

MAIN ENTRY





FOR REGULATORY APPROVAL ONLY

MAIN ENTRY



FOR REGULATORY APPROVAL ONLY

STREET VIEW





FOR REGULATORY APPROVAL ONLY

CONFERENCE ROOM





FOR REGULATORY APPROVAL ONLY

WORKROOM





FOR REGULATORY APPROVAL ONLY

ENTRY LOBBY



51 ESSEX STREET, SAN ANTONIO, TX 78210 | 210.943.3777 | @CREOARC



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 P.210.943.3777 E. info@creoarc.com
 www.creoarc.com

Design Team
 Consultant
 Address
 Address
 Phone
 Fax
 e-mail

Consultant
 Address
 Address
 Phone
 Fax
 e-mail

CLIENT
NAME: Justin Haschke
ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office



ARCHITECT STAMP

NOT FOR CONSTRUCTION
FOR PD REGULATORY APPROVAL ONLY

REVISIONS

No.	Description	Date

SHEET TITLE
COVER SHEET

DWG INFO
PROJECT: 2004
ISSUE DATE: 05/13/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET G000

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A SINGLE STORY OFFICE BUILDING THE BUILDING WILL NOT BE SPRINKLED.

SHEET LIST

SHEET LIST			
Sheet Discipline	Sheet Number	Sheet Name	Sheet Issue Date
00 GEN	G000	COVER SHEET	01/07/2022
01 CIVIL	EXH	ZONING EXHIBIT - SITE PLAN	01/07/22
02 ARCH	A001	DRAWING INFORMATION	01/07/2022
02 ARCH	A010	LIFE SAFETY PLAN	01/07/2022
02 ARCH	A100	SITE PLAN	01/07/2022
02 ARCH	A110	FLOOR PLAN	01/07/2022
02 ARCH	A115	REFLECTED CEILING PLAN	01/07/2022
02 ARCH	A120	ROOF PLAN	01/07/2022
02 ARCH	A200	ELEVATIONS	01/07/2022
02 ARCH	A300	BUILDING SECTIONS	01/07/2022
02 ARCH	A900	3D VIEWS	01/07/2022

LOCATION PLAN

FM 988 & PECAN HILL DR.



RENDERING



CODE INFORMATION

CLIENT..... BMY WEALTH MANAGMENT
 PROJECT ADDRESS..... FM 988 & PECAN HILL DR. STEPHENVILLE , TX 76401

APPLICABLE CODES
 BUILDING CODE..... 2015 IBC
 FIRE CODE..... 2015 IFC
 MECHANICAL CODE..... 2015 IMC
 PLUMBING CODE..... 2015 IPC
 ELECTRICAL CODE..... 2014 NEC
 ENERGY CODE..... 2018 IECC

CODE ANALYSIS
 SINGLE STORY STUD FRAMED STRUCTURE. NON SPRINKLED W/ B (OFFICE) OCCUPANCY.
 PROPOSED ZONING..... PD
 TYPE OF CONSTRUCTION..... V-B
 NUMBER OF STORIES..... 1
 ALLOWABLE HEIGHT (S)..... 35'
 OCCUPANCY GROUP..... B (OFFICE)
 ALLOWABLE BUILDING AREA (NON-SPRINKLED)..... 9,000 SQFT

GROSS BUILDING SQUARE FOOTAGE
 GROSS FLOOR AREA..... 6,800 SQFT

EXIT CALCULATIONS
 PER IBC TABLE
 CORRIDOR WIDTH REQUIRED 1005.3.2, 1020.2.....36" (M, B, S)
 EXIT WIDTH REQUIRED 1010.1.....32" CLEAR

MINIMUM NUMBER OF EXITS (BUSINESS) 2
 (1006.2.1, 1006.3.2)

MAXIMUM COMMON PATH TRAVEL DISTANCE..... 75'
 (1006.2.1)
 MAXIMUM EXIT ACCESS TRAVEL DISTANCE..... 200'
 (1017.2)

NO FIRE RATED INTERIOR PARTITIONS REQD.

GENERAL NOTES

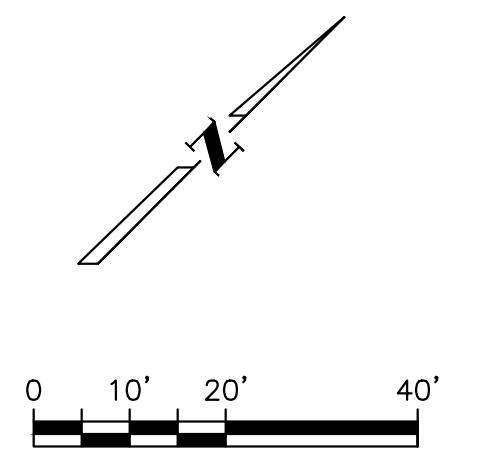
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETINS, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCE, A.D.A., T.A.S AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT. OWNER WILL PAY FOR BUILDING PERMIT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICTS BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, FAX MACHINE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN TEN DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN FOUR COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH TWO PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE ONE COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS, ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.
- SPECIAL INSPECTIONS NOTE:
 AT THE COMPLETION OF CONSTRUCTION, A FINAL REPORT OF REQUIRED SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSION IN RESPONSIBLE CHARGE THAT CONFIRMS THAT THE LISTED REQUIRED SPECIAL INSPECTIONS HAVE BEEN CONDUCTED AND COMPLETED WILL BE SUBMITTED TO THE BUILDING OFFICIAL, VIA THE OWNER. IT IS OUR UNDERSTANDING THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF SAN ANTONIO UNTIL THIS FINAL REPORT IS RECEIVED. REFER TO DOCUMENT LABELED "DETERMINATION OF REQUIRED SPECIAL INSPECTIONS" AS WELL AS STRUCTURAL SHEET OR REQUIRED INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION THAT ALL REQUIRED INSPECTIONS HAVE BEEN CONDUCTED AND ALL REPORTED NON-COMPLYING ITEMS HAVE BEEN RESOLVED.
- GOVERNING CODE AND FIRE DEPARTMENT, FIELD INSPECTORS SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
- ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC. SHALL BE PAINTED W/ MIN (2) COATS OF PAINT TO MATCH ADJACENT SURFACES.
- KNOX BOX-LOCATE PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



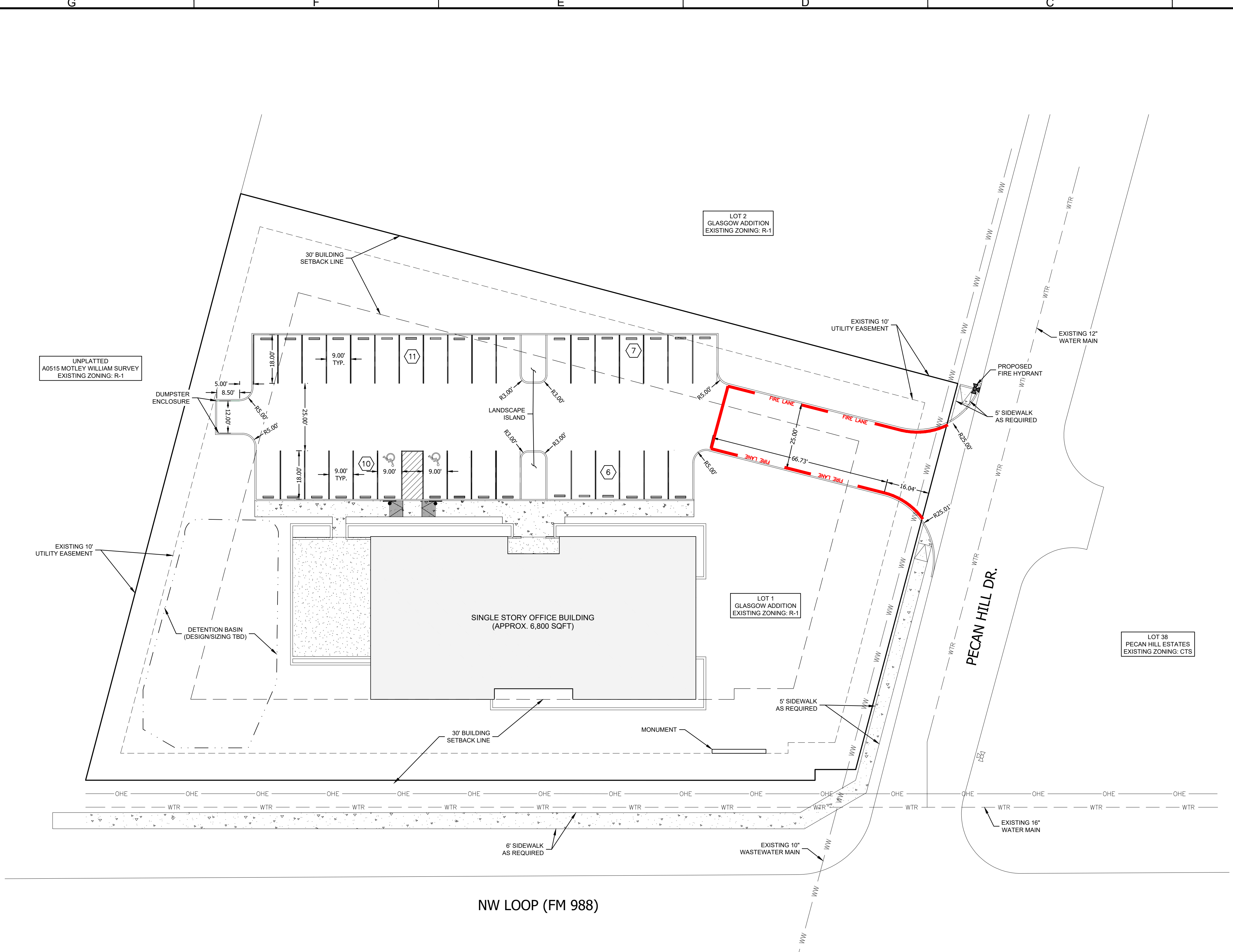
PROJECT:
OFFICE
PECAN HILL DR. & FM 988
STEPHENVILLE, ERATH COUNTY, TEXAS 76401

SHEET TITLE:
ZONING EXHIBIT - SITE PLAN



LEGEND

--- (Solid line)	BOUNDARY / RIGHT OF WAY
--- (Dashed line)	EASEMENT
--- (Dotted line)	BUILDING SETBACK LINE
--- (Line with 'WW')	EXISTING WASTEWATER LINE
--- (Line with 'WTR')	EXISTING WATER LINE
--- (Line with 'OHE')	EXISTING OVERHEAD ELECTRIC LINE
--- (Line with 'P')	PROPOSED SIDEWALK
--- (Red dashed line)	PROPOSED FIRE LANE
--- (Hexagon with '#')	PARKING COUNT
--- (Square with 'H')	PROPOSED FIRE HYDRANT



SITE DATA TABLE	
CURRENT ZONING	R-1
PROPOSED ZONING	PD
TOTAL SITE AREA	51,820 SF / 1.18 AC
BUILDING DATA	
TOTAL BUILDING AREA	6,800 SF
PROVIDED PARKING	
MINIMUM PARKING (1 PARKING STALL PER EVERY 200 SQ FT)	34
PROPOSED STANDARD PARKING STALL	32
PROPOSED ACCESSIBLE PARKING STALL	02
TOTAL PROPOSED PARKING	34

Lot Modified: May 13, 2022 11:04 AM
20220512 BMY OFFICE ZONING SITE PLAN 5/13/2022 11:05 AM



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PROJECT

Stephenville Office



PROJECT KEY

ARCHITECT STAMP

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REVISIONS

No.	Description	Date

SHEET TITLE

DRAWING INFORMATION

DWG INFO

PROJECT: 2004
ISSUE DATE: 05/13/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET A001

SHEET NUMBERING

A401

EACH SHEET OF DRAWINGS IS NUMBERED IN THE LOWER RIGHT HAND CORNER. SHEETS ARE NUMBERED FIRST BY SECTION LETTER THEN BY SHEET NUMBER WITHIN THE SECTION. FOR EXAMPLE, SHEET A401 REPRESENTS SHEET 401 WITHIN THE ARCHITECTURAL SECTION.

DRAWINGS

DRAWINGS ARE ORGANIZED ACCORDING TO A "SECTION FORMAT". WITH EACH SECTION DESCRIBING A GENERAL ASPECT OF THE CONSTRUCTION. THE FOLLOWING LISTING ILLUSTRATES A TYPICAL SEQUENCE OF DRAWINGS DEVELOPED FOR A LOGICAL SECTION OF WORK.

SECTION G	GENERAL PROJECT INFORMATION & DRAWINGS
SECTION C	CIVIL DRAWINGS
SECTION A	ARCHITECTURAL DRAWINGS
SECTION S	STRUCTURAL DRAWINGS
SECTION M	MECHANICAL DRAWINGS
SECTION E	ELECTRICAL DRAWINGS
SECTION P	PLUMBING DRAWINGS
SECTION L	LANDSCAPE DRAWINGS

GENERAL NOTES

THIS PROJECT COMPLIES WITH THE 20D9 INTERNATIONAL CODE SERIES, AS ADOPTED BY _____, AND WITH THE CODE ORDINANCES OF _____

MATERIALS SHALL BE NEW, EXCEPT AS NOTED OTHERWISE, AND SHALL CONFORM TO THE LATEST STANDARDS OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, THE AMERICAN INSTITUTE FOR STEEL CONSTRUCTION, THE AMERICAN CONCRETE INSTITUTE, AND LOCAL APPLICABLE BUILDING CODES, AND HANDLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

ALL WORK SHALL BE PERFORMED TO THE HIGHEST STANDARD FOR FIRST QUALITY CONSTRUCTION BY MECHANICS AND ARTISANS SKILLED IN THEIR RESPECTIVE TRADES

ALL TRADES SHALL PROTECT THEIR OWN WORK TO PREVENT DAMAGE BY OTHERS DURING THE COURSE OF CONSTRUCTION

THE GENERAL CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS AND BE FAMILIAR WITH ALL OF THE MATERIAL CONTAINED HEREIN AND SHALL MAKE ANY AND ALL INFORMATION CONTAINED HEREIN AVAILABLE TO ANY AND ALL OF THE GENERAL CONTRACTOR'S SUBCONTRACTORS AND MATERIAL SUPPLIERS, AND TO MAKE CERTAIN THEY ARE FAMILIAR WITH THE APPLICABLE INFORMATION HEREIN

ALL BIDS SUBMITTED AND ACCEPTED UNDER THIS CONTRACT SHALL INCLUDE ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE DOCUMENTS

REASONABLE PROFESSIONAL CARE AND DILIGENCE IS ASSUMED IN THE PREPARATION OF THESE DOCUMENTS. SHOULD ERRORS AND/OR OMISSIONS OCCUR, ALL WORK ON THE AFFECTED AREA OF THE PROJECT WILL STOP AT ONCE, AND SAID ERRORS AND/OR OMISSIONS SHALL BE REFERRED TO THE DESIGNER FOR RESOLUTION. WORK ON THE AFFECTED AREA OF THE PROJECT SHALL RESUME ONLY UPON WRITTEN APPROVAL BY THE DESIGNER

PROPERTY DIMENSIONS, BEARINGS, SETBACKS, EASEMENTS AND UTILITIES ARE SUPPLIED TO THE DESIGNER BY OTHERS AND ASSUMED ACCURATE. THE DESIGNER SHALL MAKE EVERY EFFORT TO INSURE THE ACCURACY OF THE WORK PROVIDED BY OTHERS, BUT CANNOT GUARANTEE OR BE RESPONSIBLE FOR WORK PROVIDED BY OTHERS

NO SUBSTITUTION, DEVIATION, OR CHANGE FROM THE CONTRACT DOCUMENTS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE DESIGNER

DRAWINGS ARE NOT TO BE SCALED. IF NOTED DIMENSIONS DO NOT ADEQUATELY DESCRIBE AN AREA, REFER AT ONCE TO THE DESIGNER

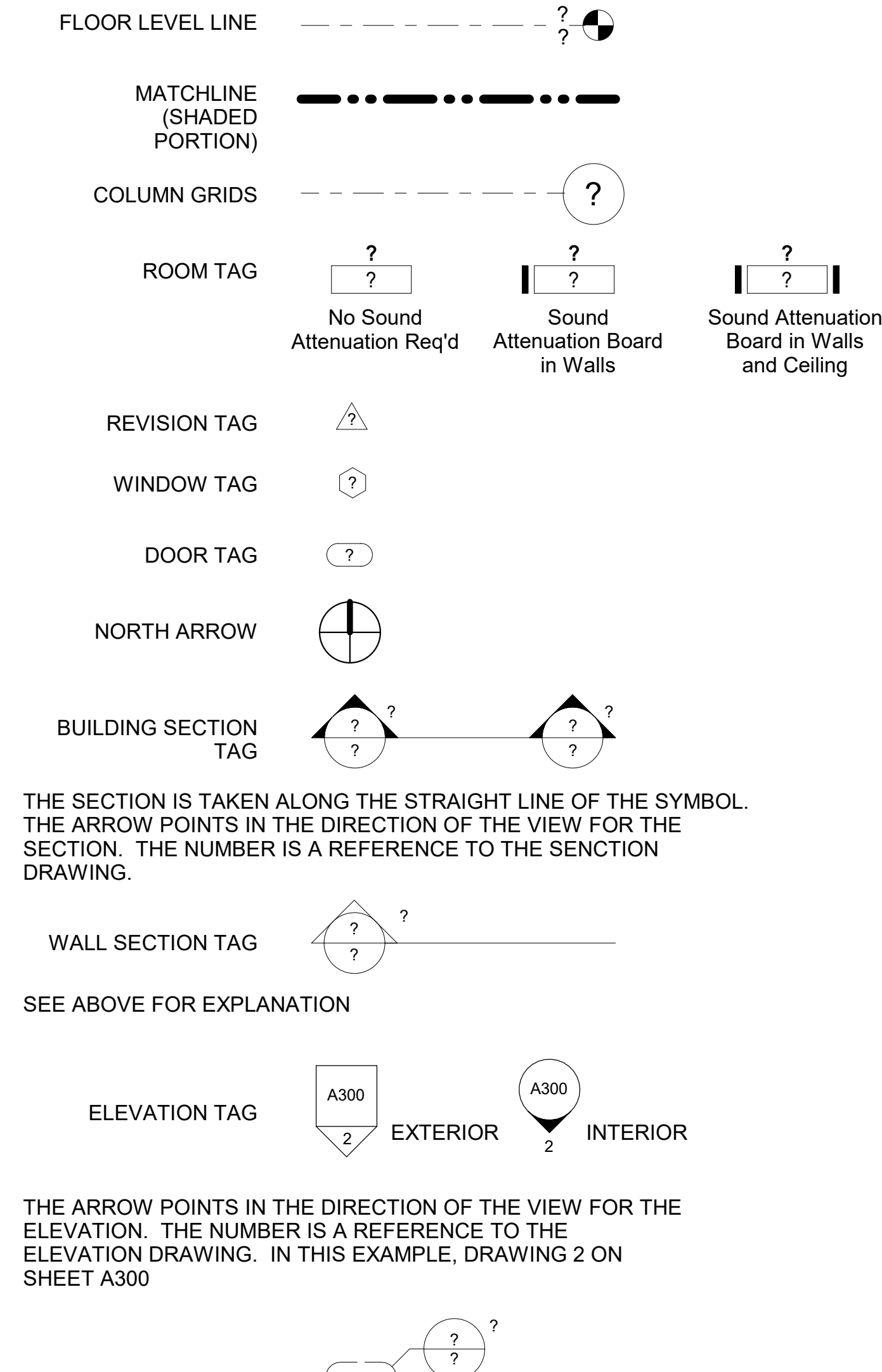
FIELD VERIFY ALL CABINETS, MIRRORS, WINDOWS, DOORS, ETC. PRIOR TO FABRICATION AND/OR INSTALLATION

FINAL LOCATIONS OF ALL SWITCHES, OUTLETS, GRILLES, ETC. SHALL BE DETERMINED AT THE SITE IN CONSULTATION WITH THE OWNER. ALL SUBCONTRACTORS SHALL VERIFY THAT ALL MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS CAN BE INSTALLED IN THE SPACE ALLOCATED

TEMPORARY FACILITIES FOR THE PROTECTION OF MATERIALS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

SYMBOLS

THE FOLLOWING DRAWINGS SYMBOLS INCLUDE, BUT ARE NOT LIMITED TO THOSE TYPICALLY FOUND IN A SET OF CONSTRUCTION DOCUMENTS

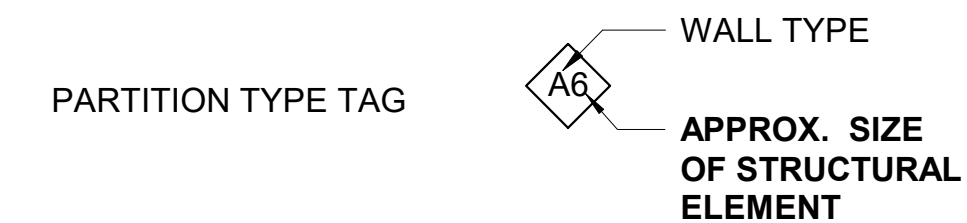


THE SECTION IS TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE SECTION. THE NUMBER IS A REFERENCE TO THE SECTION DRAWING.

SEE ABOVE FOR EXPLANATION

THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE ELEVATION. THE NUMBER IS A REFERENCE TO THE ELEVATION DRAWING. IN THIS EXAMPLE, DRAWING 2 ON SHEET A300

THIS SYMBOL IS A KEY TO A DETAIL DRAWN OF THE AREA WITHIN THE DASHED LINES. THE NUMBER IS A REFERENCE TO THE DETAIL DRAWING. FOR EXAMPLE, DRAWING 1/A101 REPRESENTS DRAWING 1 ON SHEET A101



INDEX

ARCHITECTURAL	ELECTRICAL	ELECTRICAL	OTHER
COVER SHEET			
A001 DRAWING INFORMATION			
A100 SITE PLAN AND SCHEDULE			
A110 FLOOR PLANS AND SCHEDULE			

ABBREVIATIONS

ABV. ABOVE	FIG. FIGURE	PERI. PERIMETER
A.F.F. ABOVE FINISHED FLOOR	FIN. FINISH(ED)	PERP. PERPENDICULAR
ADD. ADDITION	FIXT. FIXTURE	PK. PARKING
ADH. ADHESIVE	FLG. FLASHING	PL. PLATE
ADJ. ADJACENT	FLUOR. FLUORESCENT	
ADJT. ADJUSTABLE	FLR. FLOOR(ING)	PLAS. PLASTER
AGG. AGGREGATE	FND. FOUNDATION	PWD. PLYWOOD
ALT. ALTERNATE	FP. FIREPROOF	PNT. PAINT
ALUM. ALUMINUM	FR. FRAME(D), (ING)	PT. POINT
APPD. APPROVED		PTN. PARTITION
APPROX. APPROXIMATE		PV. PAVE(ING)
ARCH. ARCHITECT(URAL)	G.C. GENERAL CONTRACTOR	PVC. POLYVINYL CHLORIDE
AVG. AVERAGE	GA. GAUGE	PVMT. PAVEMENT
	GALV. GALVANIZED	
B.S. BOTH SIDES	GD. GRADE, GRADING	R. RISER
BD. BOARD	GL. GLASS, GLAZING	R.A. RETURN AIR
BEL. BELOW	GWB. GYPSUM WALLBOARD	R.D. ROOF DRAIN
BET. BETWEEN	GYP. GYPSUM	R.H. RIGHT HAND
BLKG. BLOCKING	GYP.PL. GYPSUM PLASTER	R.O. ROUGH OPENING
BM. BEAM		R.O.W. RIGHT OF WAY
BOT. BOTTOM		RAD. RADIUS
	H.B. HOSE BIB	RFG. ROOFING
C.M.U. CONCRETE MASONRY UNIT	H.C. HOLLOW CORE	RFL. REFLECT(ED), (IVE), (OR)
C.O. CLEAN OUT	H.M. HOLLOW METAL	REF. REFERENCE
C.W. COLD WATER	H.V.A.C. HEAT/VENT/AIR CONDITIONING	REFR. REFRIGERATOR
CTL.JT. CONTROL JOINT	H.W. HOT WATER	REM. REMOVE
CAB. CABINET	HDR. HEADER	RES. RESILIENT
CEM. CEMENT	HDW. HARDWARE	RET. RETURN
CER. CERAMIC	HORIZ. HORIZONTAL	REV. REVISION
CHAM. CHAMFER	HR. HOUR	RM. ROOM
CIR. CIRCLE	HT. HEIGHT	
CK. CAULK(ING)	HTG. HEATING	
CLG. CEILING	HWD. HARDWOOD	S.C.W. SOLID CORE WOOD
CLO. CLOSET		S.D. STORM DRAIN
CLR. CLEAR(ANCE)	I.D. INSIDE DIAMETER	SCHED. SCHEDULE(D)
CNTR. COUNTER	IN. INCH	SEC. SECTION
COL. COLUMN	INCL. INCLUDE(D), (ING)	SH. SHELF(VES), (VING)
COMP. COMPRESS(ED), (ION), (IBLE)	INS. INSULATE(D), (ING)	SHTH. SHEATHING
COMPO. COMPOSITION (COMPOSITE)	INT. INTERIOR	SHT. SHEET
CONC. CONCRETE	JT. JOINT	SIM. SIMILAR
CONN. CONNECTION		SNT. SEALANT
CONST. CONSTRUCTION	L. LENGTH	SP. SOUNDPROOF
CORR. CORRUGATED	L.H. LEFT HAND	SPK. SPEAKER
CPT. CARPET (ED)	LAM. LAMINATE	SPEC. SPECIFICATION(S)
CSMT. CASEMENT	LAV. LAVATORY	SQ. SQUARE
CTR. CENTER	LT. LIGHT	S.S. STAINLESS STEEL
	LTL. LINTEL	STL. STEEL
	LVR. LOUVER	STR. STRUCTURAL
D. DRAIN		STD. STANDARD
D.H. DOUBLE HUNG	MAX. MAXIMUM	STOR. STORAGE
DBL. DOUBLE	MBR. MEMBER	SUSP. SUSPENDED
DEM. DEMOLISH, DEMOLITION	MECH. MECHANICAL	SYS. SYSTEM
DIAG. DIAGONAL	MED. MEDIUM	
DIA. DIAMETER	MFR. MANUFACTURER	T. TREAD
DIM. DIMENSION	MIN. MINIMUM	T.O.S. TOP OF STRUCTURE
DIV. DIVISION	MIR. MIRROR	T.P.D. TOILET PAPER DISPENSER
DN. DOWN	MISC. MISCELLANEOUS	T.O.STL. TOP OF STEEL
DR. DOOR	MLD. MOLDING, MOULDING	TEL. TELEPHONE
DS. DOWNSPOUT	MO. MONTH	TEMP. TEMPERATURE
DTL. DETAIL	MOV. MOVABLE	THK. THICK(NESS)
DW. DISHWASHER	MT. MOUNT(ED), (ING)	THR. THRESHOLD
DWG. DRAWING	MTL. METAL	TYP. TYPICAL
DWR. DRAWER	MULL. MULLION	
		V.B. VAPOR BARRIER
E.P. ELECTRICAL PANELBOARD		VERT. VERTICAL
ELEV. ELEVATION	N.I.C. NOT IN CONTRACT	VIN. VINYL
EQ. EQUIVALENT	N.T.S. NOT TO SCALE	VNR. VENEER
EQUIP. EQUIPMENT	NO. NUMBER	VOL. VOLUME
	NOM. NOMINAL	
F.A. FIRE ALARM	O.C. ON CENTER	W. WIDTH, WIDE
F.B.O. FURNISHED BY OTHERS	O.D. OUTSIDE DIAMETER	W.C. WATER CLOSET
F.D. FLOOR DRAIN	OH. OVERHEAD	W.H. WATER HEATER
F.E. FIRE EXTINGUISHER	OPNG. OPENING	W.I. WROUGHT IRON
F.F.E. FINISH FLOOR ELEVATION	OPP. OPPOSITE	W.M. WIRE MESH
F.O.F. FACE OF FINISH	OPP.HD. OPPOSITE HAND	W.S. WEATHERSTRIPPING
F.O.S. FACE OF STUD		WD. WOOD
F.R. FIRE RATED	P.L. PROPERTY LINE	WDW. WINDOW
FAS. FASTEN(ER)	P.LAM. PLASTIC LAMINATE	WP. WATERPROOFING
FGL. FIBERGLASS	PERF. PERFORATE(D)	WT. WEIGHT



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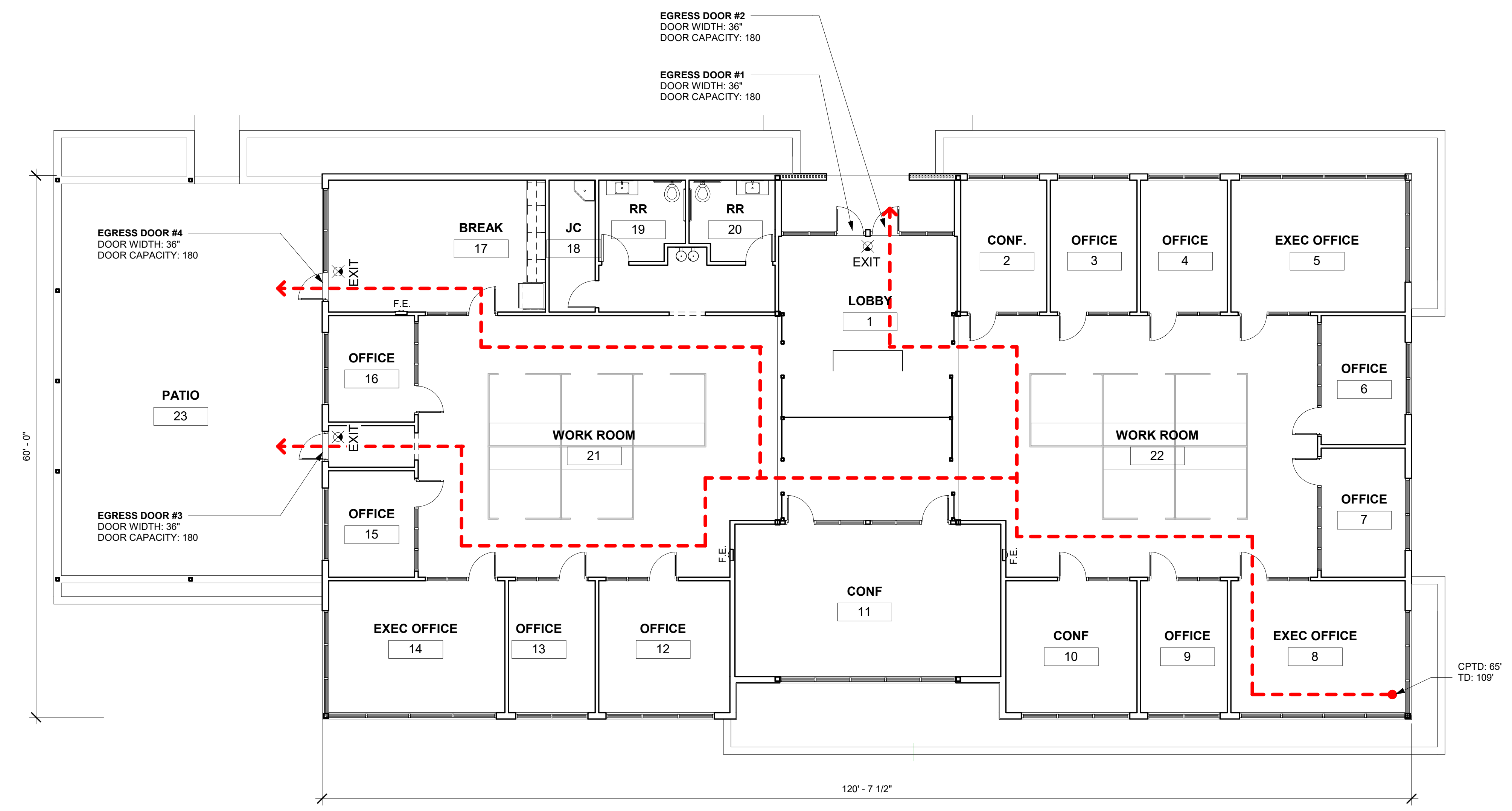
PLUMBING FIXTURE CALCULATIONS 2015 IBC (TABLE 2902.1.1)

PLUMBING FIXTURES - OFFICE (BUSINESS OCCUPANCY)

OCC. LOAD	WC		LAV.		SERVICE SINK	DRINKING FOUNTAIN
50	1/25 (M) = 1 WC		1/40 (M) = 1 LAV		1 REQUIRED	1 REQUIRED
	1/25 (F) = 1 WC		1/40 (F) = 1 LAV			
	REQ'D WC'S	REQ'D LAV'S				
	M	F	M	F		
	1	1	1	1		

OCCUPANCY CALCULATIONS 2015 IBC (TABLE 1004.5)

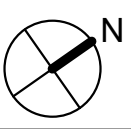
<u>BUSINESS</u>		FUNCTION	OCC. FACTOR	AREA (S.F.)	OCC. LOAD
OFFICE/CONF. ROOM	100 GROSS	6,800	68 (PROPOSED 50 MAX)		



① LEVEL 1 - LIFE SAFETY
1/8" = 1'-0"

CLIENT
 NAME: Justin Haschke
 ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office



PROJECT KEY

ARCHITECT STAMP

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 FOR PD REGULATORY
 APPROVAL ONLY

REVISIONS

No.	Description	Date

SHEET TITLE
LIFE SAFETY PLAN

DWG INFO
 PROJECT: 2004
 ISSUE DATE: 05/13/2022
 DRAWN BY: SS
 CHECKED BY: SS



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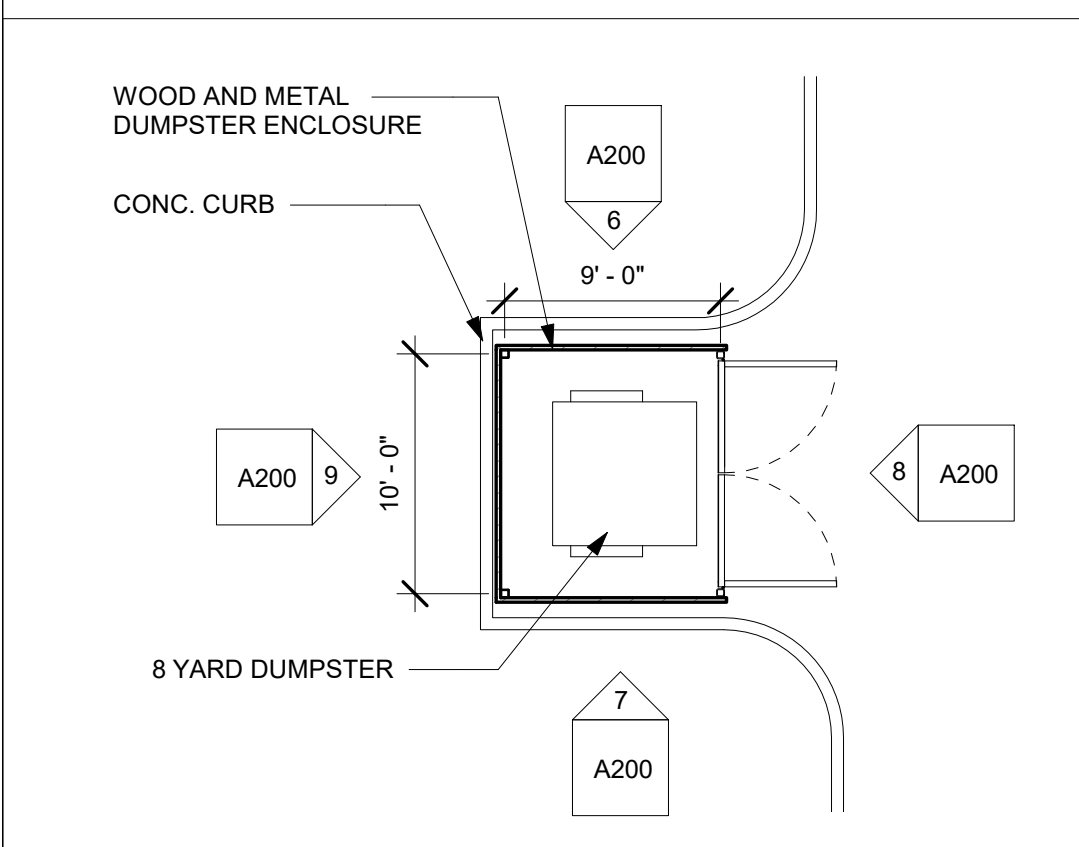
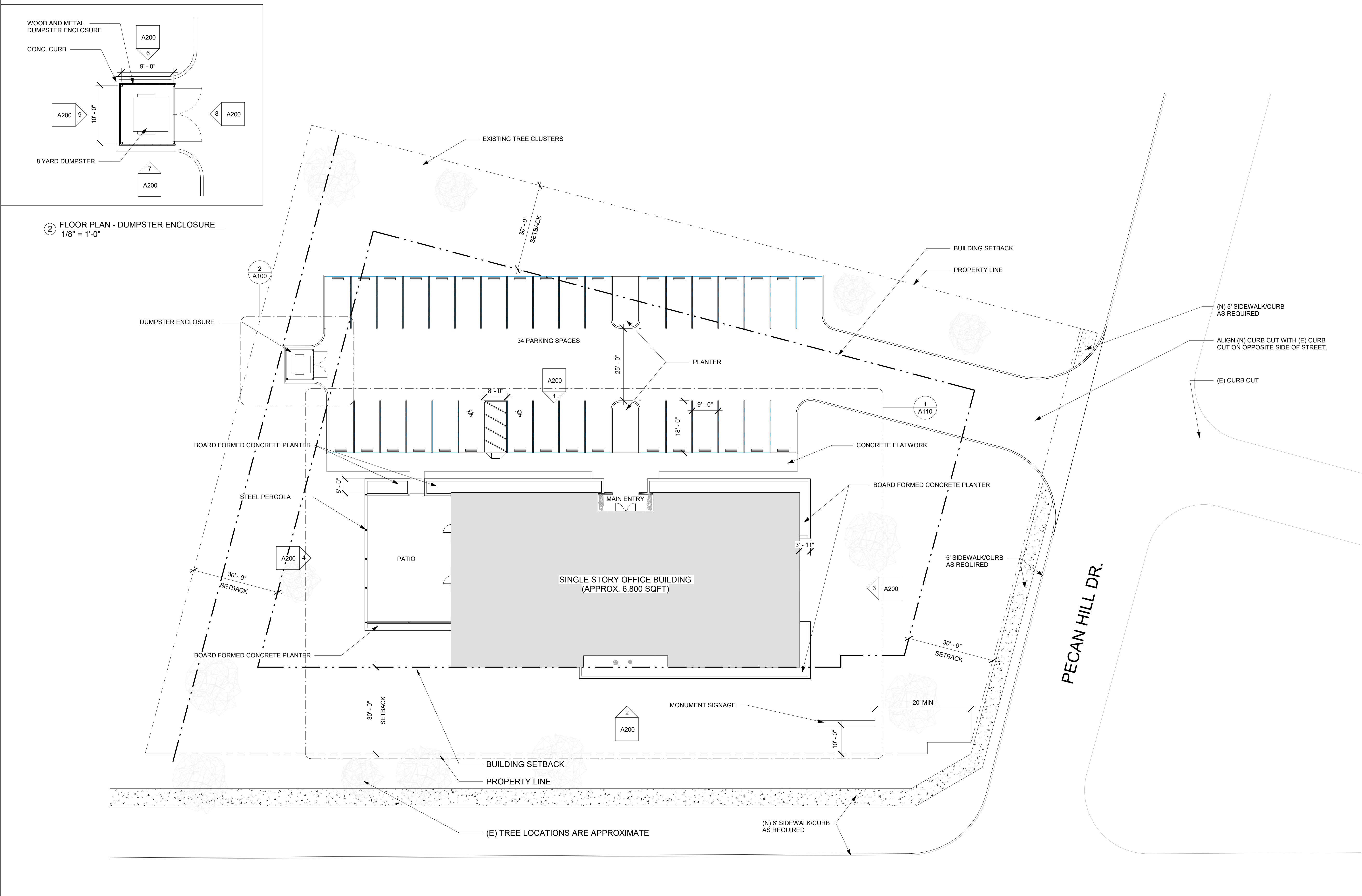
REVISIONS

No.	Description	Date

SHEET TITLE
SITE PLAN

DWG INFO
PROJECT: 2004
ISSUE DATE: 05/13/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET **A100**



2 FLOOR PLAN - DUMPSTER ENCLOSURE
1/8" = 1'-0"

NW LOOP (FM 988)

1 Site
1/16" = 1'-0"



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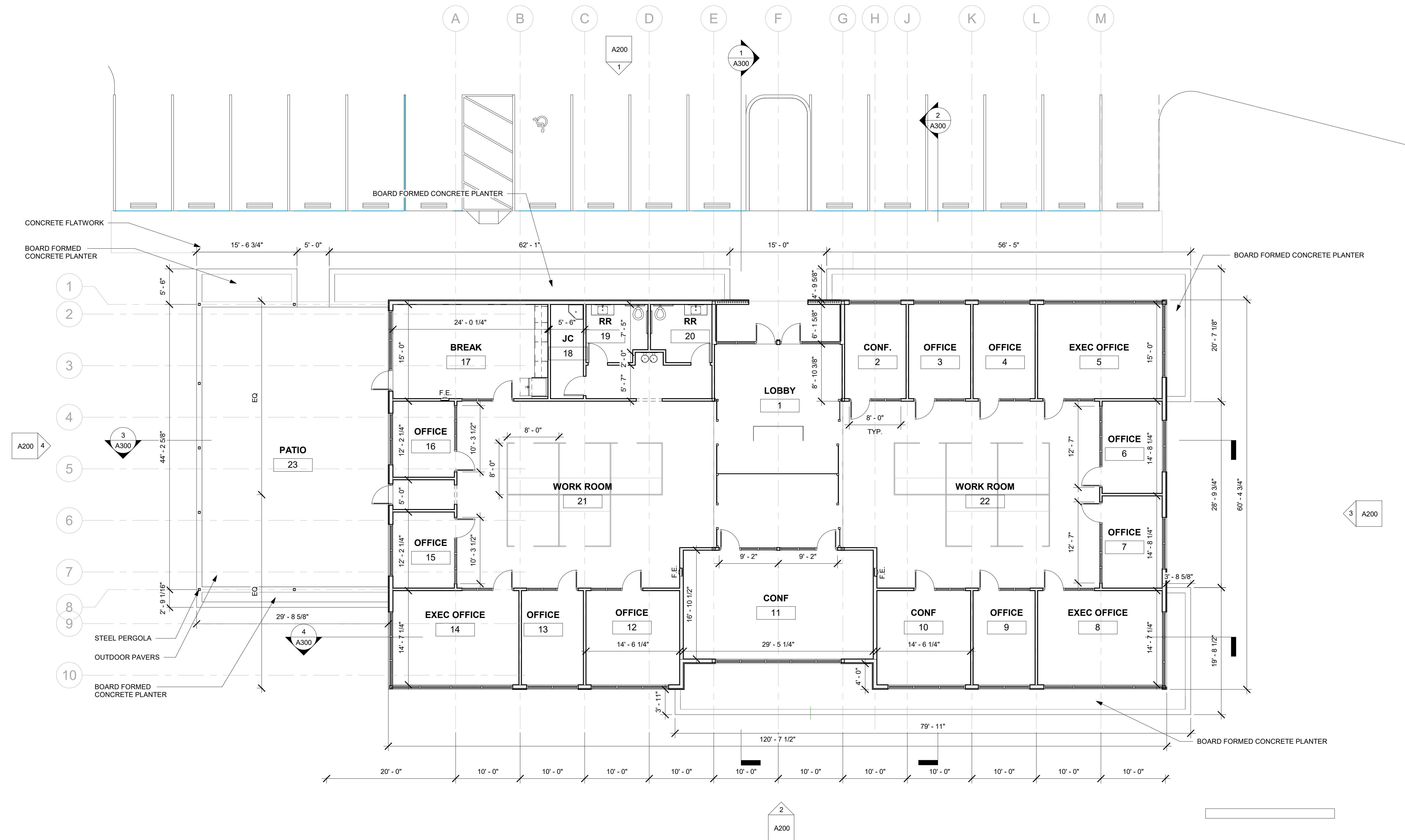
SHEET TITLE

FLOOR PLAN

DWG INFO

PROJECT: 2004
ISSUE DATE: 05/13/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET **A110**



1 LEVEL 1
1/8" = 1'-0"



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REVISIONS

No.	Description	Date

SHEET TITLE
REFLECTED CEILING PLAN

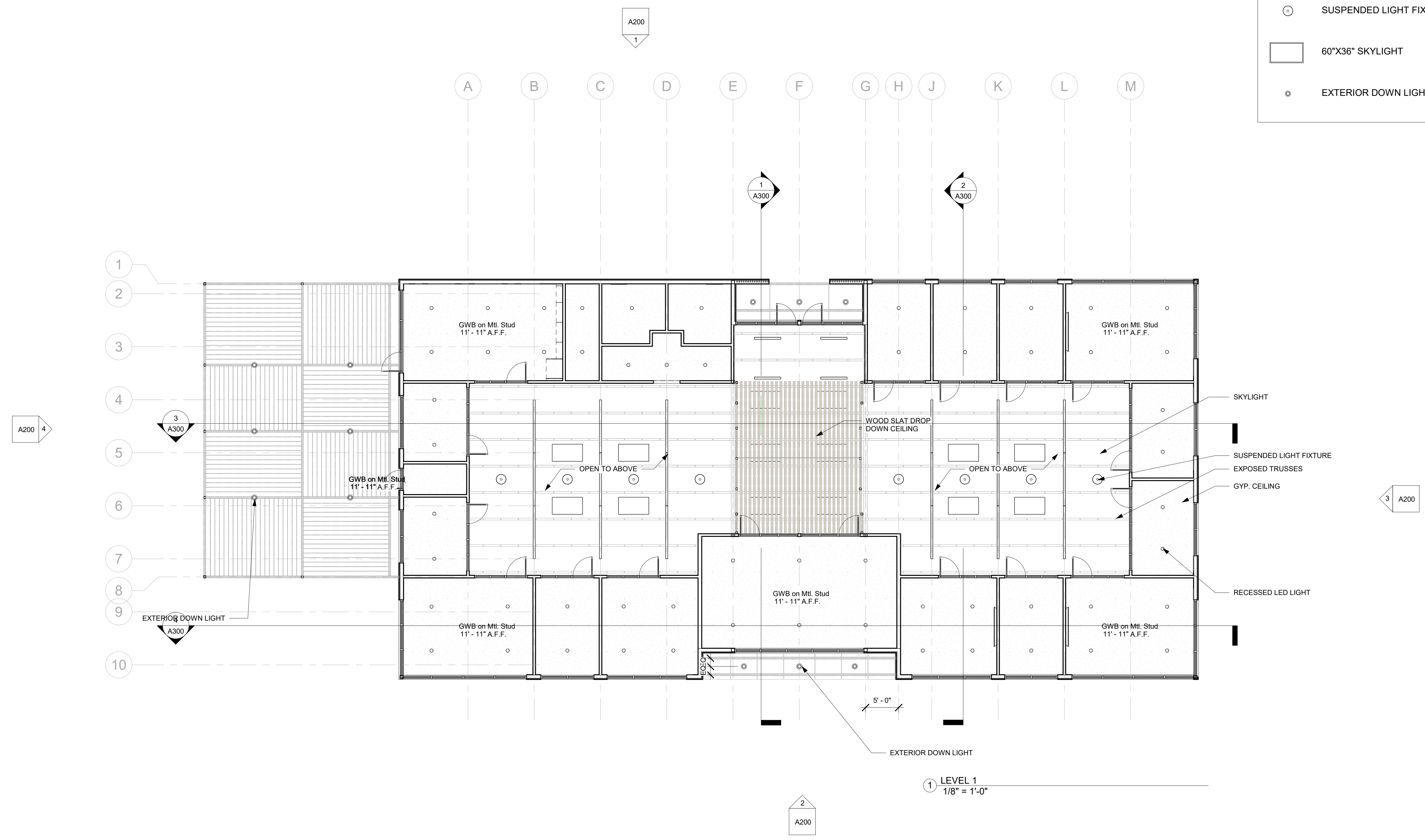
DWG INFO
PROJECT: 2004
ISSUE DATE: 05/13/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET **A115**

NOTES:
1. GENERAL CONTRACTOR TO USE PROVIDED FINISH AND LIGHT FIXTURE INFORMATION AS BASIS OF DESIGN AND PRESENT ALTERNATIVE MANUFACTURER'S TO OWNER AS REQ'D.
2. SWITCH LOCATIONS TO BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN LEGEND

	GYP. BOARD
	WOOD SLATS - STAINED
	RECESSED LED LIGHT
	4' RECTANGULAR SURFACE MOUNTED LIGHT
	SUSPENDED LIGHT FIXTURE
	60"X36" SKYLIGHT
	EXTERIOR DOWN LIGHT



1 LEVEL 1
1/8" = 1'-0"



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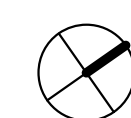
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ADDRESS: FM 988 NW & Pecan Hill Dr.

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REVISIONS

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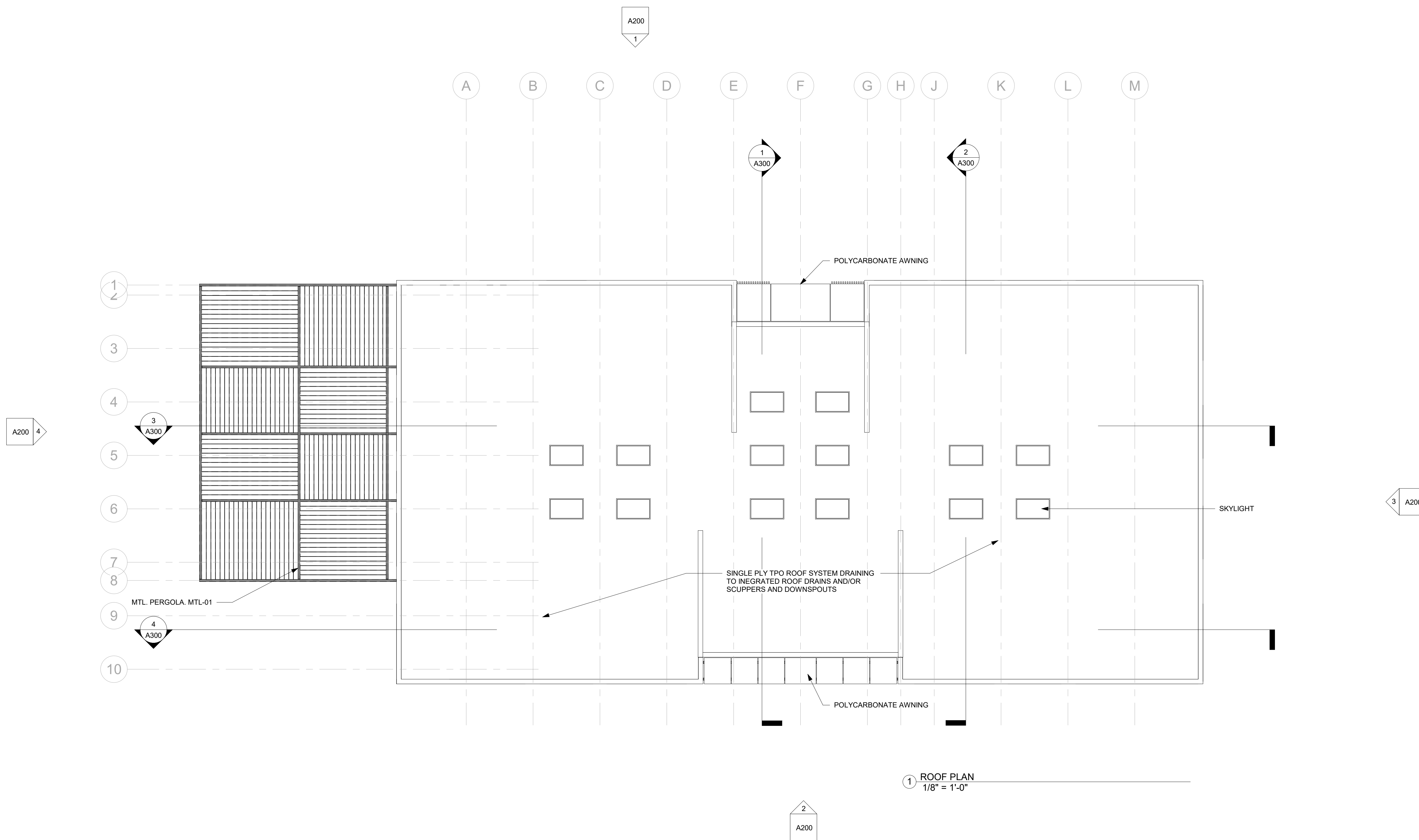
SHEET TITLE

ROOF PLAN

DWG INFO

PROJECT: 2004
ISSUE DATE: 05/13/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET A120



1 ROOF PLAN
1/8" = 1'-0"

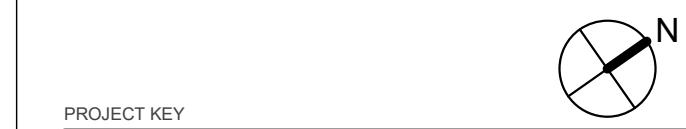


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 NAME: Justin Haschke
 ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office



PROJECT KEY

ARCHITECT STAMP

NOT FOR CONSTRUCTION
FOR PD REGULATORY APPROVAL ONLY

REVISIONS

No.	Description	Date

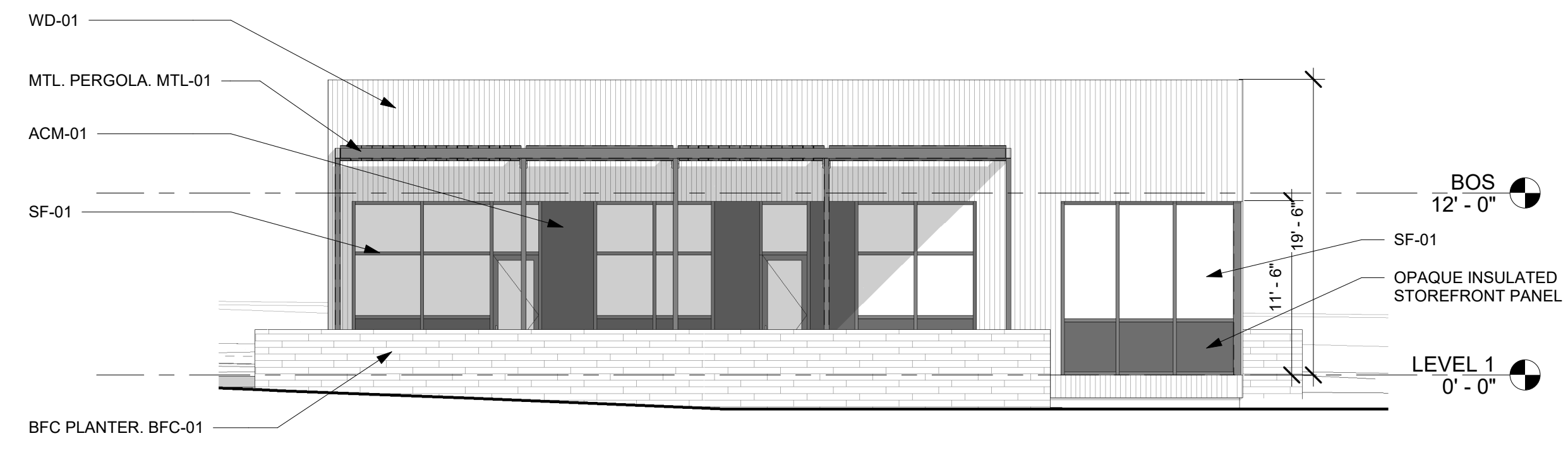
SHEET TITLE
ELEVATIONS

DWG INFO
 PROJECT: 2004
 ISSUE DATE: 05/13/2022
 DRAWN BY: SS
 CHECKED BY: SS

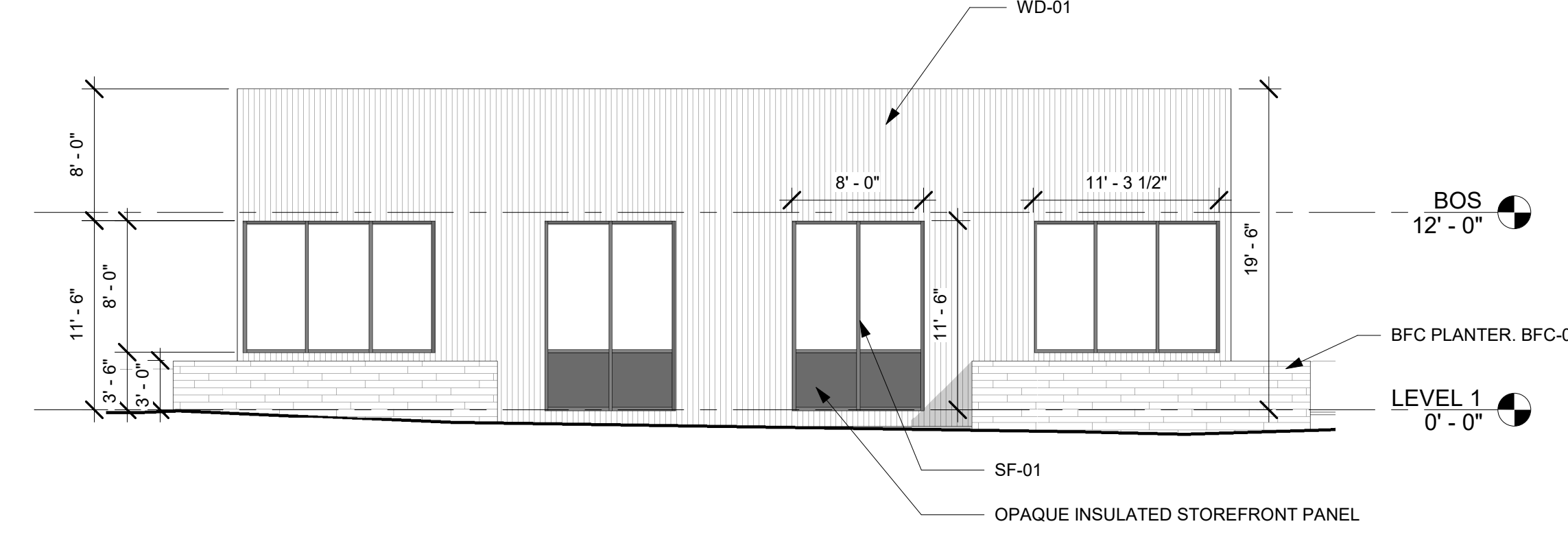
SHEET A200

EXTERIOR LEGEND

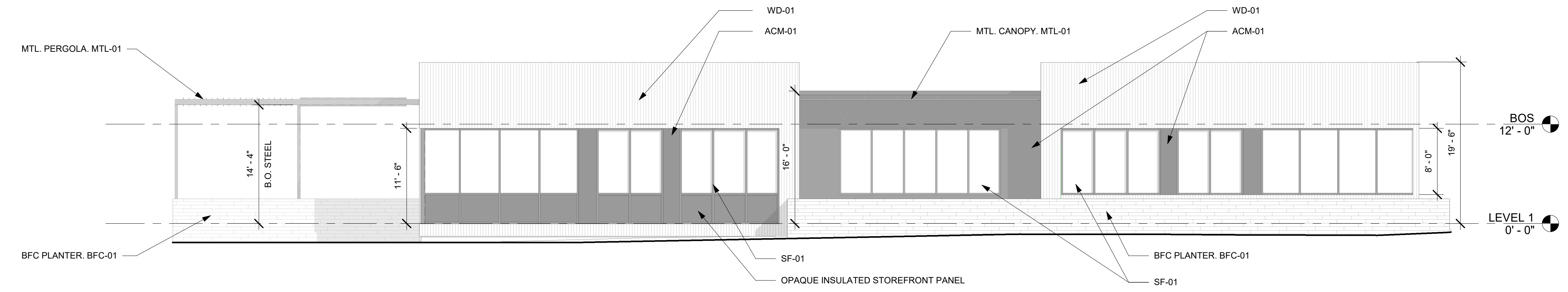
SYMBOL	DESCRIPTION
WD-01	VERTIAL WOOD RAINSCREEN FACADE
	WESTERN RED CEDAR RAINSCREEN FACADE
ACM-01	ALUM. COMPOSITE METAL PANEL ALUMINUM COMPOSITE METAL PANEL SYSTEM INSTALLED OVER C.I.
BFC-01	BOARD FORMED CONCRETE BOARED FORMED CONCRETE WALL / PLANTER
MTL-01	PAINTED METAL
	PAINTED EXPOSED METAL
SF-01	ALUMINUM STOREFRONT THERMALLY BORKEN ANNOIDIZED ALUMINUM STOREFRONT SYSTEM
D-01	ALUMINUM FRAMED DOORS
	THERMALLY BORKEN ANNOIDIZED ALUMINUM FRAMED SLIDING DOORS. REFER TO DOOR SCHEDULES



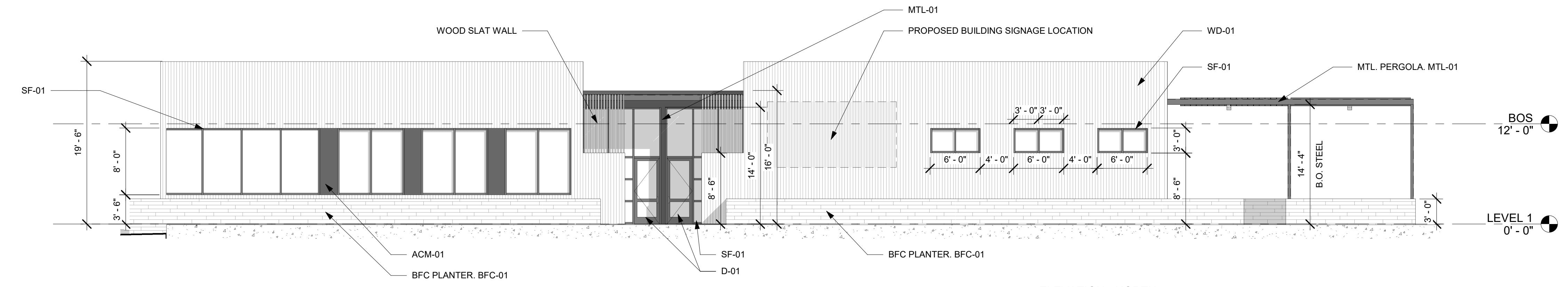
④ ELEVATION - WEST
 1/8" = 1'-0"



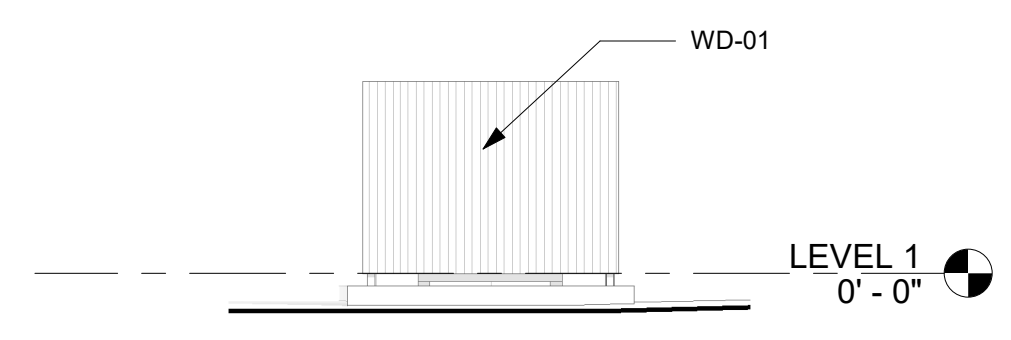
③ ELEVATION - EAST
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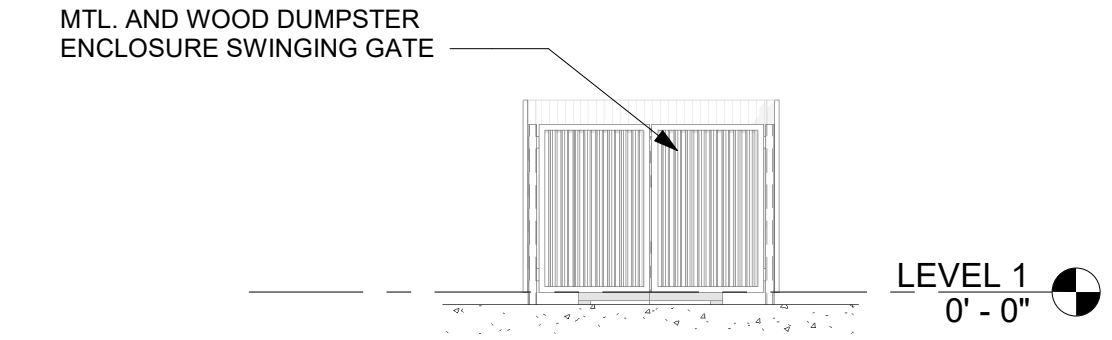
② ELEVATION - SOUTH
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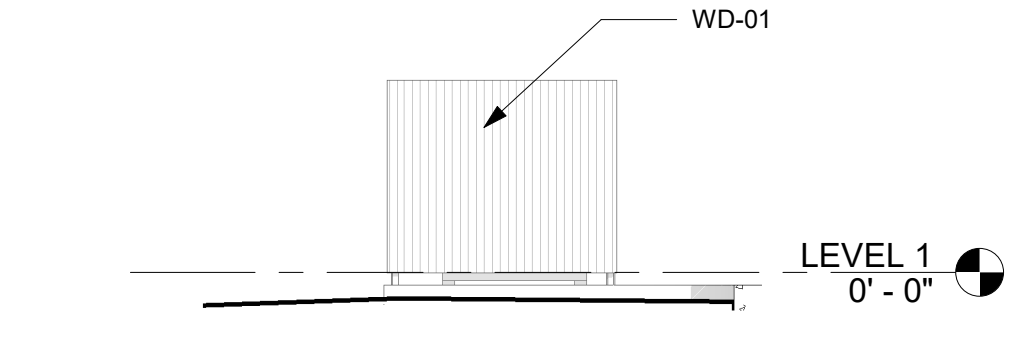
① ELEVATION - NORTH
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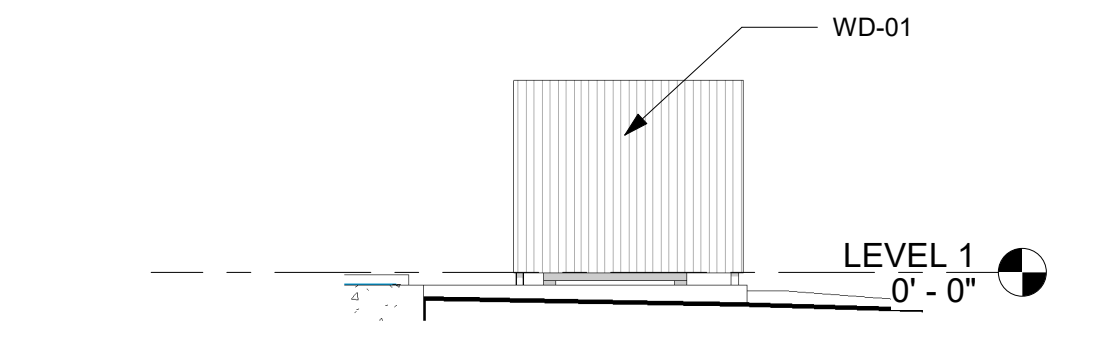
⑨ DUMPSTER ENCLOSURE - WEST ELEV.
 1/8" = 1'-0"



⑧ DUMPSTER ENCLOSURE - EAST ELEV.
 1/8" = 1'-0"



⑦ DUMPSTER ENCLOSURE - SOUTH ELEV.
 1/8" = 1'-0"



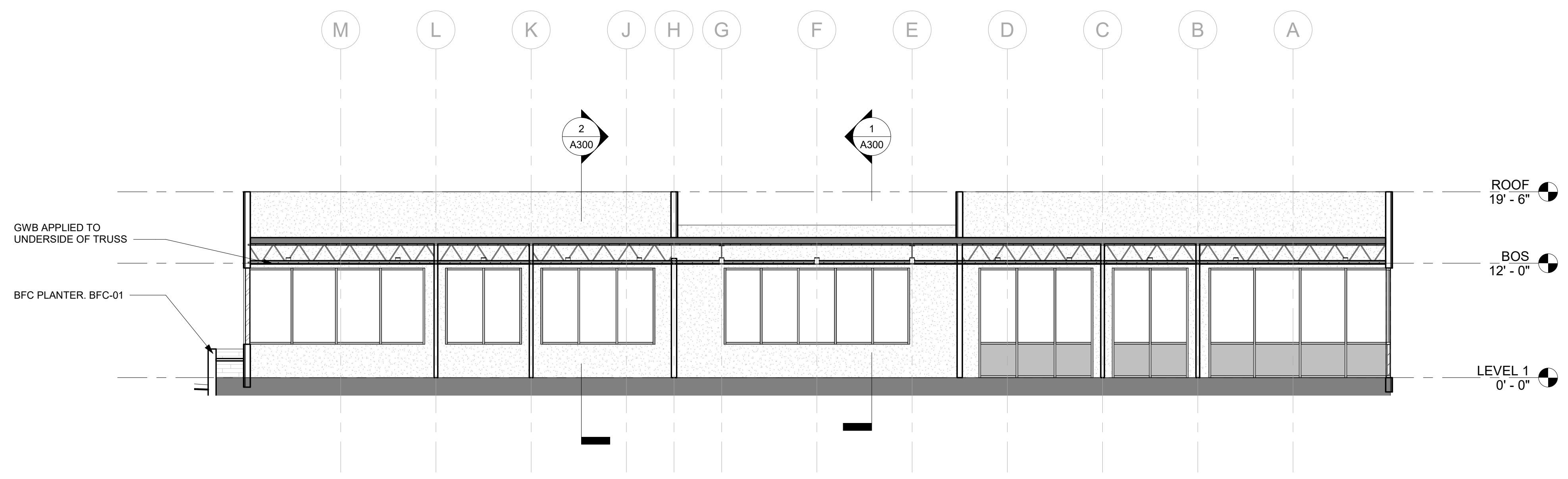
⑥ DUMPSTER ENCLOSURE - NORTH ELEV.
 1/8" = 1'-0"

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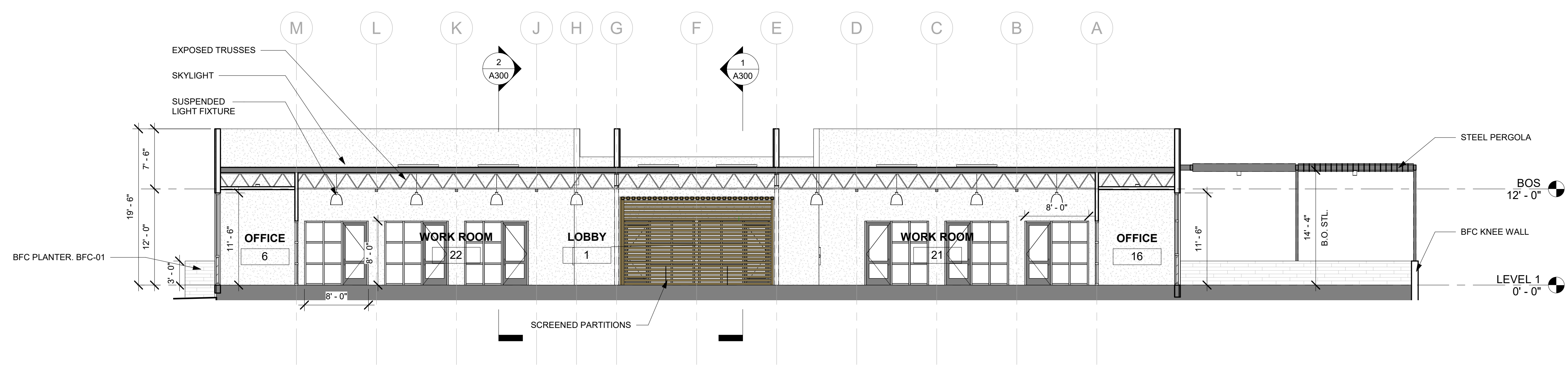
REVISIONS

No.	Description	Date

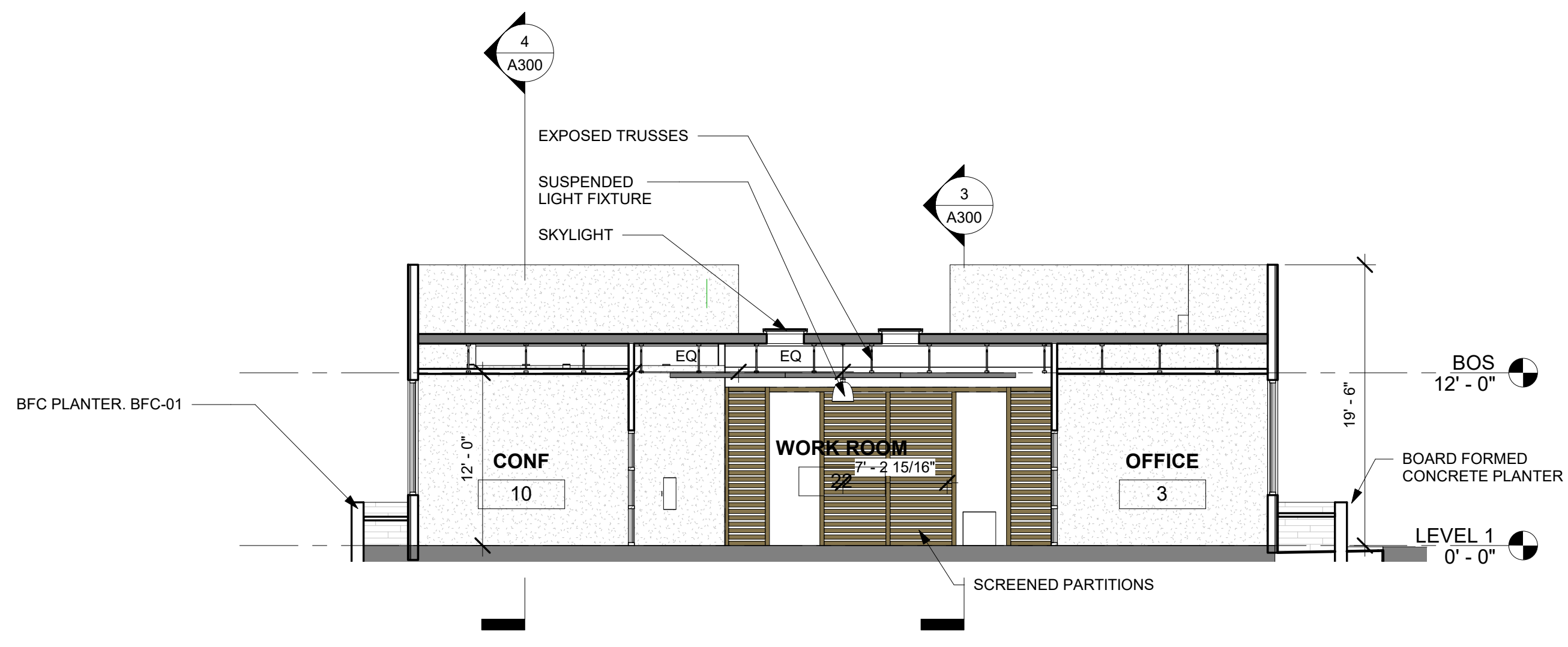
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BUILDING SECTIONS
 DWG INFO
 PROJECT: 2004
 ISSUE DATE: 05/13/2022
 DRAWN BY: SS
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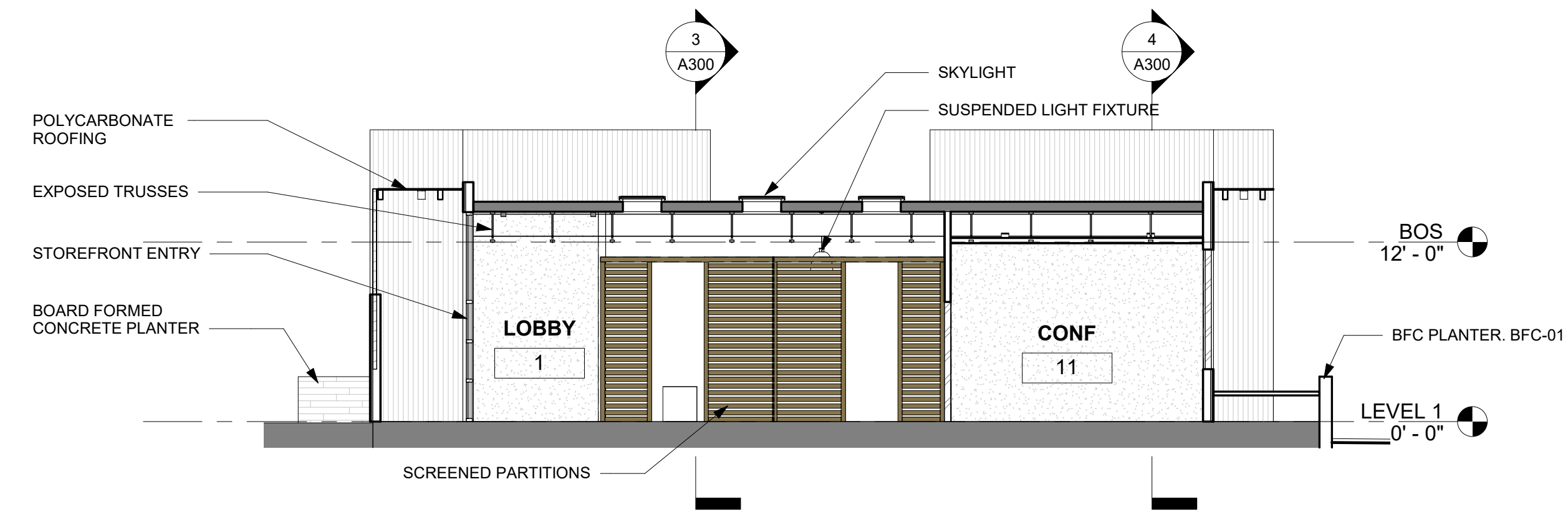
4 BLDG. SECTION 04
 1/8" = 1'-0"



3 BLDG. SECTION 03
 1/8" = 1'-0"



2 BLDG. SECTION 02
 1/8" = 1'-0"



1 BLDG. SECTION 01
 1/8" = 1'-0"



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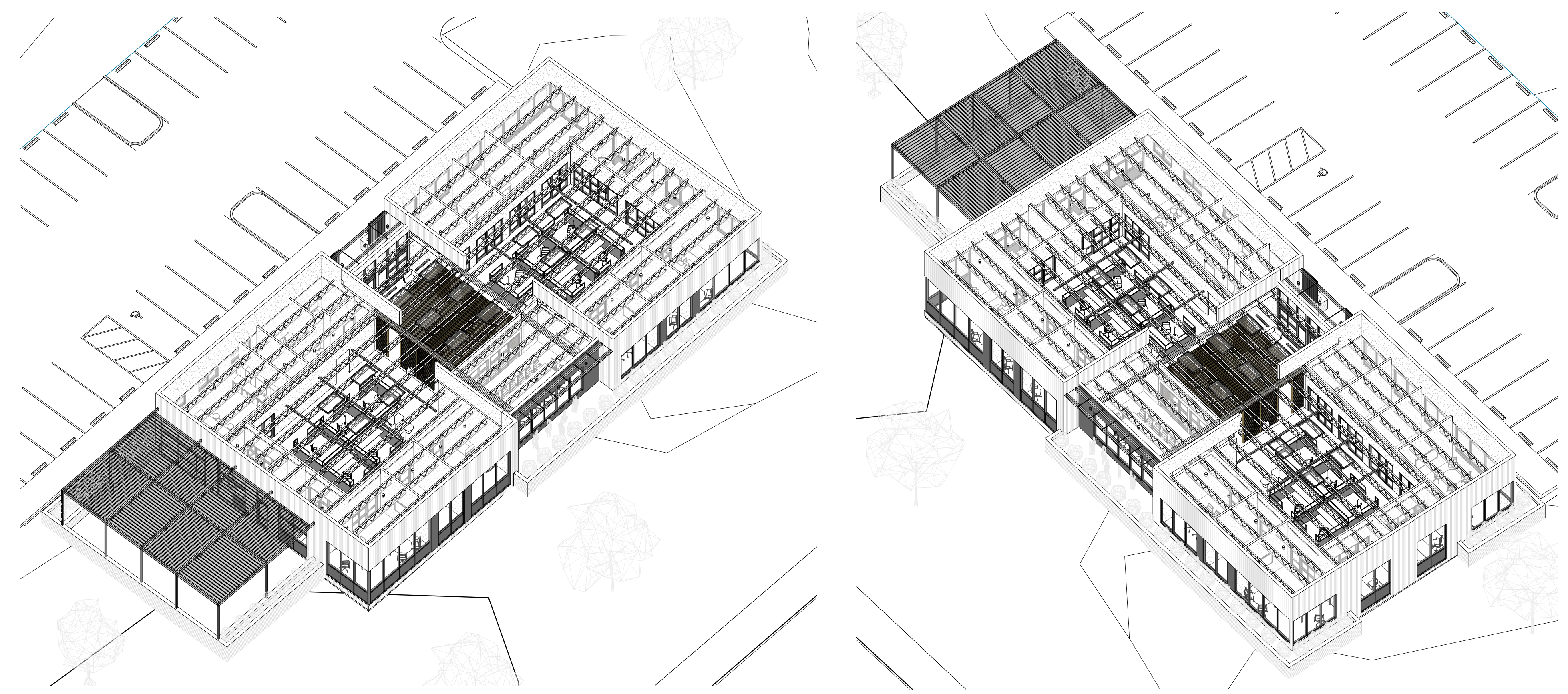
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No.	Description	Date

SHEET TITLE
3D VIEWS

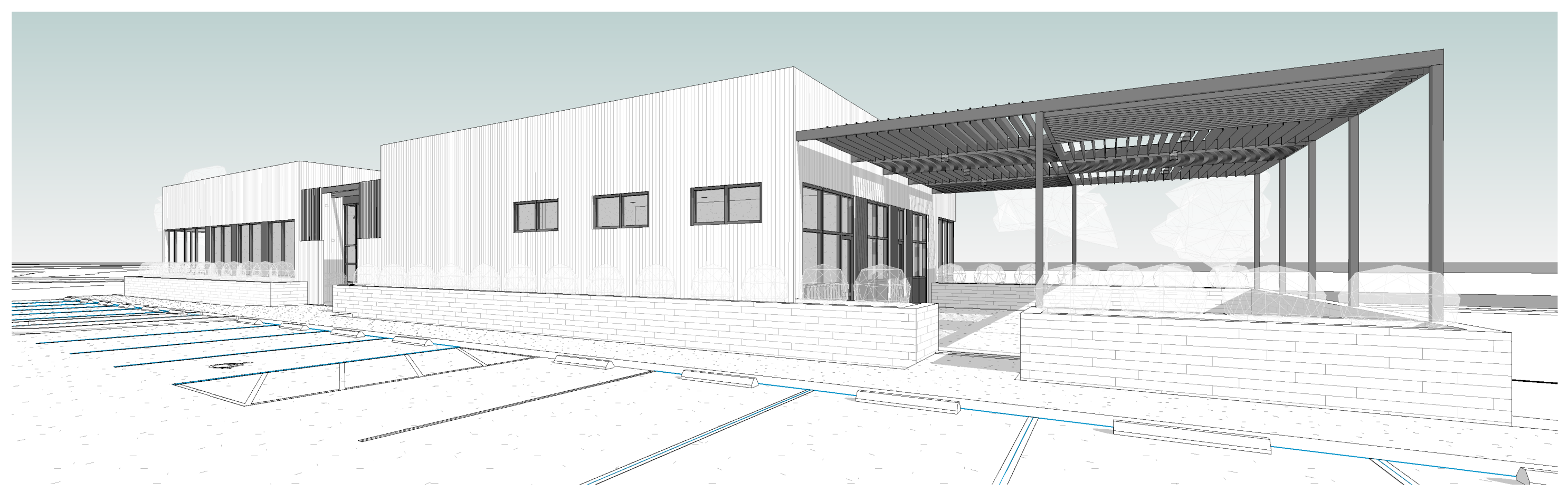
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ISSUE DATE: 05/13/2022
DRAWN BY: SS
CHECKED BY: SS

SHEET A900

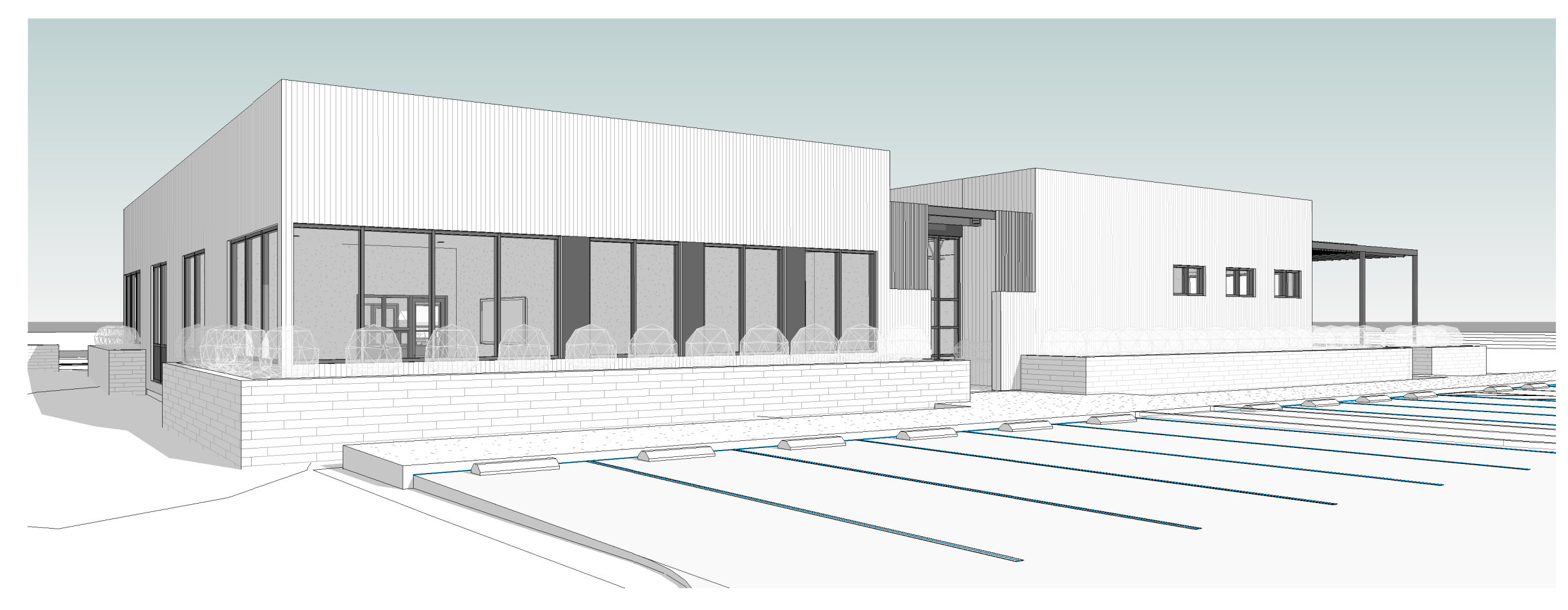


3D View 6

3D View 5



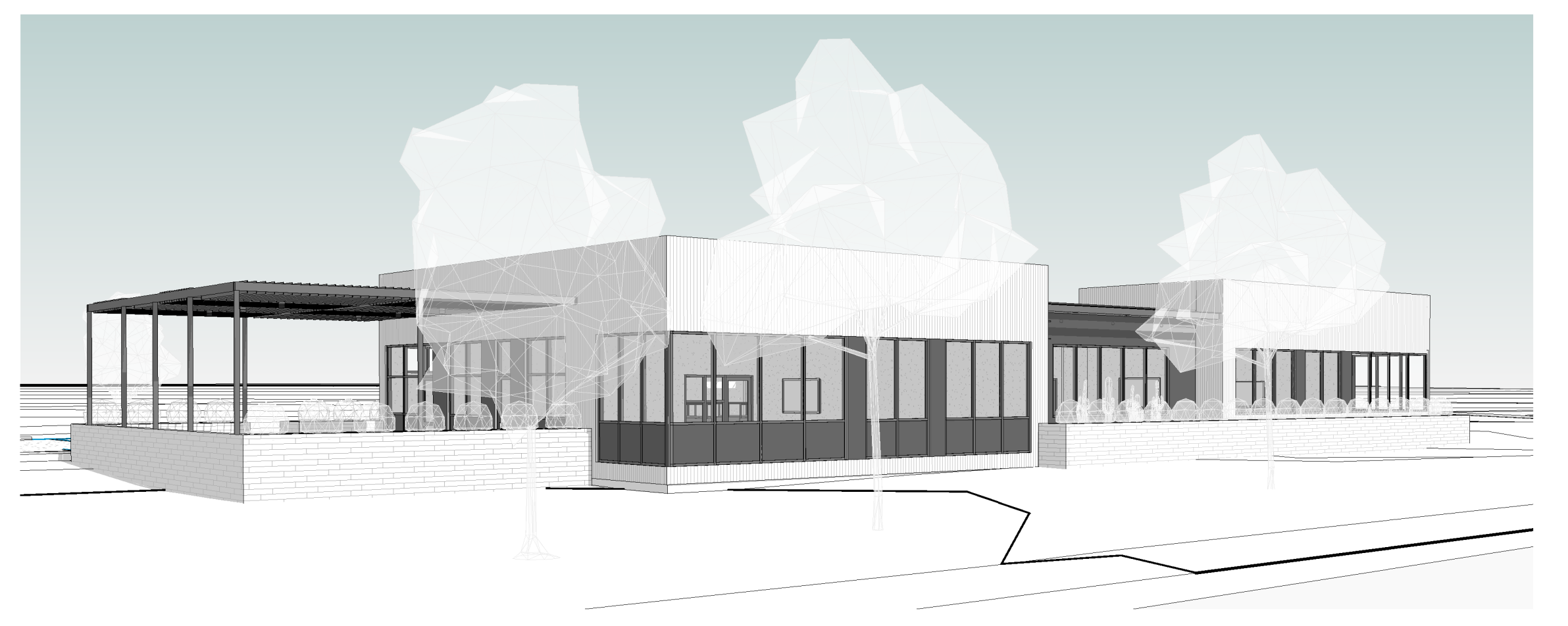
3D View 4



3D View 3



3D View 2



3D View 1



Stephenville Corporate Office – Lighting Design Narrative

Lighting design scope only includes lighting attached to the exterior of building, site, and landscape. Contractor to verify all narrated components are covered in pricing exercise and provide allowances for any owner-requested or other added items.

- Parking Lighting
 - Contemporary 20' linear poles and rectilinear post top reference linear elements from the building. Houseside shield added to block lighting from trespassing onto residential property and front of building through building windows. Use (8) Type X1 - Ligman ULI-21331-105W-T4-W30-01-20'-120/277V-DIM-HSS. Dimming capabilities allow for gradual dimming throughout the evening/nighttime. Contractor to add exterior dimmable lighting to interior lighting dimming control panel. Or if there is not interior dimming system, ensure one is provided for the exterior zones. Ensure an astronomical timeclock is included with the system,
- Building Façade
 - Option 1:
 - Building façade continuous linear wall grazers, mounted to top of wood façade, detail for mounting yet to be determined however this would incorporate either U-shaped channel in which the linear lighting would sit, or the linear lighting would be affixed to the façade on small standoffs (no more than 2”) and an L-bracket would act as a shield to prevent direct view of the lighting diodes from most viewing angles. Linear lighting effect is to evenly graze down the vertical wood elements of the façade and lights the sidewalks, planters, and ground plane. Solution would comply with Dark Sky requirements. Use (311ft) Type X4 - Lumenpulse LOG RO-120-48-30K-15x25-WAM2-SI-DIM-ETE for pricing estimates.
 - Throughout the course of the evening to nighttime, the lighting around the perimeter of the building will dim down gradually to a minimum value.
 - Option 2: - either Type X3.2 or X3.3
 1. Option 2a - Keeping in context with the surrounding community, sconces with a curved mounting element in black finish are selected pricing. Use (23) Type X3.2 Barn Light Electric BLE-G-SBD14-100-G22-980-NA-NA-NA-NA-LED11-3000K-FL. Sconces illuminate down the vertical wood elements set 12ft distance from each other. South wall has two sconces 6ft apart. Remote driver

allows flat plate attachment to facade.

2. Option 2b – Simple square sconce selection to work with linear elements of the building and parking fixture head style. With respect to Dark Sky requirements, sconces will illuminate down. Dimming capabilities allows for gradual dimming. Use (23) Modern Forms WS-W9201-3000K-AL

- Entry vestibule:
 - Option 1:
 - Entry vestibule features linear wall grazers illuminating down the vertical wood elements. Use (2) Type X4 - Lumenpulse LOG RO-120-48-30K-15x25-WAM2-SI-DIM-ETE for pricing estimates.
 - Option 2:
 - Entry vestibule features two sconces (one on opposite walls) illuminating down to planting and ground plane. Use (2) Type X4.2 - Ligman UMV-30001-11W-W-W30-01-120/277V-DIM.
- Patio Lighting
 - Option 1:
 1. Simple stem mounted pendant downlights, mounted to underside of trellis beam. Tegan Lighting offers a variety of monopoint glass designs, or simple cylinders. For decorative styles, an upper disk is available to block any light from spilling upward. Dimming available. Use (5) Type X4.1 - Tegan Lighting EX5-K-P24-4MP-RGS-SEC-BAG-BLK-DS-BLK-D-DM-60W-120/277-IP66-LRPSE-GY for pricing.
 - Option 2:
 1. In conjunction with building façade option 2, the patio will carry with downlighting sconces mounted onto posts. Fixtures have dimming capabilities to create desired ambiance. Use (6) Ligman UMV-30001-11W-W-W30-01-120/277V-DIM for pricing.
 - Option 3:
 1. Fixture selection offers a festive distraction where occupants come to relax and detach. This option features a Tegan catenary system running length of 30ft (x3) with (14 x 3 = 42) fixtures placed 2ft from each other. Mounted onto the trellis posts and building wall, these dimmable catenary fixtures can have an upper disk to block any light from spilling upward. Use Tegan EX-C-BLK cable, with EX-EX-BLK endcaps, EX-SOBR-BLK standoff brackets, and either EX-SWB-2-BLK mounting brackets, or EX-TSEB-BLK tension end bracket, and EX-PF-BLK power feed for remote power supply, and (21) EX5-K-C-SEC-BAG-BLK fixtures with D-DM-240W-120/277-IP66-LRPSE-GY remote power supply.

- Accent Landscape Lighting
 - Tree Lighting - Tree mounted adjustable downlights on two trees on opposite ends of the building. Use (12) Type X2 - Inter-lux E90520-W-60 fixtures with remote driver (2) SOLO100W-500 and fixing kit (12) E99802.
 1. North tree has 7 fixtures.
 2. South tree has 5 fixtures.
 - Patio Planters – utilize accent lighting to illuminate down onto planting. Use (5) Type X5 - Holm aLNC-6-ZD-1LED-24-FB with remote driver.
 - Signage Lighting – Linear fixture grazing signage down with dimming capabilities. Use (1) Type X6 - GVA Lighting STR9-G3-length per length of sign-CM-3W-3000K-20X60-AC-internal louver. Include remote driver in pricing.
- Architectural Lighting Controls
 - All lighting fixtures will be on a lighting control system. Each fixture type will be controlled separately. Scenes will be programmed to run via astronomical time clock with an override keypad located within the building. In addition, the architectural lighting controls can be overridden during times of night events. Energy saving scenes used at late night and early morning where only fixtures required for safety purposes are used. All lighting controls must comply with IECC 2015 or the latest IECC adopted by the local jurisdiction.



DATES: 6-May-22 Permit Issue

Stephenville Corporate Office - Stephenville, TX

LIGHTING EQUIPMENT SCHEDULE

PART I - GENERAL NOTES

- 1 Lighting drawings and their scheduled data are intended as design drawings indicating light fixture types and exact locations, and are not to be interpreted as engineering drawings. Also see electrical drawings for other lighting and further information.
- 2 No substitution of material or equipment noted on the drawings and in the equipment schedule will be made without specific approval by the ELDS. All items marked "Approved Equal" must be approved by ELDS prior to being considered for bid pricing, purchase or installation.
- 3 All items in the following specifications (light fixtures & dimming equipment) shall be included in submittal review. NOTE: A specified item not included in the submittal package shall not be considered omitted from the project. An additional fixture item not included in the specification but submitted in the submittal package shall not be considered an approved item unless specifically stamped as such.
- 4 The lighting design meets the 2019 I.E.C. Energy Conservation Code (ASHRAE/IES 90.1-2019). Any changes to the design by the electrical contractor, general contractor or others may cause non-compliance. ELDS is not responsible for contractor-initiated changes not approved by ELDS. Electrical code compliance and local governing regulations are the responsibility of the electrical engineer/installation contractor as are any required inspections.
- 5 Coordinate above-ceiling clearances required for specified fixtures with other trades. Notify Lighting Designer and Architect of any dimensional discrepancies encountered prior to installation.
- 6 All equipment listed is to be installed in accordance with the manufacturer's printed instructions and in compliance with local and national electrical codes.
- 7 All linear lighting (LED, cathode fluorescent or xenon) lengths must be field verified prior to order to achieve continuous coverage as shown on lighting (L, LD or LI) drawings.
- 8 Recessed fixture housing "throat", which projects through ceiling hole, must be flush with bottom of hole at the ceiling line to allow proper installation of reflector cones. Recessed light fixture housings must be properly secured to structure so that when cones are installed fixture does not move upwards. Fixture must not merely rest on top of ceiling but must be affixed per code requirements.
- 9 All lamps must be new and substantially unused at time of punch-list. Temporary lamps or fixtures are required for use during construction. Fluorescent sources on dimming ballasts must be burned for 100 hours at full before dimming. LED sources must be operated and observed for imperfections between 100 and 150 hours of burn time. LED sources that are schedule to dim, must be dimmed to their lowest level and operated there for at least 24 hours, then viewed for imperfections. Contractor to advise ELDS of observations of these results (flickering, burned out sections or nodes, color temperature shift, etc.) after the prescribed burn-in times.
- 10 Recessed light fixture reflector cones/trims must not be installed when ceiling is wet from plaster or paint (only install in dry ceilings to prevent cones from adhering to ceiling). Any damage to the cones or ceiling finish will be the responsibility of the Contractor. No silicone or other adhesive product foreign to the fixture shall be used to permanently affix the cones to the housing and/or ceiling. Any damage caused by such product (either during or subsequent to installation) shall be the responsibility of the electrical contractor.
- 11 Contractor to coordinate final aiming and dimming levels with ELDS during period of punch-list. A minimum of 3-weeks notice is required to schedule this procedure. Contractor shall provide ladders or equipment as necessary, and coordinate presence of electricians or other trades as required. A minimum of two electricians very familiar with the job will be required to be on-site throughout the final aiming and tuning process. Contractor to provide fixture access and aiming assistance during this period. Check with ELDS for an estimated duration of this process (minimum 3 evenings, 8 hours each), include in labor bid.
- 12 Contractor is to follow all manufacturer's installation instructions. For any questions regarding fixture installation, contact manufacturer for directions. ELDS is not responsible for any damages associated with incorrectly installed product.
- 13 The lighting equipment for this project has been specified in the month and year listed above. Due to the rapid development in lighting technology, if the lighting for this project is not ordered within 12 months of this date, ELDS will require a technology current review (TCR) A TCR ensures that the products previously specified are not obsolete, and advises if newer generations of the product are now available and advisable. This process prevents outdated materials from being included on the job. If a TCR is not requested within 3 months of fixture order, and a fixture is not available, obsolete, or otherwise outdated, it will become the responsibility of the contractor to troubleshoot any issues associated with the fixture due to these reasons.
- 14 All fixture indicated to be on the dimming system, must dim. Contractor to supply any emergency egress lighting power transfer relays necessary to integrate dimmed circuits into dimming system and allow dimming of fixtures during normal power condition. Consult MEP for more information. Provide UL924 emergency power transfer relays as required.
- 15 Essential Light requires an invitation to the contractor bid meeting, construction kick-off meeting or any other meeting where installation particulars can be discussed early in the process. Failure to discuss such details early may result in incorrect installation. ELDS is not responsible for any incorrect installation or for contractor not following manufacturer's installation instructions. If written instructions are not found within the luminaire packing materials, contractor is to source instructions online, and/or request written instructions.
- 16 For all LED fixtures, percent amplitude modulation (percent flicker) must be less than 30 percent at frequencies less than 200Hz.
- 17 Lighting drawings indicate luminaire locations and mounting style, it is the responsibility of the contractor to install in a manner that is clean and consistent with any design notes indicated. Wiring and conduit routing is per contractor and should be clean and consistent with any design notes indicated.

PART II - LIGHTING EQUIPMENT SCHEDULE

Type	Description	Manufacturer/Catalog #	Source	Watts	Volts	Location	Finish	Dimming Protocol	Design Team Notes	Contractor Notes
X1	Pole linear post top Type 4 distribution with house side shield	Ligman LEL-2133-105w-14-W30-01 (Finish TBD)-20'-120/277V-DIM HSS	LED 3000K 80 CRI 1400 Lumens Type 4 distribution	105W	120/277V	Site Parking	TBD	0-10V	Coordinate with team fixture finish.	
X2	Free mounted LED downlight	Inter-lux E30523-W-60 with remote driver SOL0100W-500 and fixing kit EP9802	LED 3000K 80 CRI 659 Lumens	6W	voltage	Site Trees	Black Aluminum	0-10V		
X3.1	Linear LED wall grazer	Luminaire LOG R0-120-48-30K-15X25-WAM2-SI-DIM-ETE	LED 3000K 80 CRI 464 Lumens per foot	8.5w/ft	120V	Building Façade	Silver Sandek	0-10V		
X3.2	Wall mounted square LED downlighting sconce	Barn Light Electric BLE-G-SB012-100 Finish-G22-900-NA-NA-NA-NA-LED1-3000K-FL with LMD25-driver	LED 3000K 90 CRI 850 Lumens	11W	voltage	Building Façade	Antracite Grey Aluminum	0-10V		
X3.3	Wall mounted square LED downlighting sconce	Modern Forms MF-W920L-3000K-AL	LED 3000K 90 CRI 187 Lumens	16.5W	120-277V	Building Façade	Brushed Aluminum	0-10V; 5%		
X4.1	Rigid stem monopoint LED with amber gem, clear glass envelope, and black disk shade	Tegan Lighting EX5-A-P24-4MP-RG5-SEC-BAG-BLK-DS-BLK with remote driver	LED 2700K 82-85 CRI 500 Lumens	5W	24VDC	Deck	Powdercoated Black	0-10V		
X4.2	Wall mounted square downlighting sconce	Ligman LMV-3000-14w-W-300-01-12/0/277V-DIM	LED 3000K 80 CRI 976 Lumens	11W	120/277V	Deck	Black	0-10V		
X4.3	Caterary LED with amber gem and clear glass envelope	Tegan Lighting EX5-A-C-SEC-BAG-BLK with remote driver	LED 2700K 82-85 CRI 500 Lumens	5W	24VDC	Deck	Black	0-10V		
X5	Slake mounted LED fixture	Helm ALNC-6-Z0-LED-24-FB with remote driver	LED 2700K 83 CRI 73 Lumens	2W	10-15V	Planting Bed	Black			
X6	Linear LED grazer downlighting	GVA Lighting STRP-G3-900-DM-3W-3000K (TBD)-200k-Optics (TBD)-voltage-louwer	LED 3000K 80 CRI 720 Lumens per foot	3w/ft	120-277V	Signage	Black	0-10V		



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1	PERMIT ISSUE	05/13/2022

SHEET TITLE

LIGHTING
SCHEDULE

DWG INFO

PROJECT: 2022-01
ISSUE DATE: 01/07/2022
DRAWN BY: DN
CHECKED BY: DN, JK

SHEET **LT1.1**



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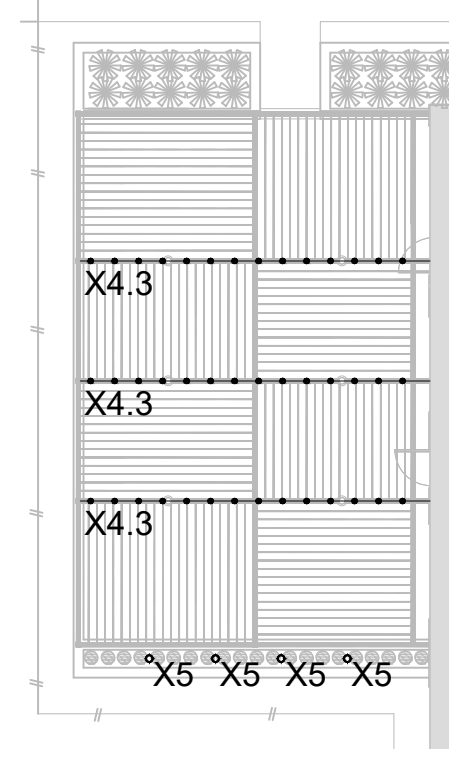
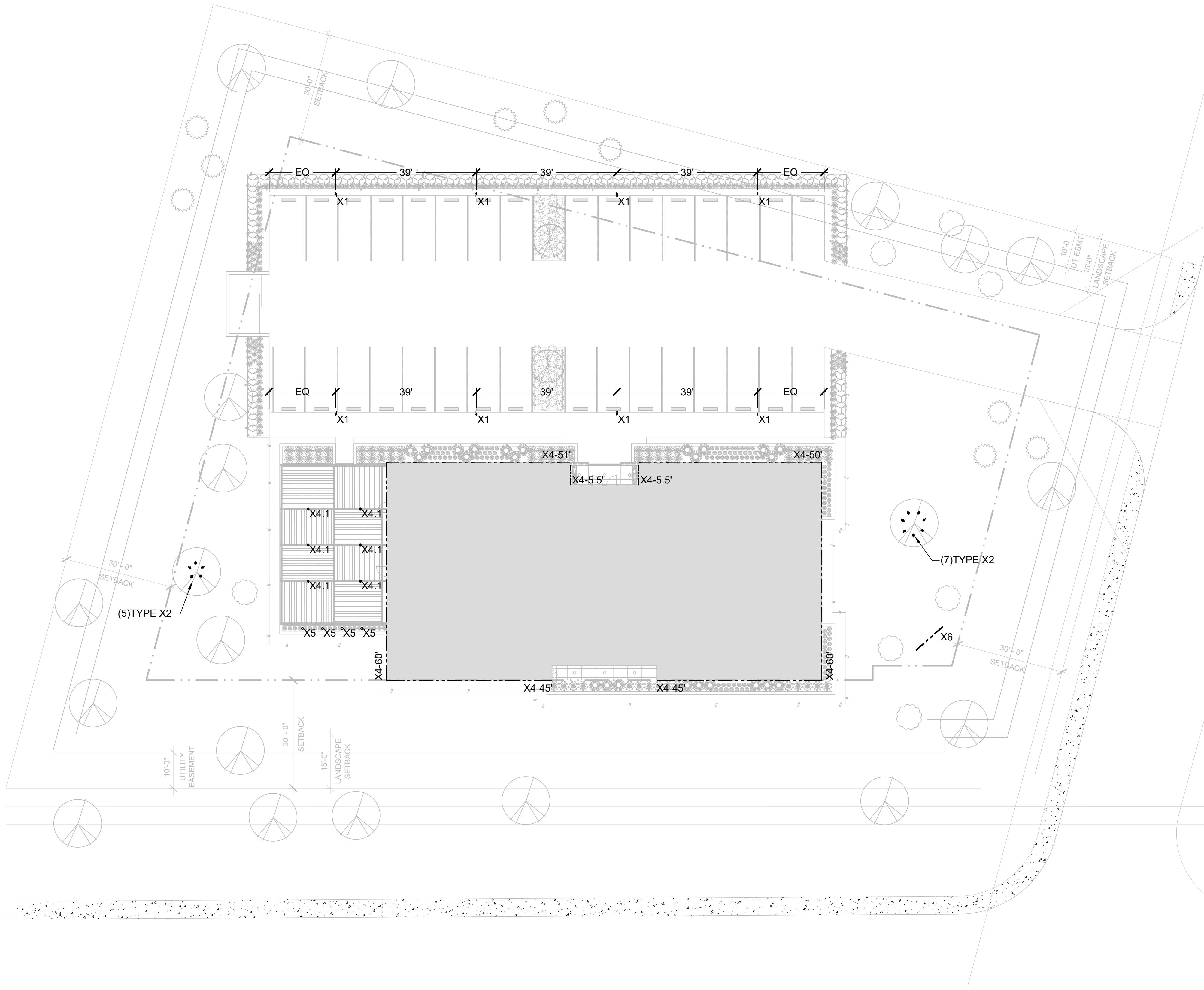
SHEET TITLE
 SITE LIGHTING
 PLANS

DWG INFO
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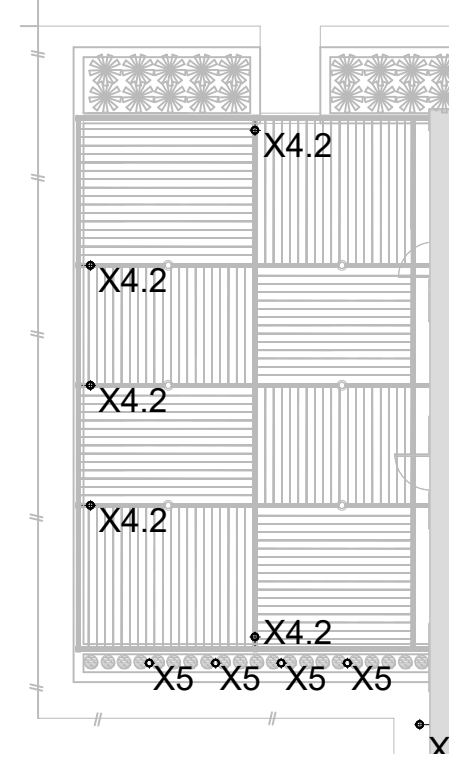
SHEET LT1.1

Lighting Legend

- Wall Mounted Adjustable
- Wall Mounted Ceiling Wash
- Ceiling Mounted Adjustable
- Ceiling Mounted Wallwash
- Recessed Adjustable Accent
- Recessed Fixture
- Recessed Wall Washer
- Recessed Double Wall Washer
- Recessed Corner Wall Washer
- Wall Mounted Fixture
- Stake Mounted Fixture
- Surface Mounted Fixture
- Decorative Wall Sconce
- Decorative Pendant, Chandelier or Ceiling Mount
- Decorative Table or Floor Lamp
- PAR Cove Lighting
- Linear Lighting (Horizontal)
- Linear Lighting (Vertical)
- Track Fixture
- Fluorescent Strip
- Recessed 1x4
- Recessed 2x2
- Recessed 2x4
- Recessed 1x4 with louver
- Wall Mounted Linear Strip w/Lens
- Suspended Linear
- Fiber Optic Illuminator - must be accessible
- Stem Mounted Rectangular Accent
- Ceiling Mounted Rectangular Accent
- Recessed Rectangular Wall Washer
- Step Light
- Well Light
- Stake Mounted Adjustable
- Stake Mounted Horiz/Linear/Adjustable
- Fan with Light Kit
- Pole Mounted Single Head
- Pole Mounted Double Head - Back to Back
- Bollard
- Exit Sign
- Remote Transformer (xxx=VA Rating)
- Dimmed Floor Receptacle (NEMA 6-20R Note 2)
- Dimmed Duplex Receptacle (NEMA 6-20R Note 2)
- Wallbox Dimmer or Switch
- Remote Keypad
- Partition Control
- Lighting Control Panel - Dimmer Rack



1 PATIO LIGHTING PLAN - OPTION 3
 1/16" = 1'-0"



1 PATIO LIGHTING PLAN - OPTION 2
 1/16" = 1'-0"

1 SITE LIGHTING PLAN - BUILDING FACADE OPTION 1
 1/16" = 1'-0"



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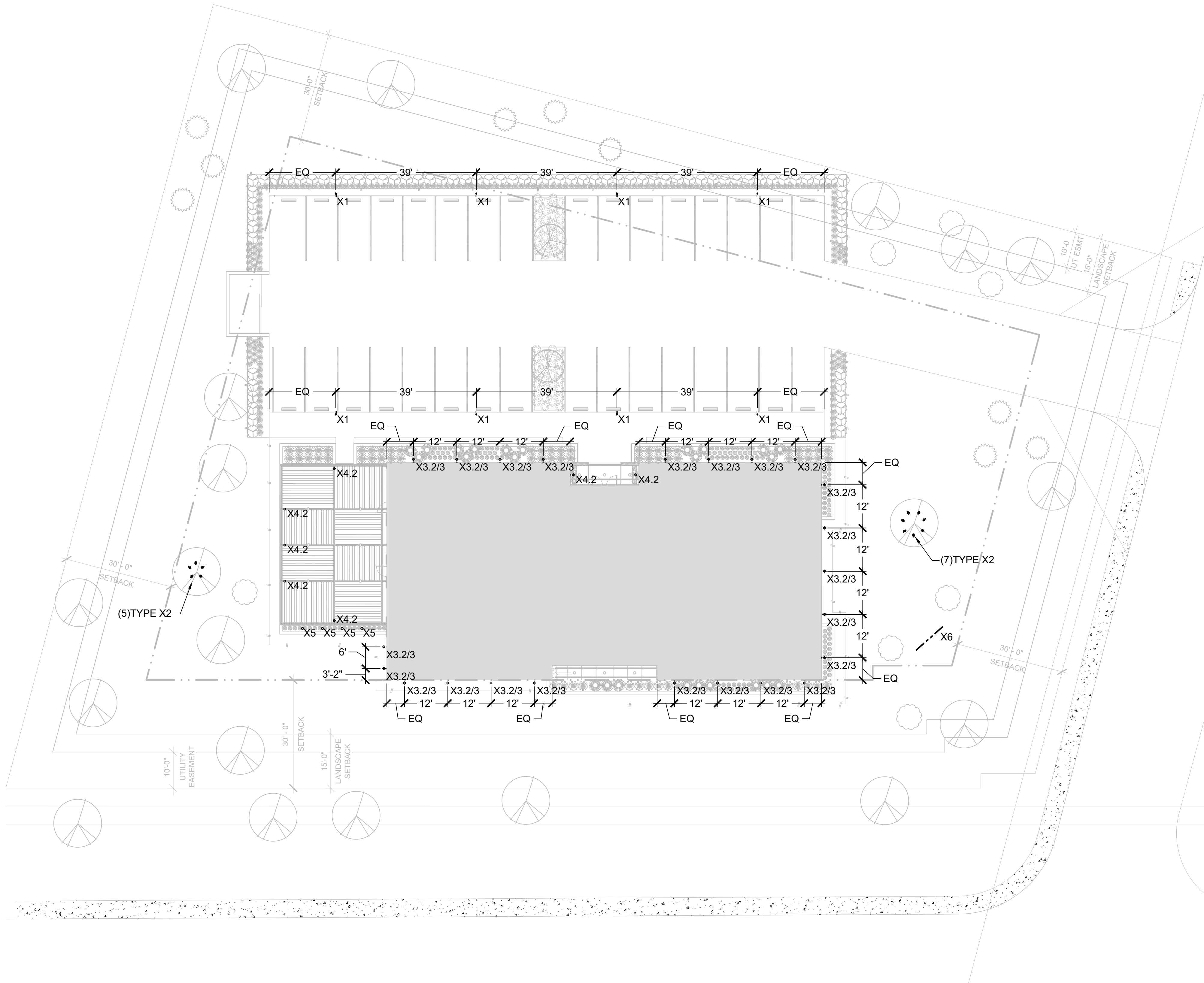
SHEET TITLE
**SITE LIGHTING
PLANS**

DWG INFO
PROJECT: 2022-01
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DRAWN BY: DN
CHECKED BY: DN, JK

SHEET **LT1.2**

Lighting Legend

- Wall Mounted Adjustable
- ⊙ Wall Mounted Ceiling Wash
- ⊙ Ceiling Mounted Adjustable
- ⊙ Ceiling Mounted Wallwash
- ⊙ Recessed Adjustable Accent
- Recessed Fixture
- ⊙ Recessed Wall Washer
- ⊙ Recessed Double Wall Washer
- ⊙ Recessed Corner Wall Washer
- ⊙ Wall Mounted Fixture
- ⊙ Stake Mounted Fixture
- ⊙ Surface Mounted Fixture
- ⊙ Decorative Wall Sconce
- ⊙ Decorative Pendant, Chandelier or Ceiling Mount
- ⊙ Decorative Table or Floor Lamp
- PAR Cove Lighting
- Linear Lighting (Horizontal)
- Linear Lighting (Vertical)
- Track Fixture
- Fluorescent Strip
- Recessed 1x4
- Recessed 2x2
- Recessed 2x4
- ▨ Recessed 1x4 with louver
- ▨ Wall Mounted Linear Strip w/Lens
- ▨ Suspended Linear
- ▨ Fiber Optic Illuminator - must be accessible
- ⊙ Stem Mounted Rectangular Accent
- ⊙ Ceiling Mounted Rectangular Accent
- ⊙ Recessed Rectangular Wall Washer
- ⊙ Step Light
- ⊙ Well Light
- ⊙ Stake Mounted Adjustable
- ⊙ Stake Mounted Horiz/Linear/Adjustable
- ⊙ Fan with Light Kit
- ⊙ Pole Mounted Single Head
- ⊙ Pole Mounted Double Head - Back to Back
- ⊙ Bollard
- ⊙ Exit Sign
- ⊙ Remote Transformer (xxx=VA Rating)
- ⊙ Dimmed Floor Receptacle (NEMA 6-20R Note 2)
- ⊙ Dimmed Duplex Receptacle (NEMA 6-20R Note 2)
- ⊙ Wallbox Dimmer or Switch
- ⊙ Remote Keypad
- ⊙ Partition Control
- ⊙ Lighting Control Panel - Dimmer Rack



1 SITE LIGHTING PLAN - BUILDING FACADE OPTION 2
1/16" = 1'-0"

Project: Stephenville Office
 CREO Project #: 2004
 Project Schedule - DRAFT
 04/29/2022 (Revision 01)

			2022												2023		
			APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEB - JULY	AUGUST	SEPTEMBER		
Proposal / Contractor Solicitation																	
	Start:	5/2/2022															
	Finish:	6/15/2022															
	Milestones:																
	Solicit Design Consultant Proposals	5/9/2022															
	PRELIMINARY ZONING HEARING	5/18/2022															
	COUNCIL MEETING (ZONING APPROVAL)	6/6/2022															
	Prelim Pricing From Potential Contractors	6/15/2022															
Consultant Design Development (DD)																	
	Start:	6/16/2022															
	Finish:	8/15/2022															
	Milestones:																
	DD Worksession #1	6/16/2022															
	Consultant Design Narrative For Pricing	7/14/2022															
	100 % DD / Updated Pricing	8/15/2022															
Construction Documents (CD)																	
	Start:	8/16/2022															
	Finish:	5/25/2022															
	Milestones:																
	CD Worksession #1	8/28/2022															
	50% CD Package	9/13/2022															
	95% CD Package	10/16/2022															
	Final CD Package / PERMIT SET ISSUED	10/30/2022															
Bidding and Contracting																	
	Start:	11/1/2022															
	Finish:	11/30/2022															
Contract Administration (CA)																	
	(Estimate Only)																
	Start: PERMIT ISSUED	12/1/2022															
	Finish:	9/1/2023															



February 23, 2022

30217554.00

Mr. Justin Haschke

Stephenville, TX 76401

RE: Traffic Impact Summary
 BMY Stephenville Office
 Pecan Hill Dr. and FM 988

Dear Mr. Haschke,

Based on our review of the City of Stephenville Engineering Standards Manual, a traffic impact analysis is not required for the proposed land use unless the office facility generates more than 500 average daily trips, the development consists of over 100 acres, or the proposed work changes the city's throughfare plan. None of these scenarios apply to the proposed BMY office development.

The proposed development will consist of an approximate 6,800 square foot single tenant office/professional services building. A summary of the traffic impact from this development is shown below, derived from the 11th edition of the Institute of Transportation (ITE) trip generation manual.

ITE#	Main LU Type	Sub LU Type	Method	Units	Unit Type
715	Office	Single Tenant Office Building (Pk Hr, AM & PM)	Linear Rate	6.8	1,000 Square Feet Gross Floor Area

Weekday			AM Peak			PM Peak		
Daily	In	Out	Total	In	Out	Total	In	Out
77	38	38	12	11	1	12	2	10

Based on this summary, it is our opinion that the traffic generated from this development will have a negligible impact on the City of Stephenville's thoroughfare system.

If you should have any questions about the information contained herein, please do not hesitate to contact our WGI office for clarification.

Regards,

WGI, Inc.

Dustan DeWinne, P.E.
 Asst. Team Leader



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Address DALLAS, TEXAS 75203
Phone (469) 458-3514
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e-mail INFO@AGGLOBALUS

Consultant
Address
Phone
Fax
e-mail



CLIENT
NAME: Justin Haschke
ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office

PROJECT KEY

ARCHITECT STAMP

NOT FOR CONSTRUCTION
FOR PD REGULATORY
APPROVAL ONLY

REVISIONS

No.	Description	Date
1	PD REVISION	5/16/22

SHEET TITLE
DRAWING INFORMATION

DWG INFO
PROJECT: 2004
ISSUE DATE: 03/14/2022
DRAWN BY: JRP
CHECKED BY: DDG

SHEET **LP001**

GENERAL LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS ARE TO BE PLANTED WITHIN .1' OF PROPOSED FINISH GRADE AND FREE FROM ALL TRASH AND DEBRIS.

2. ALL TREES ARE TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARIFY ALL TREE PIT SIDES PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB AND AT OR SLIGHTLY ABOVE FINISH GRADE. ALL TREE PITS ARE TO HAVE A 3" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP DRESSED WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH. STAKE AND / OR GUY TREES ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

3. ROTOVATE THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6". ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY AND TILL INTO THE TOP 3" OF THE EXISTING SOIL. INSTALL ALL SHRUBS 1" ABOVE FINISH GRADE AND FERTILIZE WITH AGRI-FORM SLOW RELEASE FERTILIZER TABLETS AT THE MANUFACTURER'S RECOMMENDED RATES OF APPLICATION. TOP DRESS ALL PLANTING BEDS WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH.

4. ALL PLANTING BEDS NOT FORMED BY A CONCRETE CURB OR SIDEWALK ARE TO EDGED WITH STEEL EDGING (3/16" X 4" PAINTED GREEN) OR AN APPROVED EQUAL. ALL EDGING STAKES ARE TO BE PLACED TO THE INSIDE OF THE BED AND THE TOP OF THE EDGING IS TO BE NO LESS THAN 1" AND NO MORE THAN 1.5" ABOVE PROPOSED FINISH GRADE.

5. ALL TURF AREAS ARE TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE PLAN.

6. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS AT A RATE OF FOUR (4) POUNDS PER THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING

PLANT LEGEND

	Wax Myrtle Tree		Agave 'Blue Glow'
	Crape Myrtle - White		Spineless Prickly Pear Cactus
	Existing Tree		Lantana - New Gold
	Chinese Pistachio		Pink Muhly Grass
	Texas Sage		6 - Leucophyllum frutescens Texas Purple Sage 5G @ 36" OC
	Mexican Feathergrass		

PROJECT INFORMATION

DESCRIPTION: NEW OFFICE BUILDING

LANDSCAPE : 15-FOOT WIDE LANDSCAPE EASEMENT = 14,070 SF

SF AREAS: TOTAL SITE = 51,820 SF
PAVEMENT = 13,220 SF
BUILDING AREA = 8,635 SF
OPEN SPACE/ LANDSCAPE = 29,965 SF
TOTAL AC SF 51,820 SF

SITE FRONTAGE = PECAN HILL DRIVE = 150 LF
FM 988 NW = 285 LF

LANDSCAPE : 15% of 51,820 SF = 7,773 SF REQUIRED = 29,965 SF PROVIDED
PARKING LOT LANDSCAPE REQUIREMENTS:
1 SHADE TREE PER 12 PARKING SPACES
1 LANDSCAPED PARKING ISLAND PER 12 PARKING SPACES
MINIMUM PLANTINGS: 1000 SF OF 7,773 SF =

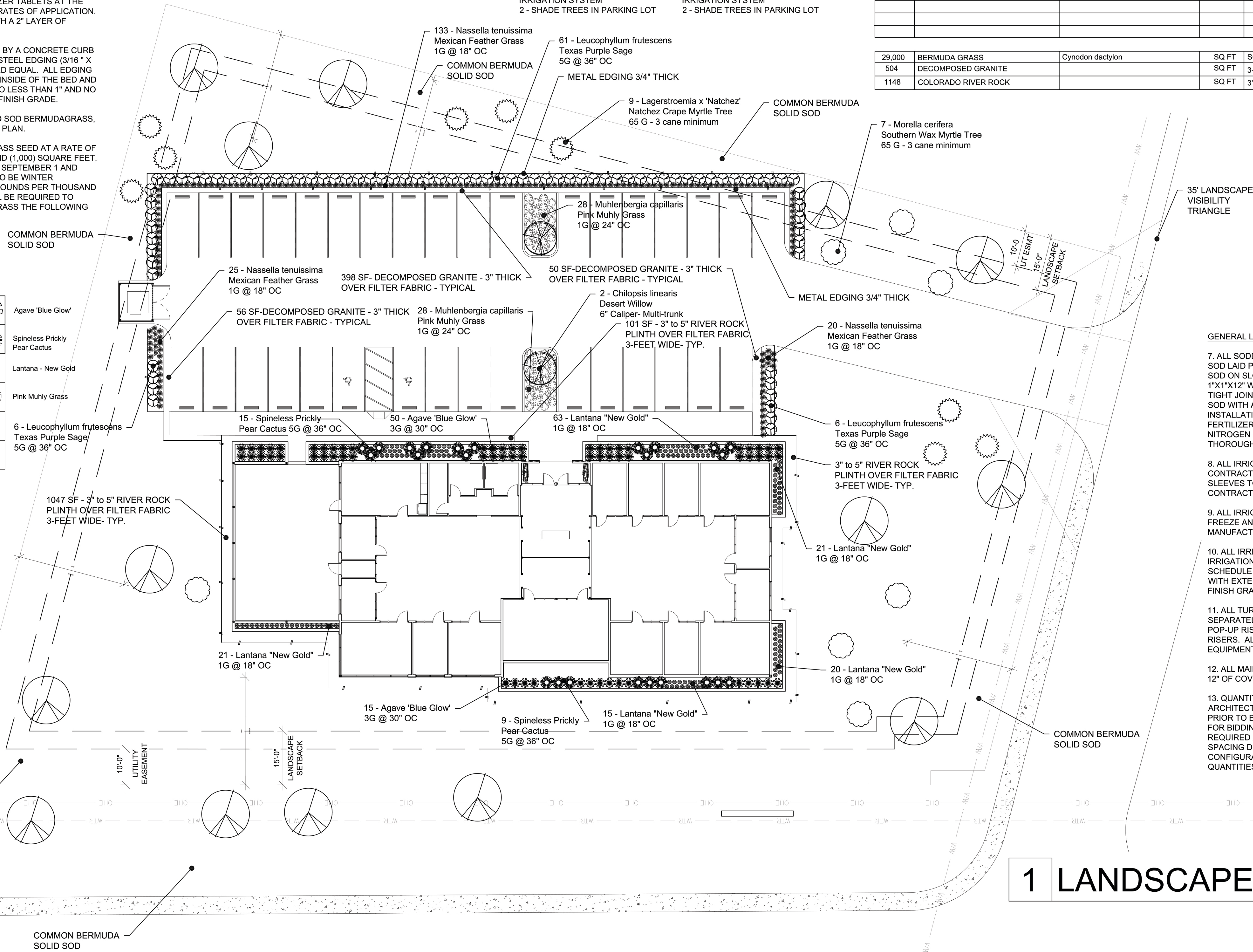
REQUIRED	PROVIDED
8 - 3" CALIPER SHADE TREES	8 - 3" CALIPER SHADE TREES(existing to remain)
16 - ORNAMENTAL TREES	16 - ORNAMENTAL TREES
IRRIGATION SYSTEM	IRRIGATION SYSTEM
2 - SHADE TREES IN PARKING LOT	2 - SHADE TREES IN PARKING LOT

NOTES:

- 1) ALL QUANTITIES ARE ESTIMATED AND ARE TO BE VERIFIED BY THE CONTRACTOR
- 2) THE CENTRAL LEADER SHALL BE INTACT.

PLANT TABULATION

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
2	DESERT WILLOW	Chilopsis linearis	6" CAL	MULTI-TRUNK; 3 CANES MINIMUM; 65 G
9	NATCHEZ CRAPE MYRTLE TREE	Lagerstroemia x 'Natchez'	6" CAL	MULTI-TRUNK; 3 CANES MINIMUM; 65 G
7	SOUTHERN WAX MYRTLE TREE	Morella cerifera	6" CAL	MULTI-TRUNK; 3 CANES MINIMUM; 65 G
178	MEXICAN FEATHERGRASS	Nassella tenuissima	1 GAL	FULL - 18-INCHES OC (2494 SF)
24	SPINELESS PRICKLY PEAR CACTUS	Opuntia ellisiana	5 GAL	FULL - 36-INCHES OC
73	TEXAS PURPLE SAGE	Leucophyllum frutescens	5 GAL	FULL - 36-INCHES OC (2494 SF)
56	PINK MUHLY GRASS	Muhlenbergia capillaris	1 GAL	FULL - 24-INCHES OC (2494 SF)
65	AGAVE 'BLUE GLOW'	Agave attenuata	3 GAL	FULL - 30-INCHES OC (2494 SF)
140	LANTANA 'NEW GOLD'	Lantana x 'New Gold'	1 GAL	FULL - 18-INCHES OC (2494 SF)
29,000	BERMUDA GRASS	Cynodon dactylon	SQ FT	SOLID SOD
504	DECOMPOSED GRANITE		SQ FT	3-INCH THICK DG OVER FILTER FABRIC
1148	COLORADO RIVER ROCK		SQ FT	3" TO 5" MIN. SIZE OVER FILTER FABRIC



GENERAL LANDSCAPE NOTES

7. ALL SODDED AREAS ARE TO RECEIVE COMMON BERMUDA SOD LAID PARALLEL TO THE CONTOUR OF THE LAND. ALL SOD ON SLOPES GREATER THAN 1:4 IS TO BE PINNED WITH 1"X1"X12" WOODEN STAKES. ALL SOD IS TO BE LAID WITH TIGHT JOINTS AND WITH ALL JOINTS STAGGERED. ROLL ALL SOD WITH A WATER BALLAST LAWN ROLLER UPON INSTALLATION AND FERTILIZE WITH A COMPLETE FERTILIZER(13-13-13) AT THE RATE OF 1.5# ACTUAL NITROGEN PER 1000 SQUARE FEET. WATER ALL SOD THOROUGHLY.

8. ALL IRRIGATION METER(S) ARE TO BE BY UTILITY CONTRACTORS AS PER LOCAL CODES. IRRIGATION SLEEVES TO BE INSTALLED BY LICENSED IRRIGATION CONTRACTOR AS PER THE PLAN.

9. ALL IRRIGATION CONTROLLERS ARE TO HAVE MINI-CLICK FREEZE AND RAIN STATS INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

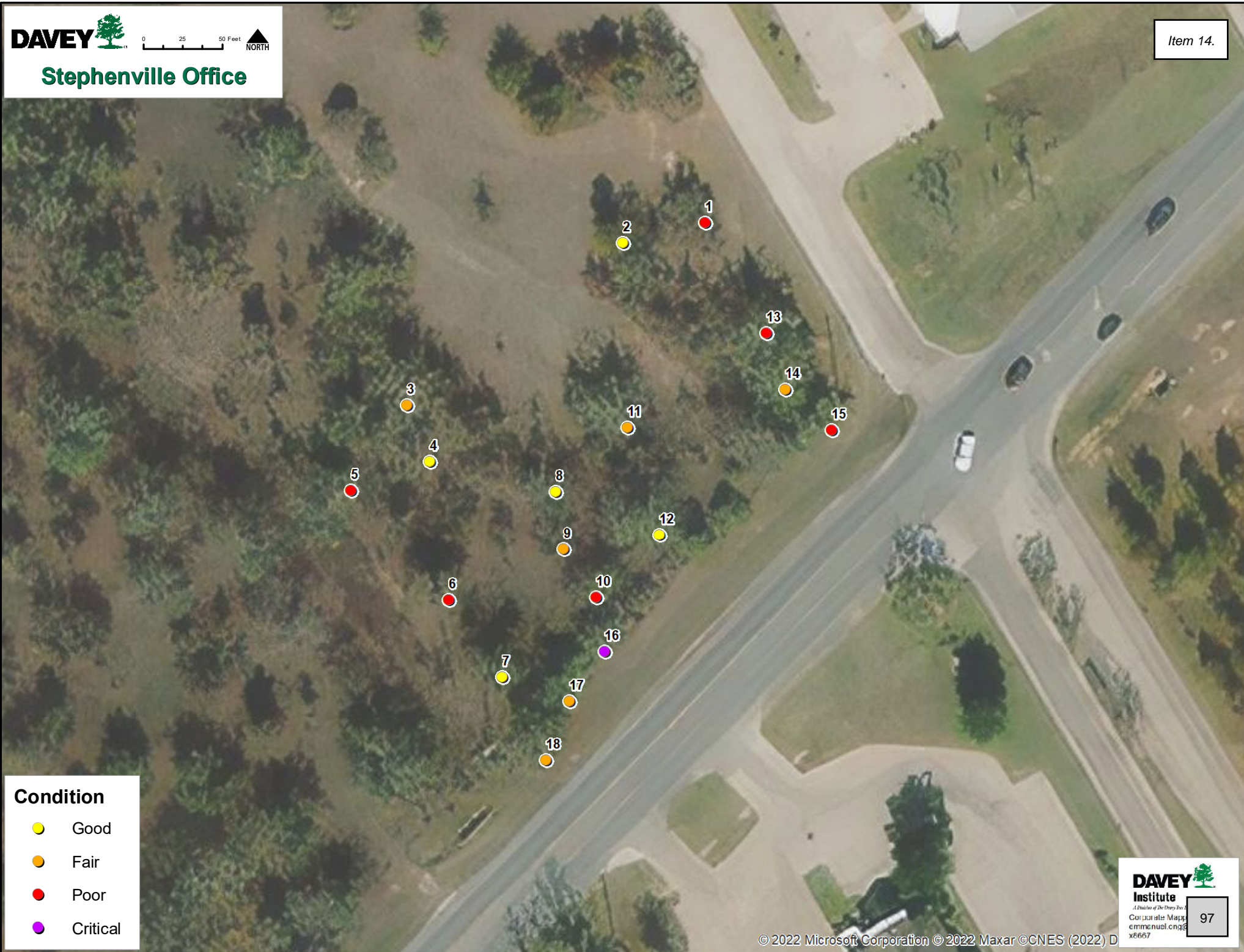
10. ALL IRRIGATION SLEEVES TO BE BY LICENSED IRRIGATION CONTRACTOR. ALL SLEEVES TO BE PVC SCHEDULE 40 WITH 90 DEGREE ELBOWS ON BOTH ENDS WITH EXTENSIONS PROTRUDING 18" ABOVE PROPOSED FINISH GRADE.

11. ALL TURF AND PLANTING BEDS TO BE ZONED SEPARATELY. ALL PLANTING BED HEADS TO BE ON 12" POP-UP RISERS. ALL TURF HEADS TO BE ON 4" POP-UP RISERS. ALL VALVES TO BE PLASTIC VALVES. ALL EQUIPMENT TO BE RAINBIRD OR APPROVED EQUAL.

12. ALL MAINLINE AND LATERAL LINE TO HAVE A MINIMUM OF 12" OF COVER AND TO BE SDR (CLASS 200) PIPE.

13. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT M SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON THE PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.

1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0" NORTH



Condition

-  Good
-  Fair
-  Poor
-  Critical



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CLIENT
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ADDRESS: FM 988 NW & Pecan Hill Dr.

PROJECT
Stephenville Office



ARCHITECT STAMP

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 FOR PD REGULATORY
 APPROVAL ONLY

No.	Description	Date
1	PD REQUEST	5/16/22

SHEET TITLE
DRAWING INFORMATION

DWG INFO
 PROJECT: 2004
 ISSUE DATE: 04/08/2022
 DRAWN BY: JRP
 CHECKED BY: DDG

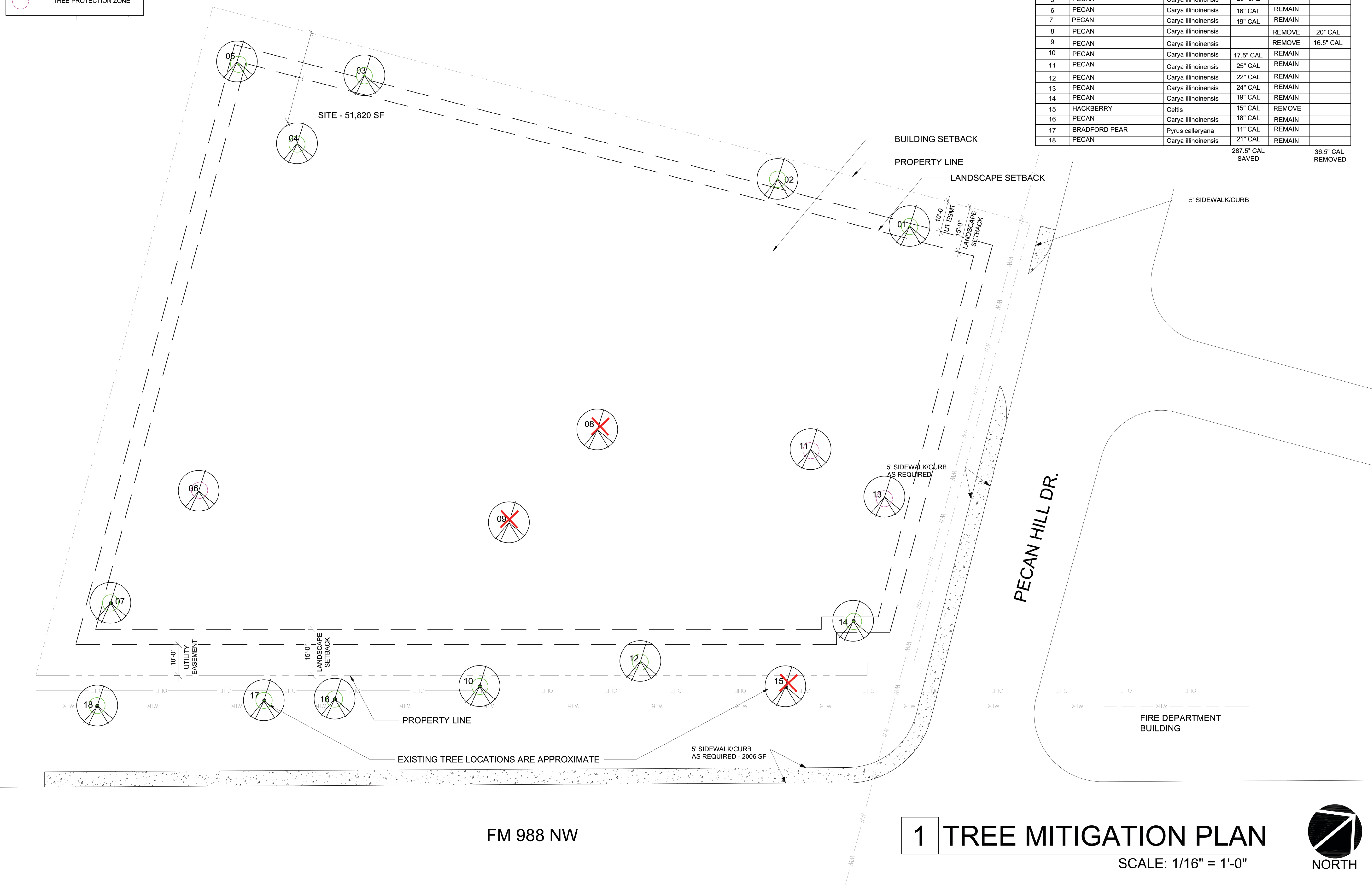
SHEET **LP002**

TOTAL INCHES TO BE MITIGATED = 36.5

TREE ID	COMMON NAME	BOTANICAL NAME	DBH		DBH
1	BLACKJACK OAK	Quercus marilandica	6" CAL	REMAIN	
2	POST OAK	Quercus stellata	11" CAL	REMAIN	
3	PECAN	Carya illinoensis	25" CAL	REMAIN	
4	PECAN	Carya illinoensis	17" CAL	REMAIN	
5	PECAN	Carya illinoensis	20" CAL	REMAIN	
6	PECAN	Carya illinoensis	16" CAL	REMAIN	
7	PECAN	Carya illinoensis	19" CAL	REMAIN	
8	PECAN	Carya illinoensis		REMOVE	20" CAL
9	PECAN	Carya illinoensis		REMOVE	16.5" CAL
10	PECAN	Carya illinoensis	17.5" CAL	REMAIN	
11	PECAN	Carya illinoensis	25" CAL	REMAIN	
12	PECAN	Carya illinoensis	22" CAL	REMAIN	
13	PECAN	Carya illinoensis	24" CAL	REMAIN	
14	PECAN	Carya illinoensis	19" CAL	REMAIN	
15	HACKBERRY	Celtis	15" CAL	REMOVE	
16	PECAN	Carya illinoensis	18" CAL	REMAIN	
17	BRADFORD PEAR	Pyrus calleryana	11" CAL	REMAIN	
18	PECAN	Carya illinoensis	21" CAL	REMAIN	
			287.5" CAL SAVED		36.5" CAL REMOVED

SYMBOLS LEGEND

- REMOVE TREE
- PRESERVE TREE
- TREE PROTECTION ZONE

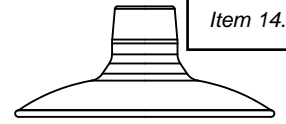


FM 988 NW

1 TREE MITIGATION PLAN

SCALE: 1/16" = 1'-0"





BLE - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

A **B** **C** **D** **E** **F** **G**

 _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

H **I** **J** **K** **L**

Order Example: BLE - F - SBD14 - 307 - FM - 307 - NA - WC - 100 - LED16 - 2700K - DL

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount
G	Gooseneck
S	Stem Mount

B - SHADE SIZE**DOMINION:**

SBD12
SBD14
SBD16

C - SHADE FINISH**PORCELAIN FINISHES³:**

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES⁴:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue

C - SHADE FINISH (CONTINUED)**POWDER COAT FINISHES⁴:**

790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS⁶:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

Please Note: If Flush Mount [F] is selected in Section A, please select **NA**

NA	Not Applicable
-----------	----------------

CSA LISTED CORDS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

CHAIN MOUNT OPTIONS:

CN36	3' of Chain ¹
CN48	4' of Chain ¹
CN60	5' of Chain ¹
CN72	6' of Chain ¹

GOOSENECK OPTIONS:

G1¹	G11¹	G26¹
G2¹	G12¹	G32
G3^{1,2}	G13	G34¹
G4²	G14	G35¹
G5¹	G15	G36¹
G6	G16¹	G64¹
G7	G17	G65¹
G8	G22	
G9	G24	
G10	G25	

D - MOUNTING (CONTINUED)**STEM MOUNT OPTIONS:**

ST506	.5" Stem Mount, 6" ¹
ST512	.5" Stem Mount, 12" ¹
ST518	.5" Stem Mount, 18" ¹
ST524	.5" Stem Mount, 24" ¹
ST536	.5" Stem Mount, 36" ¹
ST548	.5" Stem Mount, 48" ¹
ST706	.75" Stem Mount, 6"
ST712	.75" Stem Mount, 12"
ST718	.75" Stem Mount, 18"
ST724	.75" Stem Mount, 24"
ST736	.75" Stem Mount, 36"
ST748	.75" Stem Mount, 48"

E - MOUNTING FINISH

Please Note: See **Section C** for Finish Options. 980-Brushed Aluminum is also available for Gooseneck and Stem mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish
(I) If Cord Hung [C], selection identifies canopy finish
(II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish. Natural Metals are not applicable
(III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish
(IV) If Flush Mount [F] Mounting Style, selection identifies hex coupler and canopy finish. Natural Metals are not applicable

980	Brushed Aluminum
------------	------------------

F - CORDS⁵

NA	Not Applicable
-----------	----------------

Please Note: See **Section D** for all applicable CSA Listed Cord Options

G - SHADE ACCESSORIES

NA	None
WC	Wire Cage ¹

H - SHADE ACCESSORY FINISH

Please Note: See **Section C** for Finish Options. Natural Metals not applicable with Acrylic Diffuser or Wire Cage. If Porcelain Finish is selected, accessory will be powder coat painted-to-match

NA	Not Applicable
-----------	----------------

I - MOUNTING ACCESSORY

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

NA	None/Not Applicable
HSC	Hang Straight Canopy ¹⁷
LDBPC	LED Decorative Backing Plate Cover ⁸
LDCHX	LED Decorative Backing Plate Cover & Hex Cover ⁸

J - LIGHT SOURCE

LED11	850 Lumen, 11W LED
LED16	1250 Lumen, 16W LED
LED27	2000 Lumen, 27W LED
LED38	3000 Lumen, 38W LED
LED43	4000 Lumen, 43W LED

K - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

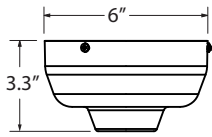
L - LED LENS

DL	Domed Lens
FL	Flat Lens

IMPORTANT: (1) Not available in Natural Metals (2) Not compatible with 16" shade size (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) All Powder Coat finished shades, Galvanized excluded, feature a white interior (5) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (6) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (7) Only applicable if Stem Mounting Style is selected in Section A (8) Not available with G36 Gooseneck option

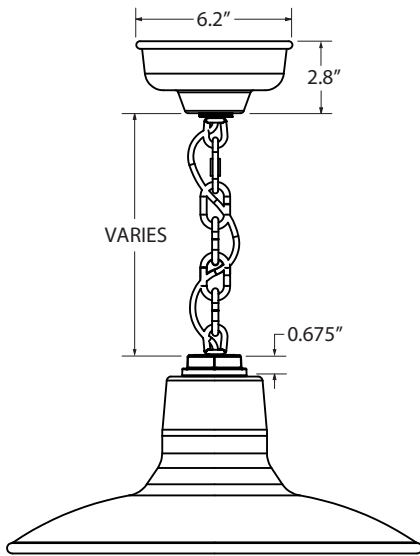
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



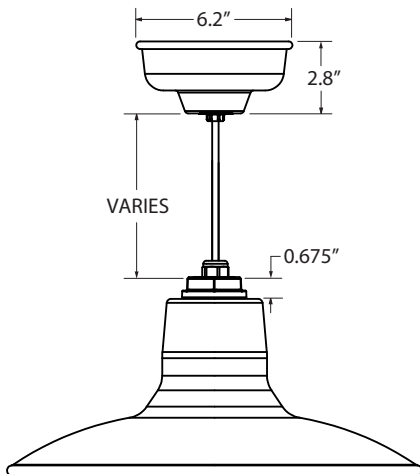
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)



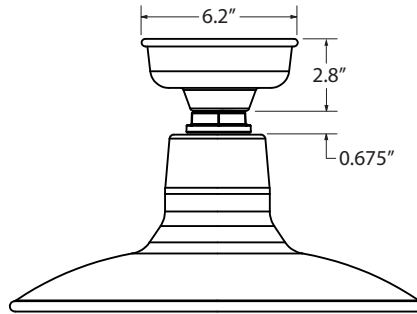
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



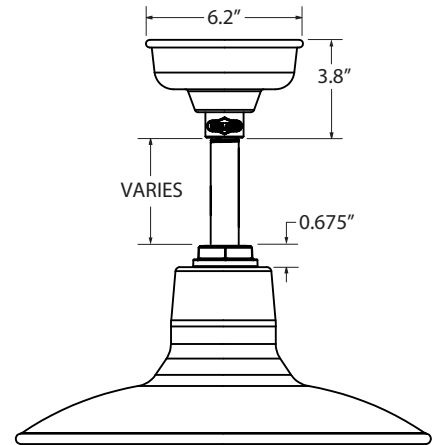
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



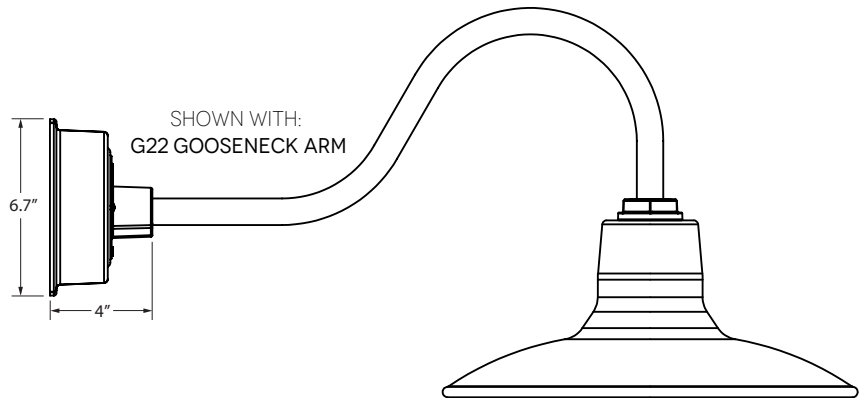
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

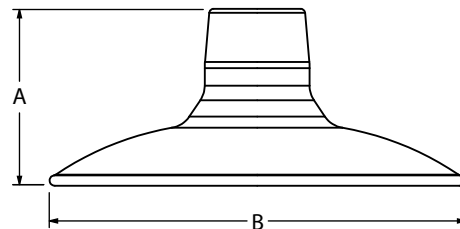


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
SBD12	5.25"	12"
SBD14	6"	14"
SBD16	6.75"	16"

SPECIFICATIONS

LED 11, 16, 27, 38, 43 LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE
 INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS
 L90(6K) > 36,300 HOURS
 AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request
 90+ CRI
 2 STEP MACADAMS ELLIPSE
 EFFICACY: UP TO 93 LPW
High Efficacy Available upon Request, Consult Factory for Additional Information

DIMMING

LED 11 & 16
**Triac Dimming at 100-120VAC, Able to Dim down to 5%.
 Dependent on Specific Dimmer.
 0-10V & ELV Dimming Available upon Request.**
 LED 27, 38 & 43
**0-10V Dimming, Able to Dim down to 10%.
 Dependent on Specific Dimmer.
 Triac & ELV Dimming Available upon Request.**
 TRIAC & ELV DIMMING AT 230 VAC
Available by Request
 COMPATIBLE DIMMERS
Consult Factory for Additional Information on Dimming

LED 27, 38, 43 ELECTRICAL/LED DRIVER

DRIVER TYPE: LMD400 DRIVE CURRENT: 940mA
 POWER FACTOR > 0.95 EFFICIENCY: UP TO 81% TYPICAL
 INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)
 CLASS 2 POWER SUPPLY
 LED DRIVER LIFETIME: > 50,000 HOURS (@ 25 DEG C AMBIENT)
 CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 VAC), Class A (277 VAC) and EN55015 (CISPR 15) at 230 VAC

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
**Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility
 Located in Titusville, FL**
 CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles
 CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles
 LIMITED WARRANTY
**For Additional Information on Our Limited Warranty, Please See
 Our Terms & Conditions**
 OPERATING TEMPERATURE
 -30°C to 40°C

LED 11, 16 ELECTRICAL/LED DRIVER

DRIVER TYPE: LMD125
 DRIVE CURRENT: 440mA
 POWER FACTOR > 0.9
 EFFICIENCY: UP TO 81% TYPICAL
 INPUT VOLTAGE: 100-120 VAC (SEE DIMMING SECTION)
 CLASS 2 POWER SUPPLY
 LED DRIVER LIFETIME: > 50,000 HOURS (@ 25 DEG C AMBIENT)
 CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 VAC), Class A (277 VAC) and EN55015 (CISPR 15) at 230 VAC

SHADE & FINISHES

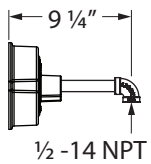
POWDER COAT SHADE
**Hand-Spun from High Purity 0.050" Thick 3003-O Temper
 Aluminum**
 PORCELAIN SHADE
Hand-Spun from 20 Gauge Sheet Metal
 POWDER COAT FINISHES
**Polyester Powder Coat Finishes Are Electro-Statically Applied and
 Thermocured**
 PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven
 COPPER
Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper
 BRASS
Hand-Spun from High Purity .050" Thick C2600-O60 Brass

MOUNTING

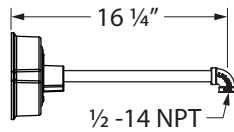
STEM
**1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Mounting Stem. Custom Lengths Available upon
 Request.**
 GOOSENECK
**1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Gooseneck**
 CORD
**Cord-Hung Pendants Include 7' of Standard Cord or 5' of Cloth
 Cord, +/- For Socket Orientation**
 CHAIN
**4-Gauge Chain Complete with Quick Link for On-Site Adjustments
 to Chain's Length**
 MAX FIXTURE WEIGHT
10 lbs

LED GOOSENECK LIGHTING

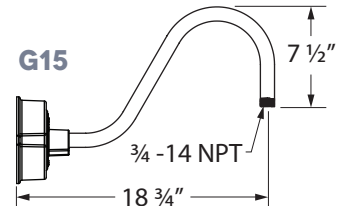
With their iconic style and practical purpose, our selection of LED compatible gooseneck arms contains the ideal option for every space. To properly illuminate interior and exterior settings, a variety of angles and shapes focus light onto sidewalks, tables and more. Every gooseneck arm is constructed in our Florida-based manufacturing facility. Please Note: Select gooseneck arms cannot be used with certain designs and shades. For additional information, please visit the individual product listing. Additionally, gooseneck arms indicated with an asterisk are not available in copper and brass finishes.



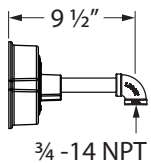
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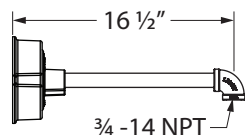
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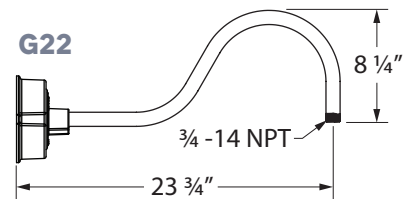
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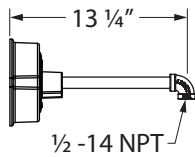
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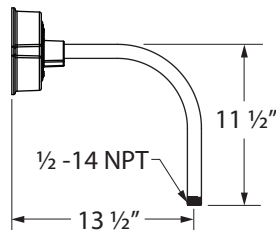
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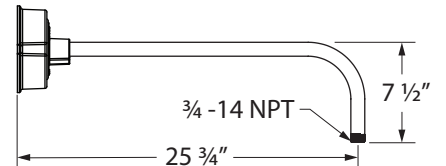
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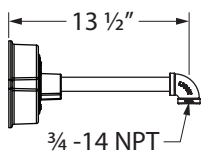
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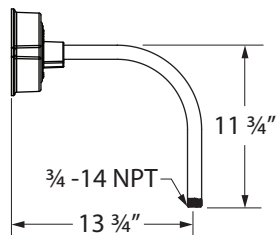
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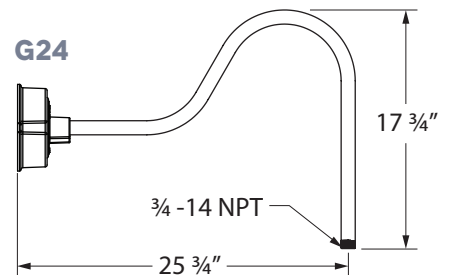
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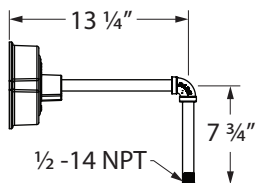
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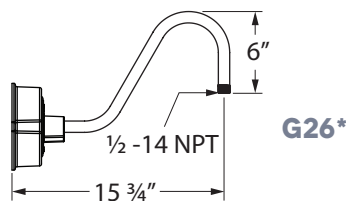
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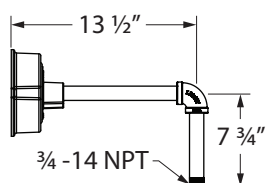
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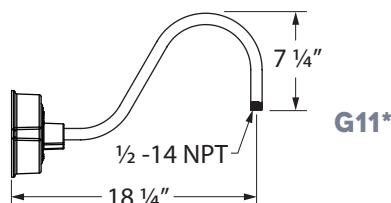
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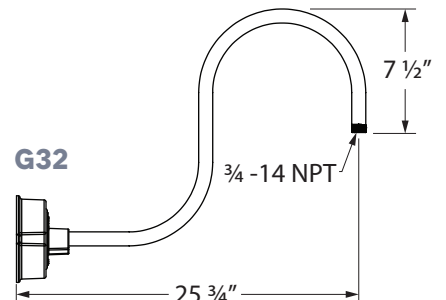
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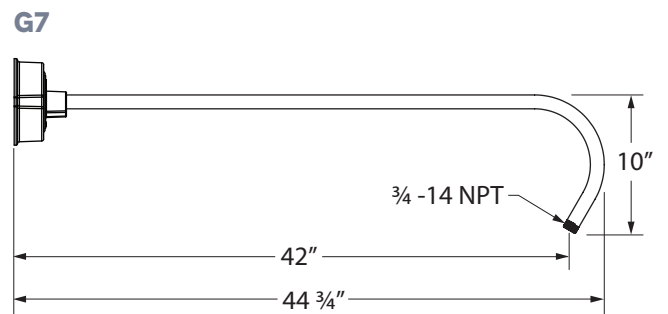
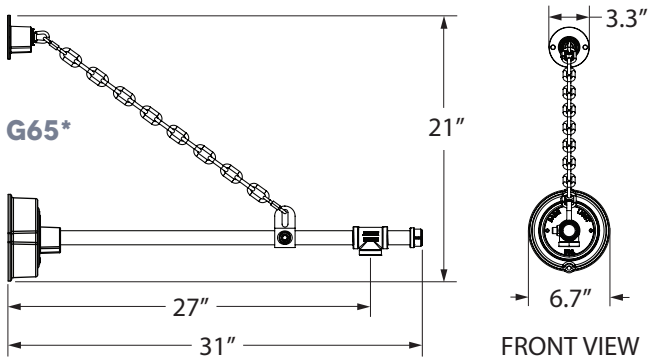
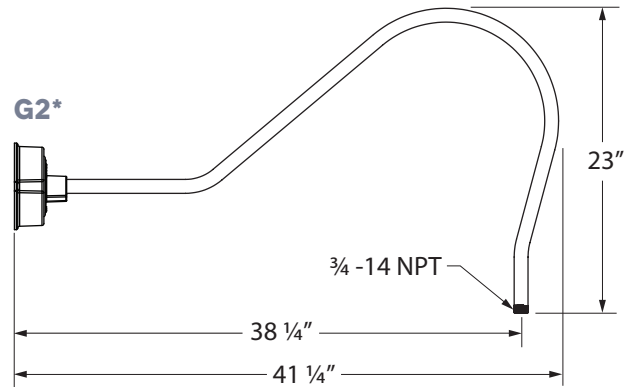
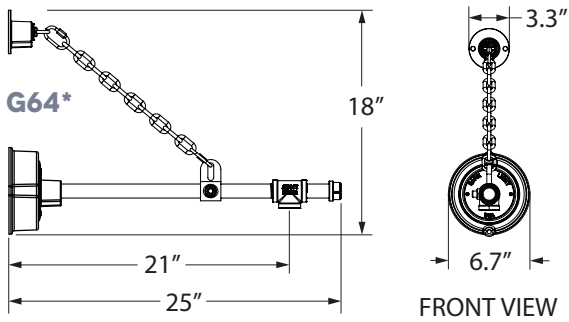
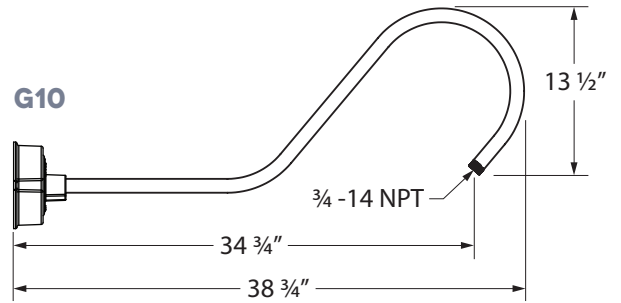
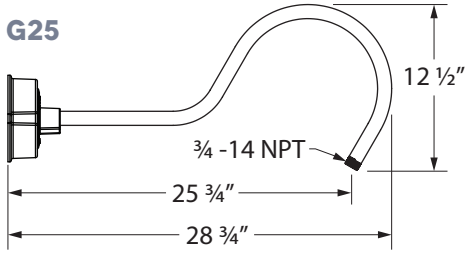
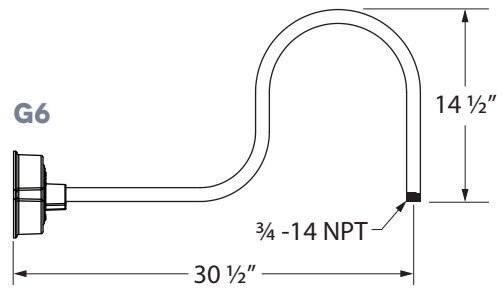
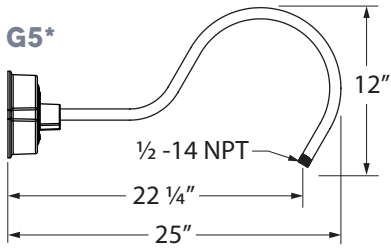
G34*

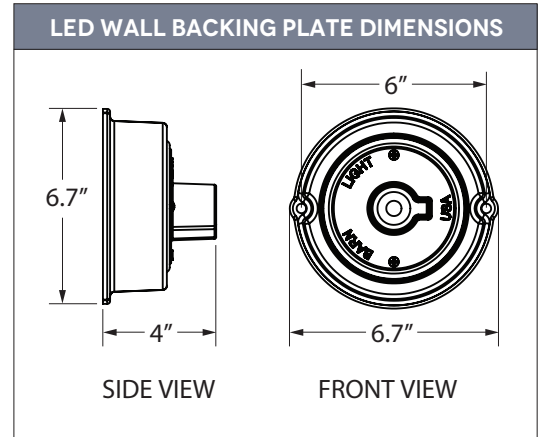
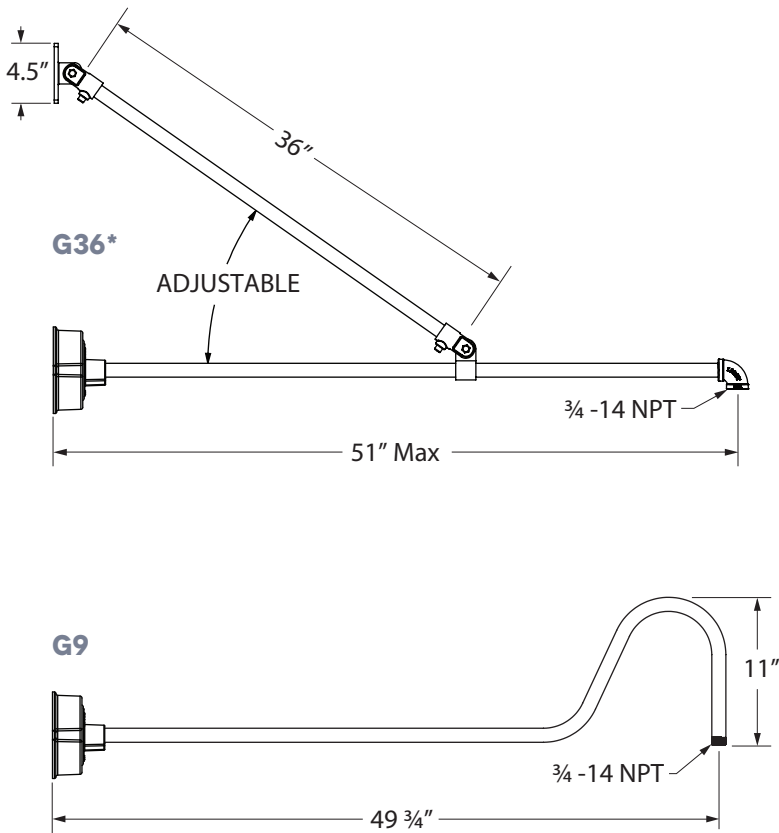


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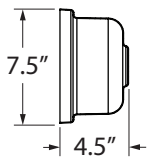
G32





OPTIONAL MOUNTING ACCESSORIES

For a more formal and refined aesthetic, a decorative cover can conceal the gooseneck's backing plate. With an array of powder coat colors, the backing plate takes on various looks, ranging from playful to simple and timeless, while natural copper and brass finishes offer a more sophisticated style.



LDBPC
LED Decorative
Backing Plate Cover

Project:

Location:

Fixture Type:

Catalog Number:



AVAILABLE FINISHES:



Bloc

WS-W9201

PRODUCT DESCRIPTION

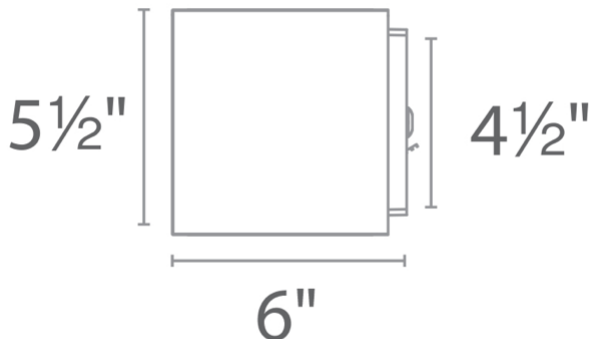
Crafted from die-cast aluminum for a seamless appearance, Bloc is minimalist in form and maximalist in performance, delivering superior LED light through a factory-sealed glass lens silk-screened with ceramic for diffuse even illumination. Cubism never looked so good.

FEATURES

- 2700K and 4000K CCT option available for special order.
- Driver concealed within the fixture
- Silk-screened glass
- IDA Dark Sky compliant in color temperatures of 3000K or lower

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL, Wet Location Listed, IP66, Title 24 JA8: 2019 Compliant, Dark Sky Friendly
Input	120-277V, 50/60Hz
Dimming	ELV, 0-10V
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Die cast aluminum construction with silk-screened glass



Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W9201 6"	3000K	○ AL Brushed Aluminum	16.5W	1167	945
	3000K	○ BK Black	16.5W	1167	945
	3000K	○ BZ Bronze	16.5W	1167	945
	3000K	○ WT White	16.5W	1167	945

Example: **WS-W9201-WT**

•For '2700K' add "-27"; '4000K' add "-40" before the finish: WS-W9201-40-WT

For custom requests please contact customs@modernforms.com

ULI-21331

Light Linear PT-X 13 Single Head Streetlight



105w LED
15294 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

EPA - 1.20

Weight 35.2 lbs
(Head Only)

POLE INCLUDED

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step de-grease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
Contact Factory

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost indistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Proportionately sized for tall mounting heights, High Lumen packages and MicroVos™ technology, providing high performance, superior uniformity and maximum spacing.

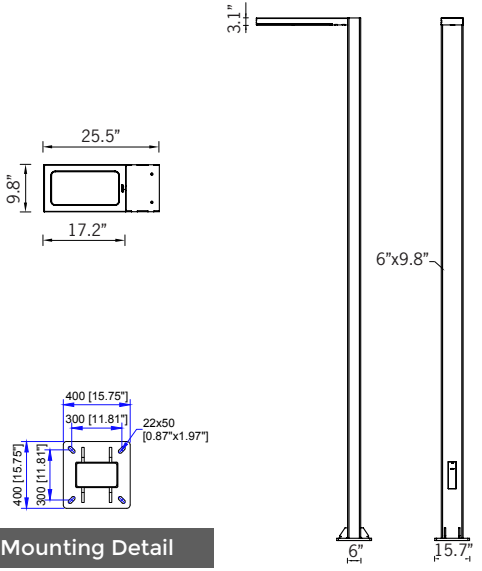
Light Linear PT-X is an elegant larger version of the Light Linear PT in both form factor and lumen output. The PT-X is suitable for both modern and classic architecture, specifically designed for mounting heights up to 33ft with higher lumen packages whilst maintaining the consistent look of the Light Linear PT family line. Ideal for creating visual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, & IV distribution, as well as variations of this for precise light distribution requirements.

An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture. This product range is available in multiple wattage options and as single & double head styles. Customer specific wattages can be provided, contact the factory for more information.

This luminaire complies to Dark Sky requirements. The sleek and minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Urban art suitable for use in pedestrian precincts, building surrounds, shopping centers, squares, parks and parking lots.

This product range is complemented with high performance optics in the bollard and wall mounted luminaires, to provide a consistent range of design aesthetics for the project. See website for more information. Poles can be provided with GFCI boxes positioned to specific heights specified by the customer. A flat low profile hand hole cover with vandal resistant screws is provided for easy installation.

Internal house side shields are available as an option. Available with a selection of integral electronic drivers and dimming electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems, as well as pole mounted occupancy sensors [contact the factory for more information] Easy access to the luminaire for maintenance. (WATT-ADJ) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly. (See options on page 2)

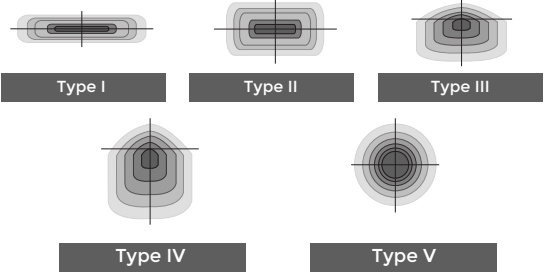


Mounting Detail

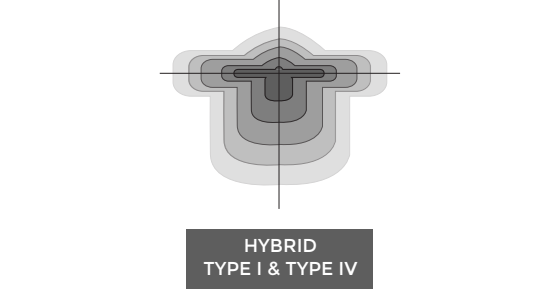
Additional Options (Consult Factory For Pricing)



Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



LIGHCONNECT IoT Ready Light Linear
(Shown with up & down configuration) 106

ULI-21331

Light Linear **PT-X** 13 Single Head Streetlight

PROJECT		DATE	
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QUANTITY		TYPE		NOTE	
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ORDERING EXAMPLE || ULI - 21331 - 105w - T2 - W30 - 02 - 18' - 120/277v - Options

ULI-21331					
LAMP	BEAM	LED COLOR	FINISH COLOR	POLE HEIGHT	VOLTAGE
105w LED 14600 Lumens WATT-ADJ Specify Watts (105w MAX)	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	8' - 33' (For over 33', contact factory) Nature Finishes 20' & Under	120/277v Other - Specify

ADDITIONAL OPTIONS

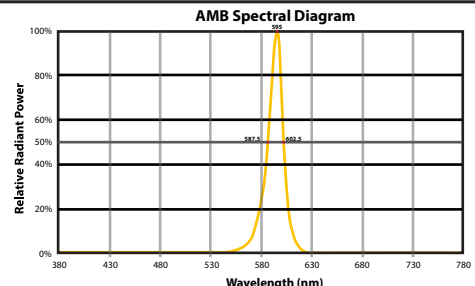
- | | |
|----------------------------------|---|
| DIM - 0-10v Dimming | F - Frosted Lens |
| NAT - Natatorium Rated | A90991-U - Zhaga Book 18 Mounted On Top of Fixture |
| AMB - Turtle Friendly Amber LED | A90991-D - Zhaga Book 18 Mounted Below Fixture |
| GFCI - GFCI Box | A90891 - NEMA 7 |
| WLC - Wireless Lighting Controls | OS - FSP Occupancy Sensor [See last page] |
| HSS - House Side Shield | FSIR - Occupancy Sensor Remote Programmer [See last page] |

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03 - PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES (FOR POLES 20' & UNDER)

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Light Linear PT Product Family

Item 14.



Light Linear PT 1

- ULI-10021-28w-3169lm
- ULI-10022-54w-6240lm



Light Linear PT 2

- ULI-10031-2x28w-2x3169lm
- ULI-10032-2x54w-2x6240lm



Light Linear PT 3

- ULI-21171-54w-6193lm
- ULI-21173-82w-8448lm



Light Linear PT 4

- ULI-21172-105w-12518lm
- ULI-21291-155w-16891lm



Light Linear PT 5

- ULI-21181-2x54w-2x6193lm
- ULI-21183-2x82w-2x8448lm



Light Linear PT 6

- ULI-21182-2x105w-2x12518lm
- ULI-21321-2x155w-2x16891lm



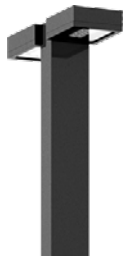
Light Linear PT 7

- ULI-21231-28w-3169lm



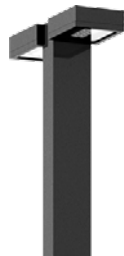
Light Linear PT 8

- ULI-21241-54w-6193lm



Light Linear PT 9

- ULI-21181-2x54w-2x6193lm
- ULI-21183-2x82w-2x8448lm



Light Linear PT 10

- ULI-21182-2x105w-2x12518lm
- ULI-21321-2x155w-2x16891lm



Light Linear PT 11

- ULI-30021-28w-3169lm
- ULI-30022-37w-4636lm



Light Linear PT 12

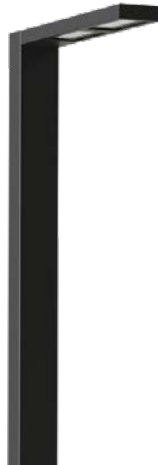
- ULI-30011-37w-4601lm
- ULI-30012-54w-6193lm

Light Linear PT-X



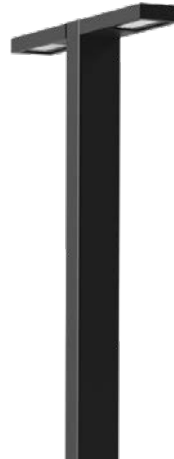
Light Linear PT-X 13

- ULI-21331-104w-15294lm
- ULI-21332-136w-19320lm



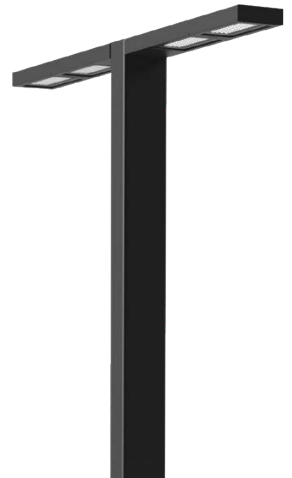
Light Linear PT-X 14

- ULI-21333-215w-30588lm
- ULI-21334-272w-38640lm



Light Linear PT-X 15

- ULI-21341-2x104w-2x15294lm
- ULI-21342-2x136w-2x19320lm

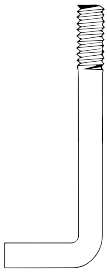


Light Linear PT-X 16

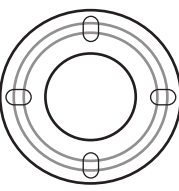
- ULI-21343-2x215w-2x30588lm
- ULI-21344-2x272w-2x38640lm


Anchor Bolt Installation for Poles

What's Included Per Pole

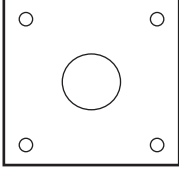


x 4



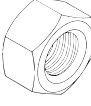


x 4



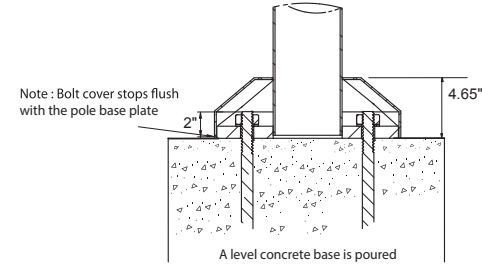
A single anchor bolt template is provided per pole size to be used for the poles on the project.

Anchor bolt template may be round or square dependant upon which pole is being used.



x 4

Preferred Pole Installation



Note: Bolt cover stops flush with the pole base plate

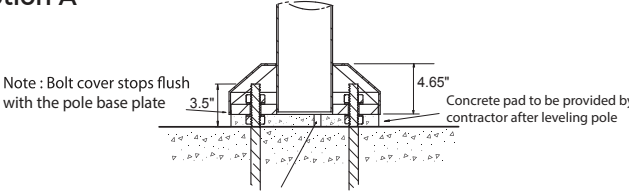
A level concrete base is poured and finished flush. This provides a uniform load displacement pad for the forces created by wind and luminaire weight

Failing to do this voids pole warranty
Foundation and Design by Others

In rare instances where leveling bolts have to be used, it is important that a flush concrete surface is created to mount the pole base plate.

NOTE: When using leveling bolts, bolt projection should be 3.5"

Using Leveling Bolts Option A



Note: Bolt cover stops flush with the pole base plate

Concrete pad to be provided by contractor after leveling pole

Slot to be provided in concrete to allow water to drain

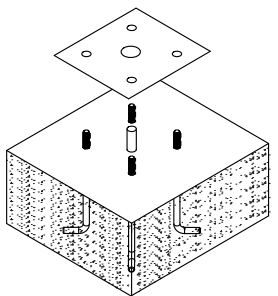
When using leveling bolts.

After establishing a level platform the space between the original concrete surface and the pole base should be filled with concrete and finished flush.

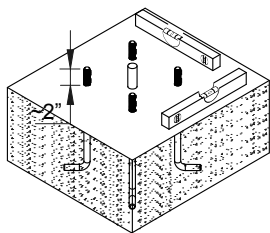
This provides a uniform load displacement pad for the forces created by wind and luminaire weight

Foundation and Design by Others

1



2

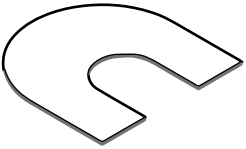


Use anchor bolt template to set anchor bolts into concrete as per civil engineering instructions.

Ensure that the concrete is plumb using a level. Failing to do this will result in pole being uneven or tilted.

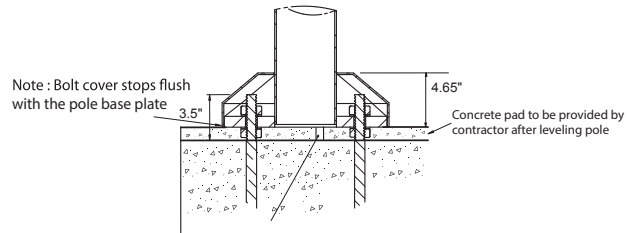
Ligman does not provide foundation details. A local engineer that is familiar with the site soil conditions should provide this information.

NOTE:
Ligman does not recommend using leveling bolts for pole installations.
Leveling shims can be provided, contact Ligman for more information.



Leveling Shim Example

Using Leveling Bolts Option B



Note: Bolt cover stops flush with the pole base plate

Concrete pad to be provided by contractor after leveling pole

Slot to be provided in concrete to allow water to drain

When using leveling bolts.

After establishing a level platform the space between the original concrete surface and the pole base should be filled with concrete and finished flush.

This provides a uniform load displacement pad for the forces created by wind and luminaire weight

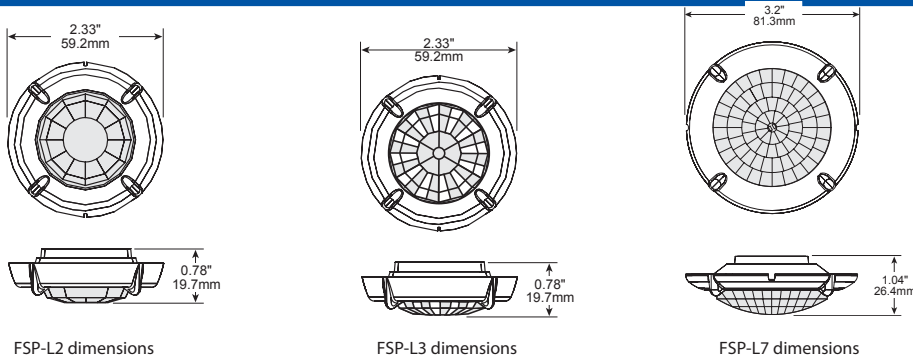
HIGH/LOW/OFF PIR OUTDOOR PHOTO/MOTION SENSOR IP66 - Integrated photocell

Ligman provides integrated photocell control using the wattstopper legrand FSP-211B. These units are installed inside the fixture housing with only the external lenses being visible



FSP-211B

Dimensions of Lens Options



Product Overview

The FSP-221B is a family of passive infrared (PIR) outdoor sensors that raise or lower the electric lighting level to high, low or off based on motion and/or daylight contribution. Typically, once the sensor stops detecting movement and the time delay elapses, lights will first fade to low mode, and eventually switch off. When motion is detected, the sensor ramps the light level to high mode unless the daylight contribution is sufficient.

The integral photocell can also switch the lights on and off for dusk to dawn control, so that lighting remains on overnight even without motion detection.

The sensors control 0-10VDC or nondimming LED drivers or ballasts.

The low voltage FSP-201B may be used with dim-to-off drivers or ballasts.

Initial setup and subsequent sensor adjustments are made using a Wireless Handheld Configuration Tool (FSIR-100). This tool enables adjustment of sensor parameters including high/low mode, sensitivity, time delay, cut off and more.

The FSIR-100 can read current parameter settings, and stores up to six sensor parameter profiles to speed commissioning of multiple sensors.

Models

- FSP-211B, 120-277 VAC
- FSP-221B, 100-347 VAC

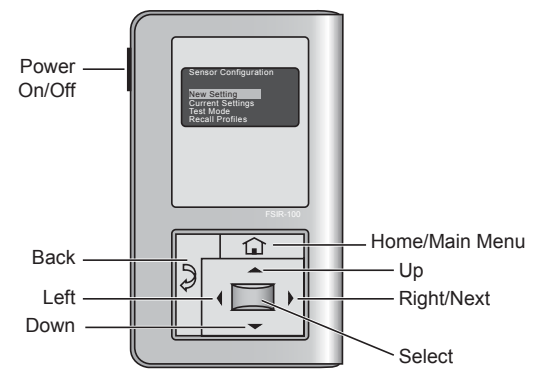
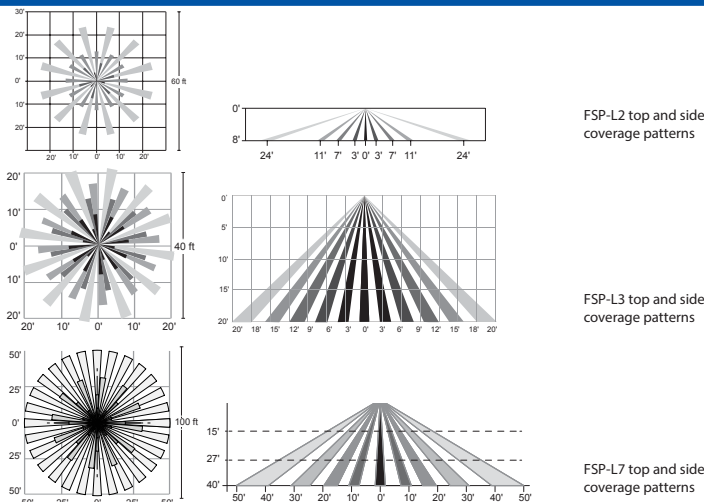
Specifications and Features

- Three interchangeable lenses for mounting between 8' and 40'
- Remote setup and adjustment with handheld wireless configuration tool
- Adjustable high and low modes (high: 0 to 10V, low: off, 0 to 9.8V)
- Adjustable time delay (30 seconds, 1 to 30 minutes)
- Adjustable cut off delay (none, 1 to 59 minutes, 1 to 5 hours)
- Adjustable sensitivity/service mode (low, med, max; on-fix, off-fix)
- Adjustable setpoints: hold off setpoint (none, 1 to 250 fc, auto); photocell on/off setpoint (1 to 250 fc)
- Adjustable ramp and fade times (1 to 60 seconds)
- Operating temperature: -40°F to +167°F (-40°C to +75°C)
- IP66 rated
- Five year warranty

Factory Defaults

High mode:	10V
Low mode:	1V
Time delay:	5 minutes
Cut off:	1 hour
Setpoint:	Disabled
Sensitivity:	Max
Ramp up time:	Disabled
Fade down time:	Disabled
Photocell On/Off:	Disabled

Coverage



The FSIR-100 is a convenient handheld remote tool for sensor setting. Adjustable settings can be changed as needed for specific applications.

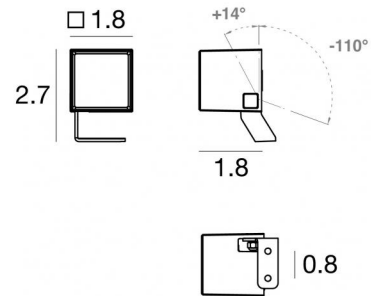
Catalog #	Color	Description
<input type="checkbox"/> FSP-L2	White/Grey/Black/Brown <small>The Trim color option will be selected to closest match fixture color. e.g (Matte silver fixture - grey trim)</small>	360° lens, maximum coverage 48' diameter from 8' height
<input type="checkbox"/> FSP-L3	White/Grey/Black/Brown <small>The Trim color option will be selected to closest match fixture color. e.g (Matte silver fixture - grey trim)</small>	360° lens, maximum coverage 40' diameter from 40' height
<input type="checkbox"/> FSP-L7	White/Grey/Black/Brown <small>The Trim color option will be selected to closest match fixture color. e.g (Matte silver fixture - grey trim)</small>	360° lens, maximum coverage 100' diameter from 40' height
<input type="checkbox"/> FSIR-100	Black	Remote Handheld Configuration Tool

Periskop

Project: _____
 Type: _____

Item 14.

Projectors | 1 x powerLED 6 W | CRI 80 | 3000K | Wide Flood | Embossed black RAL 9005 |
 Wet location | 500mA
LL-E90520-W-60



Technical data	
Type	Surface
Installation position	Wall lights - Ceiling - Floor
Installation environment	Outdoor
Light Source	LED
Optics	Wide Flood
Light emission direction	frontal
Power	6 W
Operation	500mA
Source lumens	659 lm
CCT	3000 K
Color rendering index	80 Ra
Safety class	Class 2
IP	IP66
IK	IK05
Glow wire test	850°
Direct mounting on normally flammable surfaces	Yes
CE	Yes
ETL	Yes
Dimmable article	No
Directional	Swivelling
total angle (vertical plane)	124 °
Tilting	No
Walk-over	No
Drive-over	No
Cable included	Yes
Cable length	3.28 ft
Resin potting	Yes
Type of light emission	Single emission
Net weight	0.55 lbs
Electrostatic discharge protection	No
Surge protection	No
Product technological characteristics	Acquastop - TVS
Ordinary temperature on the glass	104 °F

Finishing casing	
Material	Die-cast Aluminum EN AB - 46100
Color	Embossed black RAL 9005
Process	Open pore anodizing + Powder Coating

Finishing diffuser	
Material	Extra clear glass - Tempered
Color	transparent
Process	Silk-screening

Finishing bracket	
Material	Aluminum 5754
Color	Anodized Black
Process	15 µm Anodizing

Cables Electrification	
Cable connector	No

Notes:

Periskop

Projectors | 1 x powerLED 6 W | CRI 80 | 3000K | Wide Flood | Embossed black RAL 9005 |
Wet location | 500mA | Base
LL-E90520-W-60

Single emission projectors for outdoor application. The warm white LED light source with a wide flood light distribution is composed of 1 powerLED LEDs with CCT of 3000 K and a CRI 80; the source luminous flux is 659 lm, with a 109.8 lm/W nominal luminous efficacy.

The device body is made of die-cast aluminium en ab - 46100 and features a embossed black ral 9005 finish, processed by means of open pore anodizing + powder coating; the diffuser is made of extra clear glass - tempered with a silk-screening treatment. The ingress protection degree is IP66; the total weight is of 0.551 lbs.

The total absorbed power is 6 W. The power supply cable is included and features a 3.281 ft lenght.

and can be wall lights, ceiling or floor-mounted.

Compliant with the EN 60598-1 standard and its specific provisions.

Energy efficiency class

This product contains a light source of energy efficiency class E.

Led features

Light Output Ratio (LOR)	68 %
Source lumens	659 lm
Delivered lumens	454 lm
Power	6 W
Luminaire efficacy	75 lm/W
Color temperature	3000 K
Standard Deviation of Colour Matching	3 Step MacAdam
Color rendering index	80 Ra
Black Body Locus	On

LED Life / Failure Ratio

L70 B10 C0 247450h (at Tj 60 Ta 25)

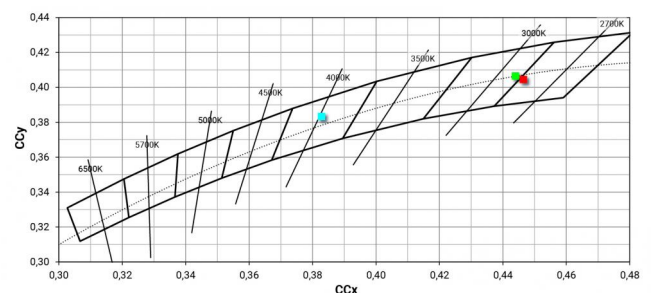
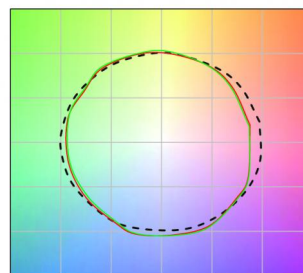
UGR

UGR axial	23.6
UGR transversal	23.5
X=4H Y=8H	S=0.25H
Reflection factor	70/50/20

OPTICAL

Light distribution symmetry	Symmetrical
C0/C180 optics	49°

COLOR VECTOR GRAPHIC



Periskop

Projectors | 1 x powerLED 6 W | CRI 80 | 3000K | Wide Flood | Embossed black RAL 9005 |

Wet location | 500mA | Base

LL-E90520-W-60

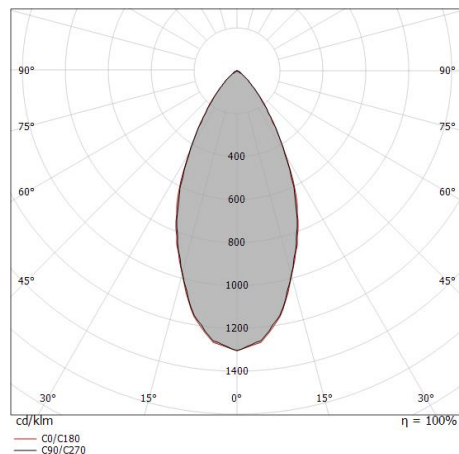
Single emission projectors for outdoor application. The warm white LED light source with a wide flood light distribution is composed of 1 powered LEDs with CCT of 3000 K and a CRI 80; the source luminous flux is 659 lm, with a 109.8 lm/W nominal luminous efficacy.

The device body is made of die-cast aluminium en ab - 46100 and features a embossed black ral 9005 finish, processed by means of open pore anodizing + powder coating; the diffuser is made of extra clear glass - tempered with a silk-screening treatment. The ingress protection degree is IP66; the total weight is of 0.551 lbs.

The total absorbed power is 6 W. The power supply cable is included and features a 3.281 ft lenght.

and can be wall lights, ceiling or floor-mounted.

Compliant with the EN 60598-1 standard and its specific provisions.



Distance [m]	Cone diameter [m]	Illuminance [lx]
0.5	0.46 0.47	E(0°) 2362 E(C90) 892 E(C0) 881
1.0	0.92 0.93	E(0°) 591 E(C90) 24.6° 223 E(C0) 25.0° 220
1.5	1.37 1.40	E(0°) 262 E(C90) 24.6° 99 E(C0) 25.0° 98
2.0	1.83 1.87	E(0°) 148 E(C90) 24.6° 56 E(C0) 25.0° 55
2.5	2.29 2.33	E(0°) 94 E(C90) 24.6° 36 E(C0) 25.0° 35
3.0	2.75 2.80	E(0°) 66 E(C90) 24.6° 25 E(C0) 25.0° 24

— C0/C180 (Half-peak divergence: 50.0°)
— C90/C270 (Half-peak divergence: 49.2°)

Energy efficiency class

This product contains a light source of energy efficiency class E.

Led features

Light Output Ratio (LOR)	68 %
Source lumens	659 lm
Delivered lumens	454 lm
Power	6 W
Luminaire efficacy	75 lm/W
Color temperature	3000 K
Standard Deviation of Colour Matching	3 Step MacAdam
Color rendering index	80 Ra
Black Body Locus	On

LED Life / Failure Ratio

L70 B10 C0 247450h (at Tj 60 Ta 25)

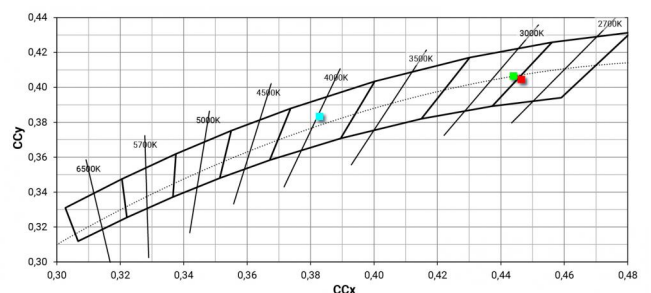
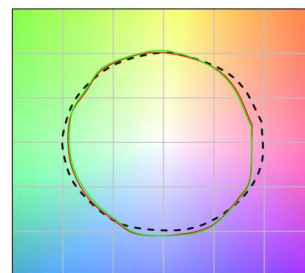
UGR

UGR axial	23.6
UGR transversal	23.5
X=4H Y=8H	S=0.25H
Reflection factor	70/50/20

OPTICAL

Light distribution symmetry	Symmetrical
C0/C180 optics	49°

COLOR VECTOR GRAPHIC



Periskop

Item 14.

Periskop | Projectors | Accessories
LL-E90520-W-60



Anchor
installation position: land,Cover material: aisi 304 steel

Code
E98624



Anchor
installation position: land,Cover material: aisi 304 steel

Code
E98550

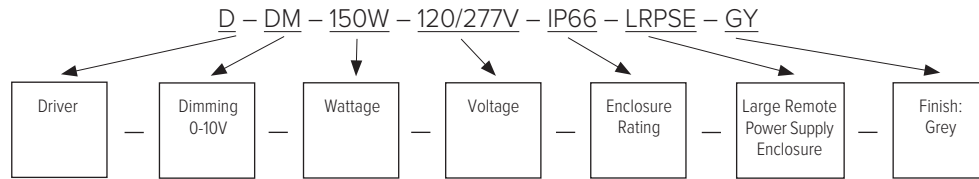


Fixing kit

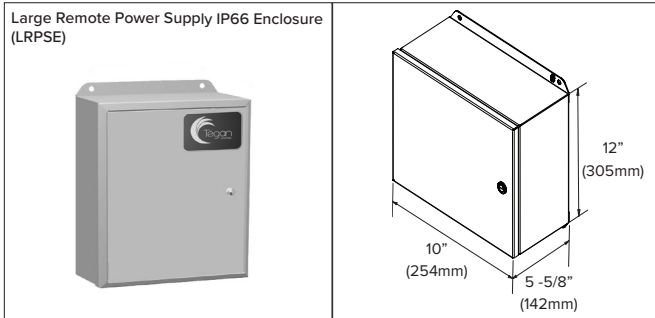
Code
E99802

IP66 Power Supplies

CATALOG NUMBER LOGIC



Exton IP66 24VDC Power Supply



40W - Will operate 4 Kore-EX5 Modules or 5-ft of Solo¹

Catalog Number

Non-Dimming Driver D-40W-120/277V-IP66-LRPSE-GY

0-10V Dimming Driver D-DM-40W-120/277V-IP66-LRPSE-GY

60W - Will operate 7 Kore-EX5 Modules or 8-ft of Solo¹

Catalog Number

Non-Dimming Driver D-60W-120/277V-IP66-LRPSE-GY

0-10V Dimming Driver D-DM-60W-120/277V-IP66-LRPSE-GY

100W - Will operate 11 Kore-EX5 Modules or 14-ft of Solo¹

Catalog Number

Non-Dimming Driver D-100W-120/277V-IP66-LRPSE-GY

0-10V Dimming Driver D-DM-100W-120/277V-IP66-LRPSE-GY

150W - Will operate 17 Kore-EX5 Modules or 20-ft of Solo¹

Catalog Number

Non-Dimming Driver D-150W-120/277V-IP66-LRPSE-GY

0-10V Dimming Driver D-DM-150W-120/277V-IP66-LRPSE-GY

240W - Will operate 27 Kore-EX5 Modules or 32-ft of Solo¹

Catalog Number

Non-Dimming Driver D-240W-120/277V-IP66-LRPSE-GY

0-10V Dimming Driver D-DM-240W-120/277V-IP66-LRPSE-GY

288W - Will operate 32 Kore-EX5 Modules or 38-ft of Solo¹

Catalog Number

0-10V Dimming Driver D-DM-288W-120/277V-IP66-LRPSE-GY

320W - Will operate 36 Kore-EX5 Modules or 42-ft of Solo¹

Catalog Number

Non-Dimming Driver D-320W-120/277V-IP66-LRPSE-GY

Notes:

¹To calculate max capacity for combined EX5-Module and EX-SOLO fixtures on same span, start with max module count and remove (1) module for every (1) foot of Solo added.

IP66 Power Supplies

24VDC Power Supplies - LED Drivers - IP66 EXTERIOR MOUNTING

Description	Max # of Kore-EX5 Modules	Catalog #	Watts ¹	Min / Max ³	Tegan Enclosure Size	Typical Driver Links
40W Non-Dimming Driver	4	D-40W-120/277V-IP66-LRPSE-GY	40W	1W / 30W	Large 12" H x 10" W x 5 3/8" D	40W Non-Dimming Driver
40W 0-10V Dimming Driver	4	D-DM-40W-120/277V-IP66-LRPSE-GY	40W	1W / 30W	Large 12" H x 10" W x 5 3/8" D	40W Driver & Dimming Module
60W Non-Dimming Driver	7	D-60W-120/277V-IP66-LRPSE-GY	60W	1W / 49W	Large 12" H x 10" W x 5 3/8" D	60W Non-Dimming Driver
60W 0-10V Dimming Driver	7	D-DM-60W-120/277V-IP66-LRPSE-GY	60W	1W / 49W	Large 12" H x 10" W x 5 3/8" D	60W Driver & Dimming Module
100W Non-Dimming Driver	11	D-100W-120/277V-IP66-LRPSE-GY	100W	1W / 77W	Large 12" H x 10" W x 5 3/8" D	100W Non-Dimming Driver
100W 0-10V Dimming Driver	11	D-DM-100W-120/277V-IP66-LRPSE-GY	100W	1W / 77W	Large 12" H x 10" W x 5 3/8" D	100W Driver & Dimming Module
150W Non-Dimming Driver	17	D-150W-120/277V-IP66-LRPSE-GY	150W	1W / 119W	Large 12" H x 10" W x 5 3/8" D	150W Non-Dimming Driver
150W 0-10V Dimming Driver	17	D-DM-150W-120/277V-IP66-LRPSE-GY	150W	1W / 119W	Large 12" H x 10" W x 5 3/8" D	150W Driver & Dimming Module
240W Non-Dimming Driver	27	D-240W-120/277V-IP66-LRPSE-GY	240W	1W / 189W	Large 12" H x 10" W x 5 3/8" D	240W Non-Dimming Driver
240W 0-10V Dimming Driver	27	D-DM-240W-120/277V-IP66-LRPSE-GY	240W	1W / 189W	Large 12" H x 10" W x 5 3/8" D	240W Driver & Dimming Module
320W Non-Dimming Driver	36	D-320W-120/277V-IP66-LRPSE-GY	320W	1W / 252W	Large 12" H x 10" W x 5 3/8" D	320W Non-Dimming Driver
288W 0-10V Dimming Driver	32	D-DM-288W-120/277V-IP66-LRPSE-GY	288W	1W / 230W	Large 12" H x 10" W x 5 3/8" D	320W Driver & 288W Dimming Module

Notes:

- ¹ Refer to manufacturer's specsheets (see links in blue above) for recommended remote mount distance.
- ² Load power supplies at 80% of their maximum nominal output.
- ³ Do not exceed 150 feet between last EX5 module (i.e. the module farthest away from the Power Supply) and the Power Supply.
- ⁴ Do not group EX5 modules near the end of a long run; on a 110 foot span, keep the average distance from EX5s to Power Supply about 75 feet.
- ⁵ The length of the Powerspan Cable, and any intermediate remote wiring, must be counted together (ie with a 100' span, and 50' of building wire between the start of the span and the powersupply, one would be at the maximum 150' distance).
- ⁶ Do not operate in environments above 40C/104F ambient air temperature.
- ⁷ Do not operate where the sun's radiation causes any metal surface to be greater than 40C/104F.
- ⁸ Do not operate below 0C/-32F.
- ⁹ The Polarity of the drivers output to the Exton Powerspan Cable does not matter.
- ¹⁰ Do not exceed a maximum of 40 Exton LED Fixtures per run/circuit.
- ¹¹ VOLTAGE DROP: To calculate the maximum Exton span, add the desired span distance to the wiring distance between the power supply and the start of the Exton span cable. This is the "total run." All wiring used between the power supply and the start of the Exton cable should be 10AWG or thicker. At 250W loads, the maximum advisable total run length is 150'. At 100W loads, the total run length is 250'.
- ¹² Due to the rapidly evolving technology for Semiconductor products, Tegan driver options are subject to change at any time, without notice. In addition, if any of the standard drivers are out of stock or discontinued, Tegan Lighting will supply an equal as needed. Tegan can also supply alternative drivers upon request; contact the factory for details.
- ¹³ Tegan LED emitters, like all LEDs, undergo a natural depreciation in lumen output. This depreciation is within the specifications of LM-80. Extreme ambient temperatures, dusty environments, and power conditions may affect the depreciation. Wattage requirements and lumen output are subject to change with ongoing developments in LED technology.
- ¹⁴ Enclosures can be field painted to match the structure or contact the factory for custom colors.
- ¹⁵ Exton System, Monopoints and LED Modules are specified separately. Refer to the linked Specification Sheets on p. 3 for more details
- ¹⁶ We have listed the maximum number of Kore-EX5 Modules for each Driver option above based on the following common practice:
Recommended De-Rating: Like all electronic power supplies, life is significantly increased when loads are 75/80% or less of the nominal power capacity.
Best life is in climate controlled conditions, or when the power supply stays below 70C. The type of enclosure and ambient environment can affect the operating temperature, and therefore the lifetime of the power supply. For all Tegan Lighting enclosures, load power supplies to only 75/80% of their nominal. These are general suggestions to increase the life of the supply in moderate climates; the actual operating lifetime of the power supply depends on the actual environment and use. Do not operate the power supplies during the day with direct sunlight with extreme hot temperatures.
- ¹⁷ See previous page for capacities with Solo fixtures.



IP66 Power Supplies



Category: Tegan Lighting offers a wide variety of 24VDC drivers that are compatible with Exton Monopoints and Powerspan Cable Systems for various layouts. Specify 0-10V dimming controls with dimming LED drivers. Refer to the linked driver specification sheets in the chart on page 2 for details.

Exterior Enclosure:

IP66 Exterior mount.

Large - 12" H x 10" W x 5-5/8" D - Exterior, NEMA Type 3R, 4, 12 and 13, Remote Power Supply Enclosure (IP66-LRPSE). Remote mounting the power supplies provide a clean minimalist aesthetic. Nema 4 Enclosure provides greater level of protection, resistant to any sort of sprayed or driven water jets from any direction. Requires installers to drill housing and install waterproof fittings to allow attachment to supply power, as well as to Kore-EX Powerspan cable. This allows flexibility regarding installation position and supply connections while preserving full IP66 rating.

Material: Steel.

Finish: Grey powdercoat.

Systems: Specified separately. [Exton Monopoint](#), [Exton Powerspan Cable](#), [Exton Rigid Trac](#). Remote Power Supplies are required for all Exton Powerspan and Monopoint systems. Refer to linked Specsheets and Installation Sheets for system details

Drivers: Refer to p. 2 for details. [Exton Systems can only be used with Tegan Lighting's Power Supply Enclosures and Driver\(s\)](#). Any substitution "by others" will void the warranty and listing. Refer to notes under power supply charts regarding derating recommendations.

LED Modules: Kore-EX5: Total Input Power 6.5W, EX-SOLO: Total Input Power 5.5W/Ft.

Installation: Electrical contractor to connect electrical wire from the transformer to the system power feed utilizing the correct gauge to provide the proper voltage at the Systems/Monopoints per local standards and codes. The wire gauge used to supply power to the Systems/Monopoints should be sized according to the distance between the transformer and the Systems/Monopoints. Enclosure and power supply are provided as a kit. Refer to [Exton Cable Installation Instructions](#), [Exton Monopoint Installation Instructions](#) or [Exton Rigid Trac Installation Instructions](#) for details. Refer to [Exton Application Guide](#) for layout and specification assistance.

Labels: IP66 Enclosure - Exterior Listed. ETL & CE Listed to UL Standard 2108 Low Voltage Lighting; Tested to UL 1574 - Issue: 2004/09/07 Ed: 3 Rev:2012/01/25 UL Standard for Safety Track Lighting Systems. IP66.

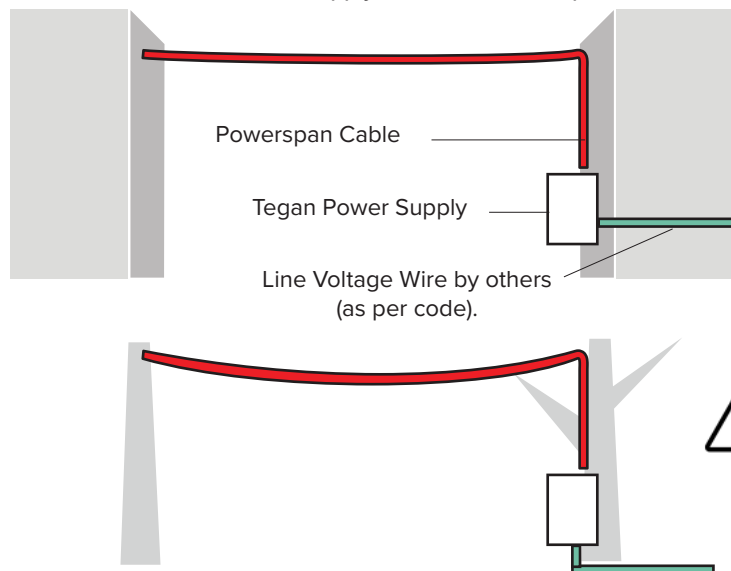
Refer to linked Power Supply Specsheets on the previous page for Manufacturer's listing. In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on teganlighting.com are the most recent version and supersede all other versions that exist in any other printed or electronic form.



IP66 Power Supplies

Power Supply - Installation Guidelines at a Glance

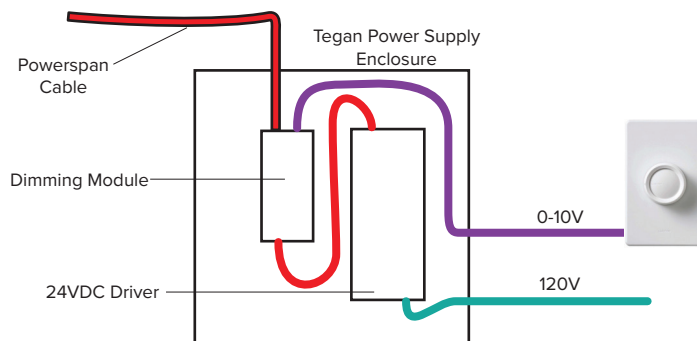
Exterior Power Supply with Direct Hookup



Tegan's IP66 Power Supply may be mounted on outside of building, tree, or pole, with Exton Powerspan Cable directly running into it with waterproof fitting (by others). Line Voltage (green) enters through building, or through external conduit, or through underground feeder cable, by others. The Power Supply outputs 24VDC (red). Each EX5 module draws 7W, or .3A.

Keep distance from Power Supply to last fixture less than 150'. Exceeding this distance can result in malfunctioning (dark or flickering) Exton modules.

Optional Dimming - Controls



Tegan's Power Supplies consist of an enclosure with a 24VDC driver and an optional Dimmer Module. **Wire into the output of a dedicated Exton 24VDC driver provided by Tegan Lighting (only).**

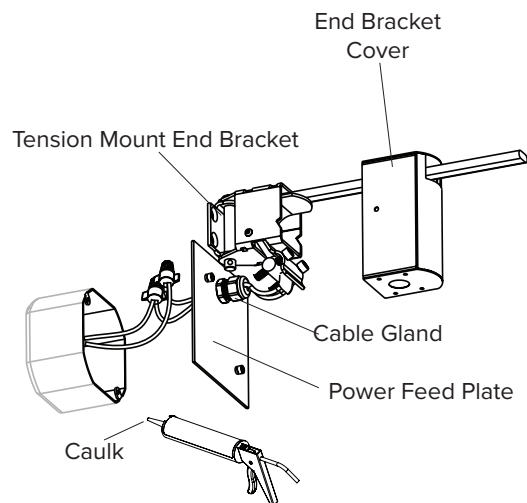
Loading and Operation Guidelines:

It's important not to exceed these guidelines in order to prevent damage to the Power Supply or cause problems with performance:

- Load power supplies at 80% of their maximum nominal output.
- Do not exceed 150 feet between last EX5 module (i.e. the module farthest away from the Power Supply) and the Power Supply.
- Do not group EX5 modules near the end of a long run; on a 150 foot span, keep the average distance from EX5s to Power Supply about 75 feet.
- The length of the Powerspan Cable, and any intermediate remote wiring, must be counted together (ie with a 100' span, and 50' of building wire between the start of the span and the powersupply, one would be at the maximum 150' distance).
- Do not operate in environments above 40C/104F ambient air temperature.
- Do not operate where the sun's radiation causes any metal surface to be greater than 40C/104F.
- Do not operate below 0C/-32F.
- The Polarity of the drivers output to the Exton Powerspan Cable does not matter.

IP66 Power Supplies

Power Supply - Installation Guidelines at a Glance

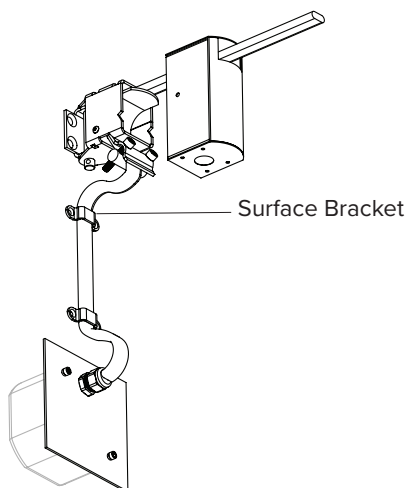


Hookup to Adjacent Remote Power Feed

The Power Feed may be placed so the wire gland which seals around the conductors is under the Cover of the Tension Mount End Bracket. In this case, the conductors are passed through and then connected to the building wires coming from the Tegan Lighting Exton Power Supply. Note that the Power Feed can not be used as an end feed; it is not structural.

Be sure to caulk behind the Power Feed Plate, as well as behind the screws.

Polarity does not matter.



Hook-up to Remote Power Feed

If the Remote Powerfeed is farther away, use Surface Brackets every 12" and within 2" of the start and end.

Exton Powerspan Cable and LED Module connections should not be made below the outdoor ambient temperature of 50F/10C.

Refer to [Installation Sheet](#) for more details.

UMV-30001

Marvik 1 Surface Downlight



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical, single or double-sided wall family. Compact and decorative appearance belies powerful outputs and technical optics for perfect task illumination

A stunning new waterproof & dust proof wall cylinder range, designed with no visible fasteners, a one-piece body and integrated driver housing.

This smart mechanical modern designed luminaire with cylindrical body provides a stylish solution to wall mounted cylinders.

This innovative design houses a variety of COB wattages to suit designer's specific requirements as well as a selection of field interchangeable reflector optics, that include narrow, medium, wide and very wide distributions. This series is available in 3 different diameters, namely 3", 4" & 6" to suit lighting design requirements.

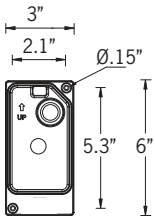
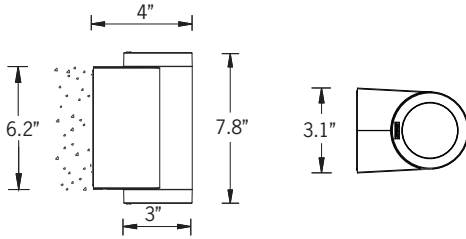
These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4" from the wall, making this product suitable for ADA applications.

This luminaire range can be provided with a bayonet lock baffle to reduce glare, as well as a frosted lens option. The SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit entry.

Ligman can also provide custom made boxes to fit on a round surface like a column, pillar or pole.



11w COB 976 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 3.5 lbs

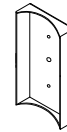


Mounting Detail

Additional Options (Consult Factory For Pricing)



SCDT
Surface Conduit
Decorative Trim



RPA
Round Pole Adapter



B
Baffle



UMV-30001

Marvik 1 Surface Downlight

PROJECT	<input type="text"/>	DATE	<input type="text"/>
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QUANTITY	<input type="text"/>	TYPE	<input type="text"/>	NOTE	<input type="text"/>
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ORDERING EXAMPLE || UMV - 30001 - 11w - M - W30 - 02 - 120/277v - Options

UMV-30001	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	11w COB 976 Lumens	N - Narrow 23° M - Medium 25° W - Wide 37° VW - Very Wide 71°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

<input type="text"/>	<input type="text"/>	<input type="text"/>
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ADDITIONAL OPTIONS

- | | |
|--|--------------------------|
| NAT - Natatorium Rated | RPA - Round Pole Adapter |
| 4MP - 4" Mounting Plate | B - Baffle |
| DIM - 0-10v Dimming | F - Frosted Lens |
| SCDT - Surface Conduit Decorative Trim | |

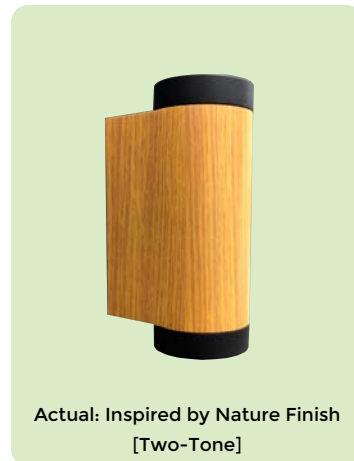
INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03 - PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Marvik Product Family

Item 14.



Marvik 1

- UMV-30001-11w-976lm
- UMV-30002-20w-1674lm



Marvik 2

- UMV-30011-20w-1802lm
- UMV-30012-27w-2387lm
- UMV-30013-10w-893lm



Marvik 3

- UMV-30021-40w-3795lm
- UMV-30022-48w-4622lm
- UMV-30023-20w-1627lm



Marvik 4

- UMV-30031-2x11w-2x976lm



Marvik 5

- UMV-30041-2x13w-2x1245lm
- UMV-30042-2x10w-2x893lm



Marvik 6

- UMV-30051-2x26w-2x2722lm
- UMV-30052-2x20w-2x1627lm

NEW

Kore EX Item 14.

Exton Monopoint System

Rigid Stem 4" Monopoint Pendant
"S" Envelopes, Brilliant Gems & Disk Shades



Category: Exton 24" Rigid Stem Monopoint with a glass "S" (Sign) Envelope, Brilliant Gem and architectural Disk Shade. Remote Power Supply Enclosure with Driver. Optional 0-10V Dimming.

Material: **Monopoint/Stem:** Powdercoated Stainless Steel.
Kore EX5 LED Module: UV stable exterior anodized aluminum, UV stable polycarbonate, rubber O-rings.
Envelope: Hand blown, tooled glass. Note: Tegan's Glass Envelopes are hand blown with tooling. While the tooling provides consistency in scale, the Envelopes will have minor variations from Envelope-to-Envelope and batch-to-batch in scale and appearance. There also can be minor bubbles (clear/frosted versions) and tool marks on the surface. These are all common attributes of blown glass.
Gem: Faceted glass, tooled.
Architectural Metal Shade: Powdercoated Aluminum.

Finish: **Kore EX5 LED Module:** Exterior rated, brushed, two-step electrolytic color anodizing. Anodized Black (BLK) or Anodized Aluminum (AL).
S Envelope: Clear/Frosted, Clear Rain Bubble Pattern, Amber Rain Bubble Pattern.
Shade: Powdercoated Black.
24" (max) Rigid Stem: Field cuttable, finish to match Module.



Power Supply Enclosure: Refer to [Exton Power Supply IP20 Specs sheet](#), [IP24 Specs sheet](#) or [IP66 Specs sheet](#) for details.

Kore-EX5 LED: 5W Kore EX5 LED Pendant - Anodized Aluminum or Anodized Black finish.

LED: High Wattage Array Cree LED, 2-Step Macadam. 5W @ 500 Lumen Output with 2700K 82-85 CRI typical. All values are initial lumens. For exact lumen output and wattage consumption data, please consult IES reports. Online power consumption does not include driver losses. Contact factory for 3000K, 3500K, 4000K or 90 CRI.

Electrical: 24VDC. Total input watts: 6.5W. 300W max. per circuit.

Optics: A 15° reflector is supplied in all decorative options to maximize decorative element illumination. Refer to photometric report for details.

Remote Power Supply Option: The Exton System can be used with a Remote Power Supply Enclosure and Driver. Refer to [Exton Power Supply IP20 Specs sheet](#), [IP24 Specs sheet](#) or [IP66 Specs sheet](#) for details. Use of Tegan Lighting Power Enclosures and Drivers only. If supplied "by others" the warranty and listing are void.

Envelopes: "S" (Sign) Glass Envelope Clear (SEC), "S" (Sign) Glass Envelope Frosted (SEF), "S" (Sign) Glass Envelope Clear Rain Bubble Pattern (SECRP), "S" (Sign) Glass Envelope Amber Rain Bubble Pattern (SEARP). Contact factory for alternative stock or custom colors (100+ units).

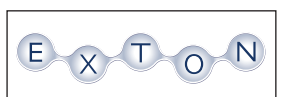
Glass Gems: Faceted "Brilliant" Clear Sparkle Gem (BCG), Faceted "Brilliant" Frosted Gem (BFG), Faceted "Brilliant" Amber Sparkle Gem (BAG). Contact factory for alternative stock or custom colors.

Architectural Shade: 12" Disk Shade; Powdercoated Black (DS-BLK). Contact factory for one-tone or two-tone custom colors (no minimum quantity).

Accessories: 22K Color Correction Filter (EX5-CCT-22K), 24K Color Correction Filter (EC5-CCT-24K). Note: CCT22/24 = Kelvin Temperature results when used with the standard 27K Cree LED.

Installation: Kore EX5 LED Pendant mounts to a 4" metal IP65 J-Box by others rated between 50-150lbs fixture support securely mounted to building structure. Refer to installation instruction drawings for secure mounting examples. Refer to [Installation Instructions #24](#) for details. For system layout, and specification assistance, refer to the [Exton IP65 Application Guide](#) for details.

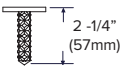
Labels: ETL Listed; Tested to UL 2108 Low Voltage Lighting Systems. In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on [teganlighting.com](#) are the most recent version and supersede all other versions that exist in any other printed or electronic form. Kore EX5 Module, Monopoint Mounting - 3 year warranty.



Exton Monopoint System

Rigid Stem 4" Monopoint Pendant "S" Envelopes, Brilliant Gems & Disk Shades

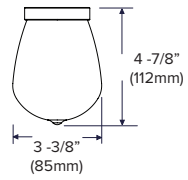
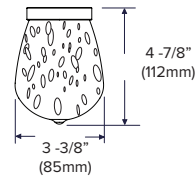
Exton - Kore-EX5 Glass "Gem" Types



Exton Brilliant Clear, Frosted or Amber Gem
Multifaceted "Brilliant" Sparkle glass Gem for Kore-EX5 Module.

1. Contact factory for a custom design gem Refer to page 1 for minimum units.

Exton - Kore EX5 Glass Envelopes - Sign (S) Types

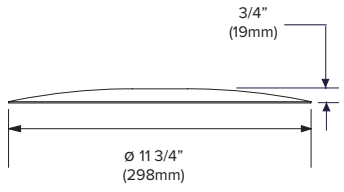



"S" Glass Envelope, Clear
Hand Blown, Clear Sign (S) Shape Glass Envelope for Kore-EX5.

"S" Glass Envelope, Clear or Amber Bubble Pattern
Hand Blown, Clear or Amber Rain Bubble Pattern Sign (S) Shape Glass Envelope for Kore-EX5.

1. Contact Factory for alternative color options. Refer to page 1 for minimum units.


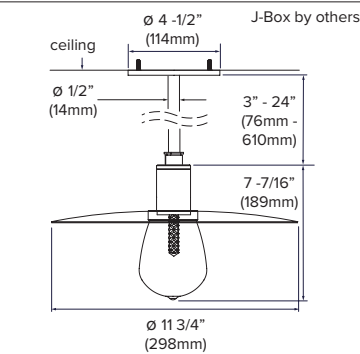
Exton - Kore EX5 Architectural Shade - Metal Type



12" Dysk Shade, Black finish.

1. Can be field painted or contact factory for custom colors

Exton - 4" Rigid Stem Monopoint - Kore EX5 24VDC Pendant with "S" Envelope, Gem & Disk Shade

Kore EX5 Stem Pendant Monopoint with S Envelope Clear, Brilliant Clear Gem, Dysk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

Kore EX5/Stem: Aluminum or Black finish.
Dysk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SEC-BCG-AL-DS-BLK)
(EX5-K-P24-4MP-RGS-SEC-BCG-BLK-DS-BLK)

Kore EX5 Stem Pendant Monopoint with S Envelope Clear, Brilliant Frosted Gem, Dysk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

Kore EX5/Stem: Aluminum or Black finish.
Dysk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SEC-BFG-AL-DS-BLK)
(EX5-K-P24-4MP-RGS-SEC-BFG-BLK-DS-BLK)

Kore EX5 Stem Pendant Monopoint with S Envelope Clear, Brilliant Amber Gem, Dysk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

Kore EX5/Stem: Aluminum or Black finish.
Dysk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SEC-BAG-AL-DS-BLK)
(EX5-K-P24-4MP-RGS-SEC-BAG-BLK-DS-BLK)

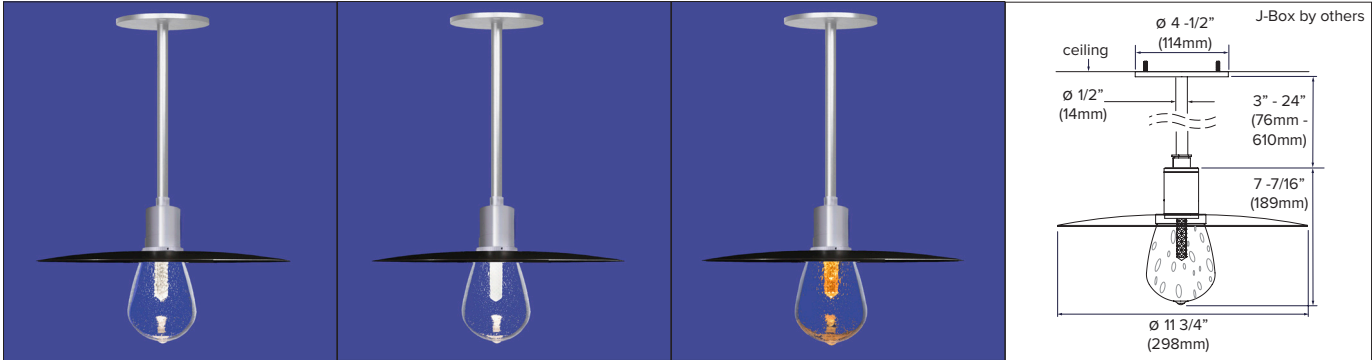
1. Order Remote Power Supplies separately. Refer to [Exton Power Supply IP20 Specs sheet](#), [IP24 Specs sheet](#) or [IP66 Specs sheet](#) for options.
2. Order Accessories separately.
3. 24VDC Operation.



Exton Monopoint System

Rigid Stem 4" Monopoint Pendant "S" Envelopes, Brilliant Gems & Disk Shades

Exton - 4" Rigid Stem Monopoint - Kore EX5 24VDC Pendant with "S" Envelope, Gem & Disk Shade



Kore EX5 Stem Pendant Monopoint with S Envelope Clear Rain Bubble Pattern, Brilliant Clear Gem, Disk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

Kore EX5/Stem: Aluminum or Black finish.
Disk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SECRP-BCG-AL-DS-BLK)
(EX5-K-P24-MP-JBPS-SECRP-CG-BLK-DS-BLK)

Kore EX5 Stem Pendant Monopoint with S Envelope Clear Rain Bubble Pattern, Brilliant Frosted Gem, Disk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

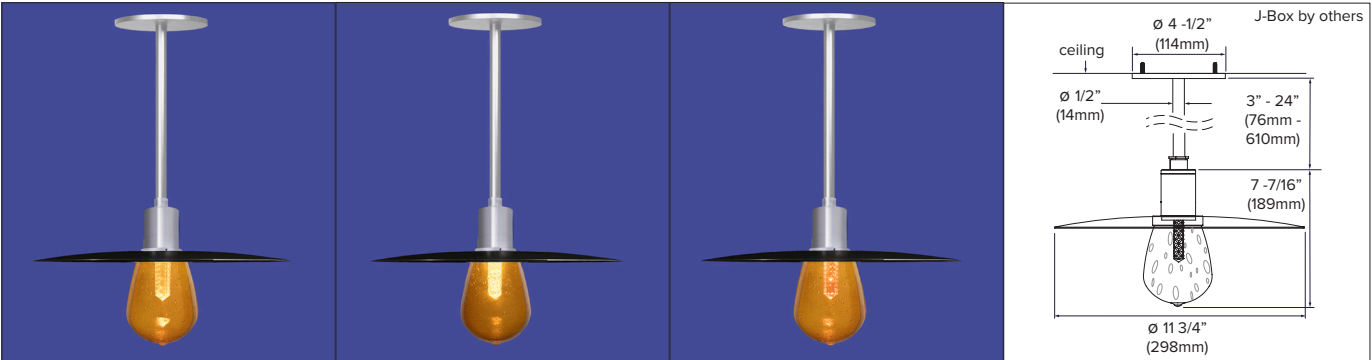
Kore EX5/Stem: Aluminum or Black finish.
Disk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SECRP-BFG-AL-DS-BLK)
(EX5-K-P24-MP-JBPS-SECRP-BFG-BLK-DS-BLK)

Kore EX5 Stem Pendant Monopoint with S Envelope Clear Rain Bubble Pattern, Brilliant Amber Gem, Disk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

Kore EX5/Stem: Aluminum or Black finish.
Disk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SECRP-BAG-AL-DS-BLK)
(EX5-K-P24-4MP-RGS-SECRP-BAG-BLK-DS-BLK)



Kore EX5 Stem Pendant Monopoint with S Envelope Clear, Brilliant Clear Gem, Disk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

Kore EX5/Stem: Aluminum or Black finish.
Disk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SEC-BCG-AL-DS-BLK)
(EX5-K-P24-4MP-RGS-SEC-BCG-BLK-DS-BLK)

Kore EX5 Stem Pendant Monopoint with S Envelope Clear, Brilliant Frosted Gem, Disk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

Kore EX5/Stem: Aluminum or Black finish.
Disk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SEC-BFG-AL-DS-BLK)
(EX5-K-P24-4MP-RGS-SEC-BFG-BLK-DS-BLK)

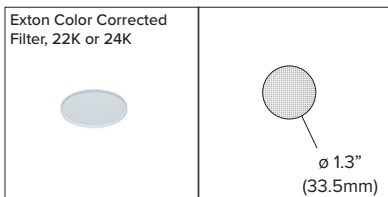
Kore EX5 Stem Pendant Monopoint with S Envelope Clear, Brilliant Amber Gem, Disk Shade, shorter field-cut length shown. 24" Field-cutttable rigid stem, 3" length minimum.

Kore EX5/Stem: Aluminum or Black finish.
Disk Shade: Black finish.

(EX5-K-P24-4MP-RGS-SEC-BFAG-AL-DS-BLK)
(EX5-K-P24-4MP-RGS-SEC-BAG-BLK-DS-BLK)

1. Order Remote Power Supplies separately. Refer to [Exton Power Supply IP20 Specsheel](#), [IP24 Specsheel](#) or [IP66 Specsheel](#) for options.
2. Order Accessories separately.
3. 24VDC Operation.

Exton - Kore-EX5 LED - Accessories



Exton Color Corrected Filter, 22K or 24K

(EX5-CCT-22K/24K)

22K or 24K Kelvin Temperature results when used with the standard 27K Cree LED.



Click on the linked images below to visit the [Exton IP65 Gallery](#).

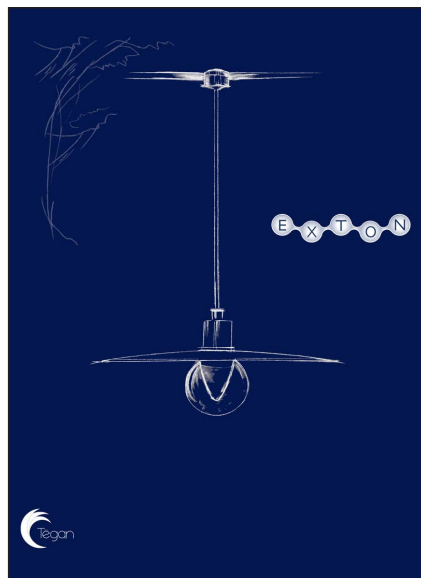


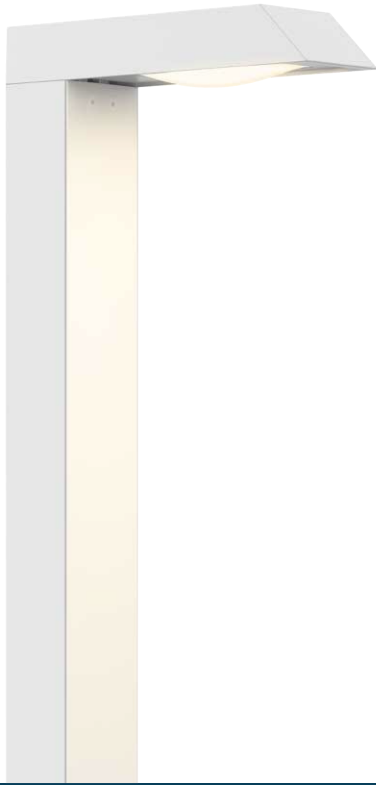
Kore EX5 LED Rigid Stem Monopoint Pendant, Black, Remote Power Supply, G Envelope Frosted, Dysk Shade



Kore EX5 LED Rigid Stem Monopoint Pendant, Black, Remote Power Supply, S Envelope Amber Rain Bubble Pattern, Dysk Shade

Click on the image below to visit the [Exton IP65 Application Guide](#).





TYPE

CATALOG #

PROJECT

NOTES

LED AREA LUMINAIRE

aLance-6

The ultra-modern aLance-6 area luminaire combines the versatility of die-cast aluminum with minimalist aesthetics to complement a range of contemporary installations.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V
- 5-year limited warranty



*a*Lance-6 SPECIFICATIONS

Output	1LED	ZDC
Total Lumens [†]	73	36
Input Voltage	10 to 15V	11 to 15V
Input Power (W)	2.0	3.6
VA	2.4	4.3
Efficacy (Lumens/Watts)	36	21
Color Rendering Index (CRI)	83	82
Center Beam Candlepower	85	25
Dimming	PWM, Phase**	PWM, Phase**
RGBW Available	No	Yes
Luxor[®] Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming
ZDC Option	N/A	Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs

** For optimal performance, use a trailing-edge, phase-cut dimmer.

[†] Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

Holm

Holm. Born from an industry demand for a comprehensive offering of distinctive line- and low-voltage luminaires for the commercial market. Our products are designed to meet required specifications while echoing the aesthetics of the project. Holm is a Hunter Industries company with more than three decades of engineering expertise, now bringing its Luxor technology to the commercial architectural and landscape lighting market.

Materials

Die-cast aluminum A380 housing and shroud with stainless steel hardware.

Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

Ambient Operating Temperature
0°F to 140°F (-18°C to 60°C)

Optics

Polycarbonate color temperature adjustment lenses included with luminaire: 2,700K (preinstalled) and 3,900K (clear lens). Color temperature lenses are field serviceable.

Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the luminaire.

Wiring

18 AWG SPT-1W 105°C 300V
3-meter length.

Power

Input 10-15VAC/VDC 50/60Hz.
Remote transformer required (specify separately).

Housing

Die-cast aluminum housing with capacity for rectangular 1LED integrated LED.

Lens

Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse.

Hardware

Tamper-resistant stainless steel hardware.

Finish

Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Weight

3.2 lbs. (1.45 kg)

Installation Requirements

Designed for installation in the downward lighting direction only.

Control

ZDlink or ZDclink utilizes Luxor technology to zone luminaires in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard luminaire is zoneable with ZDlink or ZDclink.

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Warranty

5-year limited warranty






Manufacturing

ISO 9001:2015 certified facility

Listings



aLance-6 ORDERING INFORMATION

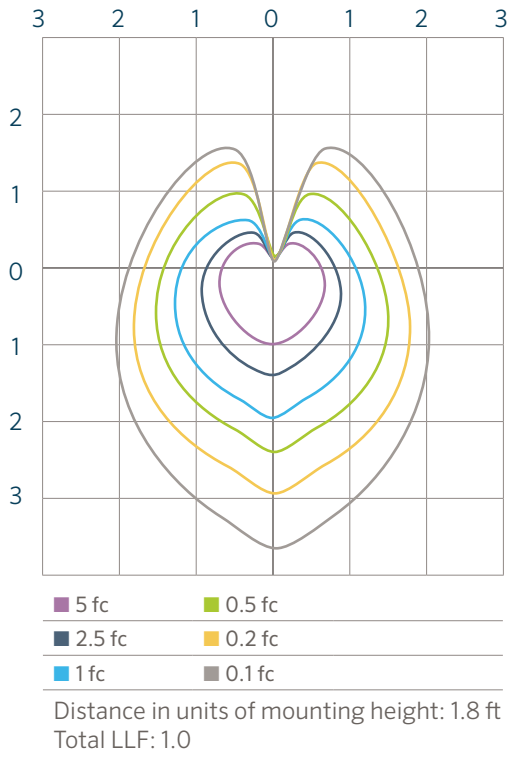
Luminaire-Size	Luxor Option	Output	Listing	Height	Options	Finish	
aLNC-6	<input type="checkbox"/> [default] Zone	<input checked="" type="checkbox"/> 1LED 73 Lumens	<input checked="" type="checkbox"/> [default] UL listed	<input checked="" type="checkbox"/> 24 24" Nominal	<input checked="" type="checkbox"/> [default] Ground Mount with Conduit	<input checked="" type="checkbox"/> BZ Bronze Metallic	
	<input type="checkbox"/> ZD Zone/Dim		<input type="checkbox"/> E CE approved		<input type="checkbox"/> DM Deck Mount	<input type="checkbox"/> SV Silver	
	<input type="checkbox"/> ZDC Zone/Dim/Color	<input checked="" type="checkbox"/> [default ZDC Option] 36 Lumens				<input type="checkbox"/> FB Black	
					<input type="checkbox"/> FW Flat White		
					<input type="checkbox"/> RL RAL Color		

EXAMPLE LUMINAIRE CONFIGURATION: aLNC-6-ZD-1LED-24-DM-SV

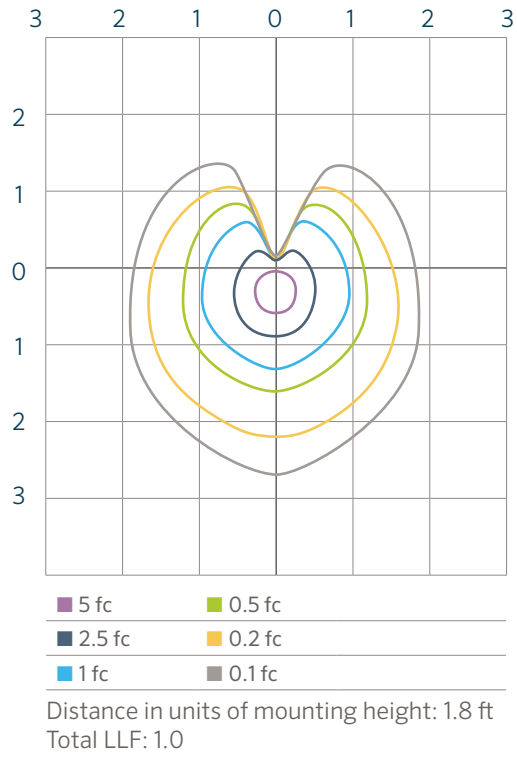


aLance-6 PHOTOMETRICS

aLNC6 1LED 24 Isofootcandle Plot

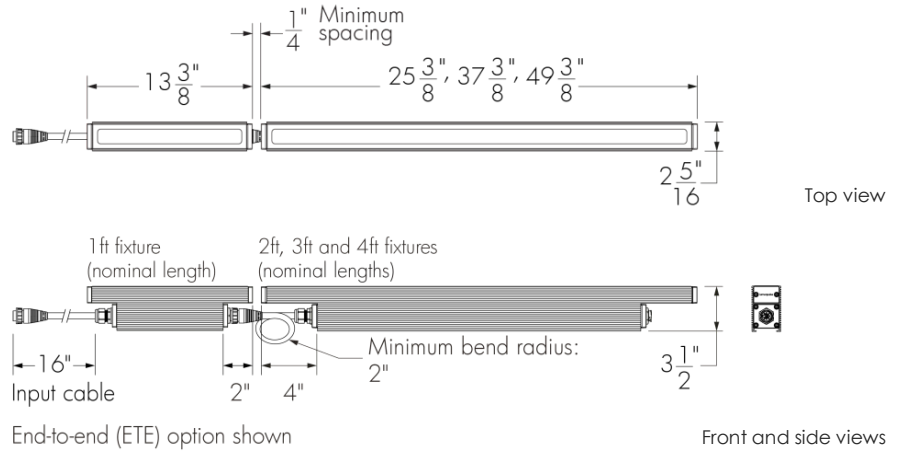


aLNC6 ZDC 1LED 24 Isofootcandle Plot



Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

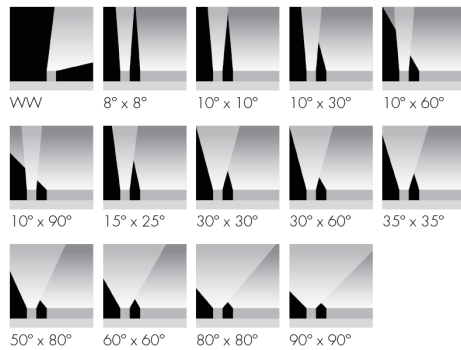


Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	3,592	5,159
8°x8°	4,045	77,896
10°x10°	3,830	38,346
10°x30°	3,885	30,056
10°x60°	3,984	17,736
10°x90°	3,576	7,897
15°x25°	3,880	24,730
30°x30°	3,765	14,726
30°x60°	3,848	5,106
35°x35°	3,921	9,999
50°x80°	3,767	3,449
60°x60°	3,435	3,007
80°x80°	3,881	2,530
90°x90°	3,588	1,886

Based on HO 4000K, 4ft [1219mm] configuration. Photometric performance is measured in compliance with IESNA LM-79-08.

Optics



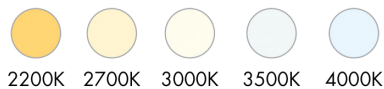
Description

The Lumenfacade is a high-performance linear LED luminaire for grazing or floodlighting exterior walls and facades. Featuring second generation LED technology, the luminaire is available in 12 in, 24 in, 36 in or 48 in sections, and can be configured with a wide number of options, including: optics for grazing or flood lighting; a choice of outputs (ASHRAE 5 W/ft, RO 8.5 W/ft or HO 15.25 W/ft); various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade is also available with a unique asymmetric wallwash distribution, providing exceptional uniformity and brightness for walls and signage.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric Wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Options	End-to-end configuration (factory installed 16 in black input cable included), Corrosion-resistant coating for hostile environments, 3G ANSI C136.31-2010 Vibration Rating for bridge applications, CE (certification covers European Economic Area)
Power Consumption	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version), Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty
Performance	
Illuminance at Distance	Minimum 1 fc at 133 ft (HO 4000K, 48 in fixture, 10° x 60°, DMX/RDM)
Color Consistency	2 SDCM, 3 SDCM (2200K)

Colors and Color Temperatures



Controls

ON/OFF 0-10V DALI



Ratings

IP66 IK07*
*asymmetric wallwash lens is IK06 rated

Certifications



Color Rendering Minimum CRI 80

Lumen Maintenance L70 280,000 hrs, L95 35,000 hrs

Physical

Housing Material Low copper content extruded aluminum

Lens Material Clear tempered glass

Hardware Material Stainless steel

End Cap Material Machined aluminum

Gasket Material Silicone

Surface Finish Electrostatically applied polyester powder coat

Weight 12 in: 4.5 lbs, 24 in: 7 lbs, 36 in: 10.5 lbs, 48 in: 14 lbs

Electrical and control

Voltage 100 to 277 volts, 347 volts available (consult factory for details)

Fixture Cable Power and data in one cable, End-to-end option (ETE): 16 in black input cable (no jumper cable needed for minimum spacing between two fixtures)

Leader Cable Conductor 5C #16-5

Maximum Cable and Fixture Run Length 252 ft (On/Off, 277V, RO version), 164 ft (On/Off, 277V, HO version)

Control On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled

Resolution (DMX/RDM) Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature -40 °F to 185 °F (device must reach start-up temperature value before operating)

Start-up Temperature -13 °F to 122 °F

Operating Temperature -40 °F to 122 °F

Ingress Protection Rating IP66, Wet location rated

Impact Resistance Rating IK07 (asymmetric wallwash lens is IK06 rated)

Accessories (order separately)

Optical Accessories Lumenfacade Radial Louver

Cables Leader cable (standard), Jumper cable (standard), Leader cable (ETE), Jumper cable (ETE)

Control Boxes DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration), Lumentalk Data Bridge

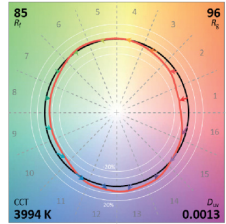
Control Systems Lumentone™ 2, Pharos® kit

Diagnostic and Addressing Tools LumenID, LumentalkID

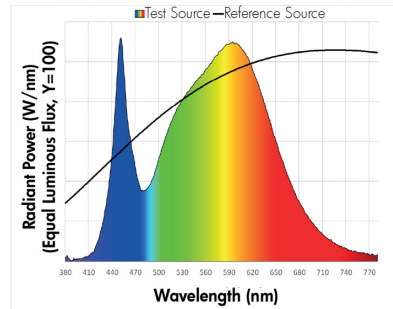
Chromaticity Data

TM-30 - 4000K

CCT	CIE		TM-30	
4000K	R _a	83	85	R _f
	R _g	1.4	96	R _g

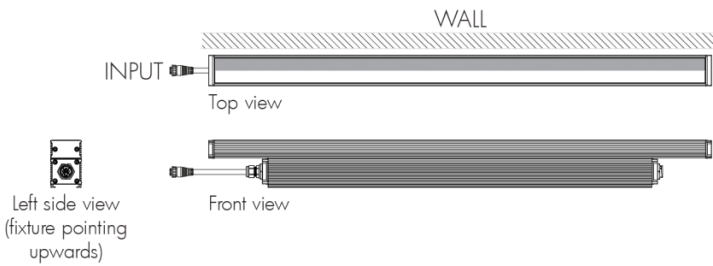


Spectral Power Distribution

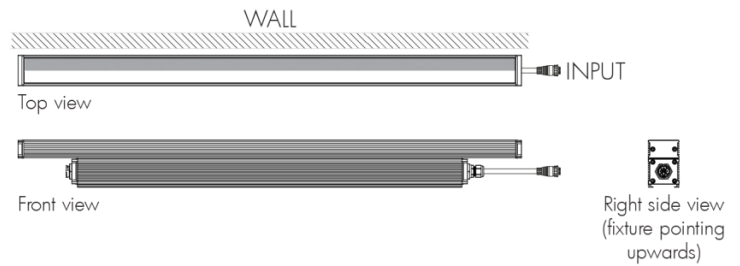


Asymmetric wallwash optic details

WWLF - Asymmetric wallwash optic, left feed



WWRF - Asymmetric wallwash optic, right feed

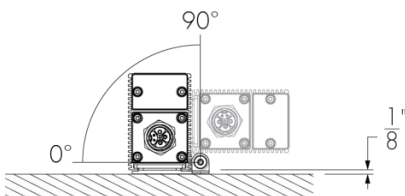


- Always position frosted side toward the wall.
- Fixture's feeding side is based on upright installations. Feeding sides are reversed when fixture is used in a downlight application.
- Recommended setback from wall is 1/10 of the wall height. Example: 2 ft setback for a 20 ft wall.

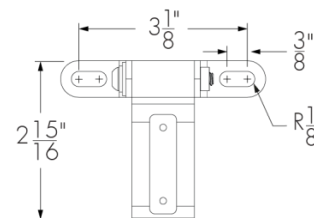
Mounting options

Surface Mount

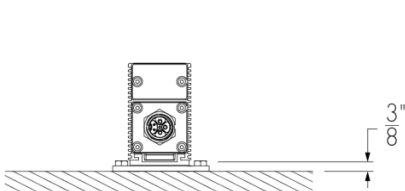
SAM - Slim Adjustable Mounting



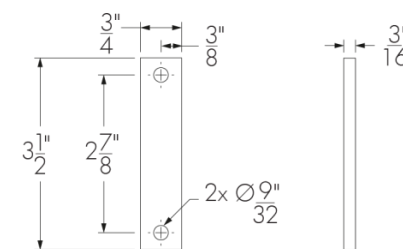
SAM - Mounting hole pattern



UMP - Fixed Mounting

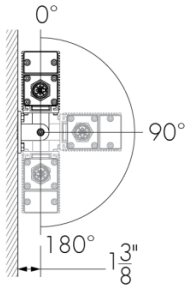


UMP - Mounting hole pattern

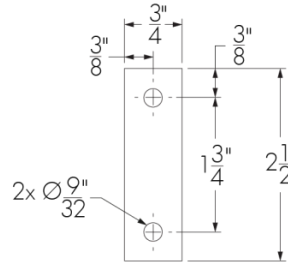


Wall Mount

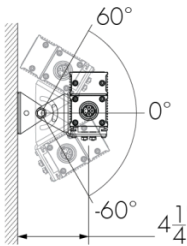
UMAS - Universal Adjustable Mounting



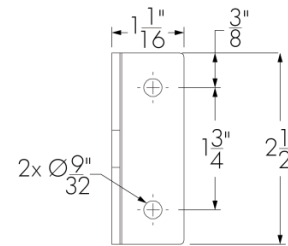
UMAS - Mounting hole pattern



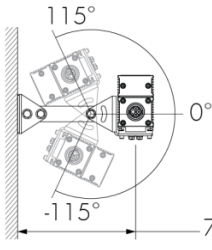
WAM2 - Adjustable Wall Mounting 2 in



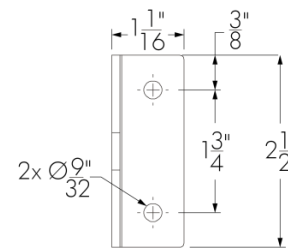
WAM2 - Mounting hole pattern



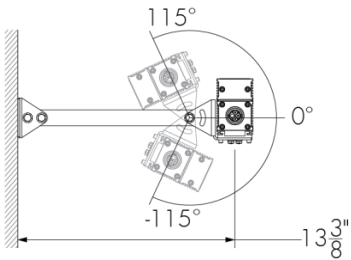
WAM6 - Adjustable Extended Arm Mounting 6 in



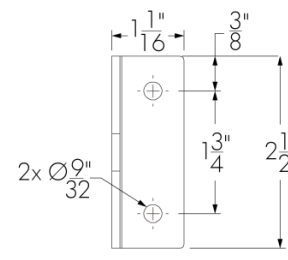
WAM6 - Mounting hole pattern



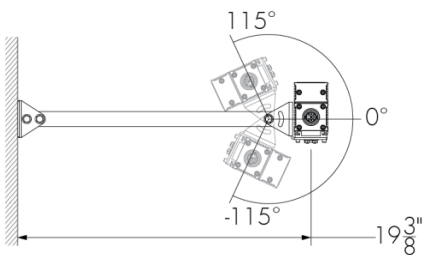
WAM12 - Adjustable Extended Arm Mounting 12 in



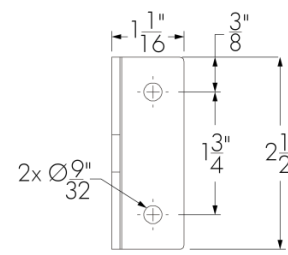
WAM12 - Mounting hole pattern



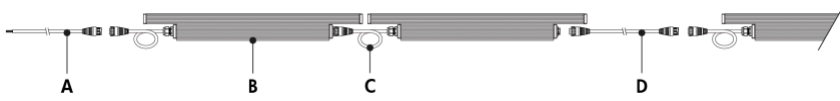
WAM18 - Adjustable Extended Arm Mounting 18 in



WAM18 - Mounting hole pattern



End-to-end configuration option (ETE)

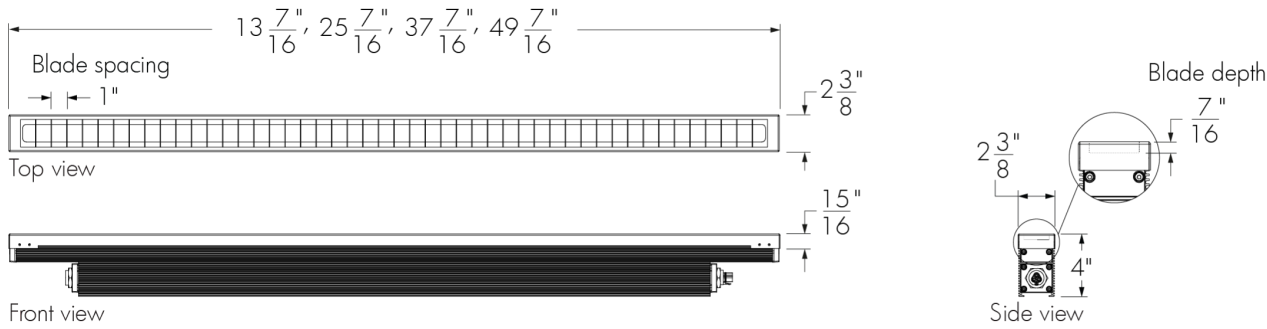


- A** - ETE leader cable (order separately)
- B** - Lumenfacade with ETE option
- C** - ETE 1/6 in black input cable (minimum bend radius: 2 in)
- D** - ETE jumper cable (order separately)

Includes a factory installed 1/6 in black input cable. A jumper cable is not required for minimum spacing between two end-to-end (ETE) fixtures. An ETE jumper cable is required only if a longer distance between two adjacent ETE fixtures is needed, or to connect two continuous runs of ETE fixtures together.

Optical accessories (order separately)

LOGRD - Radial louver for Lumenfacade



LOGRD-LENGTH-FINISH-OPTIONS

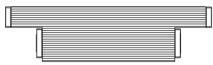

Please specify:

LENGTH: 12 in, 24 in, 36 in or 48 in; **FINISH:** BK - Black Sandtex®, BRZ - Bronze Sandtex®, SI - Silver Sandtex®, WH - Smooth white or CC - custom color and finish (please specify RAL color); **OPTIONS:** CRC - Corrosion-resistant coating for hostile environments



- The addition of a louver will affect beam distribution. Consult factory for application support.
- Not suitable for asymmetric wallwash optic.

EPA Guide

Fixture

	LOG 12 in	LOG 24 in	LOG 36 in	LOG 48 in
EPA front (sq ft) 	0.274	0.579	0.980	1.386
EPA side (sq ft) 	0.040	0.040	0.044	0.047

Fixture with radial louver accessory

	LOG 12 in	LOG 24 in	LOG 36 in	LOG 48 in
EPA front (sq ft) 	0.322	0.656	1.137	1.720
EPA side (sq ft) 	0.045	0.047	0.052	0.055

Cables (order separately)

LOGLC - Leader cable for Lumenfacade



Standard construction
LOGLC-CERTIFICATION-STD-LENGTH-CABLE COLOR



End-to-end (ETE) option
LOGLC-CERTIFICATION-ETE-LENGTH-CABLE COLOR

Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 10 ft, 25 ft, 50 ft, 100 ft, 150 ft or 200 ft; **CABLE COLOR:** black or white (connectors are black as standard; ETE fixture input cables are black as standard)

- Suitable for dimming/data and non-dimming applications.
- Sealing end cap is mandatory for any unused connector. One (1) included with every leader cable.
- Consult Lumenfacade leader cable specification sheet for details.

LOGJC - Jumper cable for Lumenfacade



Standard construction
LOGJC-CERTIFICATION-STD-LENGTH-CABLE COLOR



End-to-end (ETE) option
LOGJC-CERTIFICATION-ETE-LENGTH-CABLE COLOR

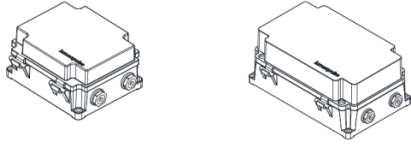
Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 1 ft (available for ETE option only), 2 ft to 30 ft (available in 1 ft increments) or 50 ft; **CABLE COLOR:** black or white (connectors are black as standard; ETE fixture input cables are black as standard)

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade jumper cable specification sheet for details.

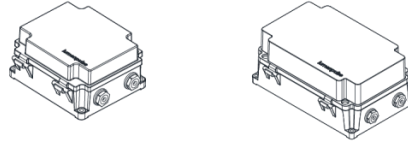
Control boxes (order separately)

CBX-DMX/RDM - DMX/RDM enabled (daisy chain or star configuration)



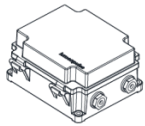
DMX/RDM control box. Up to six power and data outputs to fixtures or fixture runs. Consult CBX specification sheet and installation instructions for details. Lumenterminators provided with CBX (2x for daisy chain configuration, 6x for star configuration), consult factory to order spares.

CBX-ENET - Ethernet enabled (daisy chain or star configuration)



Ethernet control box. Up to four power and data outputs to fixture or fixture runs. Consult Ethernet CBX specification sheet and installation instructions for details.

LDB - Lumentalk Data Bridge



Lumentalk Data Bridge, 0-10V or DMX output. Consult LDB specification sheet for details.

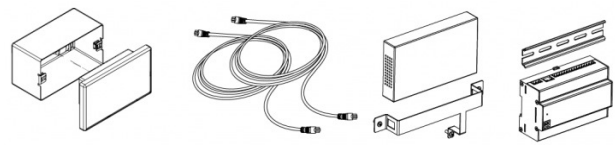
Control systems (order separately)

LTN2 - Lumentone™ 2



Lumentone 2 is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

PHAROS - Pharos® kit



The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

Diagnostic and addressing tools (order separately)

LID - LumenID



LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Consult LID specification sheet for details.

LID-LT - LumentalkID

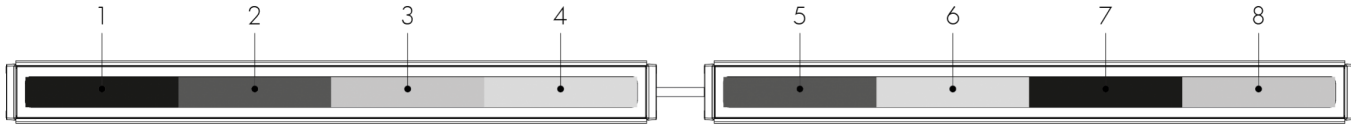


LumentalkID is a diagnostic and addressing tool. It must be specified for all Lumentalk (LT) applications. Consult LID-LT specification sheet for details.

Resolution details

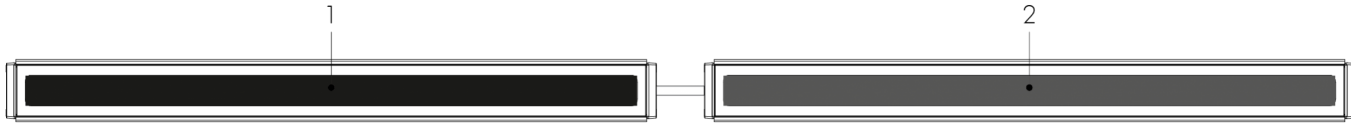
DMX/RDM control, resolution per foot: each 12 in section is addressed independently

DMX addresses:



DMX/RDM control, resolution per fixture: each fixture is addressed independently

DMX addresses:



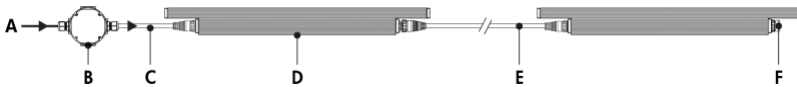
- 48 in fixtures shown.
- Applicable for DMX/RDM control option only. Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

Typical wiring diagrams

Wiring color code

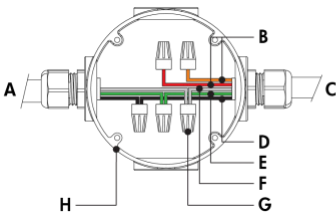
UL Color Code	USE
Green	Ground
Black	Line
White	Line/Neutral
Red or Purple	0-10V / Data +
Orange	0-10V / Data -

On/Off Control (NO)



- A - Power input (100-277V, wiring by others)
- B - Junction box (by others)
- C - Leader cable (LOGLC)
- D - Lumenfacade
- E - Jumper cable (LOGJC)
- F - Sealing end cap

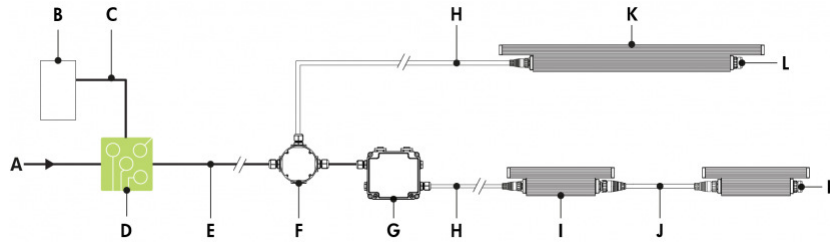
On/Off Control (NO) - wiring detail



- A - Power input
- B - Not required
- C - To fixture
- D - Line
- E - Ground
- F - Line/Neutral
- G - Wire-nuts (by others)
- H - Junction box (by others)

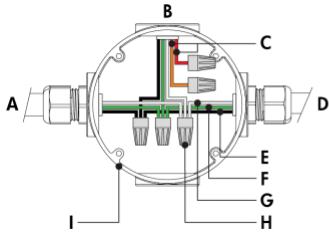
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

Lumentalk (LT)



- A** - Power input (100-277V AC, wiring by others)
- B** - Dimmer/controller (order separately from Lumenpulse, or by others)
- C** - Data wiring (by others)
- D** - Lumentranslator 2 (LTL2-DIM, -DMX, -TRIAC, -DALI)
- E** - Power wiring (by others)
- F** - Junction box (by others)
- G** - Lumentalk Data Bridge (LDB-DIM or LDB-DMX)
- H** - Leader cable (LOGLC)
- I** - Lumenfacade 12 in
- J** - Jumper cable (LOGJC)
- K** - Lumenfacade (24 in, 36 in or 48 in fixture lengths)
- L** - Sealing end cap

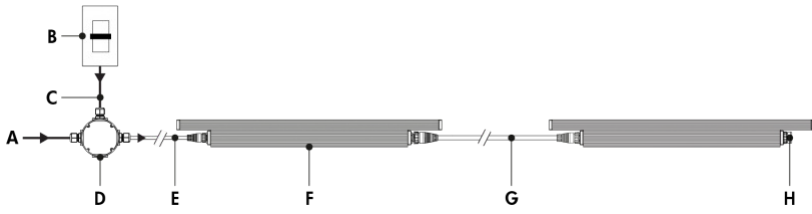
Lumentalk (LT) - wiring detail



- A** - Power input (control over power line via Lumentalk system)
- B** - To fixture
- C** - Not required
- D** - To Lumentalk Data Bridge (for run lengths with 12 in fixtures)
- E** - Line
- F** - Ground
- G** - Line/Neutral
- H** - Wire-nuts (by others)
- I** - Junction box (by others)

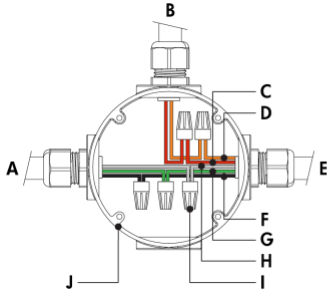
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Lumentalk Data Bridge required for 12 in fixture lengths, see LDB installation instructions for details.
- For applications with all fixtures controlled as 1 zone: fixtures and Lumentalk Data Bridge must be specified as DIM. Maximum of 10 fixtures per LDB-DIM, consult factory for applications that require additional capabilities.
- For applications with fixtures controlled individually: fixtures and Lumentalk Data Bridge must be specified as DMX, 2-step commissioning process: 1 - DMX/RDM system using LumenID software and a LID, 2 - Lumentalk system using LumentalkID software and a LID-LT. Maximum of 32 fixtures per LDB-DMX. Consult factory for details.
- For DMX applications: 1 DMX controller per Lumentalk network, maximum of 48 DMX channels per Lumentalk network (minimum step transition update rate is 1 second, minimum fade time between two colors is 1 minute). Consult factory for applications that require additional capabilities.
- Maximum of 1 transmitter (Lumentranslator or Lumenlink) per system.
- No third party fixtures allowed on the same circuit.
- Consult factory for DALI Lumentalk applications.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

0-10V dimming (DIM)



- A - Power input (100-277V, wiring by others)
- B - Dimmer (by others)
- C - Data wiring (by others)
- D - Junction box (by others)
- E - Leader cable (LOGLC)
- F - Lumenfacade
- G - Jumper cable (LOGJC)
- H - Sealing end cap

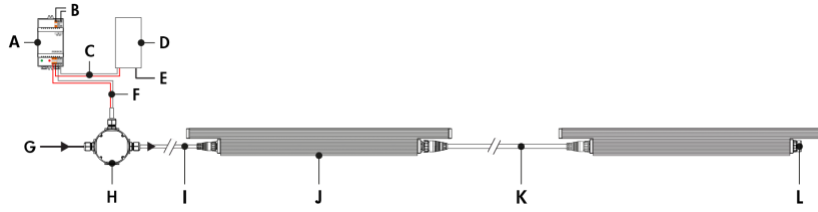
0-10V dimming (DIM) - wiring detail



- A - Power input
- B - From dimmer (by others)
- C - 0-10 V +
- D - 0-10 V -
- E - To fixture
- F - Line
- G - Ground
- H - Neutral
- I - Wire-nuts (by others)
- J - Junction box (by others)

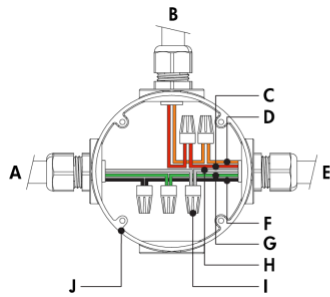
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- 0-10V mA ratings: passive dimmer (Current Sink): 3 mA per fixture, active dimmer (Current Source): 0.5 mA per fixture.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

DALI dimming (DALI)



- A** - DALI bus power supply (by others)
- B** - Power input for DALI bus power supply (wiring by others)
- C** - Data output to DALI controller (wiring by others)
- D** - DALI controller (by others)
- E** - Power input for DALI controller (wiring by others)
- F** - Data output to fixture (wiring by others)
- G** - Power input (100-277V, wiring by others)
- H** - Junction box (by others)
- I** - Leader cable (LOGLC)
- J** - Lumenfacade
- K** - Jumper cable (LOGJC)
- L** - Sealing end cap

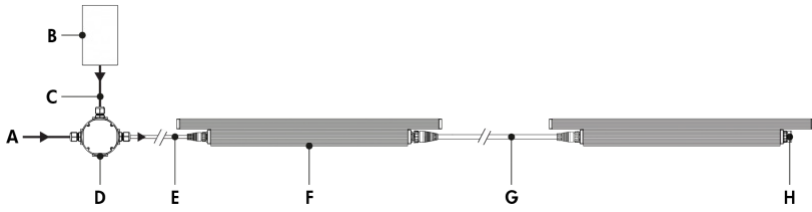
DALI dimming (DALI) - wiring detail



- A** - Power input
- B** - From DALI controller (by others)
- C** - DA +
- D** - DA -
- E** - To fixture
- F** - Line
- G** - Ground
- H** - Neutral
- I** - Wire-nuts (by others)
- J** - Junction box (by others)

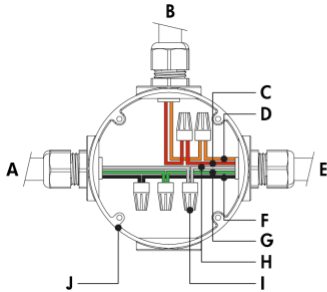
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Maximum of 64 DALI fixtures per DALI loop.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.
- Commissioning may be required based on the selection of 3rd party DALI controller. Controller and commissioning provided by others.

Lutron® EcoSystem® Enabled dimming (ES)



- A** - Power input (100-277V, wiring by others)
- B** - Lutron® EcoSystem® controller (by others)
- C** - Data wiring (by others)
- D** - Junction box (by others)
- E** - Leader cable (LOGLC)
- F** - Lumenfacade (24 in, 36 in or 48 in fixture lengths)
- G** - Jumper cable (LOGJC)
- H** - Sealing end cap

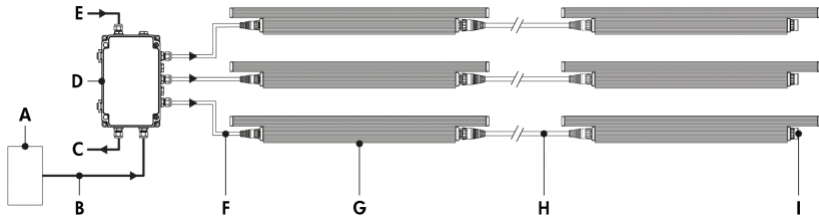
Lutron® EcoSystem® Enabled dimming (ES) - wiring detail



- A** - Power input
- B** - From Lutron® EcoSystem® controller (by others)
- C** - Data +
- D** - Data -
- E** - To fixture
- F** - Line
- G** - Ground
- H** - Neutral
- I** - Wire-nuts (by others)
- J** - Junction box (by others)

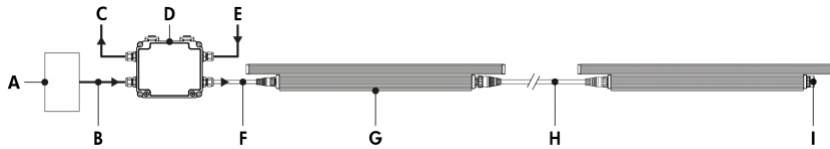
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Each Lutron® EcoSystem® enabled fixture has its own address; for the example shown, there are a total of 2 EcoSystem® addresses.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

Star Layout (DMX/RDM)



- A** - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B** - Data input (Belden 9841 or equivalent, by others)
- C** - Data output to next CBX (optional, not isolated/not boosted)
- D** - CBX-ST
- E** - Power input (100-277V, wiring by others)
- F** - Leader cable (LOGLC)
- G** - Lumenfacade
- H** - Jumper cable (LOGJC)
- I** - Sealing end cap

Daisy Chain Layout (DMX/RDM)



- A** - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B** - Data input (Belden 9841 or equivalent, by others)
- C** - Data output to next CBX (optional, not isolated/not boosted)
- D** - CBX-DS
- E** - Power input (100-277V, wiring by others)
- F** - Leader cable (LOGLC)
- G** - Lumenfacade
- H** - Jumper cable (LOGJC)
- I** - Sealing end cap

Maximum Run of Fixtures, Lumenfacade® LOG ASHRAE White & Static Colors 5 W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*	128ft		

Maximum Run of Fixtures, Lumenfacade® LOG RO White & Static Colors 8.5 W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*	120ft	128ft	128ft

Maximum Run of Fixtures, Lumenfacade® LOG HO White & Static Colors 15.25 W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*	68ft	80ft	88ft

Based on 15A maximum, 50ft leader cable.

*Example: 120V = 120ft maximum run of end to end fixtures (30 fixtures maximum for 4ft LOG RO).

Based on 15A maximum, 50 ft leader cable.

- Consult CBX installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations. Maximum run length calculations are typically based on 48 in fixtures.
- The DMX/RDM protocol states a maximum of 32 DMX/RDM enabled fixtures on any single run.
- Maximum of 4 DMX/RDM repeaters/CBX cascading in line.
- Maximum of 6 outputs per CBX-ST; maximum of 1 output per CBX-DS.
- Each fixture requires 1 DMX address.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

How to order

Housing (2)	Voltage (3)	Length	Color and Color Temperature (5)	Optics	Mounting Options	Finish	Control	Options
LOG ASHRAE Lumenfacade™, 5 W/ft ASHRAE compliant (1) LOG RO Lumenfacade™ Regular Output, 8.5 W/ft LOG HO Lumenfacade™ High Output, 15.25 W/ft	100 100 volts	12 13 3/8 in (4.5 lbs) (2)	22K 2200K	WWLF Asymmetric Wallwash, left feed	SAM Slim Adjustable Mounting	BK Black Sandtex®	NO On/Off control	ETE End-to-end configuration (factory installed 16 in black input cable included)
	120 120 volts	24 25 3/8 in (7 lbs)	27K 2700K	WWRF Asymmetric Wallwash, right feed	UMP Fixed Mounting (8)	BRZ Bronze Sandtex®	LT Lumentalk (4) (12) (13)	CRC Corrosion-resistant coating for hostile environments (16) (17)
	208 208 volts	36 37 3/8 in (10.5 lbs)	30K 3000K	8x8 8° x 8° (7)	UMAS Universal Adjustable Mounting (8)	SI Silver Sandtex®	DIM 0-10V dimming	3GV 3G ANSI C136.31-2010 Vibration Rating for bridge applications (18)
	220 220 volts	48 49 3/8 in (14 lbs)	35K 3500K	10x10 10° x 10° (7)	WAM2 Adjustable Wall Mounting 2 in	WH Smooth white	DALI DALI dimming	CE CE (certification covers European Economic Area) (19)
	240 240 volts		40K 4000K	10x30 10° x 30°	WAM6 Adjustable Extended Arm Mounting 6 in	CC Custom color and finish (please specify RAL color) (9) (10) (11)	ES Lutron® EcoSystem® Enabled dimming (14)	
	277 277 volts		RD Red (4)	10x60 10° x 60°	WAM12 Adjustable Extended Arm Mounting 12 in		DMX/RDM DMX/RDM enabled (15)	
			GR Green (4)	10x90 10° x 90°	WAM18 Adjustable Extended Arm Mounting 18 in			
			BL Blue (4)	15x25 15° x 25°				
				30x30 30° x 30°				
				30x60 30° x 60°				
				35x35 35° x 35°				
				50x80 50° x 80°				
				60x60 60° x 60°				
				80x80 80° x 80°				
				90x90 90° x 90°				

Notes:

- ASHRAE version not available for 12 in fixture lengths.
- Power consumption is typically 20% higher for 12 in fixture lengths.
- 347 volts available, consult factory for details.
- To connect 12 in fixture lengths to the Lumentalk system, DIM or DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB) is required. See the typical wiring diagrams in the specification sheet for details.
- Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.
- Static colors made to order 8-10 weeks.
- For best results use with HO fixtures at a 6 in setback from surface. Contact factory for application support.
- Suitable to use when 3GV option is specified.
- Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.
- Setup charges apply for RAL colors. Consult factory for details.
- Longer lead times can be expected for custom RAL color finishes.
- Available for 24 in, 36 in and 48 in fixture lengths only.
- A Lumentranslator 2 (LTL2) and LumentalkID (LIDL) must be specified for Lumentalk applications. Consult Lumentranslator 2 and Lumentalk pages and specification sheets for details.
- Available for 24 in (ASHRAE and RO only), 36 in and 48 in fixture lengths only.
- A control box (CBX) and LumenID (LID) must be specified.
- Use only when exposed to salt spray. This option is not required for normal outdoor exposure.
- Setup charges apply. Consult factory for details.
- Available with UMP and UMAS mounting options only.
- Consult European specification sheet and installation instructions for CE wiring information.

Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Downlight



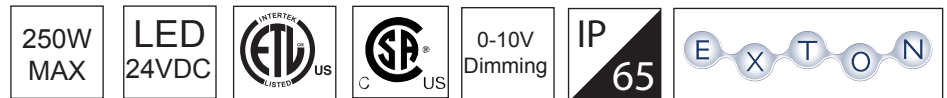
- Category:** Exton features Tegan's exclusive Powerspan Cable. Tensioned or swagged mounting with various Gems, Glass Envelopes and Shades. Designed for use with a remote Power Supply Enclosure with Driver. Optional 0-10V Dimming.
- Material:** Power Cable: Embedded stainless steel wire in the center of the Custom Cable with 10 gauge conductors inside a IP-65 Self-Sealing Jacket.
Mounting: Powdercoated or anodized steel and aluminum.
Kore-EX5 LED Module: UV stable exterior anodized aluminum, UV stable polycarbonate glass lenses, rubber O-rings.
- Finish:** Powerspan Cable: Black (BLK). Custom finishes not available.
Kore-EX5 LED Module: Exterior rated, brushed, two-step electrolytic color anodizing. Anodized Black (BLK) or Anodized Aluminum (AL).
Mounting: Anodized Aluminum or Powder Coat Black.
- Power Supply Enclosure:** Refer to [Exton Power Supply IP20 Specs sheet](#), [IP24 Specs sheet](#) or [IP66 Specs sheet](#) for details.
- Powerspan Cable:** Exton Powerspan, Self-Sealing Cable is IP-65 for interior/exterior use. Supplied in 1' (30.5cm) increments, with End Cap, as a stand alone to be tensioned or swagged. Field cuttable.
- Mounting:** Surface Mount 2" Wrap Bracket, Black (EX-SWB-2-BLK), Surface Mount 3" Wrap Bracket, Black (EX-SWB-3-BLK), Vertical Surface Mount Bracket, Black finish (EX-VSB-BLK), Horizontal Surface Mount Bracket, Black finish (EX-HSMB-BLK), Standoff Bracket, Black finish (SOBR-BLK) Surface Mount "Drape" Bracket, Black finish (EX-FSDB-BLK), Tensioning Surface End Bracket, Black finish (EX-TSEB), Tree Strap & Buckle, Black finish (EX-TSB-BLK). Exton End Cap - Black finish (EX-EC-BLK).
- Pole Mounting:** Tegan has partnered with AV Poles & Lighting. Poles can be ordered from Tegan Lighting. AV is well-versed on the Exton System and has installed many similar tensioned projects. As required, engineering services will be provided in the quote to insure proper structural installation per code requirements. Refer to [Exton Application Guide](#) for information and more details. Poles can also be provided by others; engineering is required by others to ensure structural integrity. Note: **Tegan will not be responsible for Poles/Engineering provided by others.**
- Cable Span:** Maximum Cable mounting is 110' (33.5m). Note that the cable must be a continuous run without interruption. 250W max. per circuit. When specifying cable length, add 20% to the run length for installation.
- Kore-EX5 LED Module:** Kore-EX5 LED Pendant - Anodized Aluminum or Anodized Black finish.
- Kore-EX5 Accessories:** Exton Sandblasted Lens (EX5-SBL), Exton Solite Lens (EX5-SOL), Exton 22K Color Correction Filter (EX-CCT-22K), 24K Color Correction Filter (EX-CCT-24K), Exton Honeycomb Louver 16 - Black (EX-HCLB-BLK).
Note: CCT22/24 = Kelvin Temperature results when used with the standard 27K Cree LED.
- Power Feed:** Exton IP-65 Power Feed for Remote Power Supply - Black Finish (EXPF-BLK); Field paintable; contact Factory for custom colors. J-Box by others.
- LED:** High Wattage Array Cree LED, 2-Step Macadam. 5W @ 500 (estimated; in testing) with 2700K 82-85 CRI typical. All values are initial lumens. For exact lumen output and wattage consumption data, please consult LM79 reports. Online power consumption does not include driver losses. Contact factory for 2400K, 3500K, 4000K or 90 CRI.



Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Downlight

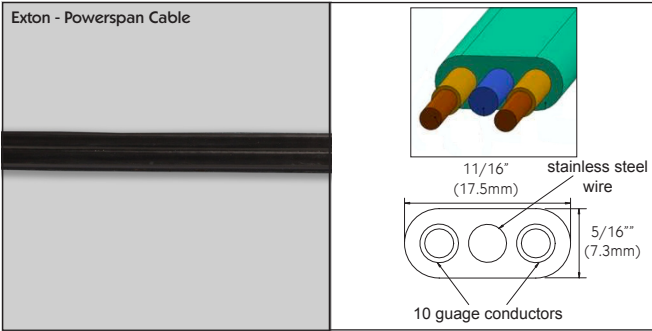
Optics:	15° 24° 35° for Kore-EX5 Downlight and Adjustable Downlight. Refer to photometric report for details (testing in process). 15° is supplied in all decorative options for maximum decorative element illumination.
Electrical:	24VDC. Total input watts: 6.5W. 250W max. per circuit.
Remote Power Supply:	The Exton System is designed for use with a Remote Power Supply Enclosure and Driver. Refer to Exton Power Supply IP20 Specs sheet , IP24 Specs sheet or IP66 Specs sheet for details. Use of Tegan Lighting Power Enclosures and Drivers only. If supplied "by others" the warranty and listing are void.
Engineering:	Due to mathematical laws, tightening and loading any taut end-supported flexible cable puts tensile loads upon its supports (walls, trees, posts, etc.) that is orders of magnitude greater than the weight of the cable and its dynamic loading. Taut installations require extremely strong end supports, and it is up to the specifier and installer to match the strength of the end support structures with the combined level of tautness and static (weight of cable/fixtures) and dynamic (e.g. wind/ice/vermin) load of the cable.
Installation:	Exton is not approved or listed for indoor pool/sauna installations. Refer to Installation Instructions #23 for details. For system layout, and specification assistance, refer to the Exton Application Guide for details.
Labels:	ETL Listed; Tested to UL 2108 Low Voltage Lighting Systems. In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on teganlighting.com are the most recent version and supersede all other versions that exist in any other printed or electronic form. Kore-EX5 Module and Cable - 3 year warranty. Envelopes and Architectural Shades: limited three year warranty. Refer to Exton Application Guide for details. Consult with an Arborist for proper tree installation per the type of tree(s). Tegan Lighting is not liable for any damage/injury as a result of tree installation. Refer to Installation Instructions #23 for more details.



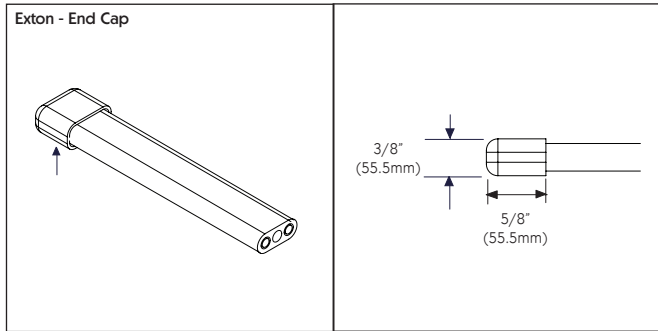
Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Downlight

Exton - Powerspan Cable

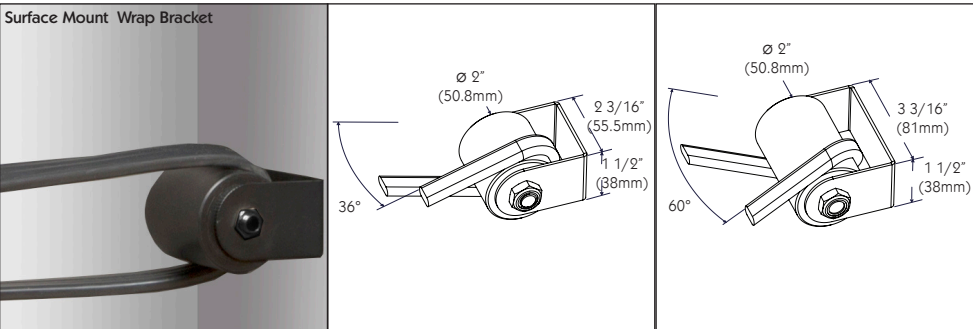


Exton - Powerspan Cable - Black (EX-C-BLK)
Exton Self-Sealing Powerspan Cable is IP-65 for interior/exterior applications. Order in 1' (30.5cm) increments for up to 110' (33.5m) maximal span. Field cuttable. 24VDC at 250W Max. per run. Available in Black finish (only). Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details.

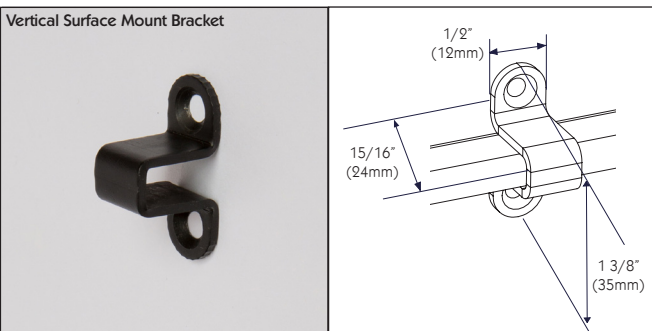


Exton End Cap - Black Finish (EX-EC-BLK)
Exton End Cap is for interior/exterior applications. One (1) required per run. Available in Black finish (only). Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details.

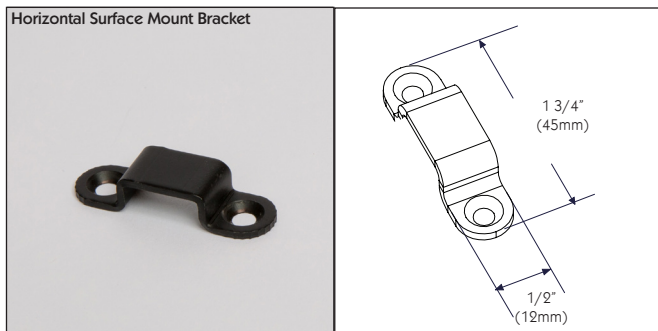
Exton - Cable - Mounting Brackets



Surface Mount 2\" Wrap Bracket, Black (EX-SWB-2-BLK)
Surface Mount 3\" Wrap Bracket, Black (EX-SWB-3-BLK)
Surface Mount Wrap Bracket, 2 3/16\" (55.5mm) or 3 3/16\" (81mm), for Exton Powerspan Cable mounting to any suitable surface; wall, tree, pole, beam, etc. to continue up to a 110' (33.5m) run. 250W per run. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details. Refer to page one for mounting Exton Brackets to Pole(s).



Vertical Surface Mount Bracket, Black (EX-VSB-BLK)
Vertical Surface Mount Bracket for Exton Powerspan Cable can be mounted to any suitable surface; wall, tree, pole, beam, etc. 250W per run, for up to a 110' run. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details. Refer to page one for mounting Exton Brackets to Pole(s).

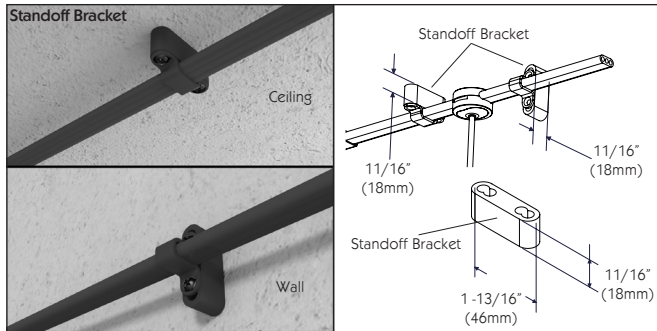


Horizontal Surface Mount Bracket, Black (EX-HSMB-BLK)
Horizontal Surface Mount Bracket for Exton Powerspan Cable can be mounted to any suitable surface; wall, tree, pole, beam, etc. 250W per run, for up to a 110' run. Available in anodized Black (BLK). Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details. Refer to page one for mounting Exton Brackets to Pole(s).

Exton Powerspan Cable System

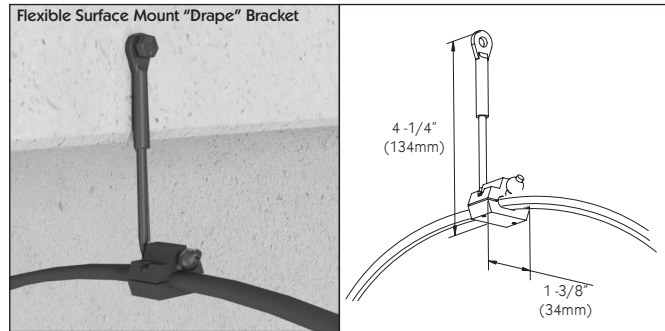
Kore-EX5 IP65
Cable Mount Downlight

Exton - Cable - Mounting Brackets



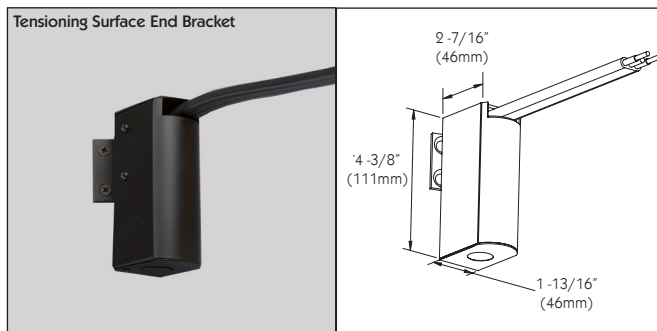
Standoff Bracket, Black (EX-SOBR-BLK)

Spacer to be used with Vertical or Horizontal Surface Mount Brackets to allow room for the EX5 module and the cable clamp when the module is positioned nearby the mounting surface. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Available in Black (BLK). Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details.



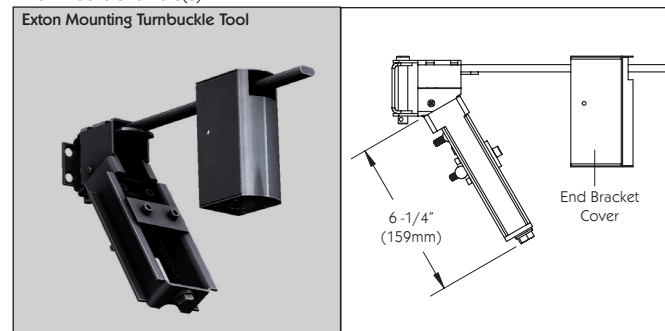
Flexible Surface Mount "Drape" Bracket, Black (EX-FSDB-BLK)

Flexible Surface Mount Bracket for Exton Powerspan Cable "Draped" installations. Can mount to any suitable surface; wall, tree, pole, beam, etc. 4.25" (115mm) AC length. Contact factory for alternative lengths. Stainless steel and Black anodized aluminum. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet](#) and [Exton Application Guide](#) for details. Refer to page one for mounting Exton Brackets to Pole(s).



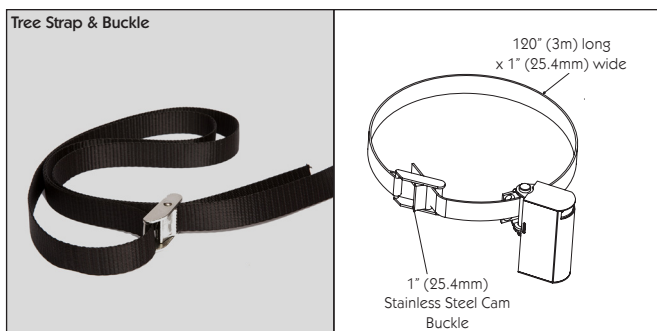
Tensioning Surface End Bracket, Black (EX-TSEB-BLK)

Tensioning Surface End Bracket for Exton Powerspan Cable installations. Can be mounted to any suitable surface; wall, tree, pole, beam, etc. 25° Horizontal side adjustment. **Two Tensioning brackets required per tensioned run.** Brackets can be installed side-by-side for multiple runs. 250W per run. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details.



Exton Mounting Turnbuckle Tool (EX-MTBT-BLK)

The Turnbuckle Tool's Sliding Clamp is used to incrementally pull and make the Powerspan Cable taught. Tighten cable by manually pulling it through the End Mount before using the Tool. The Tensioning Tool should only be used to tighten away the last few inches off swag. Be sure to loosen the End Mount Screws before using the Bolt, or you may damage the cable. Allow 6" of sag in the middle of the Powerspan Cable per 20' of span. For example, 40' of span (2 x 20') requires 2 x 6" (12") of sag. Keeping it tighter may create higher tension than the cable can withstand. Do not exceed 450 lbs of tension. Use provided tensioning device if necessary. Maximum Span: 110' (33" sag). Maximum # of LED Modules per Run/Circuit: 40. Maximum Shade weight: 5lb.



Tree Strap & Buckle (EX-TSB)

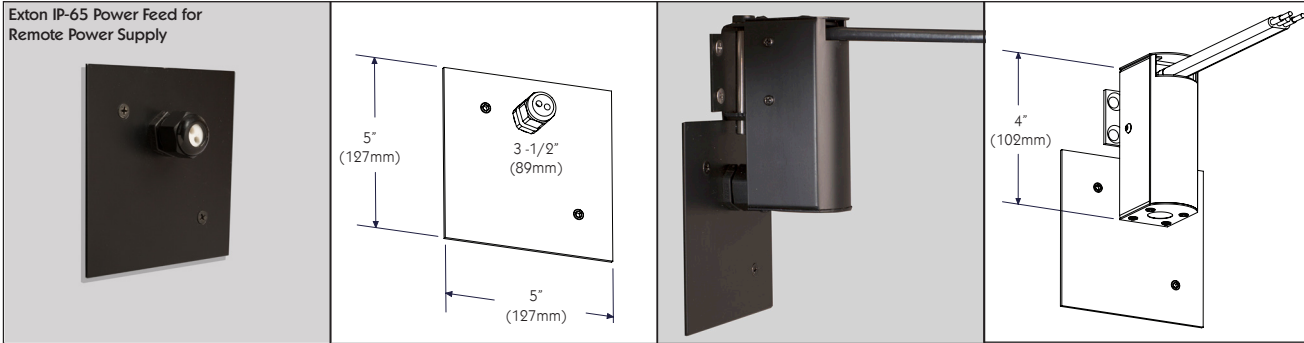
Tree Strap & Buckle Bracket for Exton Powerspan Cable mounting to a tree. 1500 lb. test, UV-resistant, water-resistant. Field-cuttable. 10' (3m) long; contact factory for alternative strap lengths longer than 10' in 1' increments. Available in Black (BLK) finish (only). Galvanized Stainless Steel buckle. **Tensioning Bracket shown is ordered separately.** Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details.



Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Downlight

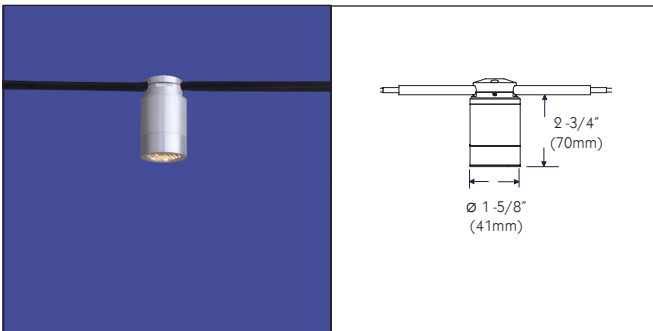
Exton - Cable - Power Feed



Exton IP-65 Power Feed for Remote Power Supply (EX-PF-BLK)

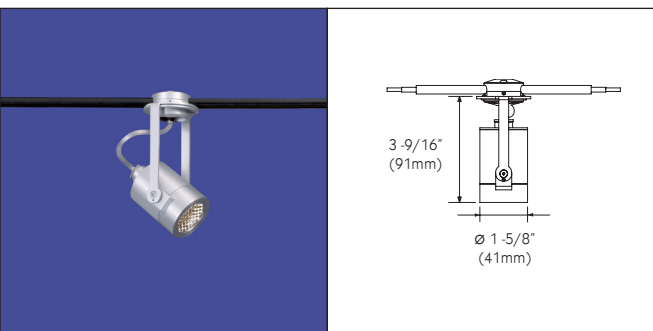
The IP-65 Power Feed will allow the Exton Power Cable to be feed into a building or Pole for connection to a Remote Power Supply. The Power Feed is not structural. It is for feeding wire (only) into a building, pole, etc. to make an electrical connection. It can not be used for tensioning. Field-paintable. Can mount to a building structure or pole. Available in Black (BLK) finish. Contact factory for custom colors. **Tensioning Bracket shown is ordered separately.** Remote Power Supply; refer to Specification Sheet 24 for options. Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details.

Exton - Kore-EX5 LED Cable Mount Downlight



Kore-EX5 LED, Cable Mount Downlight, Aluminum/Black (EX5-K-C-15/24/35-DL-AL/BLK)

Kore-EX5 LED Downlight that fits "snug" to Exton Powerspan Cable. Features a 27K, 5W LED source with an integral current controller for 24V DC operation. Contact factory for 24K. All systems must be powered by a Tegan Lighting driver. Remote Power Supply; refer to [Power Supplies](#) for options. Available with 15°, 24° or 35° beam pattern. Flush, integral two (2) Media Holder. Image shown with Black Hexel Louver; Order Media separately. Available in anodized Aluminum (AL) or Black (BLK) finish.



Kore-EX5 LED, Cable Mount Adjustable Downlight (EX5-K-C-15/24/35-ADJDL-AL/BLK)

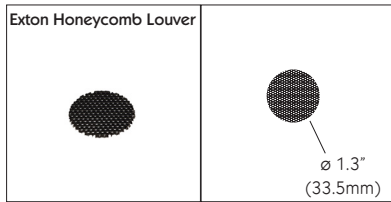
Kore-EX5 LED Adjustable Downlight for Exton Powerspan Cable. Features a 360° horizontal and 120° vertical lockable design with set screw (tool provided). Features a 27K, 5W LED source with an integral current controller for 24V DC operation. Contact factory for 24K. All systems must be powered by a Tegan Lighting Driver. Remote Power Supply; refer to [Power Supplies](#) for options. Available with 15°, 24° or 35° beam pattern. Flush, integral two (2) Media Holder. Image shown with Black Hexel Louver; Order Media separately. Available in anodized Black (BLK) or Aluminum (AL) finish.



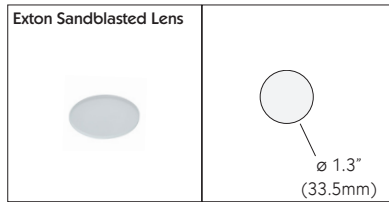
Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Downlight

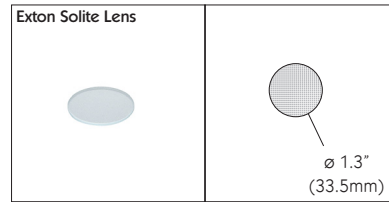
Exton - Kore-EX5 LED Cable Mount Downlight - Accessories



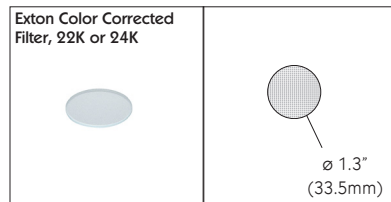
Exton Honeycomb Louver, Black (EX5-HCL-BLK)
1/8" Hexcell black metal. Controls spill illumination and glare.



Exton Sandblasted Lens (EX5-SBL)
Creates an uniform beam pattern that is useful for wall washing. Tempered glass.

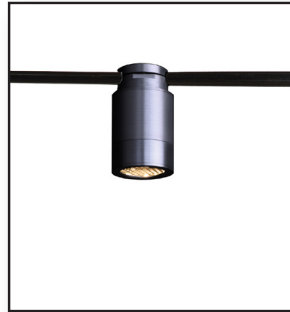


Exton Solite Lens (EX5-SOL)
Tempered glass with a stipple effect that provides obscurity while retaining high transmission values. This low-iron optically clear glass offers maximum transmission and minimal absorption.



Exton Color Corrected Filter, 22K or 24K (EX5-CCT-22K/24K)
22K or 24K Kelvin Temperature results when used with the standard 27K Cree LED.

Click on the linked images below to visit the [Exton Gallery](#).

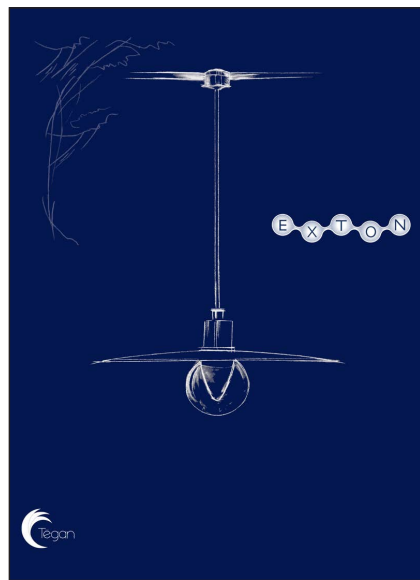


Kore-EX5 LED Module, Downlight,
Black finish, Cable Mount



Kore-EX5 LED Module, Adjustable
Downlight, Black finish, Cable Mount

Tegan's [Exton Application Guide](#) features installation examples with complete BOM! Click on the linked image below.



STR9[®] GEN3

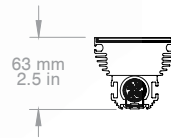
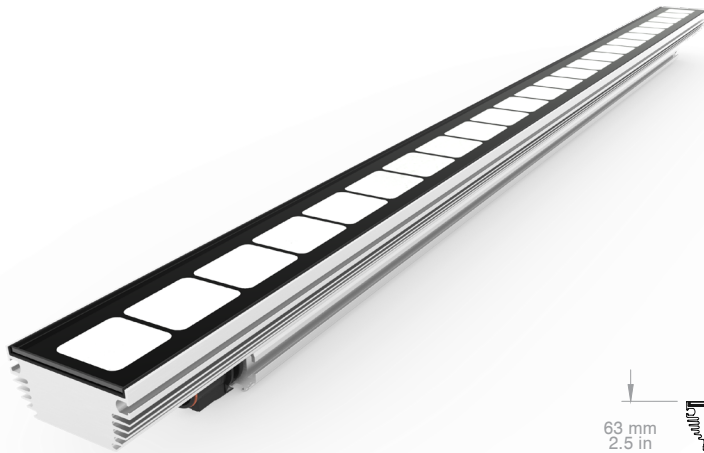
INFINITY[®] UNIBODY[®]
GVA TECHNOLOGY GVA TECHNOLOGY



Item 14.
LIGHTING

Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

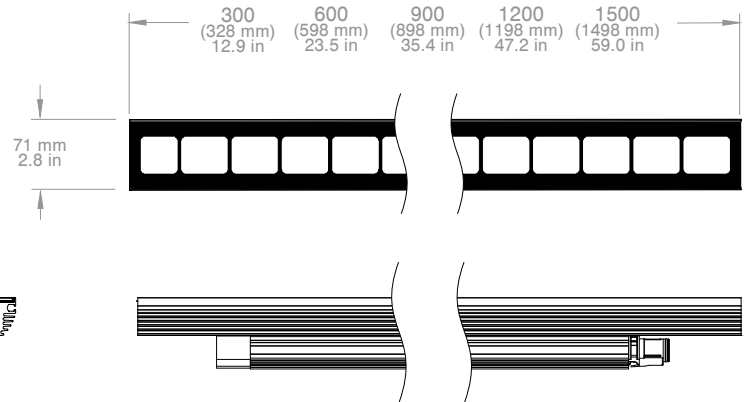


DATE: _____

TYPE: _____

COMPANY: _____

PROJECT: _____



FEATURES:

Lighting Performance:

- Up to 3755 delivered lumens/meter (1144 lumens/foot)
- Superior quality of white light: excellent LED to LED color consistency
- Diffusing optical film creates uniform light output immediately adjacent to luminaire
- LED pitch is maintained within and between luminaires (no dark spots between fixtures)

Mechanical Details:

- Compact size, only 63 mm (2.5 in) high x 71 mm (2.8 in) wide
- IP66 rated with proprietary sealing process and solid extruded, anodized aluminum UNIBODY™ design
- Electronic micro leak detection test performed for each hermetically sealed fixture
- Meets 3G ANSI C136.31-2010 Vibration Standard for Bridge and Overpass Applications
- Optically clear tempered glass lens (no yellowing over time)
- Through wiring for end-to-end connection via snap-in and lock connectors
- IK06 rated fixture body construction, IK10 accessories available upon request¹

Control:

- DMX, DALI or 0-10V dimming through GVA's power-data equipment
- 300mm resolution, each 300mm section can be addressed individually, self-addressing fixtures

Projected Lifetime: L70 > 100,000hrs @ t_a = 25°C (77°F)

Operating Temperatures: -40°C to +50°C (-40°F to 122°F)

OPTIONS:

Power Source: 48VDC, 120VAC, 220-240VAC, 277VAC, 380VDC

Power Options: 3W, 5W (ASHRAE/IESNA), 10W, or 15W per 300mm (1ft)

Nominal Length: 300 mm (1ft)¹, 600mm (2ft), 900mm (3ft), 1200mm (4ft) and 1500mm (5ft)

Beam Distribution: Range of symmetrical and elliptical beam angles available
Body Color: Black matte and clear matte anodized or custom color²

Accessories:

- Adjustable and non-adjustable mounting brackets
- Glare control louvers

LED Color:

- Custom LED color combinations available

SPECIFICATION LOGIC: STR9 MONOCHROMATIC

FAMILY	NOMINAL LENGTH	BODY COLOR	POWER per 300mm (1ft)	LED COLOR	OPTICS (FWHM)	INPUT VOLTAGE	OPTIONAL
STR9-G3	300 ²	CM - Clear Matte Anodized	3W	2200K	5 - 5°x5°	ELV - 48VDC AC - 120 to 277VAC INF - 380VDC	NL - No Louver MLH- Micro Louver, Horizontal MLV- Micro Louver, Vertical
	600	BM - Black Matte Anodized	5W - ASHRAE/IESNA	2700K	8 - 8°x8°		
	900		10W	3000K	10 - 10°x10°		
	1200		15W	3500K	30 - 30°x30°		
	1500			4000K	60 - 60°x60°		
				5000K	80 - 80°x80°		
				6500K	100 - 100°x100°		
				RD - Red	5x10 - 5°x10°		
				AM - Amber	5x30 - 5°x30°		
				GR - Green	5x60 - 5°x60°		
				BL - Blue	10x30 - 10°x30°		
				RB - Royal Blue	10x60 - 10°x60°		
					10x90 - 10°x90°		
				20x60 - 20°x60°			
				30x60 - 30°x60°			
Other distributions available; consult factory.							

PRODUCT CONFIGURATION

1. IK10 is not a standard configuration; consult factory
2. Actual length of 328mm. Pitch is not maintained.



Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

PRODUCT SPECIFICATIONS: STR9 MONOCHROMATIC			300	600	900	1200	1500
Nominal Length							
Electrical	Power Consumption for 48VDC Input	Nominal Wattage					
		3W/ft	3W	6W	9W	12W	15W
		5W/ft	5W	10W	15W	20W	25W
	Power Consumption ¹ for 120-277VAC Input	10W/ft	10W	20W	30W	40W	50W
		15W/ft	15W	30W	45W	60W	75W
		3W/ft	5.3W	8.5W	11.6W	14.8W	18.5W
	Power Consumption for 380VDC Input	5W/ft	7.5W	12.7W	18.0W	23.7W	29.0W
		10W/ft	12.7W	23.7W	34.3W	45.0W	56.1W
		15W/ft	18.0W	34.3W	50.6W	67.5W	84.3W
Optical	Light Source	6 x High Power LEDs per 300mm (1ft)					
	CRI	>80					
	Lumen Output (typical) ^{2,3}	3W	240 lm	480 lm	720 lm	960 lm	1,200 lm
		5W	397 lm	794 lm	1,191 lm	1,588 lm	1,985 lm
		10W	780 lm	1,560 lm	2,340 lm	3,120 lm	3,900 lm
15W		1,119 lm	2,238 lm	3,357 lm	4,476 lm	5,595 lm	
Projected Lumen Maintenance	L70 > 100,000hrs @ t _a =25°C (77°F)						
Control	Control Protocol	DMX, DALI or 0-10V control through GVA Power-Data Equipment					
	Control Protocol for ELV and AC	DMX	300mm (1ft) resolutions				
		DALI	Each run is 1 address				
		0-10V					
	Control Protocol for INF	DMX	1 fixture resolution				
DALI		Each run is 1 address					
0-10V							
Physical	Length	328 mm (12.9 in)	598 mm (23.54 in)	898 mm (35.35 in)	1,198 mm (47.17 in)	1,498 mm (58.98 in)	
	Width x Height	71 mm x 63 mm (2.8 in x 2.5 in)					
	Weight (ELV)	1.1 kg (2.4 lbs)	1.9 kg (4.2 lbs)	2.85 kg (6.28 lbs)	3.85 kg (8.5 lbs)	4.85 kg (10.7 lbs)	
	Weight (INF)	1.2 kg (2.6 lbs)	2 kg (4.4 lbs)	3 kg (6.6 lbs)	4 kg (8.8 lbs)	5 kg (11 lbs)	
	Weight (AC)	1.2 kg (2.6 lbs)	2 kg (4.4 lbs)	3 kg (6.6 lbs)	4 kg (8.8 lbs)	5 kg (11 lbs)	
	Housing & Lens	Aluminum body and tempered flat glass lens, IK06 rated, Optional IK10					
Temperature Ranges	Fixture Connections	IP68 sealed input and output connectors, with audible "click" snap-in & lock					
	Rated Operation Temperature	-40°C to +50°C (-22°F to 122°F)					
	Minimum Starting Temperature	-30°C (-22°F)					
	Storage Temperature	-40°C to +85°C (-22°F to 185°F)					
Certification & Safety	IES Classifications	Class 1 LED Luminaire					
	Certifications						
		QPS (US Field Evaluation) or ETL (Special Electrical Equipment Inspection) where applicable CE Certified RoHS Compliant Constructed to meet requirements outlined in UL1598 & IEC60598 Meets ANSI C136.31, 3G Vibration standard for bridge and overpass applications					
Environment	Dry, damp, or wet locations, 0-100% humidity, IP66						

1. Measured for 120VAC input voltage
 2. Data provided for 4000K, with 10 Degree beam angles. Warmer color temperatures typically have a lower lumen output.
 3. Please consult factory for most recent photometric data.
 4. IK10 is not a standard configuration; consult factory

These figures are subject to change due to further development and innovations of LED light sources

STR9[®] GEN3

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Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

MAXIMUM RUN LENGTHS ¹										
		3W	5W	10W	15W		3W	5W	10W	15W
ELV	300	51.3 m	30.6 m	15.3 m	10.2 m		168.3 ft	100.4 ft	50.2 ft	33.5 ft
	600	51.0 m	30.6 m	15.6 m	10.2 m		167.3 ft	100.4 ft	51.2 ft	33.5 ft
	900	51.3 m	30.6 m	15.3 m	9.9 m		168.3 ft	100.4 ft	50.2 ft	32.5 ft
	1200	51.6 m	31.2 m	15.6 m	10.8 m		169.3 ft	102.4 ft	51.2 ft	35.4 ft
	1500	51.0 m	30.0 m	15.0 m	10.5 m		167.3 ft	98.4 ft	49.2 ft	34.4 ft
120VAC	300	100.2 m	71.7 m	42.3 m	29.7 m		328.7 ft	235.2 ft	138.8 ft	97.4 ft
	600	126.0 m	84.6 m	45.6 m	31.2 m		413.4 ft	277.6 ft	149.6 ft	102.4 ft
	900	137.7 m	89.1 m	46.8 m	31.5 m		451.8 ft	292.3 ft	153.5 ft	103.3 ft
	1200	144.0 m	91.2 m	46.8 m	15.6 m		472.4 ft	299.2 ft	153.5 ft	51.2 ft
	1500	148.5 m	93.0 m	48.0 m	15.0 m		487.2 ft	305.1 ft	157.5 ft	49.2 ft
240VAC	300	210.6 m	147.3 m	85.2 m	59.7 m		690.9 ft	483.3 ft	279.5 ft	195.9 ft
	600	256.8 m	170.4 m	92.4 m	63.6 m		842.5 ft	559.1 ft	303.1 ft	208.7 ft
	900	279.9 m	179.1 m	95.4 m	64.8 m		918.3 ft	587.6 ft	313.0 ft	212.6 ft
	1200	290.4 m	184.8 m	97.2 m	32.4 m		952.8 ft	606.3 ft	318.9 ft	106.3 ft
	1500	298.5 m	189.0 m	97.5 m	31.5 m		979.3 ft	620.1 ft	319.9 ft	103.3 ft
277VAC ²	300	5.4 m	5.4 m	5.4 m	5.4 m		17.7 ft	17.7 ft	17.7 ft	17.7 ft
	600	10.8 m	10.8 m	10.8 m	10.8 m		35.4 ft	35.4 ft	35.4 ft	35.4 ft
	900	16.2 m	16.2 m	16.2 m	16.2 m		53.1 ft	53.1 ft	53.1 ft	53.1 ft
	1200	21.6 m	21.6 m	21.6 m	10.8 m		70.9 ft	70.9 ft	70.9 ft	35.4 ft
	1500	27.0 m	27.0 m	27.0 m	13.5 m		88.6 ft	88.6 ft	88.6 ft	44.3 ft
INF ³	300		288.0 m	144.0 m	96.0 m			944.9 ft	472.4 ft	315.0 ft
	600		288.0 m	144.0 m	96.0 m			944.9 ft	472.4 ft	315.0 ft
	900		288.0 m	144.0 m	96.3 m			944.9 ft	472.4 ft	315.9 ft
	1200		288.0 m	144.0 m	96.0 m			944.9 ft	472.4 ft	315.0 ft
	1500		288.0 m	144.0 m	96.0 m			944.9 ft	472.4 ft	315.0 ft

Ratings are for 30°C, de-rating will be used for higher ambient temperatures. Contact factory for applications support.

1. Run lengths may vary depending on luminaire length combination chosen. Please consult factory for layout configuration. Values calculated for 3 m leader cable and end to end configuration.

2. Type D breaker required for 277VAC

3. INF run length values determined using PS-INF-6000



Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

ORDERING LOGIC: STR9 MOUNTING ACCESSORIES

WX - ADJUSTABLE WALL MOUNT BRACKET KIT

W40 ADJUSTABLE WALL MOUNT

PART NUMBER	COLOR	WEIGHT	
121128 121129	Clear Matte Anodized Black Matte Anodized	0.10 kg (0.21 lbs)	

W80 ADJUSTABLE WALL MOUNT

PART NUMBER	COLOR	WEIGHT	
121130 121131	Clear Matte Anodized Black Matte Anodized	0.12 kg (0.27 lbs)	

W130 ADJUSTABLE WALL MOUNT

PART NUMBER	COLOR	WEIGHT	
121132 121133	Clear Matte Anodized Black Matte Anodized	0.15 kg (0.32 lbs)	

W155 ADJUSTABLE WALL MOUNT

PART NUMBER	COLOR	WEIGHT	
121134 121135	Clear Matte Anodized Black Matte Anodized	0.16 kg (0.35 lbs)	

W180 ADJUSTABLE WALL MOUNT

PART NUMBER	COLOR	WEIGHT	
121136 121137	Clear Matte Anodized Black Matte Anodized	0.17 kg (0.38 lbs)	

SMA-I - INSIDE ADJUSTABLE SURFACE MOUNT BRACKET KIT

PART NUMBER	COLOR	WEIGHT	
121138 121139	Clear Matte Anodized Black Matte Anodized	0.09 kg (0.20 lbs)	

SMA-O - OUTSIDE ADJUSTABLE SURFACE MOUNT BRACKET KIT

PART NUMBER	COLOR	WEIGHT	
121825 121826	Clear Matte Anodized Black Matte Anodized	0.09 kg (0.20 lbs)	

SML - SURFACE MOUNT BRACKET KIT, NON-ADJUSTABLE

PART NUMBER	COLOR	WEIGHT	
121140 121141	Clear Matte Anodized Black Matte Anodized	0.08 kg (0.18 lbs)	



Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

ORDERING LOGIC: STR9 MOUNTING ACCESSORIES

CLP - CLIP MOUNT KIT, NON-ADJUSTABLE

PART NUMBER	COLOR	WEIGHT	
124859	STAINLESS STEEL	0.21 kg (0.47 lbs)	

MCD - CANTILEVER BRACKET, NON-ADJUSTABLE

PART NUMBER	COLOR	WEIGHT	
121146	STAINLESS STEEL	0.94 kg (2.08 lbs)	

CH - ADJUSTABLE HORIZONTAL CANTILEVER BRACKET KIT - 100 MM TO 500 MM

CM	BM	TYPE	WEIGHT	
123336	123355	CH-100	0.77 kg (1.69 lbs)	
123337	123356	CH-150	0.87 kg (1.92 lbs)	
123338	123357	CH-200	0.98 kg (2.16 lbs)	
123339	123358	CH-250	1.08 kg (2.39 lbs)	
123340	123359	CH-300	1.19 kg (2.62 lbs)	
123341	123360	CH-350	1.29 kg (2.85 lbs)	
123342	123361	CH-400	1.40 kg (3.08 lbs)	
123343	123362	CH-450	1.50 kg (3.31 lbs)	
123344	123363	CH-500	1.61 kg (3.54 lbs)	

*Surface mount fixture bracket not included, please order separately. Only 1 arm is shown, kit includes both arms.

CV - ADJUSTABLE VERTICAL CANTILEVER BRACKET KIT - 100 MM TO 500 MM

CM	BM	TYPE	WEIGHT	
123374	123393	CV-100	0.59 kg (1.30 lbs)	
123375	123394	CV-150	0.70 kg (1.53 lbs)	
123376	123395	CV-200	0.80 kg (1.77 lbs)	
123377	123396	CV-250	0.91 kg (2.00 lbs)	
123378	123397	CV-300	1.01 kg (2.23 lbs)	
123379	123398	CV-350	1.12 kg (2.46 lbs)	
123380	123399	CV-400	1.22 kg (2.69 lbs)	
123381	123400	CV-450	1.33 kg (2.92 lbs)	
123382	123401	CV-500	1.43 kg (3.15 lbs)	

*Surface mount fixture bracket not included, please order separately. Only 1 arm is shown, kit includes both arms.



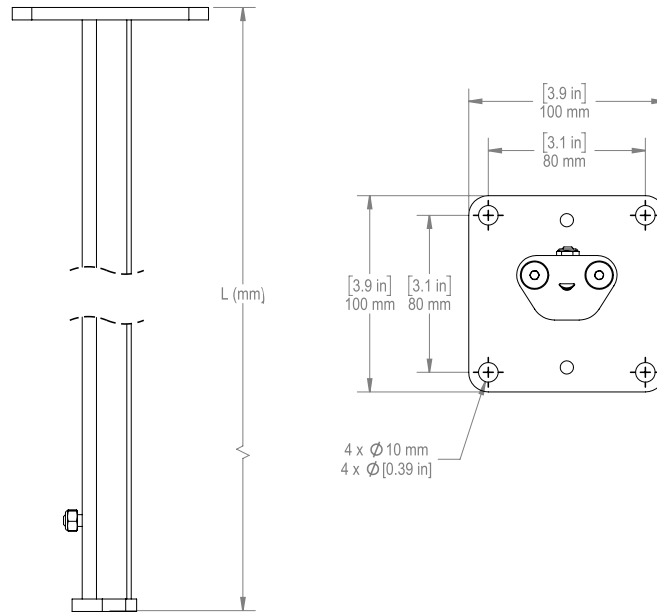
Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

ORDERING LOGIC: STR9 MOUNTING ACCESSORIES

CC - ADJUSTABLE CEILING MOUNT CANTILEVER BRACKET KIT - 100 MM TO 1000 MM

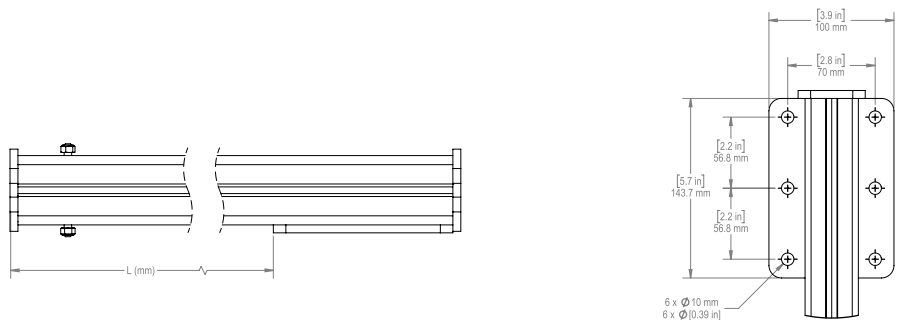
CM	BM	TYPE	WEIGHT
123766	123785	CC-100	0.62 kg (1.37 lbs)
123767	123786	CC-150	0.72 kg (1.60 lbs)
123768	123787	CC-200	0.83 kg (1.83 lbs)
123769	123788	CC-250	0.93 kg (2.06 lbs)
123770	123789	CC-300	1.04 kg (2.29 lbs)
123771	123790	CC-350	1.14 kg (2.52 lbs)
123772	123791	CC-400	1.25 kg (2.75 lbs)
123773	123792	CC-450	1.35 kg (2.98 lbs)
123774	123793	CC-500	1.46 kg (3.22 lbs)
123775	123794	CC-550	1.56 kg (3.45 lbs)
123776	123795	CC-600	1.67 kg (3.68 lbs)
123777	123796	CC-650	1.77 kg (3.91 lbs)
123778	123797	CC-700	1.88 kg (4.14 lbs)
123779	123798	CC-750	1.98 kg (4.37 lbs)
123780	123799	CC-800	2.09 kg (4.60 lbs)
123781	123800	CC-850	2.19 kg (4.83 lbs)
123782	123801	CC-900	2.30 kg (5.06 lbs)
123783	123802	CC-950	2.40 kg (5.30 lbs)
123784	123803	CC-1000	2.51 kg (5.53 lbs)



*Surface mount fixture bracket not included, please order separately. Only 1 arm is shown, kit includes both arms.

DCH - ADJUSTABLE HORIZONTAL DOUBLE CANTILEVER BRACKET KIT - 100 MM TO 500 MM

CM	BM	TYPE	WEIGHT
123709	123728	DCH-100	1.93 kg (4.25 lbs)
123710	123729	DCH-150	2.14 kg (4.71 lbs)
123711	123730	DCH-200	2.35 kg (5.17 lbs)
123712	123731	DCH-250	2.56 kg (5.63 lbs)
123713	123732	DCH-300	2.77 kg (6.10 lbs)
123714	123733	DCH-350	2.98 kg (6.56 lbs)
123715	123734	DCH-400	3.18 kg (7.02 lbs)
123716	123735	DCH-450	3.39 kg (7.48 lbs)
123717	123736	DCH-500	3.60 kg (7.95 lbs)



*Surface mount fixture bracket not included, please order separately. Only 1 arm is shown, kit includes both arms.



Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

ORDERING LOGIC: STR9 MOUNTING ACCESSORIES

DCV-C - ADJUSTABLE VERTICAL & CEILING MOUNT DOUBLE CANTILEVER BRACKET KIT - 100 MM TO 500 MM

CM	BM	TYPE	WEIGHT	
123628	123647	DCV-C-100	1.17 kg (2.57 lbs)	
123629	123648	DCV-C-150	1.38 kg (3.04 lbs)	
123630	123649	DCV-C-200	1.58 kg (3.50 lbs)	
123631	123650	DCV-C-250	1.80 kg (3.96 lbs)	
123632	123651	DCV-C-300	2.01 kg (4.42 lbs)	
123633	123652	DCV-C-350	2.22 kg (4.88 lbs)	
123634	123653	DCV-C-400	2.46 kg (5.35 lbs)	
123635	123654	DCV-C-450	2.64 kg (5.81 lbs)	
123636	123655	DCV-C-500	2.84 kg (6.27 lbs)	

*Surface mount fixture bracket not included, please order separately. Only 1 arm is shown, kit includes both arms.

ANGLE ADJUSTMENT AND INSTALLATION TOOLS FOR SMA - ANGLES FROM 1° TO 20°

PART NUMBER	TYPE	
310168	3°	
310169	4°	
310170	5°	
310171	6°	
310172	7°	
310173	8°	
310174	9°	
310175	10°	
310176	11°	
310177	12°	
310178	13°	
310179	14°	
310180	15°	
310181	16°	
310182	17°	
310183	18°	
310184	19°	
310185	20°	



Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

ORDERING LOGIC: COMMON COMPONENTS

STR9 LEADER CABLE ELV

PART NUMBER	NOMINAL LENGTH	WEIGHT	INPUT	OUTPUT
141481	3.0 m (9 ft)	420 g (0.93 lbs)		
141484	6.0 m (19 ft)	815 g (1.80 lbs)		
141487	9.0 m (30 ft)	1210 g (2.67 lbs)		
141489	15.0m (50 ft)	2000 g (4.41 lbs)		
141492	30.0 m (100 ft)	3975 g (8.76 lbs)		

STR9 REVERSE LEADER CABLE ELV (ONLY USED WITH PDR)

PART NUMBER	NOMINAL LENGTH	WEIGHT	INPUT	OUTPUT
142231	3.0 m (9 ft)	420 g (0.93 lbs)		
142234	6.0 m (19 ft)	815 g (1.80 lbs)		
142237	9.0 m (30 ft)	1210 g (2.67 lbs)		
142239	15.0m (50 ft)	2000 g (4.41 lbs)		
142242	30.0 m (100 ft)	3975 g (8.76 lbs)		

STR9 JUMPER CABLE ELV

PART NUMBER	NOMINAL LENGTH	WEIGHT	INPUT	OUTPUT
141603	END to END	105 g (0.23 lbs)		
141740	0.6 m (2 ft)	129 g (0.28 lbs)		
141741	0.9 m (3 ft)	169 g (0.37 lbs)		
141742	1.2 m (4 ft)	208 g (0.46 lbs)		
141743	1.5 m (5 ft)	248 g (0.55 lbs)		
141744	1.8 m (6 ft)	287 g (0.63 lbs)		
141758	6.0 m (20 ft)	840 g (1.85 lbs)		
141768	9.0 m (30 ft)	1235 g (2.72 lbs)		

*Not all jumper lengths are shown. Lengths available in 300mm increments. It is mandatory to include jumpers to connect STR9 GEN3 luminaires.

STR9 LEADER CABLE INF

PART NUMBER	NOMINAL LENGTH	WEIGHT	INPUT	OUTPUT
141495	3.0 m (9 ft)	420 g (0.93 lbs)		
141498	6.0 m (19 ft)	815 g (1.80 lbs)		
141501	9.0 m (30 ft)	1210 g (2.67 lbs)		
141503	15.0m (50 ft)	2000 g (4.41 lbs)		
141506	30.0 m (100 ft)	3975 g (8.76 lbs)		

STR9 REVERSE LEADER CABLE INF (ONLY USED WITH PDR)

PART NUMBER	NOMINAL LENGTH	WEIGHT	INPUT	OUTPUT
142201	3.0 m (9 ft)	420 g (0.93 lbs)		
142204	6.0 m (19 ft)	815 g (1.80 lbs)		
142207	9.0 m (30 ft)	1210 g (2.67 lbs)		
142209	15.0m (50 ft)	2000 g (4.41 lbs)		
142212	30.0 m (100 ft)	3975 g (8.76 lbs)		

STR9 LEADER CABLE AC

PART NUMBER	NOMINAL LENGTH	WEIGHT	INPUT	OUTPUT
141509	3.0 m (9 ft)	420 g (0.93 lbs)		
141512	6.0 m (19 ft)	815 g (1.80 lbs)		
141515	9.0 m (30 ft)	1210 g (2.67 lbs)		
141517	15.0m (50 ft)	2000 g (4.41 lbs)		
141520	30.0 m (100 ft)	3975 g (8.76 lbs)		

STR9 REVERSE LEADER CABLE AC (ONLY USED WITH PDR)

PART NUMBER	NOMINAL LENGTH	WEIGHT	INPUT	OUTPUT
142792	3.0 m (9 ft)	420 g (0.93 lbs)		
142795	6.0 m (19 ft)	815 g (1.80 lbs)		
142798	9.0 m (30 ft)	1210 g (2.67 lbs)		
142800	15.0m (50 ft)	2000 g (4.41 lbs)		
141803	30.0 m (100 ft)	3975 g (8.76 lbs)		

STR9 JUMPER CABLE INF & AC

PART NUMBER	NOMINAL LENGTH	WEIGHT	INPUT	OUTPUT
141602	END to END	105 g (0.23 lbs)		
141790	0.6 m (2 ft)	129 g (0.28 lbs)		
141791	0.9 m (3 ft)	169 g (0.37 lbs)		
141792	1.2 m (4 ft)	208 g (0.46 lbs)		
141793	1.5 m (5 ft)	248 g (0.55 lbs)		
141794	1.8 m (6 ft)	287 g (0.63 lbs)		
141808	6.0 m (20 ft)	840 g (1.85 lbs)		
141818	9.0 m (30 ft)	1235 g (2.72 lbs)		

*Not all jumper lengths are shown. Lengths available in 300mm increments. It is mandatory to include jumpers to connect STR9 GEN3 luminaires.

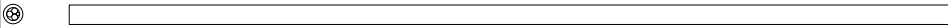


Monochromatic Linear Wall Washing and Grazing LED Lighting

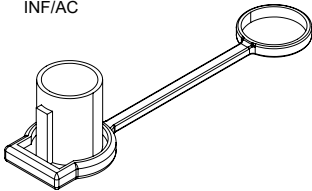
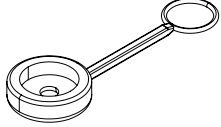
PRODUCT SPECIFICATION SHEET

ORDERING LOGIC: COMMON COMPONENTS

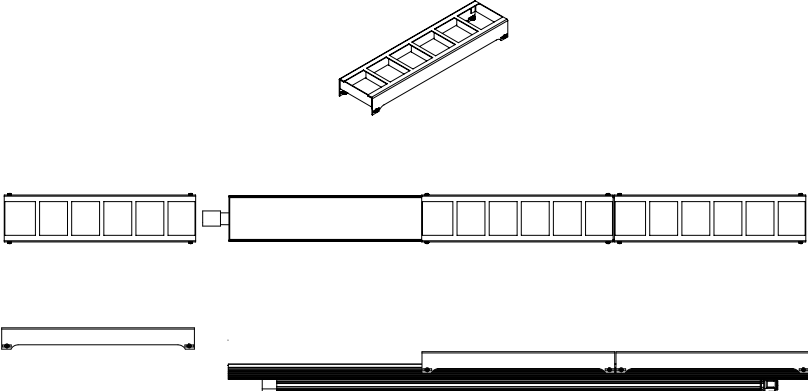
STR9 CABLE 3X14 AWG + 1X24 AWG

PART NUMBER	NOMINAL LENGTH	WEIGHT	
280253	Sold per m	132 g (0.291 lbs)	 <p>*Raw cable cut to length. Please specify required length.</p>

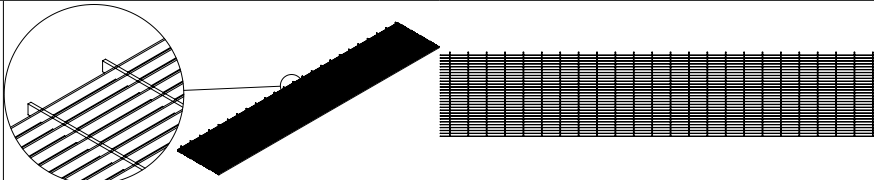
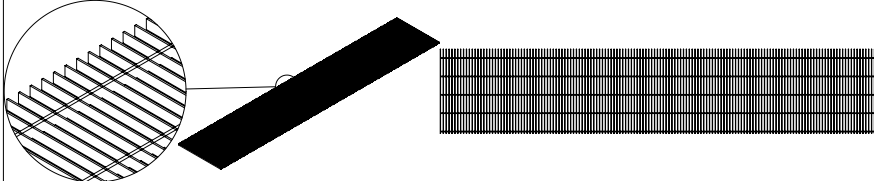
STR9 CONNECTOR CAP, IP67 (Must be used at the end of each run)

PART NUMBER	TYPE	WEIGHT	
231182	STR9-ELV	3.40 g (0.11 oz)	
230855	STR9-INF/AC	6.24 g (0.22 oz)	
			

STR9 GLARE CONTROL LOUVERS - 300 MM

PART NUMBER	COLOR	WEIGHT	
122737	BLACK	0.08 kg (0.18 lbs)	

OPTIONAL ACCESSORIES

TYPE	COLOR	WEIGHT (Per 300mm)	
MLH - Micro Louver, Horizontal	BLACK	10 g 0.35 oz	 <p>*Please select option in the specification logic table if required. Item is factory installed only.</p>
MLV - Micro Louver, Vertical	BLACK	10 g 0.35 oz	 <p>*Please select option in the specification logic table if required. Item is factory installed only.</p>



Monochromatic Linear Wall Washing and Grazing LED Lighting

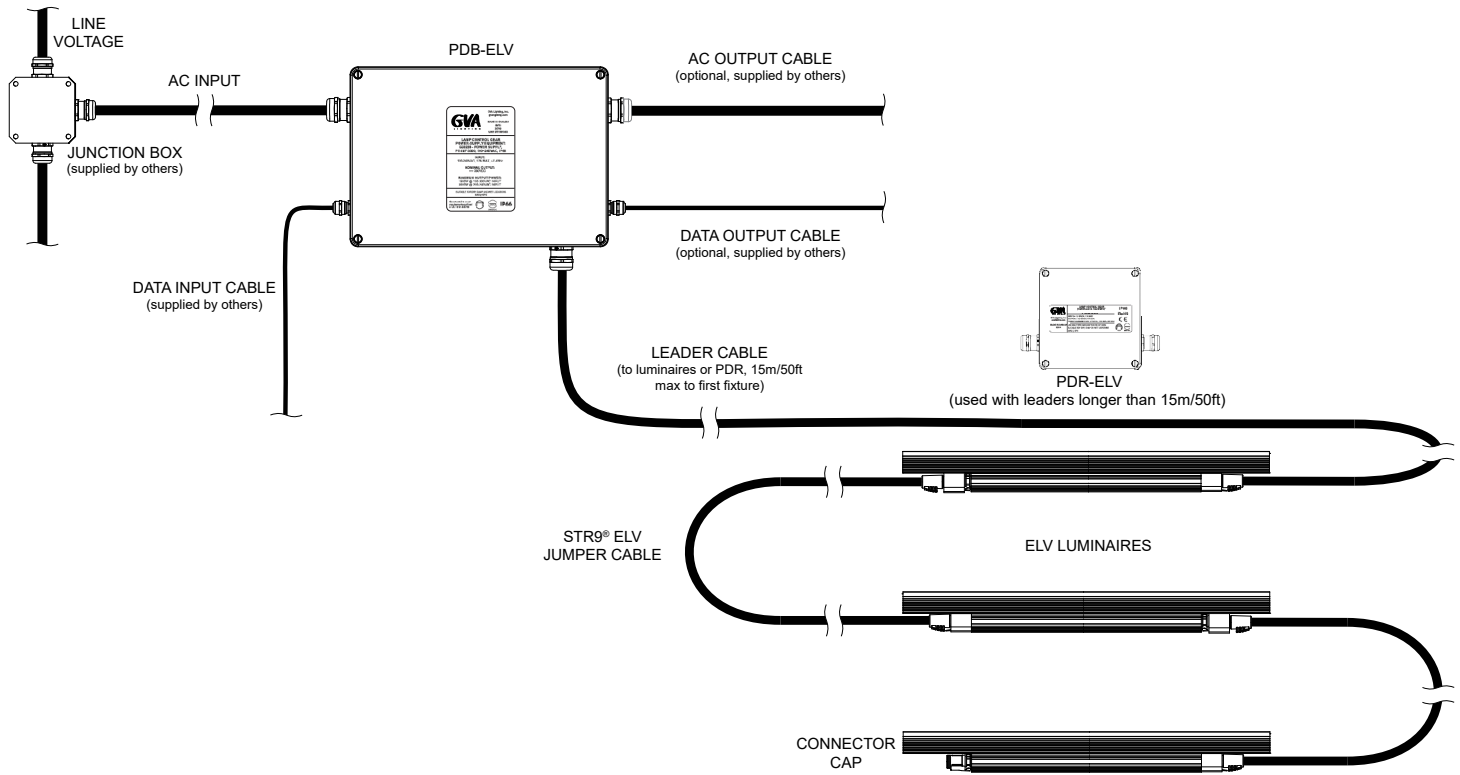
PRODUCT SPECIFICATION SHEET

ORDERING LOGIC: POWER SUPPLIES AND POWER DATA EQUIPMENT							
ELV POWER DATA BOXES							
FAMILY	OUTPUT VOLTAGE	POWER (Watts)		CONTROL INPUT	CONTROL OUTPUT	INPUT VOLTAGE	CONSTRUCTION
PS	ELV (48V)	240W 320W	480W 640W	-	-	120~277VAC	IP66 IP30
PDB	ELV (48V)	240W 320W	480W 640W	DALI/ 0~10V DMX	48V POWER & ZH DATA	120~277VAC	IP66 IP30
INFINITY POWER SUPPLIES IP66							
PART NUMBER	DESCRIPTION	LENGTH	WIDTH	HEIGHT	WEIGHT		
G20337 G20338 G20341	PS-INF-3000-120VAC PS-INF-3000-208/240VAC PS-INF-3000-220/230/240VAC	260 mm 10.26 in	160 mm 6.30 in	91 mm 3.58 in	10.98 kg 24.2 lbs		
POWER-DATA CONVERTERS IP66							
PART NUMBER	DESCRIPTION	LENGTH	WIDTH	HEIGHT	WEIGHT		
G20510 G20514 G20520 G20524	PDC-AC-120-1W+N+PE INPUT-1DMX PDC-AC-208~240-1W+N+PE INPUT-1DMX PDC-AC-277-1W+N+PE INPUT-1DMX PDC-AC-208~240-1W+N+PE INPUT-1DMX	260 mm 10.24 in	160 mm 6.30 in	91 mm 3.58 in	3.35 kg 7.39 lbs		
G20511 G20515 G20521 G20525	PDC-AC-120-1W+N+PE INPUT-DALI/0~10V PDC-AC-208~240-1W+N+PE INPUT-DALI/0~10V PDC-AC-277-1W+N+PE INPUT-DALI/0~10V PDC-AC-208~240-1W+N+PE INPUT-DALI/0~10V						
G20342 G20431 G20343	PDC-INF-1DMX PDC-INF-2DMX PDC-INF-DALI/0~10V	160 mm 6.30 in	160 mm 6.30 in	91 mm 3.58 in	2.06 kg 4.54 lbs		
POWER-DATA CONVERTERS IP30							
PART NUMBER	DESCRIPTION	LENGTH	WIDTH	HEIGHT	WEIGHT		
G20512 G20516 G20522 G20526	PDC-AC-120-1W+N+PE INPUT-1DMX PDC-AC-208~240-1W+N+PE INPUT-1DMX PDC-AC-277-1W+N+PE INPUT-1DMX PDC-AC-208~240-1W+N+PE INPUT-1DMX	266 mm 10.5 in	160 mm 6.30 in	90 mm 3.54 in	3.35 kg 7.39 lbs		
G00513 G20517 G20523 G20527	PDC-AC-120-1W+N+PE INPUT-DALI/0~10V PDC-AC-208~240-1W+N+PE INPUT-DALI/0~10V PDC-AC-277-1W+N+PE INPUT-DALI/0~10V PDC-AC-208~240-1W+N+PE INPUT-DALI/0~10V						
G20452 G20453 G20454	PDC-INF-1DMX PDC-INF-2DMX PDC-INF-DALI/0~10V	160 mm 6.30 in	160 mm 6.30 in	90 mm 3.54 in	2.06 kg 4.54 lbs		
POWER-DATA REPEATERS IP66							
PART NUMBER	DESCRIPTION	LENGTH	WIDTH	HEIGHT	WEIGHT		
G20445 G20446	PDR-ELV-INF PDR-AC	160 mm 6.30 in	160 mm 6.30 in	91 mm 3.58 in	2.13 kg 4.70 lbs		
POWER-DATA REPEATERS IP30							
PART NUMBER	DESCRIPTION	LENGTH	WIDTH	HEIGHT	WEIGHT		
G20442	PDR-ELV-INF	160 mm 6.30 in	160 mm 6.30 in	91 mm 3.58 in	2.06 kg 4.54 lbs		

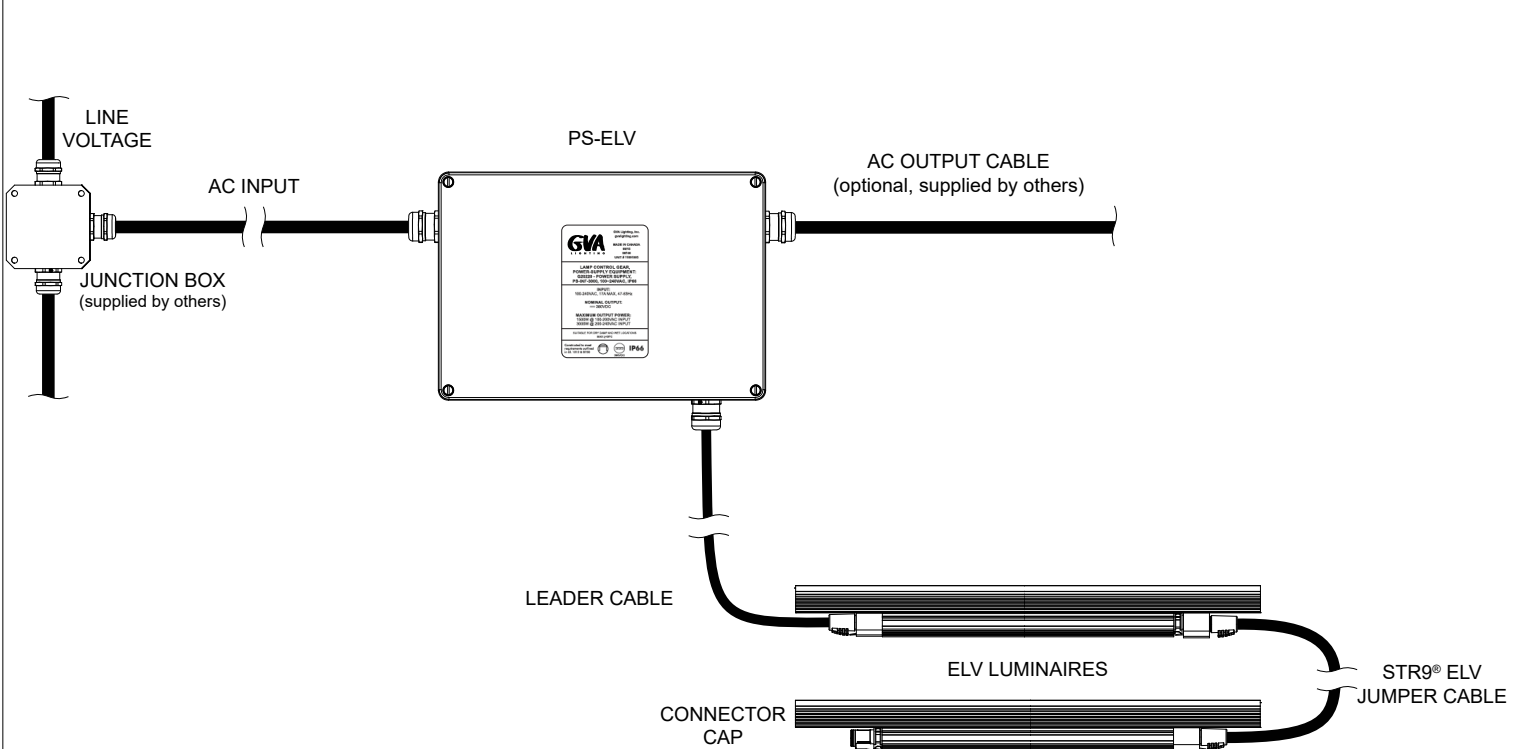
Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

TYPICAL SYSTEM DIAGRAM: ELV WITH CONTROL



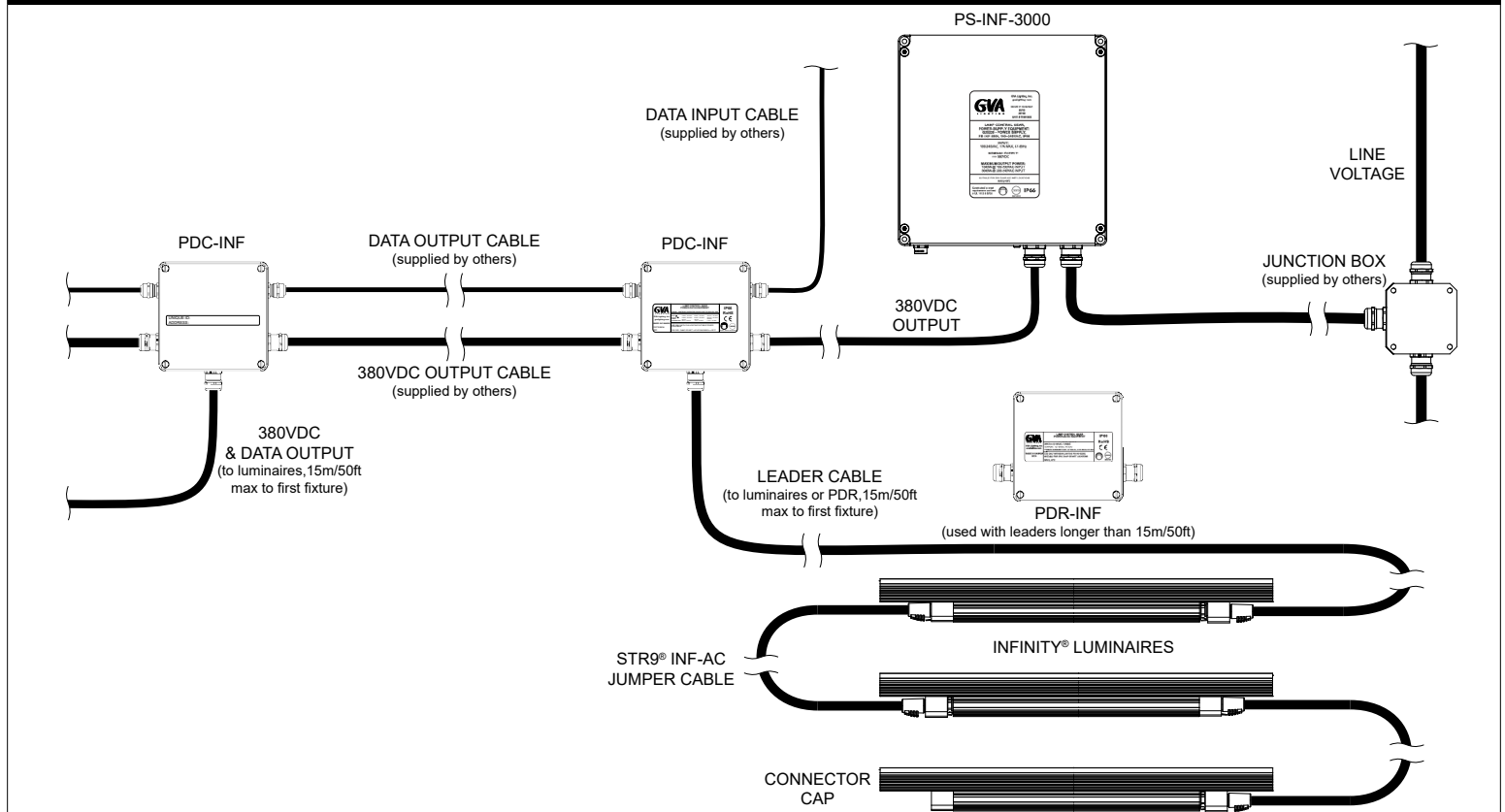
TYPICAL SYSTEM DIAGRAM: ELV WITHOUT CONTROL



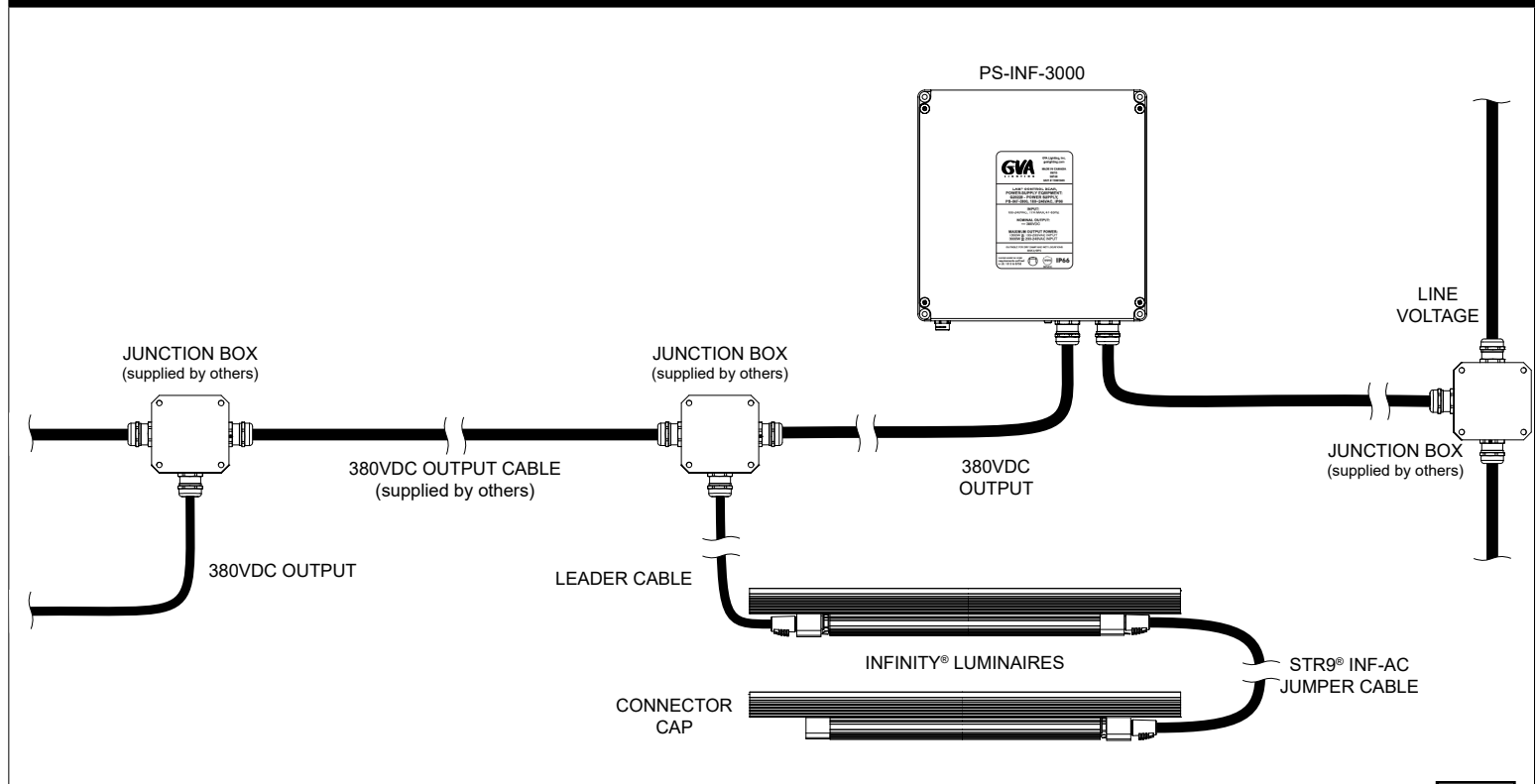
Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

TYPICAL SYSTEM DIAGRAM: INFINITY WITH CONTROL



TYPICAL SYSTEM DIAGRAM: INFINITY WITHOUT CONTROL

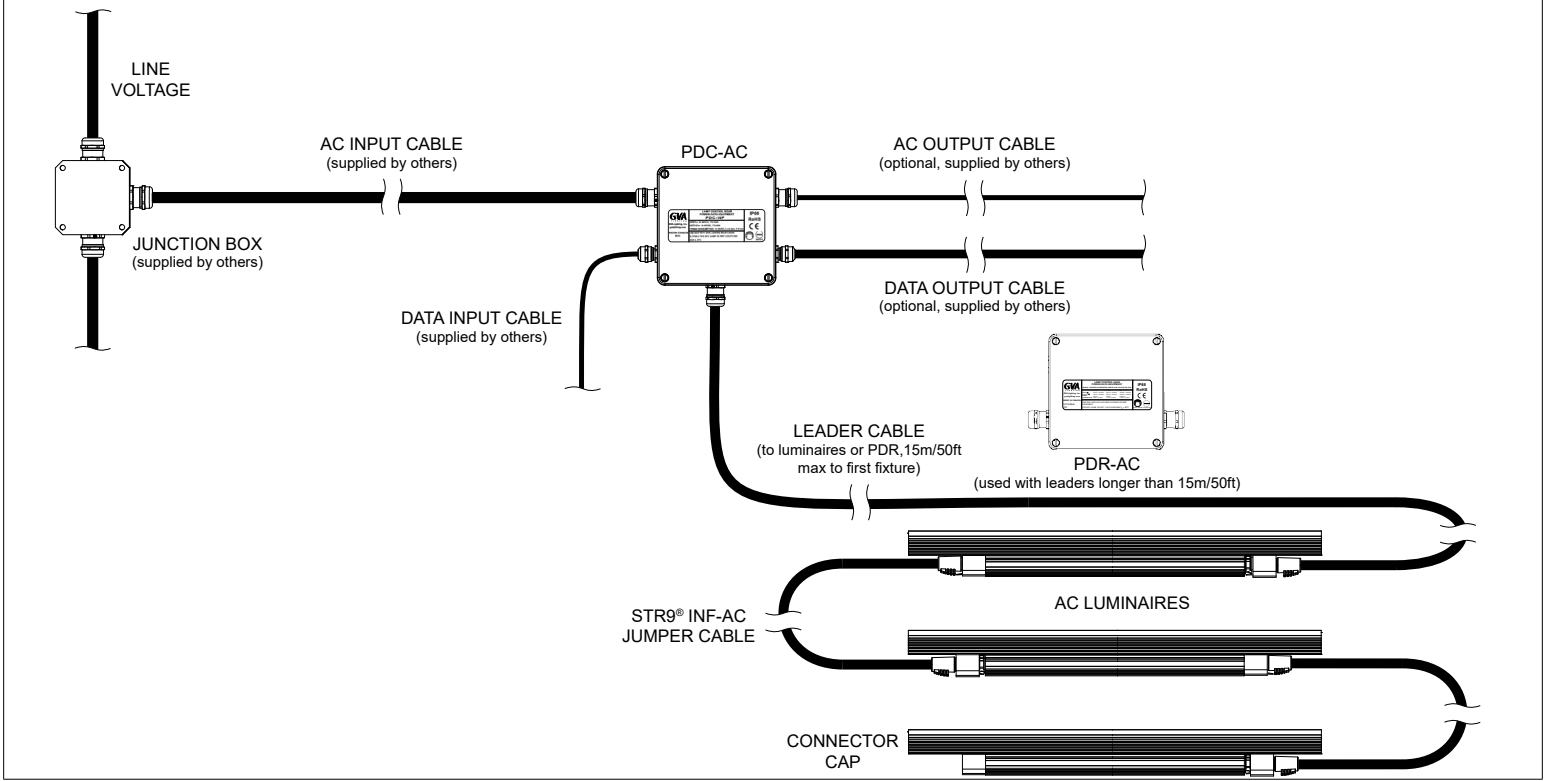




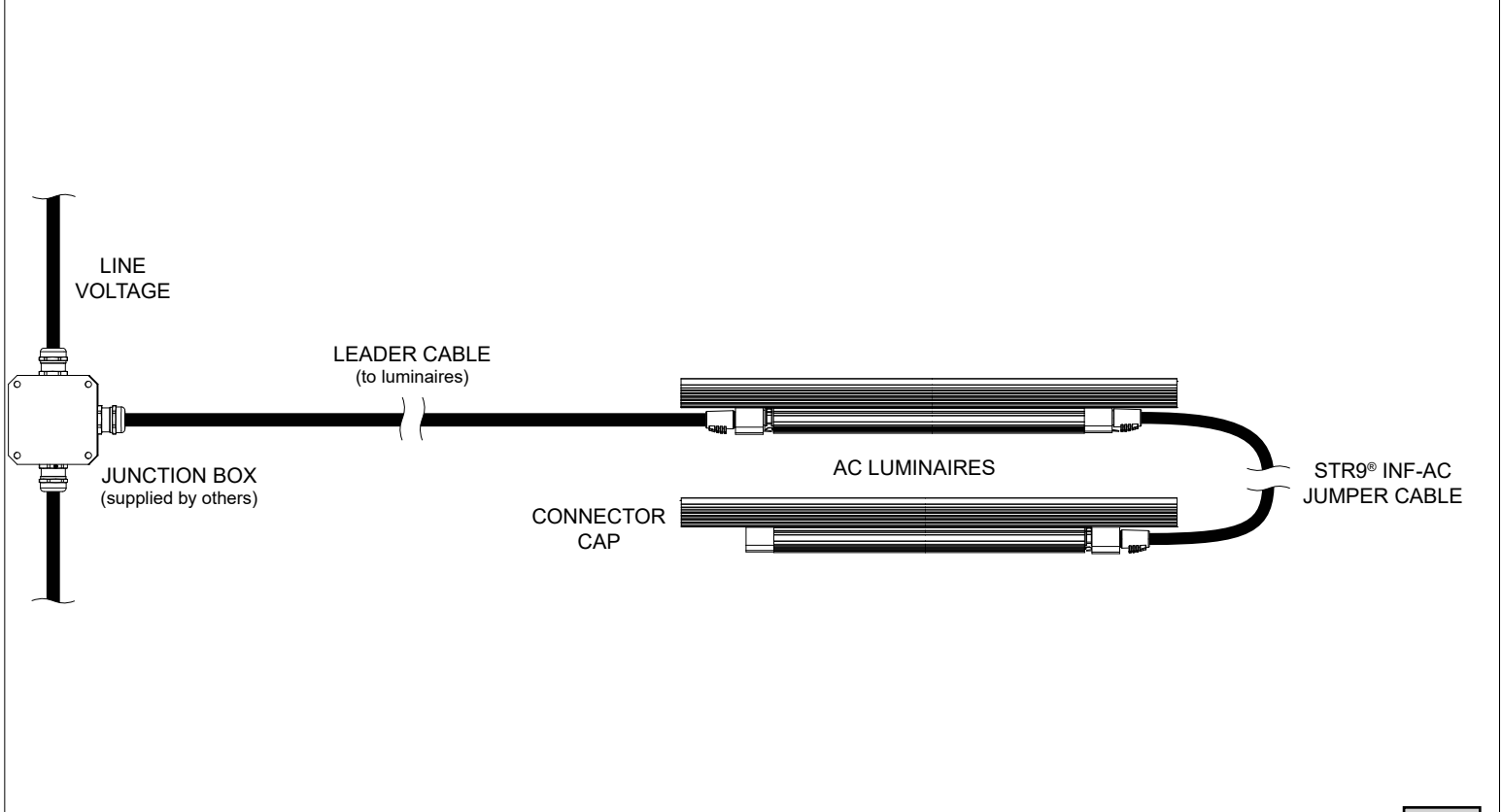
Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET

TYPICAL SYSTEM DIAGRAM: AC WITH CONTROL



TYPICAL SYSTEM DIAGRAM: AC WITHOUT CONTROL



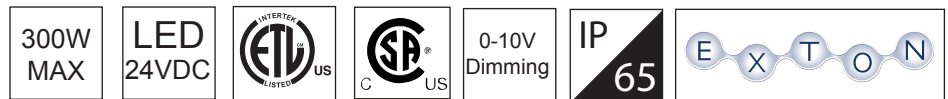
Exton Powerspan Cable System



- Category:** Exton Direct Mount Module with S Envelope and Brilliant Gem features Tegan's exclusive Powerspan Cable. Can be installed with tensioned or swagged mounting. Designed for use with a remote Power Supply Enclosure with Driver. Optional 0-10V Dimming.
- Material:** Powerspan Cable: Embedded stainless steel wire in the center of the custom cable with 10 gauge conductors inside a IP-65 Self-Sealing Jacket.
Mounting: Powdercoated or anodized steel and aluminum.
Kore-EX5 LED Module: UV stable exterior anodized aluminum, UV stable polycarbonate, glass lenses, O-rings.
Gem: Faceted glass, tooled.
Envelope: Hand blown, tooled glass. **Note:** Tegan's Glass Envelopes are hand blown with tooling. While the tooling provides consistency in scale, the Envelopes will have minor variations from Envelope-to-Envelope and batch-to-batch in scale and appearance. There also can be minor bubbles (clear/frosted versions) and tool marks on the surface. These are all common attributes of blown glass.
- Finish:** Powerspan Cable: Black (BLK). Custom finishes not available.
Kore-EX5 LED Module: Exterior rated, brushed, two-step electrolytic color anodizing. Anodized Black (BLK) or Anodized Aluminum (AL).
Gem: Faceted Clear, Faceted Frosted, Faceted Amber.
Envelope: Clear/Frosted, Clear Rain Bubble Pattern, Amber Rain Bubble Pattern.
Mounting: Powdercoated Black.
- Power Supply Enclosure:** Refer to [Exton Power Supply IP20 Specs sheet](#), [IP24 Specs sheet](#) or [IP66 Specs sheet](#) for details.
- Powerspan Cable:** Exton Powerspan, Self-Sealing Cable is IP-65 for interior/exterior use. Supplied in 1' (30.5cm) increments, with End Cap, as a stand alone to be tensioned or swagged. Field cuttable. Refer to [Installation Instructions](#) for max Powerspan runs.
- Mounting:** Surface Mount 2" Wrap Bracket, Black Finish (EX-SWB-2-BLK), Surface Mount 3" Wrap Bracket, Black Finish (EX-SWB-3-BLK), Vertical Surface Mount Bracket, Black Finish (EX-VSB-BLK), Horizontal Surface Mount Bracket, Black Finish (EX-HSMB-BLK), Standoff Bracket, Black Finish (SOBR-BLK) Surface Mount "Drape" Bracket, Black Finish (EX-FSDB-BLK), Tensioning Surface End Bracket, Black Finish (EX-TSEB), 10' (3m) Tree Strap & Buckle, Black Finish (EX-10-TSB-BLK). Exton End Cap - Black Finish (EX-EC-BLK).
- Pole Mounting:** Tegan has partnered with AV Poles & Lighting. Poles can be ordered from Tegan Lighting. AV is well-versed on the Exton System and has installed many similar tensioned projects. As required, engineering services will be provided in the quote to insure proper structural installation per code requirements. Refer to Exton Application Guide for information and more details. Poles can also be provided by others; engineering is required by others to ensure structural integrity. **Note: Tegan is not responsible for Poles/Engineering provided by others.**
- Cable Span:** Maximum Cable mounting is 110' (33.5m). Note that the cable must be a continuous run without interruption. 300W max. per circuit. When specifying cable length, add 20% to the run length for installation.
- Power Feed:** Exton IP-65 Power Feed for Remote Power Supply - Black Finish (EXPF-BLK); Field paintable; contact Factory for custom colors. Mounts to IP65 J-Box (for exterior Install), by others. **Note: Power Feed cannot be used for structural Powerspan Cable support.** Refer to [Installation Instructions](#) for details.
- LED:** High Wattage Array Cree LED, 2-Step Macadam. 5W @ 500 Lumen Output with 2700K 82-85 CRI typical. All values are initial lumens. For exact lumen output and wattage consumption data, please consult LM79 reports. Online power consumption does not include driver losses. Contact factory for 3000K, 3500K, 4000K or 90 CRI.
- Electrical:** 24VDC. Total input watts per EX-5 Module: 6.5W. 300W max. per circuit.
- Optics:** A 15° reflector is supplied in all S Envelope options to maximize decorative element illumination.
- Remote Power Supply:** The Exton System is designed for use with a Remote Power Supply Enclosure and Driver. Refer to [Exton Power Supply IP20 Specs sheet](#), [IP24 Specs sheet](#) or [IP66 Specs sheet](#) for details. Use of Tegan Lighting Power Enclosures and Drivers only. If supplied "by others" the warranty and listing are void.

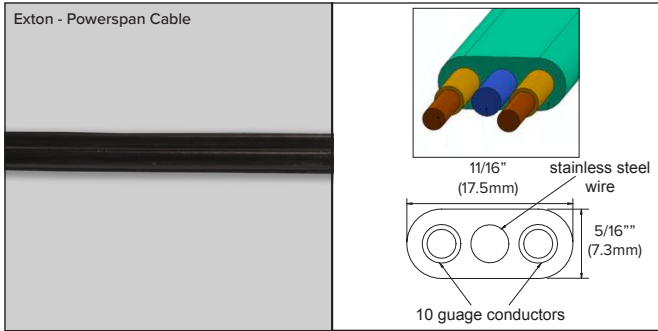
Exton Powerspan Cable System

- Glass Gems:** Faceted "Brilliant" Clear Sparkle Gem (BCG), Faceted "Brilliant" Frosted Gem (BFG), Faceted "Brilliant" Amber Sparkle Gem (BAG). Contact factory for alternative stock or custom colors (100+ units).
- Envelopes:** "S" (Sign) Glass Envelope Clear (SEC), "S" (Sign) Glass Envelope Clear Rain Bubble Pattern (SECRP), "S" (Sign) Glass Envelope Amber Rain Bubble Pattern (SEARP). Contact factory for alternative stock or custom colors (over 100 units).
- Accessories:** 22K Color Correct Filter (CCT-22K), 24K Color Correct Filter (CCT-24K).
Note: CCT22/24 = Kelvin Temperature results when used with the standard 27K Cree LED.
- Engineering:** Due to mathematical laws, tightening and loading any taut end-supported flexible cable puts tensile loads upon its supports (walls, trees, posts, etc.) that is orders of magnitude greater than the weight of the cable and its dynamic loading. Taut/tensioned installations require extremely strong end supports, and it is up to the Structural Engineer/specifier and installer to match the strength of the end support structures with the combined level of tautness and static (weight of cable/fixtures) and dynamic (e.g. wind/ice/vermin) load of the cable. Refer to [Installation Instructions](#) for details.
- Installation:** Exton is not approved or listed for indoor pool/sauna installations. Refer to [Installation Instructions #23](#) for details. For system layout, and specification assistance, refer to the [Exton Application Guide](#) for details.
- Labels:** ETL Listed; Tested to UL 2108 Low Voltage Lighting Systems. In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on teganlighting.com are the most recent version and supersede all other versions that exist in any other printed or electronic form. Kore-EX5 Module and Cable - 3 year warranty. Envelopes and Architectural Shades: limited three year warranty. Refer to [Exton Application Guide](#) for details. Consult with an Arborist for proper tree installation per the type of tree(s). Tegan Lighting is not liable for any damage/injury as a result of tree installation. Refer to [Installation Instructions](#) for more details.



Exton Powerspan Cable System

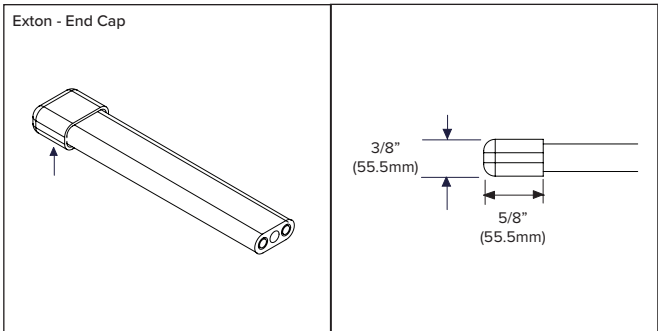
Exton - Powerspan Cable



Exton - Powerspan Cable - Black

(EX-C-BLK)

Exton Self-Sealing Powerspan Cable is IP-65 for interior/exterior applications. Order in 1' (30.5cm) increments. Exton Powerspan Cable contains two #10 AWG stranded copper conductors alongside a central strand of steel support cable. Field cuttable. 24VDC at 250W Max. per run. Polarity does not matter. Available in Black finish (only). Refer to [Installation Instructions Sheet](#) and [Exton Application Guide](#) for details.

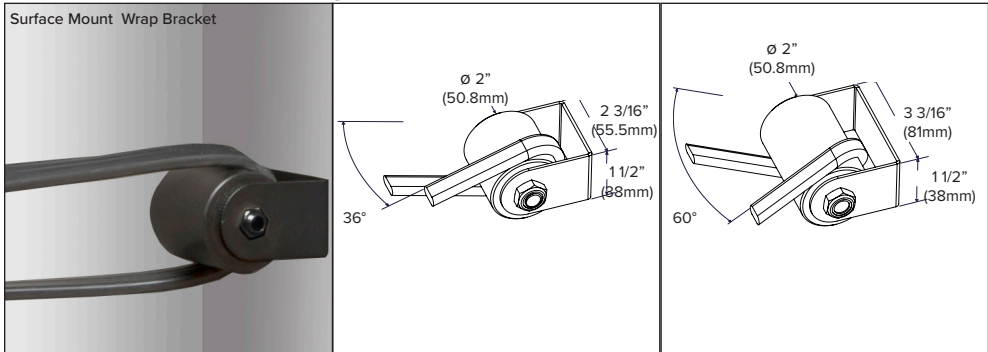


Exton End Cap - Black Finish

(EX-EC-BLK)

Exton End Cap is for interior/exterior applications. One (1) required per run. Available in Black finish (only). Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details.

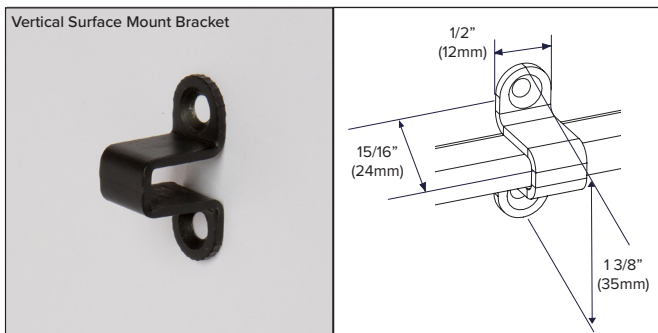
Exton - Cable - Mounting Brackets



Surface Mount 2" Wrap Bracket, Black
 Surface Mount 3" Wrap Bracket, Black

(EX-SWB-2-BLK)
 (EX-SWB-3-BLK)

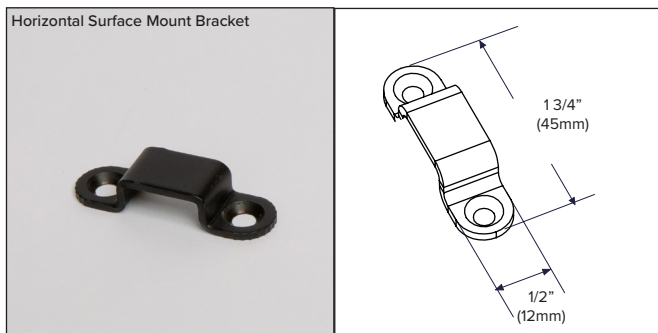
Surface Mount Wrap Bracket, 2 3/16" (55.5mm) or 3 3/16" (81mm), for Exton Powerspan Cable mounting to any suitable surface; wall, tree, pole, beam, etc. to continue up to a 110' (33.5m) run. 250W per run. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details. Refer to page one for mounting Exton Brackets to Pole(s).



Vertical Surface Mount Bracket, Black

(EX-VSB-BLK)

Vertical Surface Mount Bracket for Exton Powerspan Cable can be mounted to any suitable surface; wall, tree, pole, beam, etc. 250W per run, for up to a 110' run. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details. Refer to page one for mounting Exton Brackets to Pole(s).



Horizontal Surface Mount Bracket, Black

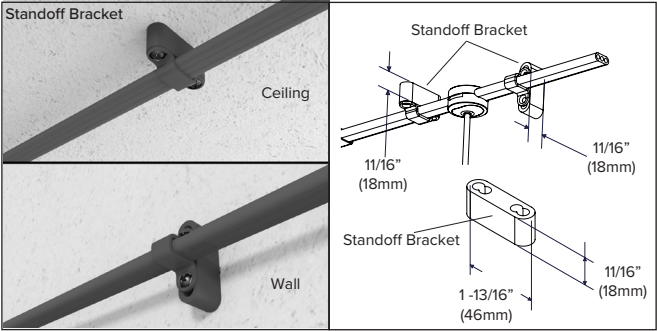
(EX-HSMB-BLK)

Horizontal Surface Mount Bracket for Exton Powerspan Cable can be mounted to any suitable surface; wall, tree, pole, beam, etc. 250W per run, for up to a 110' run. Available in anodized Black (BLK). Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet 23](#) and [Exton Application Guide](#) for details. Refer to page one for mounting Exton Brackets to Pole(s).



Exton Powerspan Cable System

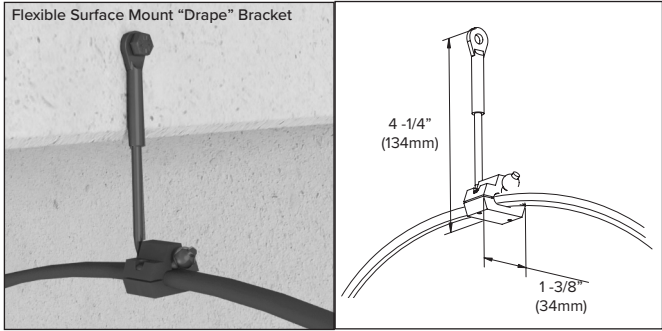
Exton - Cable - Mounting Brackets



Standoff Bracket, Black

(EX-SOBR-BLK)

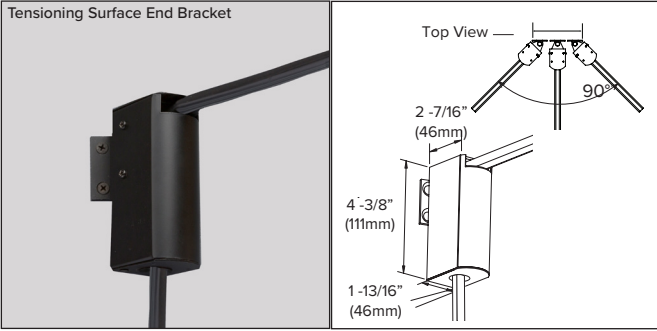
Standoff to be used with Vertical or Horizontal Surface Mount Brackets to allow room for the EX5 module and the cable clamp when the module is positioned close to the mounting surface. Available in Black (BLK). Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet](#) and [Exton Application Guide](#) for details.



Flexible Surface Mount "Drape" Bracket, Black

(EX-FSDB-BLK)

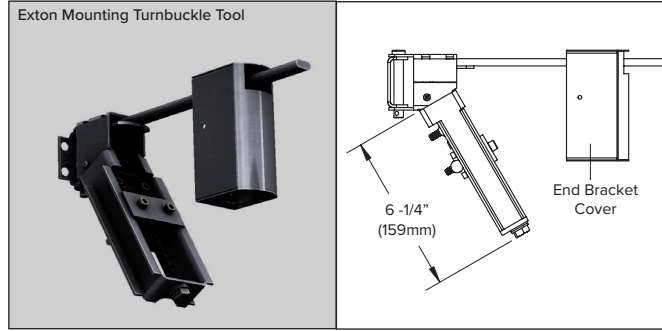
Flexible Surface Mount Bracket for Exton Powerspan Cable "Draped" installations. Can mount to any suitable surface; wall, tree, pole, beam, etc. 4.25" (115mm) AC length. Contact factory for alternative lengths. Stainless steel and Black anodized aluminum. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet](#) and [Exton Application Guide](#) for details. Refer to page one for mounting Exton Brackets to Pole(s).



Tensioning Surface End Bracket, Black

(EX-TSEB-BLK)

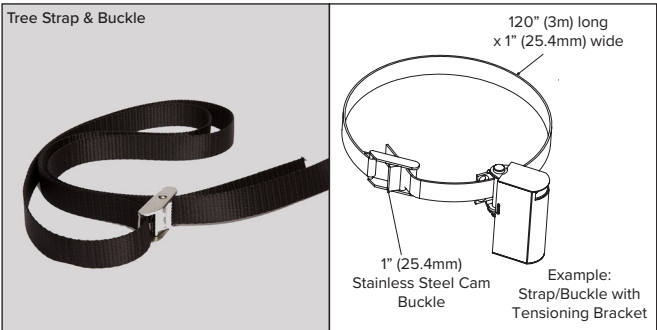
Tensioning Surface End Bracket for Exton Powerspan Cable installations. Can be mounted to any suitable surface; wall, tree, pole, beam, etc. 25° Horizontal side adjustment. **Two Tensioning brackets required per tensioned run.** Brackets can be installed side-by-side for multiple runs. Tension Mount Brackets can hold Powerspan Cable so it angles at up to 45° away from perpendicular, for a total adjustability of 90° left and right. The Tension Mount Bracket can be used in tensioned or loose "swagged" installations. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to [Installation Instructions Sheet](#) and [Exton Application Guide](#) for details.



Exton Mounting Turnbuckle Tool

(EX-MTBT-BLK)

The Turnbuckle Tool's Sliding Clamp is used to incrementally pull and make the Powerspan Cable taught. Tighten cable by manually pulling it through the End Mount before using the Tool. The Tensioning Tool should only be used to tighten away the last few inches off swag. Be sure to loosen the End Mount Screws before using the Bolt, or you may damage the cable. Allow 6" of sag in the middle of the Powerspan Cable per 20' of span. For example, 40' of span (2 x 20') requires 2 x 6" (12") of sag. Keeping it tighter may create higher tension than the cable can withstand. Do not exceed 450 lbs of tension. Use provided tensioning device if necessary. Maximum Span: 110' (33" sag). Maximum # of LED Modules per Run/Circuit: 40. Maximum Shade weight: 5lb.



Tree Strap & Buckle

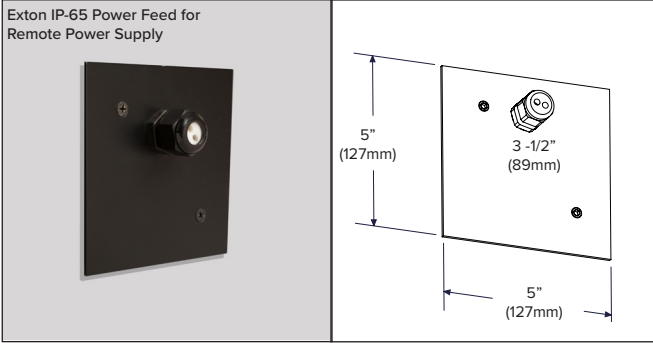
(EX-10-TSB)

Tree Strap & Buckle Bracket for Exton Powerspan Cable mounting to a tree. 1500 lb. test, UV-resistant, water-resistant. Field-cutttable. 10' (3m) Strap length; contact factory for alternative strap lengths over 10' in 1' increments. Strap available in Black (BLK) finish (only). Galvanized Stainless Steel buckle (only). Tensioning Bracket shown is ordered separately. Refer to [Installation Instructions Sheet](#) and [Exton Application Guide](#) for details.



Exton Powerspan Cable System

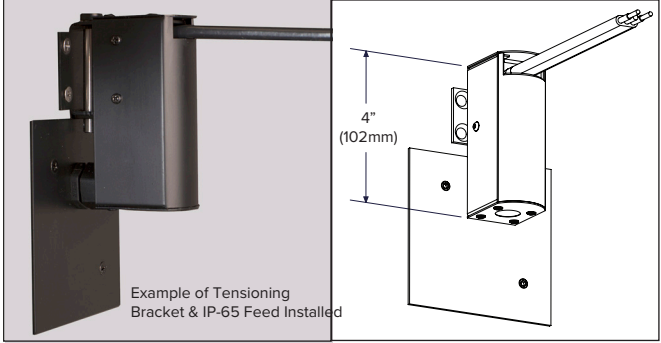
Exton - Cable - Power Feed



Exton IP-65 Power Feed for Remote Power Supply

(EX-PF-BLK)

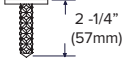
The IP-65 Power Feed will allow the Exton Power Cable to feed into a building or Pole for connection to a Remote Power Supply. The Power Feed is not structural. It is for feeding wire (only) into a building, pole, etc. to make an electrical connection. It can not be used alone for tensioning/swag mounting. Field-paintable. Can mount to a building structure or pole. Available in Black (BLK) finish. Contact factory for custom colors (backplate only). Tensioning Bracket shown is ordered separately. Remote Power Supply; refer to Specification Sheet 24 for options. Refer to [Installation Instructions Sheet](#) and [Exton Application Guide](#) for details.



Example of Tensioning Bracket & IP-65 Feed Installed

Exton Powerspan Cable System

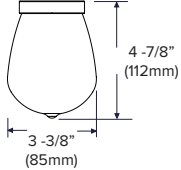
Exton - Kore-EX5 Glass "Gem" Types



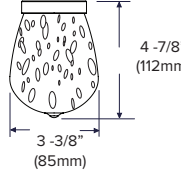
Exton Brilliant Clear, Frosted, or Amber Glass Gem Multifaceted "Brilliant" Sparkle glass Gem for Kore-EX5 Module.

1. Contact factory for a custom design gem. Refer to p. 2 for minimum units

Kore-EX5 - Glass Envelopes - Sign (S) Types



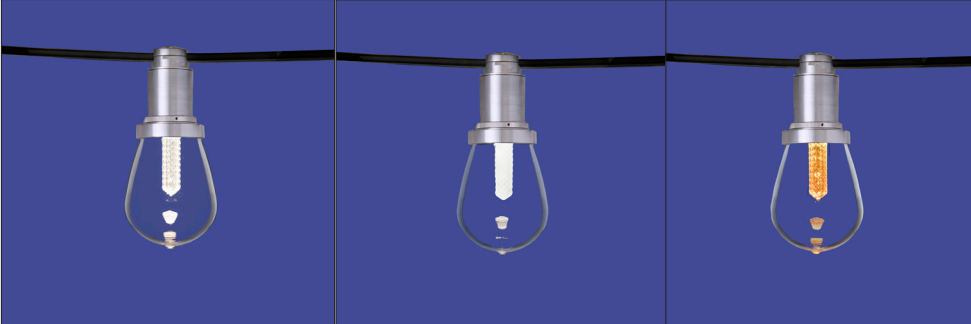
"S" Glass Envelope, Clear Hand Blown, Clear Sign (S) Shape Glass Envelope for Kore-EX5.

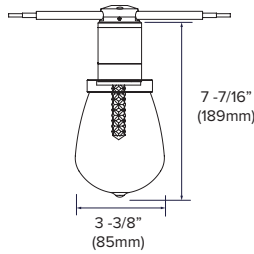


"S" Glass Envelope, Clear or Amber Bubble Pattern Hand Blown, Clear or Amber Rain Bubble Pattern Sign (S) Shape Glass Envelope for Kore-EX5.

1. Contact Factory for alternative color options. Refer to page 2 for minimum units.

Exton - Cable - Kore-Ex5 24VDC Direct Mount Module with "S" Envelope & Gem - Combinations





Kore-EX5 LED Module, Cable Mount, S Envelope Clear, "Brilliant" Clear Gem. Aluminum (AL) or Black (BLK) finish.
 (EX5-K-C-SEC-BCG-AL)
 (EX5-K-C-SEC-BCG-BLK)

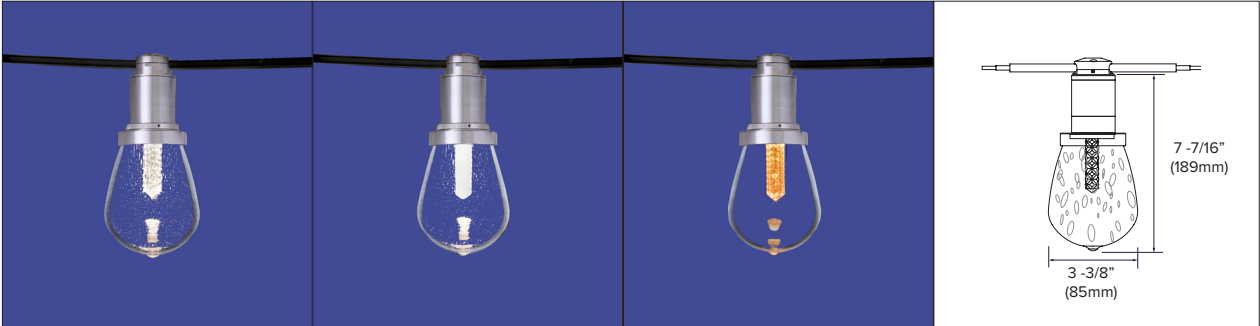
Kore-EX5 LED Module, Cable Mount, S Envelope Clear, "Brilliant" Frosted Gem. Aluminum (AL) or Black (BLK) finish.
 (EX5-K-C-SEC-BFG-AL)
 (EX5-K-C-SEC-BFG-BLK)

Kore-EX5 LED Module, Cable Mount, S Envelope Clear, "Brilliant" Amber Gem. Aluminum (AL) or Black (BLK) finish.
 (EX5-K-C-SEC-BAG-AL)
 (EX5-K-C-SEC-BAG-BLK)

1. Order Power Supplies separately. Refer to [Power Supplies](#) for options.
2. Order Accessories on p. 2 separately.

Exton Powerspan Cable System

Exton - Cable - Kore-EX5 24VDC Direct Mount Module with "S" Envelope & Gem - Combinations



Kore-EX5 LED Module, Cable Mount, S Envelope Clear Rain Bubble Pattern, "Brilliant" Clear Gem. Aluminum (AL) or Black (BLK) finish.

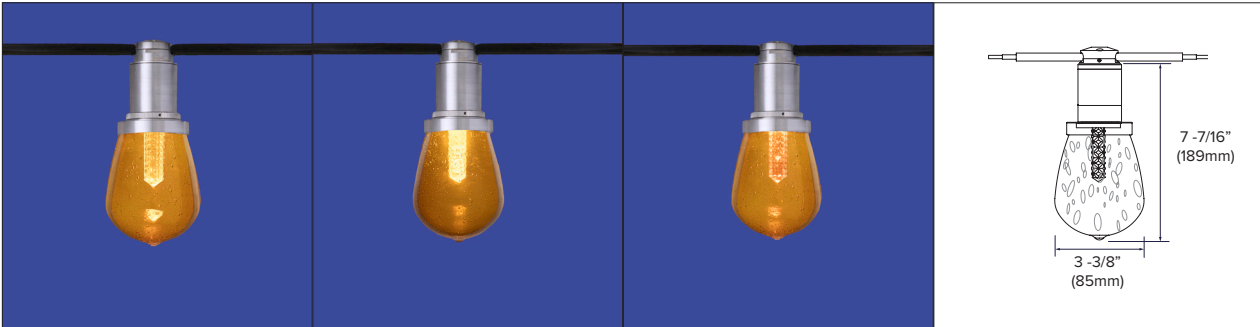
(EX5-K-C-SECRP-BCG-AL)
 (EX5-K-C-SECRP-BCG-BLK)

Kore-EX5 LED Module, Cable Mount, S Envelope Clear Rain Bubble Pattern, "Brilliant" Frosted Gem. Aluminum (AL) or Black (BLK) finish.

(EX5-K-C-SECRP-BFG-AL)
 (EX5-K-C-SECRP-BFG-BLK)

Kore-EX5 LED Module, Cable Mount, S Envelope Clear Rain Bubble Pattern, "Brilliant" Amber Gem. Aluminum (AL) or Black (BLK) finish.

(EX5-K-C-SECRP-BAG-AL)
 (EX5-K-C-SECRP-BAG-BLK)



Kore-EX5 LED Pendant, Cable Mount, S Envelope Amber Rain Bubble Pattern, Brilliant Clear Gem. Aluminum or Black Finish.

(EX5-K-C-SEARP-BCG-AL)
 (EX5-K-C-SEARP-BCG-BLK)

Kore-EX5 LED Pendant, Cable Mount, S Envelope Amber Rain Bubble Pattern, Brilliant Frosted Gem. Aluminum or Black Finish.

(EX5-K-C-SEARP-BFG-AL)
 (EX5-K-C-SEARP-BFG-BLK)

Kore-EX5 LED Pendant, Cable Mount, S Envelope Amber Rain Bubble Pattern, Brilliant Amber Gem. Aluminum or Black Finish.

(EX5-K-C-SACRP-BAG-AL)
 (EX5-K-C-SACRP-BAG-BLK)

1. Order Power Supplies separately. Refer to [Power Supplies](#) for options.
2. Order Accessories on p. 2 separately.

E X T O N

Click on the linked image below to visit the [Exton Gallery](#).

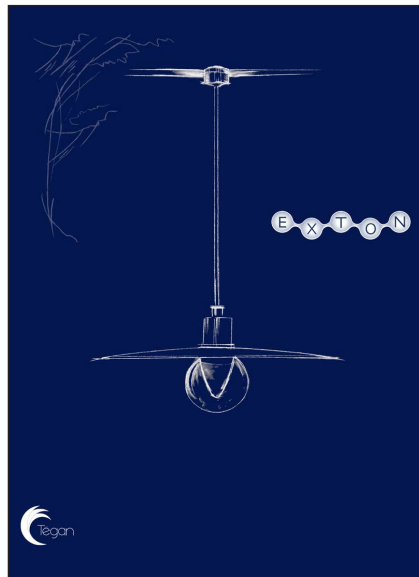


Kore-EX5 LED Pendant, Cable Mount
Black Finish, S Envelope Amber Rain
Bubble Pattern, Brilliant Clear Gem



Kore-EX5 LED Pendant, Cable Mount
Black Finish, S Envelope Clear Rain Bubble
Pattern, Brilliant Amber Gem

Tegan's [Exton Application Guide](#) features installation examples with complete BOM! Click on the linked image below.



id	custom_tree_id	MapID	species_code	species_common	species_scientific	dbh	condition
0		1	1 QUMA2	Blackjack oak	Quercus marilandica	6	Poor
1		2	2 QUST	Post oak	Quercus stellata	11	Good
2		3	3 CAIL	Pecan	Carya illinoensis	25	Fair
3		4	4 CAIL	Pecan	Carya illinoensis	17	Good
5		5	5 CAIL	Pecan	Carya illinoensis	20	Poor
6		6	6 CAIL	Pecan	Carya illinoensis	16	Poor
7		7	7 CAIL	Pecan	Carya illinoensis	19	Good
8		8	8 CAIL	Pecan	Carya illinoensis	20	Good
9		9	9 CAIL	Pecan	Carya illinoensis	16.5	Fair
10		10	10 CAIL	Pecan	Carya illinoensis	17.5	Poor
11		11	11 CAIL	Pecan	Carya illinoensis	25	Fair
12		12	12 CAIL	Pecan	Carya illinoensis	22	Good
13		13	13 CAIL	Pecan	Carya illinoensis	24	Poor
14		14	14 CAIL	Pecan	Carya illinoensis	19	Fair
15		15	15 CE2	hackberry spp	Celtis	15	Poor
16		16	16 CAIL	Pecan	Carya illinoensis	18	Critical
17		17	17 PYCA	Callery pear	Pyrus calleryana	11	Fair
18		18	18 CAIL	Pecan	Carya illinoensis	21	Fair

exposure structure tree_defect size_of_defect

Full Sun			
Full Sun			
Full Sun			
Full Sun			
Full Sun	Poor		
Full Sun	Poor		
Full Sun			
Full Sun			
Full Sun	Fair		
Full Sun	Poor		
Full Sun	Fair		
Full Sun			
Full Sun	Poor		
Full Sun	Fair		
Full Sun	Poor		
Full Sun	Poor	Trunk	6-12 in
Full Sun	Fair		
Full Sun	Fair		

notes	lat	lon	city
	32.21405601	-98.24424818	Stephenville
	32.21402651	-98.24439168	Stephenville
	32.21378709	-98.24476719	Stephenville
	32.21370426	-98.24472696	Stephenville
	32.21366228	-98.24486442	Stephenville
	32.21350116	-98.24469477	Stephenville
	32.21338769	-98.24460089	Stephenville
	32.21366001	-98.24450836	Stephenville
	32.21357605	-98.24449494	Stephenville
	32.21350456	-98.24443728	Stephenville
	32.21375419	-98.24438363	Stephenville
	32.21359647	-98.24432731	Stephenville
	32.21389375	-98.24414089	Stephenville
	32.21380979	-98.24410871	Stephenville
Topped for line clearance	32.21375079	-98.24402824	Stephenville
Decay pocket/cavity, Topped for power line clearance.	32.21342514	-98.24442253	Stephenville
Topped for line clearance	32.21335138	-98.24448422	Stephenville
Side pruned for line clearance	32.21326458	-98.24452512	Stephenville

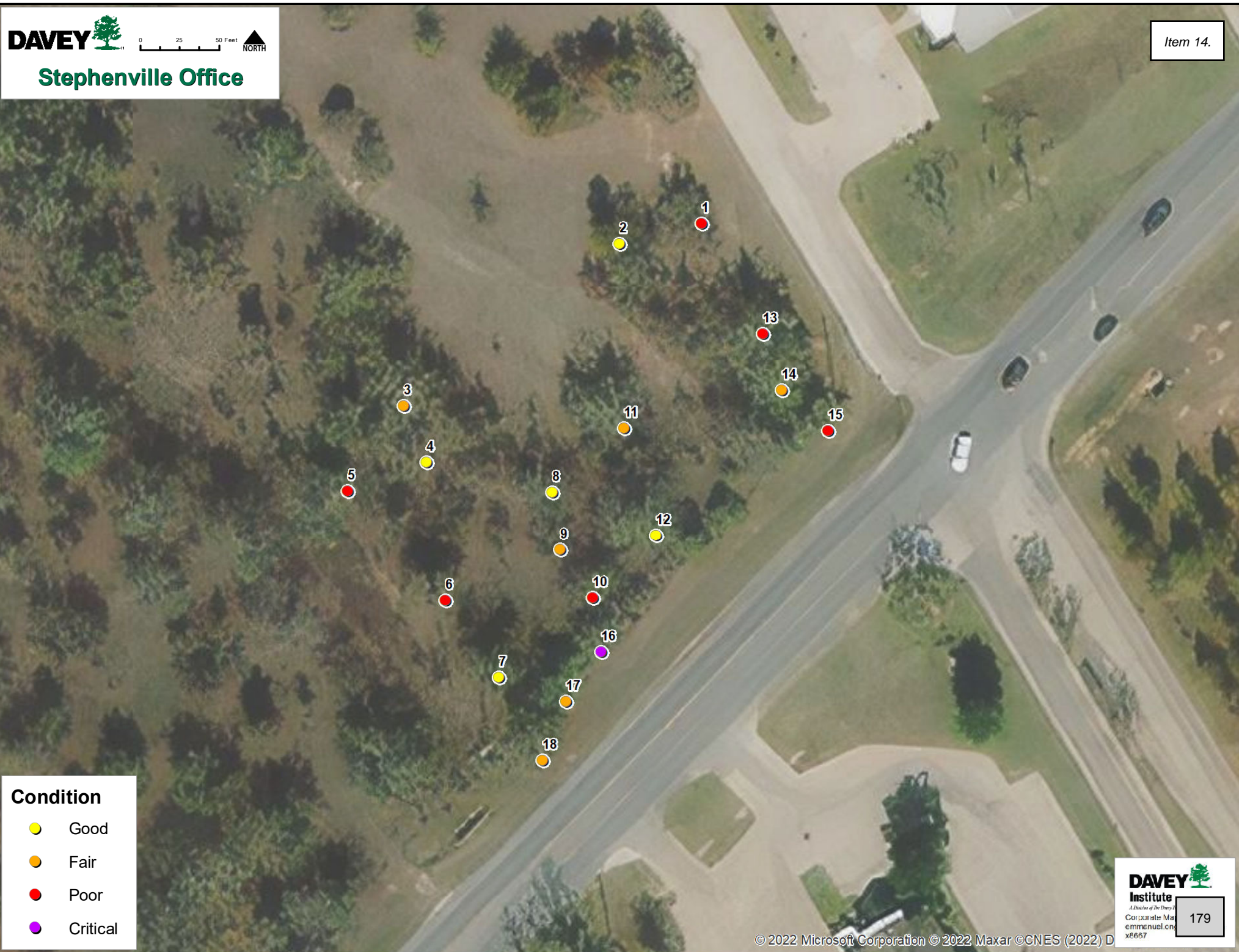
county	state_abbreviation	zipcode	country	added_on_time_zone
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
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Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago
Erath	TX	76401	United States of America	America/Chicago

added_on_date	added_on_time	modified_on_time_zone	modified_on_date	modified_on_time
3/22/2022	15:56:41			
3/22/2022	15:57:21			
3/22/2022	16:00:15			
3/22/2022	16:01:34			
3/22/2022	16:03:31	America/Chicago	3/22/2022	16:04:12
3/22/2022	16:04:37			
3/22/2022	16:04:55			
3/22/2022	16:05:29			
3/22/2022	16:05:57			
3/22/2022	16:06:39	America/Chicago	3/22/2022	16:17:54
3/22/2022	16:07:05			
3/22/2022	16:07:24	America/Chicago	3/22/2022	16:18:24
3/22/2022	16:07:51			
3/22/2022	16:08:21			
3/22/2022	16:09:48	America/Chicago	3/22/2022	16:17:34
3/22/2022	16:12:42	America/Chicago	3/22/2022	16:18:56
3/22/2022	16:14:57	America/Chicago	3/22/2022	16:19:10
3/22/2022	16:15:48	America/Chicago	3/22/2022	16:19:25

percent_leaf_type

Hardwood
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Hardwood

Hardwood
Hardwood
Hardwood



Condition

-  Good
-  Fair
-  Poor
-  Critical

ORDINANCE NO. 2022-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED FROM THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) 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 1.190 ACRES S5465 of Lot 1 of the Glasgow Addition of the City of Stephenville, Erath County, Texas, located at 1300 Pecan Hill Drive, and identified as Parcel No. R50244 in the Erath County Appraisal District Records

is hereby rezoned and the zoning classification changed from the classification of Single Family5465 Residential District (R-1) to Planned Development District (PD), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 7th day of June 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
Interim City Manager

Randy Thomas, City Attorney
Approved as to form and legality



STAFF REPORT

SUBJECT: Monthly Budget Report for the period Ending April 30, 2022

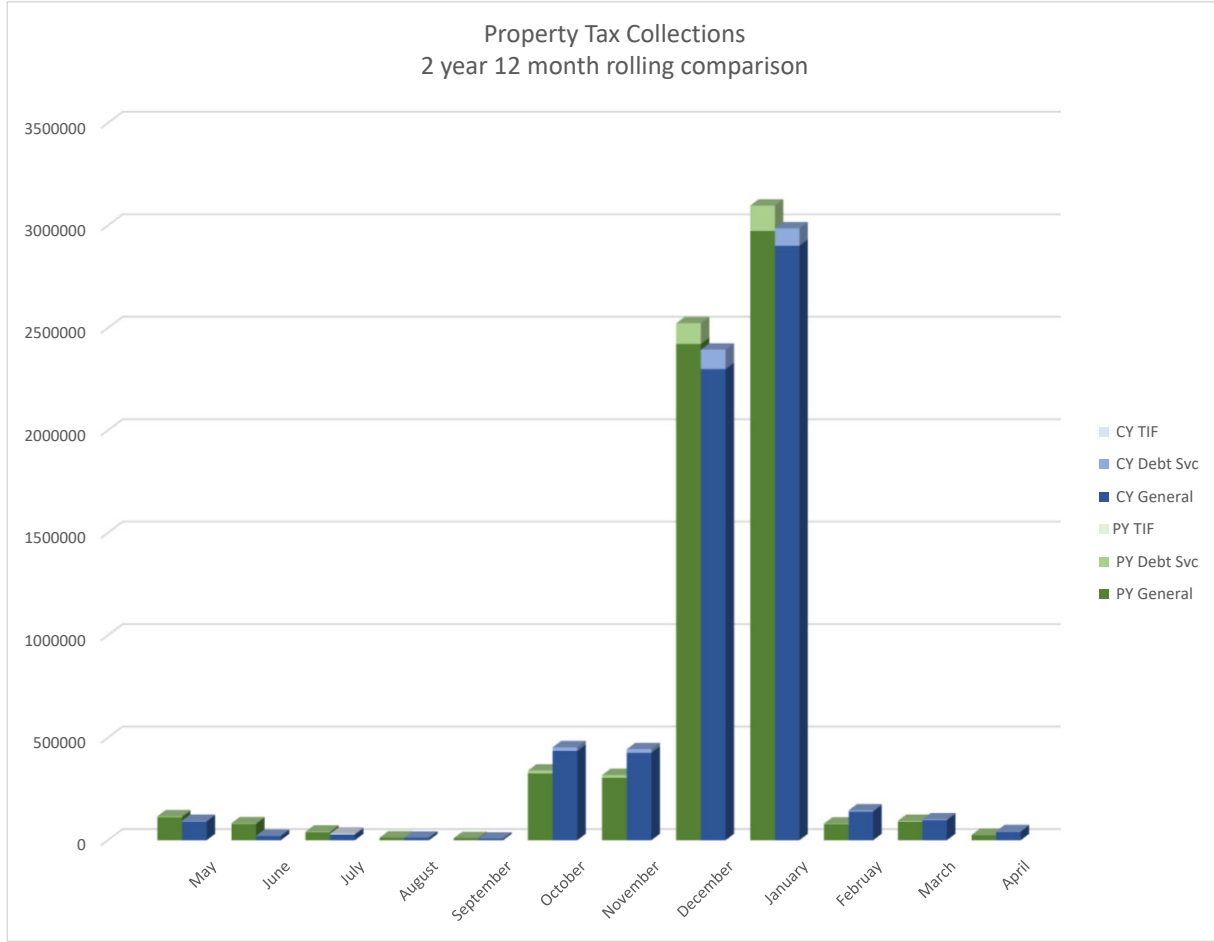
DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

BACKGROUND:

In reviewing the financial statements ending April 30, 2022, the financial indicators are overall as or better than anticipated.

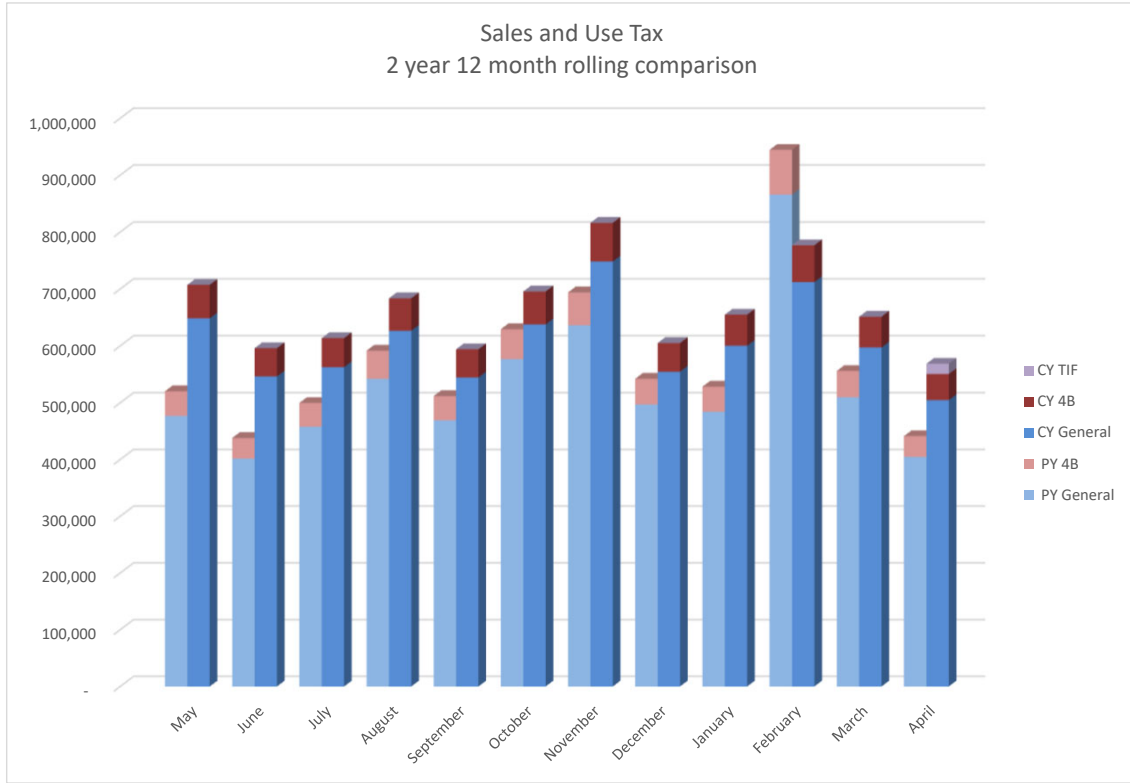
- **Property Tax**
We received \$43K in property taxes in the month of April, resulting in \$89K or 1.38% increase over funds collected last fiscal year to date. The amount collected is 96.8% of budget, which is .84% or \$57K more than anticipated.
- **Sales Tax**
We received \$569K in sales tax in April, resulting in \$433K or 9.98% more than the funds collected last fiscal year to date. The amount collected is 65.06% of the \$7.3 million budgeted, which is 7.19% or \$527K higher than anticipated.
- **Revenue (Budgetary comparison)**
The target budget for operating revenue is \$19.4 million. We received \$21.7 million in operating revenue fiscal year to date, resulting in \$2.3 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 \$13 million. We expended \$12.7 million in operating expenditures fiscal year to date, resulting in \$378K under the target budget; 49% of the \$463K variance in the general fund is salary savings.
- **Revenue (Prior year comparison)**
Operating revenue received last year was \$19.3 million as compared to the current year's \$21.7 million, resulting in a \$2.4 million increase due to property tax, sales taxes, franchise taxes, hotel occupancy taxes, sports venue taxes, service charges, building permits, insurance proceeds, sale of assets, and donations.
- **Expenditures (Prior year comparison)**
Operating expenditures last year were \$11.9 million as compared to the current year's \$12.7 million, resulting in a \$793K increase due to personnel, outside professional services, utilities, fuel and maintenance.



Month	General Fund	Debt Svc	Total	Month	General Fund	Debt Svc	TIF	Total
May-20	112,150	4,518	116,668	May-21	90,794	3,893	-	94,687
Jun-20	79,259	3,379	82,637	Jun-21	20,314	1,266	-	21,580
Jul-20	39,473	2,238	41,712	Jul-21	27,201	1,304	3,789	32,294
Aug-20	11,762	824	12,585	Aug-21	11,946	476	-	12,422
Sep-20	9,736	485	10,222	Sep-21	7,059	300	-	7,359
Oct-20	325,732	13,700	339,432	Oct-21	435,350	17,955	-	453,305
Nov-20	304,970	12,804	317,774	Nov-21	426,306	17,588	-	443,894
Dec-20	2,421,750	100,945	2,522,695	Dec-21	2,299,000	94,802	-	2,393,802
Jan-21	2,973,159	123,936	3,097,096	Jan-22	2,900,794	84,898	-	2,985,692
Feb-21	78,158	3,268	81,427	Feb-22	139,716	5,791	-	145,507
Mar-21	90,202	3,822	94,024	Mar-22	97,776	4,018	-	101,794
Apr-21	24,696	1,064	25,760	Apr-22	41,418	2,408	-	43,826
12 month total			<u>6,742,031</u>	12 month total				<u>6,736,161</u>
Oct 2020 - Apr 2021			<u>6,478,207</u>	Oct 2021 - Apr 2022				<u>6,567,820</u>
FY 2020-2021 Total			6,646,548	FY 2021-2022 Budget				6,784,860

Collection to date as percentage of fiscal year total 97.47%

Collection to date as percentage of fiscal year budget 96.80%



Month	General	4B	TIF	Total	Month	General	4B	TIF	Total	% Change +/-
May-20	476,944	43,359	-	520,302	May-21	648,372	58,943	-	707,314	35.94%
Jun-20	401,495	36,500	-	437,994	Jun-21	546,259	49,660	-	595,919	36.06%
Jul-20	458,003	41,637	-	499,639	Jul-21	562,550	51,141	-	613,691	22.83%
Aug-20	542,275	49,298	-	591,573	Aug-21	626,605	56,964	-	683,569	15.55%
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%
12 month total				<u>6,896,762</u>	12 month total				<u>7,962,839</u>	15.46%
Oct 2020 - Apr 2021				<u>4,335,463</u>	Oct 2021- Apr 2022				<u>4,768,357</u>	9.98%
FY 2020-2021 Total				7,529,945	FY 2021-2022 Budget				7,328,610	
Collection to date as percentage of fiscal year total				57.58%	Collection to date as percentage of fiscal year budget				65.06%	



**Budget vs. YTD Actual
April 30, 2022**

Date Prepared: June 6, 2022

Source of Funds	Approved Budget 2021-2022	Target Budget	04/30/22 Current YTD Actual	Dollar Variance Favorable (Unfavorable)	Percent Variance Favorable (Unfavorable)	Notes
Property Taxes	\$ 6,812,364	\$ 6,507,551	\$ 6,589,680	\$ 82,129	1.26%	
Sales Taxes	7,328,610	4,237,266	4,768,357	531,091	12.53%	
Other Taxes	2,427,418	1,627,343	1,785,763	158,420	9.73%	Franchise, Hotel Occupancy, Sports Venue taxes
Licenses and permits	378,385	262,546	353,936	91,389	34.81%	Building permits, Food Svc permits, Plan review
Fines and forfeitures	78,825	49,717	102,529	52,812	106.23%	Increased citations and collections
Service charges	12,154,965	6,647,449	7,784,325	1,136,877	17.10%	EMS collections. Water, Sewer, Storm, and Landfill fees, Hangar Rentals
Interest on investments	15,001	12,622	27,107	14,485	114.76%	Cash flow and rate dependent
Other Income	1,490,418	25,405	251,417	226,012	889.64%	Sale of assets, Insurance proceeds, Donations
Total Operating Revenue	<u>30,685,986</u>	<u>19,369,899</u>	<u>21,663,113</u>	<u>2,293,215</u>	<u>11.839%</u>	
Intergovernmental grants	1,590,242	843,058	1,136,753	293,695	34.84%	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>20,212,956</u>	<u>51,573,431</u>	<u>31,360,474</u>	<u>155.15%</u>	
Transfers-In	\$ 2,912,040	\$ 2,585,517	\$ 2,172,534	\$ (412,983)	(15.97%)	
Transfers-Out	(2,912,040)	(2,585,517)	(2,172,534)	412,983	(15.97%)	
Expenditures						
General Fund	\$ 15,291,409	\$ 9,049,685	\$ 8,586,526	\$ 463,159	5.12%	Salary savings is 49% of the variance
Utility Fund	4,916,175	2,942,291	3,037,545	(95,255)	(3.24%)	Maintenance
Landfill Fund	582,019	348,861	304,012	44,849	12.86%	Salary savings is 85% of the variance
Airport Fund	78,935	48,463	48,213	249	0.51%	
Storm Water Drainage Fund	129,270	75,407	244,071	(168,663)	(223.67%)	Flood Protection Planning Study
Special Revenue Funds	462,222	228,621	172,428	56,193	24.58%	
Stephenville Economic Dev Authority	608,500	356,187	279,062	77,125	21.65%	
Total Operating Expenditures	<u>22,068,530</u>	<u>13,049,515</u>	<u>12,671,858</u>	<u>377,657</u>	<u>2.89%</u>	
Capital	29,297,012	17,089,923	3,747,135	13,342,788	78.07%	
Debt Service	2,955,514	2,342,540	6,095,213	(3,752,673)	(160.20%)	New Loan down payments, 2013 Bond Refund
Total Expenditures	<u>54,321,056</u>	<u>32,481,978</u>	<u>22,514,206</u>	<u>9,967,772</u>	<u>30.69%</u>	



**Prior YTD Actual vs Current YTD Actual
April 30, 2022**

Date Prepared: June 6, 2022

Source of Funds	Prior YTD Actual	Current YTD Actual	Dollar Variance Favorable (Unfavorable)	% Variance Favorable (Unfavorable)	Notes
Property Taxes	\$ 6,473,852	\$ 6,589,680	\$ 115,829	1.79%	Increased assessment.
Sales Taxes	4,335,463	4,768,357	432,893	9.98%	
Other Taxes	1,460,366	1,785,763	325,397	22.28%	Mixed Drinks Tax, Franchise taxes, Hotel Occupancy tax, Sports Venue tax
Licenses and permits	255,054	353,936	98,882	38.77%	Building permits, Food service permits
Fines and forfeitures	80,909	102,529	21,620	26.72%	Increased citations and continued issuance of warrants
Service charges	6,417,369	7,784,325	1,366,956	21.30%	Ambulance fees, Recreation fees, Water charges, Sewer charges, Landfill fees, Hanger Rentals, & Storm Water charges,
Interest on investments	17,275	27,107	9,832	56.92%	Cash flow and rate dependent
Other Income	221,310	251,417	30,107	13.60%	Sale of assets, Insurance proceeds, Donations
Total Operating Revenue	<u>19,261,598</u>	<u>21,663,113</u>	<u>2,401,516</u>	<u>12.47%</u>	
Intergovernmental grants	930,089	1,136,753	206,664	22.22%	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>20,191,686</u>	<u>51,573,431</u>	<u>31,381,744</u>	<u>155.42%</u>	
Transfers-In	\$ 1,846,159	\$ 2,172,534	\$ 326,375	100.00%	Timing of transfers
Transfers-Out	\$ (1,846,159)	\$ (2,172,534)	\$ (326,375)	100.00%	Timing of transfers
Expenditures					
General Fund	\$ 8,578,150	\$ 8,586,526	\$ (8,376)	(0.10%)	Personnel - additional positions, Outside Professionals, Maintenance
Utility Fund	2,484,334	3,037,545	(553,212)	(22.27%)	Personnel - additional positions, Outside Professionals, Fuel, Maint.
Landfill Fund	259,306	304,012	(44,707)	(17.24%)	Outside Professionals - Expansion permit, Fuel
Airport Fund	40,443	48,213	(7,770)	(19.21%)	Utilities and AWOS maintenance
Storm Water Drainage Fund	20,819	244,071	(223,252)	(1072.34%)	Flood Protection Planning Study
Special Revenue Funds	238,280	172,428	65,852	27.64%	PY-Outside Professionals, Advertising
Stephenville Economic Dev Authority	256,911	279,062	(22,151)	(8.62%)	Personnel, Travel
Total Operating Expenditures	<u>11,878,243</u>	<u>12,671,858</u>	<u>(793,615)</u>	<u>(6.68%)</u>	
Capital	5,098,468	3,747,135	1,351,333	26.50%	Capital purchases differ from year to year
Debt Service	2,431,546	6,095,213	(3,663,667)	(150.67%)	Debt Service differs from year to year
Total Expenditures	<u>19,408,257</u>	<u>22,514,206</u>	<u>(3,105,949)</u>	<u>(16.00%)</u>	



Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	1,394,173.46	1,277,727.78	116,445.68	12,182,680.36	11,521,674.90	661,005.46	81	15,087,472.00	(2,904,791.64)	19
LICENSES AND PERMITS	83,942.58	74,765.17	9,177.41	352,924.19	239,796.36	113,127.83	104	339,385.00	13,539.19	-4
FINES AND FORFEITURES	19,893.20	7,658.60	12,234.60	95,912.42	44,871.98	51,040.44	133	71,875.00	24,037.42	-33
INTERGOVERNMENTAL	1,712.18	43,764.08	(42,051.90)	79,549.31	356,348.56	(276,799.25)	11	748,169.00	(668,619.69)	89
CHARGES FOR SERVICES	111,813.69	81,946.12	29,867.57	600,736.38	611,381.79	(10,645.41)	48	1,257,333.00	(656,596.62)	52
OTHER REVENUE	5,583.81	1,829.40	3,754.41	3,346,214.35	10,055.57	3,336,158.78	7,532	44,427.00	3,301,787.35	-7,432
TRANSFER	0.00	0.00	0.00	832,071.00	957,579.00	(125,508.00)	87	957,579.00	(125,508.00)	13
TOTAL REVENUE	1,617,118.92	1,487,691.15	129,427.77	17,490,088.01	13,741,708.16	3,748,379.85	95	18,506,240.00	(1,016,151.99)	5
EXPENSE SUMMARY										
CITY COUNCIL	4,393.68	8,773.45	4,379.77	35,350.29	64,142.15	28,791.86	33	108,010.00	(72,659.71)	67
CITY MANAGER	242,831.88	35,820.14	(207,011.74)	448,043.25	254,904.98	(193,138.27)	103	434,006.00	14,037.25	-3
CITY SECRETARY	10,490.38	13,164.94	2,674.56	108,174.65	93,778.58	(14,396.07)	68	159,604.00	(51,429.35)	32
EMERGENCY MANAGEMENT	320.24	416.66	96.42	13,919.80	15,916.62	1,996.82	77	18,000.00	(4,080.20)	23
MUNICIPAL BUILDING	7,983.30	7,148.04	(835.26)	49,542.91	62,481.28	12,938.37	50	98,222.00	(48,679.09)	50
MUNICIPAL SERVICES CTR	(9,001.98)	8,186.06	17,188.04	54,431.43	60,702.42	6,270.99	54	101,633.00	(47,201.57)	46
HUMAN RESOURCES	12,128.69	19,806.29	7,677.60	109,874.98	156,366.03	46,491.05	43	255,398.00	(145,523.02)	57
DOWNTOWN	32,773.33	4,863.29	(27,910.04)	63,920.35	34,125.03	(29,795.32)	109	58,442.00	5,478.35	-9
FINANCE	49,148.10	51,635.53	2,487.43	292,496.08	367,916.71	75,420.63	47	626,095.00	(333,598.92)	53
INFORMATION TECHNOLOGY	38,348.25	39,027.55	679.30	280,243.83	275,126.85	(5,116.98)	60	470,265.00	(190,021.17)	40
TAX	107.20	42,640.32	42,533.12	130,631.60	129,517.31	(1,114.29)	75	174,491.00	(43,859.40)	25
LEGAL COUNSEL	9,384.61	9,351.98	(32.63)	74,219.28	65,600.86	(8,618.42)	66	112,361.00	(38,141.72)	34
MUNICIPAL COURT	11,416.40	9,767.79	(1,648.61)	73,698.27	69,554.53	(4,143.74)	62	118,394.00	(44,695.73)	38
STREET MAINTENANCE	64,184.22	81,043.31	16,859.09	407,786.81	592,109.17	184,322.36	41	997,327.00	(589,540.19)	59
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	151,995.93	198,194.37	46,198.44	977,158.87	1,417,935.59	440,776.72	40	2,428,810.00	(1,451,651.13)	60
PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
LIBRARY	36,680.28	22,216.49	(14,463.79)	147,055.15	157,573.43	10,518.28	55	268,657.00	(121,601.85)	45
SENIOR CENTER	13,728.89	14,187.19	458.30	72,500.17	103,253.33	30,753.16	42	174,190.00	(101,689.83)	58
AQUATIC CENTER	11,181.79	11,796.01	614.22	50,873.01	86,356.27	35,483.26	21	239,146.00	(188,272.99)	79
FIRE DEPARTMENT	455,276.59	284,212.19	(171,064.40)	2,589,020.30	2,226,902.33	(362,117.97)	71	3,647,965.00	(1,058,944.70)	29
POLICE DEPARTMENT	734,011.14	473,706.33	(260,304.81)	3,465,163.79	3,523,314.31	58,150.52	59	5,919,968.00	(2,454,804.21)	41
DEVELOPMENT SERVICES	53,397.95	50,431.08	(2,966.87)	281,038.09	359,099.56	78,061.47	46	611,256.00	(330,217.91)	54
TRANSFERS	0.00	0.00	0.00	1,321,768.00	1,321,768.00	0.00	90	1,476,466.00	(154,698.00)	10
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	1,930,780.87	1,386,389.01	(544,391.86)	11,046,910.91	11,438,445.34	391,534.43	60	18,498,706.00	7,451,795.09	40
REVENUE OVER/(UNDER) EXPENDITURE	(313,661.95)	101,302.14	(414,964.09)	6,443,177.10	2,303,262.82	4,139,914.28		7,534.00	(8,467,947.08)	

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	0.00	750.00	(750.00)	0.00	5,250.00	(5,250.00)	0	9,000.00	(9,000.00)	100
INTERGOVERNMENTAL	0.00	0.00	0.00	5,202.37	0.00	5,202.37		0.00	5,202.37	
CHARGES FOR SERVICES	869,686.58	679,372.48	190,314.10	5,866,553.81	4,938,574.56	927,979.25	66	8,877,223.00	(3,010,669.19)	34
OTHER REVENUE	20,437,811.42	1,705.63	20,436,105.79	20,443,674.86	25,072.21	20,418,602.65	10,648	33,709.00	20,409,965.86	10,548
TRANSFER	0.00	0.00	0.00	0.00	50,219.00	(50,219.00)	0	50,219.00	(50,219.00)	100
TOTAL REVENUE	21,307,498.00	681,828.11	20,625,669.89	26,315,431.04	5,019,115.77	21,296,315.27	293	8,970,151.00	17,345,280.04	-193
EXPENSE SUMMARY										
UTILITIES ADMINISTRATION	131,854.80	50,664.29	(81,190.51)	482,228.25	365,264.03	(116,964.22)	78	618,586.00	(136,357.75)	22
WATER PRODUCTION	140,985.68	110,052.93	(30,932.75)	891,678.61	931,045.51	39,366.90	60	1,480,448.00	(588,769.39)	40
WATER DISTRIBUTION	178,657.26	75,645.41	(103,011.85)	783,218.79	537,147.87	(246,070.92)	86	915,376.00	(132,157.21)	14
CUSTOMER SERVICE	35,277.24	23,912.04	(11,365.20)	179,111.08	171,956.28	(7,154.80)	61	291,517.00	(112,405.92)	39
WASTEWATER COLLECTION	68,652.02	1,152,689.34	1,084,037.32	269,486.32	8,079,071.38	7,809,585.06	2	13,842,519.00	(13,573,032.68)	98
WASTEWATER TREATMENT	88,210.24	105,019.32	16,809.08	590,386.60	741,829.24	151,442.64	47	1,266,926.00	(676,539.40)	53
BILLING & COLLECTION	29,771.23	28,938.09	(833.14)	229,155.96	202,979.63	(26,176.33)	66	347,671.00	(118,515.04)	34
NON-DEPARTMENTAL	483,375.10	42,214.55	(441,160.55)	2,917,590.63	2,430,571.95	(487,018.68)	98	2,973,928.00	(56,337.37)	2
TOTAL EXPENSE	1,156,783.57	1,589,135.97	432,352.40	6,342,856.24	13,459,865.89	7,117,009.65	29	21,736,971.00	15,394,114.76	71
REVENUE OVER/(UNDER) EXPENDITURE	20,150,714.43	(907,307.86)	21,058,022.29	19,972,574.80	(8,440,750.12)	28,413,324.92		(12,766,820.00)	1,951,165.28	

Budget Variance Report

Fund: 03 - SANITARY LANDFILL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
CHARGES FOR SERVICES	160,519.68	79,341.85	81,177.83	670,817.65	504,099.89	166,717.76	70	960,000.00	(289,182.35)	30
OTHER REVENUE	366.42	212.33	154.09	1,162.92	1,909.32	(746.40)	39	3,019.00	(1,856.08)	61
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	160,886.10	79,554.18	81,331.92	671,980.57	506,009.21	165,971.36	70	963,019.00	(291,038.43)	30
<u>EXPENSE SUMMARY</u>										
LANDFILL	67,677.00	66,631.34	(1,045.66)	536,240.55	570,400.38	34,159.83	59	903,558.00	(367,317.45)	41
TOTAL EXPENSE	67,677.00	66,631.34	(1,045.66)	536,240.55	570,400.38	34,159.83	59	903,558.00	367,317.45	41
REVENUE OVER/(UNDER) EXPENDITURE	93,209.10	12,922.84	80,286.26	135,740.02	(64,391.17)	200,131.19		59,461.00	(658,355.88)	

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	9,228.15	9,397.94	(169.79)	83,985.04	65,710.64	18,274.40	75	112,280.00	(28,294.96)	25
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	9,228.15	9,397.94	(169.79)	83,985.04	65,710.64	18,274.40	5	1,545,320.00	(1,461,334.96)	95
EXPENSE SUMMARY										
AIRPORT	3,034.51	136,292.02	133,257.51	48,213.48	959,847.14	911,633.66	3	1,641,308.00	(1,593,094.52)	97
TOTAL EXPENSE	3,034.51	136,292.02	133,257.51	48,213.48	959,847.14	911,633.66	3	1,641,308.00	1,593,094.52	97
REVENUE OVER/(UNDER) EXPENDITURE	6,193.64	(126,894.08)	133,087.72	35,771.56	(894,136.50)	929,908.06		(95,988.00)	(3,054,429.48)	

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	0.00	2,083.33	(2,083.33)	0.00	14,583.31	(14,583.31)	0	25,000.00	(25,000.00)	100
INTERGOVERNMENTAL	0.00	69,072.75	(69,072.75)	1,016,222.95	483,509.25	532,713.70	123	828,873.00	187,349.95	-23
CHARGES FOR SERVICES	86,657.20	72,466.16	14,191.04	555,132.43	507,263.12	47,869.31	64	869,594.00	(314,461.57)	36
OTHER REVENUE	3,210,957.91	12.66	3,210,945.25	3,211,031.78	88.62	3,210,943.16	12,521	152.00	3,210,879.78	12,421
TOTAL REVENUE	3,297,615.11	143,634.90	3,153,980.21	4,782,387.16	1,005,444.30	3,776,942.86	277	1,723,619.00	3,058,768.16	-177
EXPENSE SUMMARY										
STORM WATER DRAINAGE	3,288,408.08	114,240.15	(3,174,167.93)	3,984,424.95	1,460,375.05	(2,524,049.90)	188	2,115,412.00	1,869,012.95	-88
TOTAL EXPENSE	3,288,408.08	114,240.15	(3,174,167.93)	3,984,424.95	1,460,375.05	(2,524,049.90)	188	2,115,412.00	(1,869,012.95)	-88
REVENUE OVER/(UNDER) EXPENDITURE	9,207.03	29,394.75	(20,187.72)	797,962.21	(454,930.75)	1,252,892.96		(391,793.00)	4,927,781.11	

Budget Variance Report

Fund: 07 - HOTEL OCCUPANCY TAX FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	57,372.84	52,583.49	4,789.35	318,570.27	238,378.46	80,191.81	55	584,261.00	(265,690.73)	45
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	7,100.00	7,277.57	(177.57)	7,100.00	15,206.75	(8,106.75)	10	69,600.00	(62,500.00)	90
OTHER REVENUE	178.47	3.87	174.60	376.40	144.80	231.60	208	181.00	195.40	-108
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	64,651.31	59,864.93	4,786.38	326,046.67	253,730.01	72,316.66	50	654,042.00	(327,995.33)	50
<u>EXPENSE SUMMARY</u>										
TOURISM	30,423.15	30,591.20	168.05	184,110.96	220,606.35	36,495.39	41	448,482.00	(264,371.04)	59
TOTAL EXPENSE	30,423.15	30,591.20	168.05	184,110.96	220,606.35	36,495.39	41	448,482.00	264,371.04	59
REVENUE OVER/(UNDER) EXPENDITURE	34,228.16	29,273.73	4,954.43	141,935.71	33,123.66	108,812.05		205,560.00	(592,366.37)	

Budget Variance Report

Fund: 08 - DEBT SERVICE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	2,407.96	229.19	2,178.77	228,614.79	258,637.08	(30,022.29)	84	271,045.00	(42,430.21)	16
OTHER REVENUE	18.97	0.67	18.30	63.08	18.96	44.12	300	21.00	42.08	-200
TRANSFER	0.00	0.00	0.00	0.00	171,825.00	(171,825.00)	0	343,650.00	(343,650.00)	100
TOTAL REVENUE	2,426.93	229.86	2,197.07	228,677.87	430,481.04	(201,803.17)	37	614,716.00	(386,038.13)	63
<u>EXPENSE SUMMARY</u>										
DEBT SERVICE	300.00	24.99	(275.01)	408,350.00	408,129.47	(220.53)	67	613,400.00	(205,050.00)	33
TOTAL EXPENSE	300.00	24.99	(275.01)	408,350.00	408,129.47	(220.53)	67	613,400.00	205,050.00	33
REVENUE OVER/(UNDER) EXPENDITURE	2,126.93	204.87	1,922.06	(179,672.13)	22,351.57	(202,023.70)		1,316.00	(591,088.13)	

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	210.00	416.66	(206.66)	1,011.56	2,916.62	(1,905.06)	20	5,000.00	(3,988.44)	80
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	5,212.06	(5,212.06)	0	8,935.00	(8,935.00)	100
OTHER REVENUE	2,045,219.58	7.39	2,045,212.19	2,048,240.52	339.82	2,047,900.70	2,510	392.00	2,047,848.52	2,410
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	2,045,429.58	1,168.63	2,044,260.95	3,283,321.08	1,242,537.50	2,040,783.58	263	1,248,396.00	2,034,925.08	-163
EXPENSE SUMMARY										
STREET MAINTENANCE	638,701.97	859,114.07	220,412.10	1,813,823.20	6,013,798.49	4,199,975.29	18	10,309,369.00	(8,495,545.80)	82
PARKS & RECREATION	42,780.66	0.00	(42,780.66)	42,780.66	0.00	(42,780.66)		0.00	42,780.66	
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	681,482.63	859,114.07	177,631.44	1,856,603.86	6,013,798.49	4,157,194.63	18	10,309,369.00	8,452,765.14	82
REVENUE OVER/(UNDER) EXPENDITURE	1,363,946.95	(857,945.44)	2,221,892.39	1,426,717.22	(4,771,260.99)	6,197,978.21		(9,060,973.00)	(6,417,840.06)	

Budget Variance Report

Fund: 11 - CHILD SAFETY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
FINES AND FORFEITURES	470.59	190.12	280.47	1,783.33	2,027.05	(243.72)	71	2,500.00	(716.67)	29
OTHER REVENUE	1.63	0.00	1.63	3.66	2.91	0.75	122	3.00	0.66	-22
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	472.22	190.12	282.10	1,786.99	2,029.96	(242.97)	71	2,503.00	(716.01)	29
<u>EXPENSE SUMMARY</u>										
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	472.22	190.12	282.10	1,786.99	2,029.96	(242.97)		2,503.00	(716.01)	

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	720.21	363.58	356.63	4,832.92	2,817.63	2,015.29	109	4,450.00	382.92	-9
OTHER REVENUE	3.62	0.06	3.56	7.38	5.68	1.70	105	7.00	0.38	-5
TOTAL REVENUE	723.83	363.64	360.19	4,840.30	2,823.31	2,016.99	109	4,457.00	383.30	-9
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	723.83	363.64	360.19	4,840.30	2,823.31	2,016.99		4,457.00	383.30	

Budget Variance Report

Fund: 13 - PUBLIC SAFETY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
FINES AND FORFEITURES	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
INTERGOVERNMENTAL	0.00	0.00	0.00	2,778.50	3,200.00	(421.50)	87	3,200.00	(421.50)	13
OTHER REVENUE	18.62	0.45	18.17	39.85	18.04	21.81	190	21.00	18.85	-90
TOTAL REVENUE	18.62	0.45	18.17	2,818.35	3,218.04	(399.69)	87	3,221.00	(402.65)	13
<u>EXPENSE SUMMARY</u>										
PUBLIC SAFETY	0.00	1,144.99	1,144.99	0.00	8,014.93	8,014.93	0	13,740.00	(13,740.00)	100
TOTAL EXPENSE	0.00	1,144.99	1,144.99	0.00	8,014.93	8,014.93	0	13,740.00	13,740.00	100
REVENUE OVER/(UNDER) EXPENDITURE	18.62	(1,144.54)	1,163.16	2,818.35	(4,796.89)	7,615.24		(10,519.00)	(14,142.65)	

Budget Variance Report

Fund: 20 - TAX INCREMENT FINANCING FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	18,077.90	1,250.00	16,827.90	18,077.90	3,125.00	14,952.90	106	17,127.00	950.90	-6
OTHER REVENUE	27.58	0.00	27.58	45.86	0.00	45.86		0.00	45.86	
TRANSFER	0.00	0.00	0.00	106,394.00	171,825.00	(65,431.00)	33	326,523.00	(220,129.00)	67
TOTAL REVENUE	18,105.48	1,250.00	16,855.48	124,517.76	174,950.00	(50,432.24)	36	343,650.00	(219,132.24)	64
<u>EXPENSE SUMMARY</u>										
TAX INCREMENT FINANCING	0.00	0.00	0.00	0.00	171,825.00	171,825.00	0	343,650.00	(343,650.00)	100
TOTAL EXPENSE	0.00	0.00	0.00	0.00	171,825.00	171,825.00	0	343,650.00	343,650.00	100
REVENUE OVER/(UNDER) EXPENDITURE	18,105.48	1,250.00	16,855.48	124,517.76	3,125.00	121,392.76		0.00	(562,782.24)	

Budget Variance Report

Fund: 79 - SEDA

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	45,870.17	35,652.31	10,217.86	395,856.55	350,344.22	45,512.33	65	608,487.00	(212,630.45)	35
INTERGOVERNMENTAL	0.00	0.00	0.00	33,000.00	0.00	33,000.00		0.00	33,000.00	
OTHER REVENUE	297.90	10.40	287.50	1,148.26	371.31	776.95	257	447.00	701.26	-157
TOTAL REVENUE	46,168.07	35,662.71	10,505.36	430,004.81	350,715.53	79,289.28	71	608,934.00	(178,929.19)	29
<u>EXPENSE SUMMARY</u>										
SEDA	44,454.33	50,462.40	6,008.07	279,029.22	356,186.80	77,157.58	46	608,500.00	(329,470.78)	54
TOTAL EXPENSE	44,454.33	50,462.40	6,008.07	279,029.22	356,186.80	77,157.58	46	608,500.00	329,470.78	54
REVENUE OVER/(UNDER) EXPENDITURE	1,713.74	(14,799.69)	16,513.43	150,975.59	(5,471.27)	156,446.86		434.00	(508,399.97)	



Prior-Year Comparative Income Statement

Item 16.

Group Summary

For the Period Ending 04/30/2022

Categor...	2020-2021 April Activity	2021-2022 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 01 - GENERAL FUND								
Revenue								
40 - TAXES	1,225,563.15	1,394,173.46	168,610.31	13.76%	11,458,675.78	12,182,680.36	724,004.58	6.32%
41 - LICENSES AND PERMITS	82,359.56	83,942.58	1,583.02	1.92%	250,851.27	352,924.19	102,072.92	40.69%
42 - FINES AND FORFEITURES	12,876.37	19,893.20	7,016.83	54.49%	67,805.01	95,912.42	28,107.41	41.45%
43 - INTERGOVERNMENTAL	34,172.70	1,712.18	-32,460.52	-94.99%	879,281.81	79,549.31	-799,732.50	-90.95%
44 - CHARGES FOR SERVICES	61,754.08	111,813.69	50,059.61	81.06%	515,186.23	600,736.38	85,550.15	16.61%
45 - OTHER REVENUE	171,001.71	5,583.81	-165,417.90	-96.73%	192,736.92	3,346,214.35	3,153,477.43	1,636.16%
49 - TRANSFER	683,841.00	0.00	-683,841.00	-100.00%	683,841.00	832,071.00	148,230.00	21.68%
Revenue Total:	2,271,568.57	1,617,118.92	-654,449.65	-28.81%	14,048,378.02	17,490,088.01	3,441,709.99	24.50%
Expense								
Department: 101 - CITY COUNCIL								
51 - PERSONNEL	2,153.00	1,937.70	215.30	10.00%	13,804.36	12,320.21	1,484.15	10.75%
52 - CONTRACTUAL	44,715.54	2,127.39	42,588.15	95.24%	138,988.71	22,601.54	116,387.17	83.74%
53 - GENERAL SERVICES	127.30	328.59	-201.29	-158.12%	2,573.63	428.54	2,145.09	83.35%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	10,113.00	0.00	10,113.00	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:	46,995.84	4,393.68	42,602.16	90.65%	240,227.81	35,350.29	204,877.52	85.28%
Department: 102 - CITY MANAGER								
51 - PERSONNEL	45,387.48	240,969.02	-195,581.54	-430.92%	236,912.97	427,402.49	-190,489.52	-80.40%
52 - CONTRACTUAL	885.14	1,449.81	-564.67	-63.79%	7,838.97	19,215.59	-11,376.62	-145.13%
53 - GENERAL SERVICES	127.13	413.05	-285.92	-224.90%	4,963.15	1,425.17	3,537.98	71.28%
Department 102 - CITY MANAGER Total:	46,399.75	242,831.88	-196,432.13	-423.35%	249,715.09	448,043.25	-198,328.16	-79.42%
Department: 103 - CITY SECRETARY								
51 - PERSONNEL	9,530.76	10,308.94	-778.18	-8.16%	50,760.94	53,692.24	-2,931.30	-5.77%
52 - CONTRACTUAL	607.64	181.44	426.20	70.14%	11,980.44	9,933.38	2,047.06	17.09%
53 - GENERAL SERVICES	77.49	0.00	77.49	100.00%	327.56	466.53	-138.97	-42.43%
54 - MACHINE & EQUIPMENT MAI	758.63	0.00	758.63	100.00%	28,397.33	39,547.39	-11,150.06	-39.26%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	20,500.00	4,535.11	15,964.89	77.88%
Department 103 - CITY SECRETARY Total:	10,974.52	10,490.38	484.14	4.41%	111,966.27	108,174.65	3,791.62	3.39%
Department: 104 - EMERGENCY MANAGEMENT								
52 - CONTRACTUAL	480.28	320.24	160.04	33.32%	13,685.35	13,919.80	-234.45	-1.71%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	1,545.00	0.00	1,545.00	100.00%
Department 104 - EMERGENCY MANAGEMENT Total:	480.28	320.24	160.04	33.32%	15,230.35	13,919.80	1,310.55	8.60%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 105 - MUNICIPAL BUILDING								
51 - PERSONNEL	1,353.88	2,291.48	-937.60	-69.25%	7,477.34	12,343.60	-4,866.26	-65.08%
52 - CONTRACTUAL	2,960.95	2,328.46	632.49	21.36%	20,490.17	14,378.21	6,111.96	29.83%
53 - GENERAL SERVICES	1,541.85	1,400.32	141.53	9.18%	9,050.26	7,027.36	2,022.90	22.35%
54 - MACHINE & EQUIPMENT MAI	0.00	1,963.04	-1,963.04	0.00%	17,664.95	15,793.74	1,871.21	10.59%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	869.12	0.00	869.12	100.00%
Department 105 - MUNICIPAL BUILDING Total:	5,856.68	7,983.30	-2,126.62	-36.31%	55,551.84	49,542.91	6,008.93	10.82%
Department: 106 - MUNICIPAL SERVICES CTR								
51 - PERSONNEL	0.00	6,257.19	-6,257.19	0.00%	14,403.71	32,278.34	-17,874.63	-124.10%
52 - CONTRACTUAL	2,551.13	3,305.63	-754.50	-29.58%	18,524.08	18,587.59	-63.51	-0.34%
53 - GENERAL SERVICES	-563.83	-18,564.80	18,000.97	3,192.62%	18,081.47	2,248.69	15,832.78	87.56%
54 - MACHINE & EQUIPMENT MAI	57.94	0.00	57.94	100.00%	1,677.32	1,316.81	360.51	21.49%
Department 106 - MUNICIPAL SERVICES CTR Total:	2,045.24	-9,001.98	11,047.22	540.14%	52,686.58	54,431.43	-1,744.85	-3.31%
Department: 107 - HUMAN RESOURCES								
51 - PERSONNEL	8,427.43	8,920.12	-492.69	-5.85%	51,792.04	53,449.76	-1,657.72	-3.20%
52 - CONTRACTUAL	2,661.80	2,974.96	-313.16	-11.76%	45,250.35	56,132.18	-10,881.83	-24.05%
53 - GENERAL SERVICES	72.14	233.61	-161.47	-223.83%	1,512.70	293.04	1,219.66	80.63%
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:	11,161.37	12,128.69	-967.32	-8.67%	113,554.09	109,874.98	3,679.11	3.24%
Department: 108 - DOWNTOWN								
51 - PERSONNEL	5,186.78	8,400.37	-3,213.59	-61.96%	10,444.56	19,303.10	-8,858.54	-84.81%
52 - CONTRACTUAL	142.24	1,289.87	-1,147.63	-806.83%	901.74	14,638.24	-13,736.50	-1,523.33%
53 - GENERAL SERVICES	0.00	112.09	-112.09	0.00%	2,161.47	4,851.82	-2,690.35	-124.47%
55 - CAPITAL OUTLAY	0.00	22,971.00	-22,971.00	0.00%	0.00	25,127.19	-25,127.19	0.00%
Department 108 - DOWNTOWN Total:	5,329.02	32,773.33	-27,444.31	-515.00%	13,507.77	63,920.35	-50,412.58	-373.21%
Department: 201 - FINANCE								
51 - PERSONNEL	38,261.45	40,689.75	-2,428.30	-6.35%	199,101.90	203,515.03	-4,413.13	-2.22%
52 - CONTRACTUAL	11,033.79	8,320.05	2,713.74	24.59%	56,437.69	65,030.78	-8,593.09	-15.23%
53 - GENERAL SERVICES	33.04	38.30	-5.26	-15.92%	1,468.70	477.23	991.47	67.51%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	18,875.82	22,605.79	-3,729.97	-19.76%
56 - BANK CHARGES	103.72	100.00	3.72	3.59%	1,643.21	867.25	775.96	47.22%
Department 201 - FINANCE Total:	49,432.00	49,148.10	283.90	0.57%	277,527.32	292,496.08	-14,968.76	-5.39%
Department: 203 - INFORMATION TECHNOLOGY								
51 - PERSONNEL	21,605.34	29,472.38	-7,867.04	-36.41%	118,984.68	141,207.06	-22,222.38	-18.68%
52 - CONTRACTUAL	10.42	381.48	-371.06	-3,561.04%	602.76	3,151.11	-2,548.35	-422.78%
53 - GENERAL SERVICES	114.01	2,184.05	-2,070.04	-1,815.67%	1,135.85	18,429.39	-17,293.54	-1,522.52%
54 - MACHINE & EQUIPMENT MAI	6,408.01	6,310.34	97.67	1.52%	39,714.05	98,001.67	-58,287.62	-146.77%
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:	28,137.78	38,348.25	-10,210.47	-36.29%	160,437.34	280,243.83	-119,806.49	-74.67%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 204 - TAX								
52 - CONTRACTUAL	93.60	107.20	-13.60	-14.53%	126,623.76	130,631.60	-4,007.84	-3.17%
Department 204 - TAX Total:	93.60	107.20	-13.60	-14.53%	126,623.76	130,631.60	-4,007.84	-3.17%
Department: 301 - LEGAL COUNSEL								
51 - PERSONNEL	8,651.00	8,917.11	-266.11	-3.08%	51,106.17	55,039.67	-3,933.50	-7.70%
52 - CONTRACTUAL	371.25	467.50	-96.25	-25.93%	515.54	19,179.61	-18,664.07	-3,620.30%
Department 301 - LEGAL COUNSEL Total:	9,022.25	9,384.61	-362.36	-4.02%	51,621.71	74,219.28	-22,597.57	-43.78%
Department: 302 - MUNICIPAL COURT								
51 - PERSONNEL	6,123.02	7,295.39	-1,172.37	-19.15%	30,082.74	40,738.06	-10,655.32	-35.42%
52 - CONTRACTUAL	4,759.59	3,632.97	1,126.62	23.67%	27,174.38	24,726.37	2,448.01	9.01%
53 - GENERAL SERVICES	331.98	488.04	-156.06	-47.01%	2,395.79	3,701.96	-1,306.17	-54.52%
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:	11,214.59	11,416.40	-201.81	-1.80%	64,040.41	73,698.27	-9,657.86	-15.08%
Department: 402 - STREET MAINTENANCE								
51 - PERSONNEL	40,036.99	40,177.97	-140.98	-0.35%	237,706.71	221,743.51	15,963.20	6.72%
52 - CONTRACTUAL	52,117.93	17,555.04	34,562.89	66.32%	152,698.99	124,012.59	28,686.40	18.79%
53 - GENERAL SERVICES	2,635.25	3,847.63	-1,212.38	-46.01%	12,027.64	16,813.66	-4,786.02	-39.79%
54 - MACHINE & EQUIPMENT MAI	6,195.92	2,603.58	3,592.34	57.98%	43,032.15	45,217.05	-2,184.90	-5.08%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	43,847.00	0.00	43,847.00	100.00%
Department 402 - STREET MAINTENANCE Total:	100,986.09	64,184.22	36,801.87	36.44%	489,312.49	407,786.81	81,525.68	16.66%
Department: 501 - PARKS & RECREATION								
51 - PERSONNEL	97,391.75	102,108.10	-4,716.35	-4.84%	462,264.90	483,667.09	-21,402.19	-4.63%
52 - CONTRACTUAL	43,823.76	18,535.28	25,288.48	57.70%	286,228.60	182,581.33	103,647.27	36.21%
53 - GENERAL SERVICES	23,286.77	15,496.25	7,790.52	33.45%	69,828.25	75,244.56	-5,416.31	-7.76%
54 - MACHINE & EQUIPMENT MAI	19,953.01	15,676.05	4,276.96	21.44%	45,709.08	62,006.22	-16,297.14	-35.65%
55 - CAPITAL OUTLAY	141,368.93	180.25	141,188.68	99.87%	519,239.11	173,658.59	345,580.52	66.56%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.00	1.08	-1.08	0.00%
Department 501 - PARKS & RECREATION Total:	325,824.22	151,995.93	173,828.29	53.35%	1,383,269.94	977,158.87	406,111.07	29.36%
Department: 504 - LIBRARY								
51 - PERSONNEL	20,634.74	21,186.79	-552.05	-2.68%	109,926.11	108,199.46	1,726.65	1.57%
52 - CONTRACTUAL	1,745.14	2,143.33	-398.19	-22.82%	8,467.23	10,748.71	-2,281.48	-26.94%
53 - GENERAL SERVICES	1,230.51	1,574.85	-344.34	-27.98%	6,563.15	8,372.59	-1,809.44	-27.57%
54 - MACHINE & EQUIPMENT MAI	0.00	1,181.85	-1,181.85	0.00%	6,129.65	8,750.72	-2,621.07	-42.76%
55 - CAPITAL OUTLAY	0.00	10,593.46	-10,593.46	0.00%	0.00	10,983.67	-10,983.67	0.00%
Department 504 - LIBRARY Total:	23,610.39	36,680.28	-13,069.89	-55.36%	131,086.14	147,055.15	-15,969.01	-12.18%
Department: 506 - SENIOR CENTER								
51 - PERSONNEL	6,998.17	7,677.95	-679.78	-9.71%	38,074.97	41,169.84	-3,094.87	-8.13%
52 - CONTRACTUAL	1,305.19	4,197.13	-2,891.94	-221.57%	8,453.42	22,711.27	-14,257.85	-168.66%
53 - GENERAL SERVICES	1,023.10	1,426.43	-403.33	-39.42%	6,916.96	6,874.37	42.59	0.62%
54 - MACHINE & EQUIPMENT MAI	2,003.26	427.38	1,575.88	78.67%	6,499.90	1,744.69	4,755.21	73.16%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021	2021-2022	April Variance		2020-2021	2021-2022	YTD Variance	
	April Activity	April Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Department 506 - SENIOR CENTER Total:	11,329.72	13,728.89	-2,399.17	-21.18%	59,945.25	72,500.17	-12,554.92	-20.94%
Department: 507 - AQUATIC CENTER								
51 - PERSONNEL	322.95	0.00	322.95	100.00%	2,214.95	2,521.91	-306.96	-13.86%
52 - CONTRACTUAL	6,253.71	1,640.10	4,613.61	73.77%	17,172.35	18,687.00	-1,514.65	-8.82%
53 - GENERAL SERVICES	1,437.10	780.70	656.40	45.68%	3,889.76	5,149.16	-1,259.40	-32.38%
54 - MACHINE & EQUIPMENT MAI	468.96	8,760.99	-8,292.03	-1,768.17%	3,125.32	24,514.94	-21,389.62	-684.40%
Department 507 - AQUATIC CENTER Total:	8,482.72	11,181.79	-2,699.07	-31.82%	26,402.38	50,873.01	-24,470.63	-92.68%
Department: 601 - FIRE DEPARTMENT								
51 - PERSONNEL	356,734.62	404,703.11	-47,968.49	-13.45%	1,723,309.31	1,919,416.76	-196,107.45	-11.38%
52 - CONTRACTUAL	7,196.33	14,867.53	-7,671.20	-106.60%	72,948.37	96,424.06	-23,475.69	-32.18%
53 - GENERAL SERVICES	28,283.70	14,479.52	13,804.18	48.81%	191,662.90	83,699.92	107,962.98	56.33%
54 - MACHINE & EQUIPMENT MAI	5,646.18	8,789.13	-3,142.95	-55.67%	64,783.90	56,849.31	7,934.59	12.25%
55 - CAPITAL OUTLAY	12,175.00	12,437.30	-262.30	-2.15%	20,462.11	294,693.31	-274,231.20	-1,340.19%
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	137,935.91	94,188.10	40.58%
Department 601 - FIRE DEPARTMENT Total:	410,035.83	455,276.59	-45,240.76	-11.03%	2,305,291.02	2,589,020.30	-283,729.28	-12.31%
Department: 701 - POLICE DEPARTMENT								
51 - PERSONNEL	460,648.04	485,985.07	-25,337.03	-5.50%	2,472,045.34	2,517,478.75	-45,433.41	-1.84%
52 - CONTRACTUAL	21,753.89	27,469.56	-5,715.67	-26.27%	506,927.65	229,964.90	276,962.75	54.64%
53 - GENERAL SERVICES	10,776.06	22,302.26	-11,526.20	-106.96%	114,597.99	108,912.12	5,685.87	4.96%
54 - MACHINE & EQUIPMENT MAI	1,778.59	8,083.00	-6,304.41	-354.46%	113,375.81	136,579.25	-23,203.44	-20.47%
55 - CAPITAL OUTLAY	50,813.54	162,050.17	-111,236.63	-218.91%	198,263.49	331,959.35	-133,695.86	-67.43%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.07	0.00	0.07	100.00%
57 - DEBT SERVICE	26,735.46	28,121.08	-1,385.62	-5.18%	87,349.15	140,269.42	-52,920.27	-60.58%
Department 701 - POLICE DEPARTMENT Total:	572,505.58	734,011.14	-161,505.56	-28.21%	3,492,559.50	3,465,163.79	27,395.71	0.78%
Department: 801 - DEVELOPMENT SERVICES								
51 - PERSONNEL	42,075.65	43,389.62	-1,313.97	-3.12%	217,370.39	219,175.53	-1,805.14	-0.83%
52 - CONTRACTUAL	2,179.03	7,723.19	-5,544.16	-254.43%	43,887.31	45,516.89	-1,629.58	-3.71%
53 - GENERAL SERVICES	593.51	1,075.89	-482.38	-81.28%	3,654.27	6,634.99	-2,980.72	-81.57%
54 - MACHINE & EQUIPMENT MAI	50.40	1,209.25	-1,158.85	-2,299.31%	10,334.73	9,710.68	624.05	6.04%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	5,000.00	0.00	5,000.00	100.00%
Department 801 - DEVELOPMENT SERVICES Total:	44,898.59	53,397.95	-8,499.36	-18.93%	280,246.70	281,038.09	-791.39	-0.28%
Department: 900 - TRANSFERS								
59 - TRANSFER	1,127,565.00	0.00	1,127,565.00	100.00%	1,127,565.00	1,321,768.00	-194,203.00	-17.22%
Department 900 - TRANSFERS Total:	1,127,565.00	0.00	1,127,565.00	100.00%	1,127,565.00	1,321,768.00	-194,203.00	-17.22%
Expense Total:	2,852,381.06	1,930,780.87	921,600.19	32.31%	10,828,368.76	11,046,910.91	-218,542.15	-2.02%
Total Revenues	2,271,568.57	1,617,118.92	-654,449.65	-28.81%	14,048,378.02	17,490,088.01	3,441,709.99	24.50%
Fund 01 Surplus (Deficit):	-580,812.49	-313,661.95	267,150.54	46.00%	3,220,009.26	6,443,177.10	3,223,167.84	100.10%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April 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	113.55	0.00	-113.55	-100.00%	336.72	0.00	-336.72	-100.00%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	0.00	5,202.37	5,202.37	0.00%
44 - CHARGES FOR SERVICES	680,559.40	869,686.58	189,127.18	27.79%	4,910,572.63	5,866,553.81	955,981.18	19.47%
45 - OTHER REVENUE	465.34	20,437,811.42	20,437,346.08	391,916.90%	17,991.74	20,443,674.86	20,425,683.12	113,528.11%
49 - TRANSFER	34,753.00	0.00	-34,753.00	-100.00%	34,753.00	0.00	-34,753.00	-100.00%
Revenue Total:	715,891.29	21,307,498.00	20,591,606.71	2,876.36%	4,963,654.09	26,315,431.04	21,351,776.95	430.16%
Expense								
Department: 000 - UTILITIES ADMINISTRATION								
51 - PERSONNEL	25,969.19	56,370.86	-30,401.67	-117.07%	140,869.29	238,521.94	-97,652.65	-69.32%
52 - CONTRACTUAL	7,870.85	1,694.67	6,176.18	78.47%	34,960.03	28,114.81	6,845.22	19.58%
53 - GENERAL SERVICES	49.70	67.47	-17.77	-35.75%	3,949.17	1,140.75	2,808.42	71.11%
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	73,721.80	-73,721.80	0.00%	0.00	214,450.75	-214,450.75	0.00%
Department 000 - UTILITIES ADMINISTRATION Total:	33,889.74	131,854.80	-97,965.06	-289.07%	179,888.49	482,228.25	-302,339.76	-168.07%
Department: 001 - WATER PRODUCTION								
51 - PERSONNEL	26,064.34	24,998.94	1,065.40	4.09%	134,092.84	134,718.53	-625.69	-0.47%
52 - CONTRACTUAL	61,314.50	53,023.48	8,291.02	13.52%	389,946.64	415,074.43	-25,127.79	-6.44%
53 - GENERAL SERVICES	646.51	1,369.20	-722.69	-111.78%	3,830.14	6,076.51	-2,246.37	-58.65%
54 - MACHINE & EQUIPMENT MAI	34,459.11	19,344.06	15,115.05	43.86%	137,944.04	93,590.14	44,353.90	32.15%
55 - CAPITAL OUTLAY	43,250.00	42,250.00	1,000.00	2.31%	131,300.00	242,219.00	-110,919.00	-84.48%
Department 001 - WATER PRODUCTION Total:	165,734.46	140,985.68	24,748.78	14.93%	797,113.66	891,678.61	-94,564.95	-11.86%
Department: 002 - WATER DISTRIBUTION								
51 - PERSONNEL	22,087.68	13,013.68	9,074.00	41.08%	117,534.91	77,816.87	39,718.04	33.79%
52 - CONTRACTUAL	20,973.01	10,177.10	10,795.91	51.48%	77,456.87	135,847.25	-58,390.38	-75.38%
53 - GENERAL SERVICES	5,216.38	4,687.70	528.68	10.13%	17,079.03	29,868.95	-12,789.92	-74.89%
54 - MACHINE & EQUIPMENT MAI	744.18	7,872.19	-7,128.01	-957.83%	57,138.80	227,859.61	-170,720.81	-298.78%
55 - CAPITAL OUTLAY	213,559.50	142,906.59	70,652.91	33.08%	276,734.98	311,826.11	-35,091.13	-12.68%
Department 002 - WATER DISTRIBUTION Total:	262,580.75	178,657.26	83,923.49	31.96%	545,944.59	783,218.79	-237,274.20	-43.46%
Department: 003 - CUSTOMER SERVICE								
51 - PERSONNEL	19,534.49	20,046.02	-511.53	-2.62%	103,363.87	103,669.74	-305.87	-0.30%
52 - CONTRACTUAL	182.13	187.84	-5.71	-3.14%	3,869.15	24,186.80	-20,317.65	-525.12%
53 - GENERAL SERVICES	584.48	1,649.24	-1,064.76	-182.17%	3,834.74	6,361.35	-2,526.61	-65.89%
54 - MACHINE & EQUIPMENT MAI	154.43	13,394.14	-13,239.71	-8,573.28%	35,310.13	44,893.19	-9,583.06	-27.14%
Department 003 - CUSTOMER SERVICE Total:	20,455.53	35,277.24	-14,821.71	-72.46%	146,377.89	179,111.08	-32,733.19	-22.36%
Department: 011 - WASTEWATER COLLECTION								
51 - PERSONNEL	20,707.13	33,264.00	-12,556.87	-60.64%	112,044.86	146,078.68	-34,033.82	-30.38%
52 - CONTRACTUAL	4,345.46	19,983.00	-15,637.54	-359.86%	39,609.86	46,237.46	-6,627.60	-16.73%
53 - GENERAL SERVICES	805.46	4,153.04	-3,347.58	-415.61%	8,318.55	10,464.18	-2,145.63	-25.79%

Prior-Year Comparative Income Statement

For the Period Ending 04

Item 16.

Categor...	2020-2021	2021-2022	April Variance		2020-2021	2021-2022	YTD Variance	
	April Activity	April Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	540.57	7,740.98	-7,200.41	-1,332.00%	17,389.78	37,061.00	-19,671.22	-113.12%
55 - CAPITAL OUTLAY	49,245.42	3,511.00	45,734.42	92.87%	173,052.44	29,645.00	143,407.44	82.87%
Department 011 - WASTEWATER COLLECTION Total:	75,644.04	68,652.02	6,992.02	9.24%	350,415.49	269,486.32	80,929.17	23.10%
Department: 012 - WASTEWATER TREATMENT								
52 - CONTRACTUAL	101,706.94	80,743.24	20,963.70	20.61%	573,345.79	577,823.91	-4,478.12	-0.78%
54 - MACHINE & EQUIPMENT MAI	0.00	7,467.00	-7,467.00	0.00%	19,278.00	12,562.69	6,715.31	34.83%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Department 012 - WASTEWATER TREATMENT Total:	101,706.94	88,210.24	13,496.70	13.27%	592,623.79	590,386.60	2,237.19	0.38%
Department: 020 - BILLING & COLLECTION								
51 - PERSONNEL	11,138.49	10,016.92	1,121.57	10.07%	59,719.53	49,511.26	10,208.27	17.09%
52 - CONTRACTUAL	9,816.82	6,004.57	3,812.25	38.83%	50,440.74	51,501.42	-1,060.68	-2.10%
53 - GENERAL SERVICES	8,555.08	13,484.74	-4,929.66	-57.62%	65,473.39	100,730.24	-35,256.85	-53.85%
54 - MACHINE & EQUIPMENT MAI	0.00	265.00	-265.00	0.00%	23,263.49	27,413.04	-4,149.55	-17.84%
Department 020 - BILLING & COLLECTION Total:	29,510.39	29,771.23	-260.84	-0.88%	198,897.15	229,155.96	-30,258.81	-15.21%
Department: 901 - NON-DEPARTMENTAL								
56 - BANK CHARGES	0.00	427,923.00	-427,923.00	0.00%	2.40	427,936.55	-427,934.15	-830,589.58%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	1,300,883.00	1,310,023.25	-9,140.25	-0.70%
59 - TRANSFER	526,864.20	55,452.10	471,412.10	89.48%	744,980.57	1,179,630.83	-434,650.26	-58.34%
Department 901 - NON-DEPARTMENTAL Total:	526,864.20	483,375.10	43,489.10	8.25%	2,045,865.97	2,917,590.63	-871,724.66	-42.61%
Expense Total:	1,216,386.05	1,156,783.57	59,602.48	4.90%	4,857,127.03	6,342,856.24	-1,485,729.21	-30.59%
Total Revenues	715,891.29	21,307,498.00	20,591,606.71	2,876.36%	4,963,654.09	26,315,431.04	21,351,776.95	430.16%
Fund 02 Surplus (Deficit):	-500,494.76	20,150,714.43	20,651,209.19	4,126.16%	106,527.06	19,972,574.80	19,866,047.74	18,648.83%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021				2021-2022			
	April Activity	April Activity	April Variance Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 03 - SANITARY LANDFILL FUND								
Revenue								
44 - CHARGES FOR SERVICES	84,660.60	160,519.68	75,859.08	89.60%	537,892.65	670,817.65	132,925.00	24.71%
45 - OTHER REVENUE	12.19	366.42	354.23	2,905.91%	877.64	1,162.92	285.28	32.51%
Revenue Total:	84,672.79	160,886.10	76,213.31	90.01%	538,770.29	671,980.57	133,210.28	24.72%
Expense								
Department: 030 - LANDFILL								
51 - PERSONNEL	23,874.13	25,049.01	-1,174.88	-4.92%	130,413.80	134,053.02	-3,639.22	-2.79%
52 - CONTRACTUAL	3,396.66	12,791.56	-9,394.90	-276.59%	26,659.93	58,312.05	-31,652.12	-118.73%
53 - GENERAL SERVICES	5,072.49	8,982.29	-3,909.80	-77.08%	31,261.76	49,307.26	-18,045.50	-57.72%
54 - MACHINE & EQUIPMENT MAI	11,505.12	20,273.96	-8,768.84	-76.22%	70,970.09	62,329.18	8,640.91	12.18%
55 - CAPITAL OUTLAY	0.00	580.18	-580.18	0.00%	0.00	150,689.31	-150,689.31	0.00%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.00	10.73	-10.73	0.00%
59 - TRANSFER	28,763.00	0.00	28,763.00	100.00%	28,763.00	81,539.00	-52,776.00	-183.49%
Department 030 - LANDFILL Total:	72,611.40	67,677.00	4,934.40	6.80%	288,068.58	536,240.55	-248,171.97	-86.15%
Expense Total:	72,611.40	67,677.00	4,934.40	6.80%	288,068.58	536,240.55	-248,171.97	-86.15%
Total Revenues	84,672.79	160,886.10	76,213.31	90.01%	538,770.29	671,980.57	133,210.28	24.72%
Fund 03 Surplus (Deficit):	12,061.39	93,209.10	81,147.71	672.79%	250,701.71	135,740.02	-114,961.69	-45.86%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April 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	9,467.15	9,228.15	-239.00	-2.52%	65,737.01	83,985.04	18,248.03	27.76%
49 - TRANSFER	160,000.00	0.00	-160,000.00	-100.00%	160,000.00	0.00	-160,000.00	-100.00%
Revenue Total:	169,467.15	9,228.15	-160,239.00	-94.55%	225,737.01	83,985.04	-141,751.97	-62.80%
Expense								
Department: 040 - AIRPORT								
51 - PERSONNEL	686.39	478.65	207.74	30.27%	3,499.72	2,222.10	1,277.62	36.51%
52 - CONTRACTUAL	5,424.99	2,555.86	2,869.13	52.89%	28,145.11	34,008.29	-5,863.18	-20.83%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	71.00	34.80	36.20	50.99%
54 - MACHINE & EQUIPMENT MAI	963.70	0.00	963.70	100.00%	8,727.61	11,948.29	-3,220.68	-36.90%
Department 040 - AIRPORT Total:	7,075.08	3,034.51	4,040.57	57.11%	40,443.44	48,213.48	-7,770.04	-19.21%
Expense Total:	7,075.08	3,034.51	4,040.57	57.11%	40,443.44	48,213.48	-7,770.04	-19.21%
Total Revenues	169,467.15	9,228.15	-160,239.00	-94.55%	225,737.01	83,985.04	-141,751.97	-62.80%
Fund 04 Surplus (Deficit):	162,392.07	6,193.64	-156,198.43	-96.19%	185,293.57	35,771.56	-149,522.01	-80.69%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021		April Variance		2020-2021		YTD Variance	
	April Activity	April Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Fund: 05 - STORM WATER DRAINAGE FUND								
Revenue								
41 - LICENSES AND PERMITS	1,136.84	0.00	-1,136.84	-100.00%	1,360.01	0.00	-1,360.01	-100.00%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	47,600.00	1,016,222.95	968,622.95	2,034.92%
44 - CHARGES FOR SERVICES	54,454.92	86,657.20	32,202.28	59.14%	379,980.92	555,132.43	175,151.51	46.09%
45 - OTHER REVENUE	5.58	3,210,957.91	3,210,952.33	543,948.57%	374.87	3,211,031.78	3,210,656.91	856,472.09%
Revenue Total:	55,597.34	3,297,615.11	3,242,017.77	5,831.25%	429,315.80	4,782,387.16	4,353,071.36	1,013.96%
Expense								
Department: 050 - STORM WATER DRAINAGE								
52 - CONTRACTUAL	5,687.32	10,010.00	-4,322.68	-76.01%	20,371.66	243,423.37	-223,051.71	-1,094.91%
55 - CAPITAL OUTLAY	151,628.07	70,000.00	81,628.07	53.83%	788,771.13	112,420.00	676,351.13	85.75%
56 - BANK CHARGES	0.00	86,859.19	-86,859.19	0.00%	447.50	87,506.69	-87,059.19	-19,454.57%
57 - DEBT SERVICE	0.00	3,121,538.89	-3,121,538.89	0.00%	409,990.00	3,541,074.89	-3,131,084.89	-763.70%
59 - TRANSFER	199,008.00	0.00	199,008.00	100.00%	199,008.00	0.00	199,008.00	100.00%
Department 050 - STORM WATER DRAINAGE Total:	356,323.39	3,288,408.08	-2,932,084.69	-822.87%	1,418,588.29	3,984,424.95	-2,565,836.66	-180.87%
Expense Total:	356,323.39	3,288,408.08	-2,932,084.69	-822.87%	1,418,588.29	3,984,424.95	-2,565,836.66	-180.87%
Total Revenues	55,597.34	3,297,615.11	3,242,017.77	5,831.25%	429,315.80	4,782,387.16	4,353,071.36	1,013.96%
Fund 05 Surplus (Deficit):	-300,726.05	9,207.03	309,933.08	103.06%	-989,272.49	797,962.21	1,787,234.70	180.66%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021				2021-2022			
	April Activity	April Activity	April Variance Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 07 - HOTEL OCCUPANCY TAX FUND								
Revenue								
40 - TAXES	25,418.36	57,372.84	31,954.48	125.71%	188,945.12	318,570.27	129,625.15	68.60%
44 - CHARGES FOR SERVICES	5,500.00	7,100.00	1,600.00	29.09%	8,000.00	7,100.00	-900.00	-11.25%
45 - OTHER REVENUE	3.27	178.47	175.20	5,357.80%	122.09	376.40	254.31	208.30%
Revenue Total:	30,921.63	64,651.31	33,729.68	109.08%	197,067.21	326,046.67	128,979.46	65.45%
Expense								
Department: 070 - TOURISM								
51 - PERSONNEL	8,535.06	5,548.24	2,986.82	34.99%	45,438.70	41,595.70	3,843.00	8.46%
52 - CONTRACTUAL	224.34	2,511.37	-2,287.03	-1,019.45%	141,847.81	62,576.69	79,271.12	55.88%
53 - GENERAL SERVICES	728.76	129.98	598.78	82.16%	1,510.16	253.86	1,256.30	83.19%
55 - CAPITAL OUTLAY	0.00	2,277.43	-2,277.43	0.00%	0.00	11,682.97	-11,682.97	0.00%
58 - GRANT DISBURSEMENTS	1,459.13	19,956.13	-18,497.00	-1,267.67%	49,483.67	68,001.74	-18,518.07	-37.42%
Department 070 - TOURISM Total:	10,947.29	30,423.15	-19,475.86	-177.91%	238,280.34	184,110.96	54,169.38	22.73%
Expense Total:	10,947.29	30,423.15	-19,475.86	-177.91%	238,280.34	184,110.96	54,169.38	22.73%
Total Revenues	30,921.63	64,651.31	33,729.68	109.08%	197,067.21	326,046.67	128,979.46	65.45%
Fund 07 Surplus (Deficit):	19,974.34	34,228.16	14,253.82	71.36%	-41,213.13	141,935.71	183,148.84	444.39%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April 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	1,195.52	2,407.96	1,212.44	101.42%	260,771.52	228,614.79	-32,156.73	-12.33%
45 - OTHER REVENUE	2.80	18.97	16.17	577.50%	78.26	63.08	-15.18	-19.40%
Revenue Total:	1,198.32	2,426.93	1,228.61	102.53%	260,849.78	228,677.87	-32,171.91	-12.33%
Expense								
Department: 080 - DEBT SERVICE								
56 - BANK CHARGES	300.00	300.00	0.00	0.00%	300.00	300.00	0.00	0.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	400,900.00	408,050.00	-7,150.00	-1.78%
Department 080 - DEBT SERVICE Total:	300.00	300.00	0.00	0.00%	401,200.00	408,350.00	-7,150.00	-1.78%
Expense Total:	300.00	300.00	0.00	0.00%	401,200.00	408,350.00	-7,150.00	-1.78%
Total Revenues	1,198.32	2,426.93	1,228.61	102.53%	260,849.78	228,677.87	-32,171.91	-12.33%
Fund 08 Surplus (Deficit):	898.32	2,126.93	1,228.61	136.77%	-140,350.22	-179,672.13	-39,321.91	-28.02%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April 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	2,506.25	210.00	-2,296.25	-91.62%	2,506.25	1,011.56	-1,494.69	-59.64%
45 - OTHER REVENUE	121.49	2,045,219.58	2,045,098.09	683,346.85%	25,949.02	2,048,240.52	2,022,291.50	7,793.33%
49 - TRANSFER	967,565.00	0.00	-967,565.00	-100.00%	967,565.00	1,234,069.00	266,504.00	27.54%
Revenue Total:	970,192.74	2,045,429.58	1,075,236.84	110.83%	996,020.27	3,283,321.08	2,287,300.81	229.64%
Expense								
Department: 402 - STREET MAINTENANCE								
55 - CAPITAL OUTLAY	392,234.35	638,701.97	-246,467.62	-62.84%	2,925,428.43	1,813,823.20	1,111,605.23	38.00%
Department 402 - STREET MAINTENANCE Total:	392,234.35	638,701.97	-246,467.62	-62.84%	2,925,428.43	1,813,823.20	1,111,605.23	38.00%
Department: 501 - PARKS & RECREATION								
56 - BANK CHARGES	0.00	42,780.66	-42,780.66	0.00%	0.00	42,780.66	-42,780.66	0.00%
Department 501 - PARKS & RECREATION Total:	0.00	42,780.66	-42,780.66	0.00%	0.00	42,780.66	-42,780.66	0.00%
Expense Total:	392,234.35	681,482.63	-289,248.28	-73.74%	2,925,428.43	1,856,603.86	1,068,824.57	36.54%
Total Revenues	970,192.74	2,045,429.58	1,075,236.84	110.83%	996,020.27	3,283,321.08	2,287,300.81	229.64%
Fund 10 Surplus (Deficit):	577,958.39	1,363,946.95	785,988.56	135.99%	-1,929,408.16	1,426,717.22	3,356,125.38	173.95%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April 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	144.28	470.59	326.31	226.16%	1,538.27	1,783.33	245.06	15.93%
45 - OTHER REVENUE	0.00	1.63	1.63	0.00%	1.39	3.66	2.27	163.31%
Revenue Total:	144.28	472.22	327.94	227.29%	1,539.66	1,786.99	247.33	16.06%
Total Revenues	144.28	472.22	327.94	227.29%	1,539.66	1,786.99	247.33	16.06%
Fund 11 Total:	144.28	472.22	327.94	227.29%	1,539.66	1,786.99	247.33	16.06%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April 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	348.85	720.21	371.36	106.45%	2,702.46	4,832.92	2,130.46	78.83%
45 - OTHER REVENUE	0.03	3.62	3.59	11,966.67%	2.62	7.38	4.76	181.68%
Revenue Total:	348.88	723.83	374.95	107.47%	2,705.08	4,840.30	2,135.22	78.93%
Total Revenues	348.88	723.83	374.95	107.47%	2,705.08	4,840.30	2,135.22	78.93%
Fund 12 Total:	348.88	723.83	374.95	107.47%	2,705.08	4,840.30	2,135.22	78.93%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April 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	8,863.06	0.00	-8,863.06	-100.00%	8,863.06	0.00	-8,863.06	-100.00%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	3,206.87	2,778.50	-428.37	-13.36%
45 - OTHER REVENUE	0.75	18.62	17.87	2,382.67%	30.05	39.85	9.80	32.61%
Revenue Total:	8,863.81	18.62	-8,845.19	-99.79%	12,099.98	2,818.35	-9,281.63	-76.71%
Total Revenues	8,863.81	18.62	-8,845.19	-99.79%	12,099.98	2,818.35	-9,281.63	-76.71%
Fund 13 Total:	8,863.81	18.62	-8,845.19	-99.79%	12,099.98	2,818.35	-9,281.63	-76.71%

Prior-Year Comparative Income Statement

For the Period Ending 04 Item 16.

Categor...	2020-2021 April Activity	2021-2022 April Activity	April 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	18,077.90	18,077.90	0.00%	0.00	18,077.90	18,077.90	0.00%
45 - OTHER REVENUE	0.00	27.58	27.58	0.00%	0.00	45.86	45.86	0.00%
49 - TRANSFER	0.00	0.00	0.00	0.00%	0.00	106,394.00	106,394.00	0.00%
Revenue Total:	0.00	18,105.48	18,105.48	0.00%	0.00	124,517.76	124,517.76	0.00%
Total Revenues	0.00	18,105.48	18,105.48	0.00%	0.00	124,517.76	124,517.76	0.00%
Fund 20 Total:	0.00	18,105.48	18,105.48	0.00%	0.00	124,517.76	124,517.76	0.00%

Prior-Year Comparative Income Statement

For the Period Ending 04/30/2022 Item 16.

Categor...	2020-2021				2021-2022			
	April Activity	April Activity	April Variance Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 79 - SEDA								
Revenue								
40 - TAXES	36,766.05	45,870.17	9,104.12	24.76%	361,288.63	395,856.55	34,567.92	9.57%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	0.00	33,000.00	33,000.00	0.00%
45 - OTHER REVENUE	10.82	297.90	287.08	2,653.23%	386.15	1,148.26	762.11	197.36%
Revenue Total:	36,776.87	46,168.07	9,391.20	25.54%	361,674.78	430,004.81	68,330.03	18.89%
Expense								
Department: 790 - SEDA								
51 - PERSONNEL	24,702.33	27,285.06	-2,582.73	-10.46%	128,876.73	145,829.14	-16,952.41	-13.15%
52 - CONTRACTUAL	1,079.58	3,025.35	-1,945.77	-180.23%	111,353.35	81,807.59	29,545.76	26.53%
53 - GENERAL SERVICES	384.40	454.75	-70.35	-18.30%	2,107.01	1,861.77	245.24	11.64%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	649.00	1,707.33	-1,058.33	-163.07%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	-33.00	33.00	0.00%
56 - BANK CHARGES	0.00	24.72	-24.72	0.00%	0.00	66.94	-66.94	0.00%
58 - GRANT DISBURSEMENTS	0.00	13,664.45	-13,664.45	0.00%	13,924.79	47,789.45	-33,864.66	-243.20%
Department 790 - SEDA Total:	26,166.31	44,454.33	-18,288.02	-69.89%	256,910.88	279,029.22	-22,118.34	-8.61%
Expense Total:	26,166.31	44,454.33	-18,288.02	-69.89%	256,910.88	279,029.22	-22,118.34	-8.61%
Total Revenues	36,776.87	46,168.07	9,391.20	25.54%	361,674.78	430,004.81	68,330.03	18.89%
Fund 79 Surplus (Deficit):	10,610.56	1,713.74	-8,896.82	-83.85%	104,763.90	150,975.59	46,211.69	44.11%
Total Surplus (Deficit):	-588,781.26	21,366,998.18	21,955,779.44	3,729.02%	783,396.22	29,059,145.48	28,275,749.26	3,609.38%

Fund Summary

Fund	2020-2021		April Variance		2020-2021		YTD Variance	
	April Activity	2021-2022 April Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	2021-2022 YTD Activity	Favorable / (Unfavorable)	Variance %
01 - GENERAL FUND	-580,812.49	-313,661.95	267,150.54	46.00%	3,220,009.26	6,443,177.10	3,223,167.84	100.10%
02 - WATER AND WASTEWATE...	-500,494.76	20,150,714.43	20,651,209.19	4,126.16%	106,527.06	19,972,574.80	19,866,047.74	18,648.83%
03 - SANITARY LANDFILL FUND	12,061.39	93,209.10	81,147.71	672.79%	250,701.71	135,740.02	-114,961.69	-45.86%
04 - AIRPORT FUND	162,392.07	6,193.64	-156,198.43	-96.19%	185,293.57	35,771.56	-149,522.01	-80.69%
05 - STORM WATER DRAINAGE...	-300,726.05	9,207.03	309,933.08	103.06%	-989,272.49	797,962.21	1,787,234.70	180.66%
07 - HOTEL OCCUPANCY TAX F...	19,974.34	34,228.16	14,253.82	71.36%	-41,213.13	141,935.71	183,148.84	444.39%
08 - DEBT SERVICE FUND	898.32	2,126.93	1,228.61	136.77%	-140,350.22	-179,672.13	-39,321.91	-28.02%
10 - CAPITAL PROJECTS FUND	577,958.39	1,363,946.95	785,988.56	135.99%	-1,929,408.16	1,426,717.22	3,356,125.38	173.95%
11 - CHILD SAFETY FUND	144.28	472.22	327.94	227.29%	1,539.66	1,786.99	247.33	16.06%
12 - COURT TECHNOLOGY FU...	348.88	723.83	374.95	107.47%	2,705.08	4,840.30	2,135.22	78.93%
13 - PUBLIC SAFETY FUND	8,863.81	18.62	-8,845.19	-99.79%	12,099.98	2,818.35	-9,281.63	-76.71%
20 - TAX INCREMENT FINANCI...	0.00	18,105.48	18,105.48	0.00%	0.00	124,517.76	124,517.76	0.00%
79 - SEDA	10,610.56	1,713.74	-8,896.82	-83.85%	104,763.90	150,975.59	46,211.69	44.11%
Total Surplus (Deficit):	-588,781.26	21,366,998.18	21,955,779.44	3,729.02%	783,396.22	29,059,145.48	28,275,749.26	3,609.38%



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, May 03, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, May 3, 2022 at 5:30 PM, in the Council Chambers at City Hall, 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 Brady Pendleton
Council Member Ricky Thurman
Council Member Alan Nix
Council Member Gerald Cook

COUNCIL ABSENT: Council Member Daron Trussell

OTHERS ATTENDING: Jason M. King, Interim City Manager
Randy Thomas, City Attorney
Staci King, City Secretary

CALL TO ORDER

Mayor Svien called the meeting to order at 5:30 p.m.

PLEDGES OF ALLEGIANCE

Council member LeAnn Durfey led the Pledges of Allegiance to the United States and Texas flags.

INVOCATION

Wayne Hancock, Cross Timbers Church of Christ, gave the invocation.

CITIZENS GENERAL DISCUSSION

No one came forward to address the council.

PROCLAMATION IN RECOGNITION OF NATIONAL POLICE WEEK

Mayor Svien presented the following proclamation to Chief Dan Harris.

Proclamation for National Police Week 2022

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the 40 dedicated men and women of the Stephenville Police Department; and

WHEREAS, since the first recorded death in 1786, more than 23,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC; and

WHEREAS, 619 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 472 officers killed in 2021 and 147 officers killed in previous years; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 34th Candlelight Vigil, on the evening of May 13, 2022; and

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed this year May 11-17; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff.

NOW, THEREFORE, I, Doug Svien, Mayor of the City of Stephenville, Texas, and on behalf of the City Council of the City of Stephenville, Texas, do hereby recognize May 11-17, 2022, as National Police Week In honor of the service and sacrifice of law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy.

REGULAR AGENDA

1. Consider Approval of the Sale, Auction, or Raffle of Autographed Guitar

MOTION by Alan Nix, second by Brady Pendleton, to approve the sale of an autographed guitar to Doug Svien for \$1,000, with the funds to be donated to help construct the city's inclusive playground. MOTION CARRIED by unanimous vote.

2. Consider Award of the 536 Transmission Line and Site Civil Project

MOTION by Alan Nix, second by Justin Haschke, to award a contract to MH Civil Constructors, Inc. in the amount of \$3,137,010. MOTION CARRIED by unanimous vote.

3. Consider Approval of Development Agreement with The Stable, LLC for Traffic Signal Work

MOTION by Alan Nix, second by Gerald Cook, to approve Resolution No. 2022-R-10 authorizing the City to enter into a Local On-System Agreement with TxDOT and a Developer Agreement between the City and The Stable, LLC. MOTION CARRIED by unanimous vote.

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

4. PUBLIC HEARING

Case No.: SV2022-002

Applicant is requesting a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.11 Sidewalks to be constructed at 191 Davis Avenue, Parcel R76719, being Block 2, Lot 17 of the McAlister Second Addition of the City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, briefed the council on the request. On April 20, 2022, the Planning and Zoning Commission voted 6-1 to recommend approval to council.

Mayor Svien opened the public hearing.

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

Mayor Svien closed the public hearing.

5. Consider Approval of a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.11 Sidewalks to be constructed at 191 Davis Avenue, Parcel R76719, being Block 2, Lot 17 of the McAlister Second Addition of the City of Stephenville, Erath County, Texas

MOTION by Alan Nix, second by LeAnn Durfey, to approve Case No. SV2022-002. MOTION CARRIED by unanimous vote.

6. PUBLIC HEARING

Case No.: SV2022-003

Applicant is Requesting a Waiver from the City of Stephenville Code of Ordinances, Section 155.06.08.C Triangular Sight Visibility Easements at 222 E. College, Parcel R29239, being Block 14, Lots 1,2,3, and 4 of City Addition to the City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, briefed the council on the request. On April 20, 2022, the Planning and Zoning Commission voted 5-2 to recommend approval to council.

Mayor Svien opened the public hearing.

No one came forward to speak in favor of or opposition to the request. Mayor Svien closed the public hearing.

Mayor Svien closed the public hearing.

7. Consider Approval of a Waiver from the City of Stephenville Code of Ordinances, Section 155.06.08.C Triangular Sight Visibility Easements at 222 E. College, Parcel R29239, being Block 14, Lots 1,2,3, and 4 of City Addition to the City of Stephenville, Erath County, Texas

MOTION by Brady Pendleton, second by Justin Haschke, to approve Case No. SV2022-003. MOTION CARRIED by unanimous vote.

8. PUBLIC HEARING

Case No.: SV2022-004

Applicant is Requesting a Waiver from the City of Stephenville Code of Ordinances, Section 155.06.05.G Driveway Design for City Maintained Roadways for the property located at 222 E. College, Parcel R29239, being Block 14, Lots 1,2,3, and 4 of the City Addition to the City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, briefed the council on the request. On April 20, 2022, the Planning and Zoning Commission voted 5-2 to recommend approval to council.

Mayor Svien opened the public hearing.

No one came forward to speak in favor of or opposition to the request. Mayor Svien closed the public hearing.

Mayor Svien closed the public hearing.

9. Consider Approval of a Waiver from the City of Stephenville Code of Ordinances, Section 155.06.05.G Driveway Design for City Maintained Roadways for the property located at 222 E. College, Parcel R29239, being Block 14, Lots 1,2,3, and 4 of the City Addition to the City of Stephenville, Erath County, Texas

MOTION by Ricky Thurman, second by Brady Pendleton, to approve Case No. SV2022-004. MOTION CARRIED by unanimous vote.

10. PUBLIC HEARING

Case No.: RZ2022-004

Applicant is Requesting a Rezone of the Property Located at 855 College Farm Road, Parcel No. R29923, being Block 87, Lot 2 of the City Addition of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One- and Two-Family Residential District (R-2)

Steve Killen, Director of Development Services, briefed the council on the request. On April 20, 2022, the Planning and Zoning Commission voted unanimously to recommend approval to council.

Mayor Svien opened the public hearing.

No one came forward to speak in favor of or opposition to the request. Mayor Svien closed the public hearing.

Mayor Svien closed the public hearing.

11. Consider Approval of an Ordinance Rezoning the Property Located at 855 College Farm Road, Parcel No. R29923, being Block 87, Lot 2 of the City Addition of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One- and Two-Family Residential District (R-2)

MOTION by Ricky Thurman, second by LeAnn Durfey, to approve Ordinance No. 2022-O-13 rezoning the property located at 855 College Farm Road from Neighborhood Business District (B-1) to One- and Two-Family Residential District (R-2).

PARKS AND LEISURE SERVICES COMMITTEE

Daron Trussell, Chair

12. Committee Report - April 19, 2022

Kelli Votypka, Director of Parks and Leisure Services, gave the committee report.

13. Consider Approval of Expenditure for Splash Pad UV System

MOTION by Justin Haschke, second by Alan Nix, to approve the expenditure for a splash pad UV disinfecting system for Splashville. MOTION CARRIED by unanimous vote.

14. Consider Approval of a Contract for the Parks and Recreation Open Space Master Plan

MOTION by Alan Nix, second by Ricky Thurman, to approve a contract with Vista Planning & Design for a Parks and Recreation Open Space Master Plan. MOTION CARRIED by unanimous vote.

15. Consider Approval of an Ordinance Creating City of Stephenville Code of Ordinances Chapter 97 *Municipal Parks, Facilities, and Cemeteries*

MOTION by Justin Haschke, second by Ricky Thurman, to approve Ordinance No. 2022-O-14 adopting Chapter 97 *Municipal Parks, Facilities, and Cemeteries*. MOTION CARRIED by unanimous vote.

NOMINATIONS COMMITTEE

Gerald Cook, Chair

16. Nominations Committee Report

Gerald Cook, chair, gave the committee report.

17. Consider Approval Changes to the City Council Rules of Procedure

MOTION by Gerald Cook, second by Justin Haschke, to approve amendments to the City Council Rules of Procedure as presented. MOTION CARRIED by unanimous vote.

FINANCIAL REPORTS

Monica Harris, Director of Finance

18. Monthly Budget Report for the period Ending March 31, 2022

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

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

Property Tax - We received \$101K in property taxes in the month of March, resulting in \$71K or 1.11% increase over funds collected last fiscal year to date. The amount collected is 96.16% of budget, which is .28% or \$18K more than anticipated.

Sales Tax - We received \$651K in sales tax in March, resulting in \$305K or 7.85% more than the funds collected last fiscal year to date. The amount collected is 57.31% of the \$7.3 million budgeted, which is 6.33% or \$463K higher than anticipated.

Revenue (Budgetary comparison) - The target budget for operating revenue is \$16.9 million. We received \$18.7 million in operating revenue fiscal year to date, resulting in \$1.8 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 \$11.3 million. We expended \$10.3 million in operating expenditures fiscal year to date, resulting in \$1 million under the target budget; 78% of the \$969K variance in the general fund is salary savings.

Revenue (Prior year comparison) - Operating revenue received last year was \$16.8 million as compared to the current year's \$18.7 million, resulting in a \$1.98 million increase due to property tax, sales taxes, franchise taxes, hotel occupancy taxes, sports venue taxes, service charges, insurance proceeds, sale of assets, and donations.

Expenditures (Prior year comparison) - Operating expenditures last year were \$9.9 million as compared to the current year's \$10.3 million, resulting in a \$383K increase due to personnel, outside professional services, utilities, and maintenance.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Ashleigh Feuerbacher, Assistant Director, gave the monthly report.

CONSENT AGENDA

19. Approval of Minutes - April 5, 2022 Regular City Council Meeting
20. Approval of Minutes - April 19, 2022 Special City Council Meeting
21. Approval of a Resolution Changing the Designation of Banking Authority
22. Approval of a Contract with Kirbo's Office Systems for Lease of Copiers
23. Authorization to Sell City Property via Online Auction

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

COMMENTS BY CITY MANAGER

Saturday, May 7 - Election Day, Farmers Market, CincoVille Activities

Tuesday, May 17 - Special City Council Meeting to Canvass the May General Election, Reception for Outgoing and Incoming Council Members

Thursday, May 19

Concerts in the Park featuring Davin James and Asleep at the Wheel

Friday, June 3 - Moo-La Fest

Saturday, June 4 - Moo-La Fest, Farmers Market

Tuesday, June 7 - Regular City Council Meeting

COMMENTS BY COUNCIL MEMBERS

LeAnn Durfey let everyone know that this week was National Tourism Week and encouraged people to follow the Stephenville Tourism and Visitors Bureau on Facebook. She also reminded everyone that Saturday was Election Day and encouraged them to go vote.

Brady Pendleton thanked those that helped with the Downtown Cleanup Day.

Ricky Thurman thanked Brandon Huckabee for his service to the city. He congratulated Justin Haschke for receiving the Outstanding Young Alumnus award from Tarleton State University. He also said thanks to former city manager Allen Barnes for his service and to Jason King for stepping in to fill the interim role.

Alan Nix wished Brandon Huckabee good luck in his new role. He also stated that he had attended the dedication ceremony for the Jimmy D. Chew Fire Station and described it as a fitting tribute to former chief Chew for his years of service.

Doug Svien informed everyone that it was National Teacher Appreciation Week and Better Hearing and Speech Month.

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 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in

1. John Dupuy Survey

2. South Side Addition

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: City Secretary

Mayor Svien called the meeting into executive session at 6:27 p.m.

The meeting was called back to regular session at 6:56 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

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

MOTION by Alan Nix, second by Gerald Cook, to authorize the sale of real property located in the South Side Addition of the City of Stephenville, Texas to Tarleton State University. MOTION CARRIED by unanimous vote.

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: City Secretary

MOTION by Ricky Thurman, second by Justin Haschke, to accept the resignation of Staci King, effective Friday, May 20, 2022. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 6:57 p.m.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



SPECIAL CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, May 10, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, May 10, 2022, in the City Hall Council Chambers, 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
- Council Member LeAnn Durfey
- Council Member Justin Haschke
- Council Member Daron Trussell
- Council Member Brady Pendleton
- Council Member Ricky Thurman
- Council Member Alan Nix
- Council Member Gerald Cook

COUNCIL ABSENT:

OTHERS ATTENDING:

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

- Council Member Elect Bob Newby
- Council Member Elect David Baskett
- Council Member Elect Mark McClinton

CALL TO ORDER

Mayor Svien called the meeting to order at 5:30 p.m.

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, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Interim City Secretary**

The meeting was called into executive session at 5:30 p.m.

The meeting was called back to special session at 5:51 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

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

MOTION by Ricky Thurman, second by Gerald Cook, to approve an agreement with Texas First Group to hire Terri Johnson as the Interim City Secretary. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 5:55 p.m.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



SPECIAL CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, May 17, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, May 17, 2022 at 5:30 PM, in the the City Hall Council Chambers, 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
Council Member LeAnn Durfey
Council Member Brady Pendleton
Council Member Ricky Thurman
Council Member Alan Nix
Council Member Gerald Cook

COUNCIL ABSENT: Council Member Justin Haschke
Council Member Darron Trussell

OTHERS ATTENDING: Jason M. King, Interim City Manager
Randy Thomas, City Attorney
Staci L. King, City Secretary
Terri Johnson, Interim City Secretary

CALL TO ORDER

Mayor Svien called the meeting to order at 5:30 p.m.

REGULAR AGENDA

1. Consider Approval of an Expenditure for Downtown Lighting

MOTION by Gerald Cook, seconded by LeAnn Durfey to approve the expenditure in the approximate amount of \$77,000, not to exceed \$90,000 for Downtown lighting. MOTION CARRIED by following vote: AYES: Svien, Durfey, Pendleton, Thurman, Cook. NAYES: Nix

2. Consider Approval of a Resolution Authorizing a Local On-System Agreement with the Texas Department of Transportation for Traffic Signal Work at US 67 and Wolfe Nursery Road

MOTION by Alan Nix, seconded by Ricky Thurman to approve Resolution No. 2022-R-12 authorizing a Local On-System Agreement with the Texas Department of Transportation for traffic signal work at US 67 and Wolfe Nursery Road. MOTION CARRIED by unanimous vote.

3. Canvass Results of the May 7, 2022 General Election

Mayor Svien appointed LeAnn Durfey, Gerald Cook and Ricky Thurman to the Canvassing Committee. He recessed the open meeting while the Committee stepped out to canvass the results from the City's Election held on Saturday, May 7, 2022. The meeting was reconvened at 5:40 p.m.

4. Consider Approval of a Resolution Canvassing the Returns and Declaring the Results of the May 7, 2022 General Election

MOTION BY LeAnn Durfey, seconded by Ricky Thurman to approve Resolution No. 2022-R-13 canvassing the returns and declaring the results of the May 7, 2022 General Election. MOTION CARRIED by unanimous vote.

5. Administer Oaths of Office to Newly Elected Council Members

City Secretary Staci L. King administered the Oaths of Office to the following newly elected Council Members:

Mayor Doug Svien
Council Member Robert "Bob" Newby
Council Member David Baskett
Council Member Mark McClinton

6. Comments from Outgoing Council Members

Comments were received from the following outgoing Council Members:

Brady Pendleton
Alan Nix
Brandon Huckabee

7. Comments from Newly Elected Council Members

Comments were received from the following newly election Council Members:

Robert "Bob" Newby
David Baskett
Mark McClinton
Doug Svien

8. Consider Approval of Appointments to Citizens Boards and Commissions

MOTION BY Gerald Cook, seconded by XXXXXXXXX to make the following appointments. MOTION CARRIED by unanimous vote.

Board of Adjustments	Alan Nix
SEDA	Kellijohn Nance

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

1. John Dupuy Survey

Mayor Svien called the meeting into executive session at 6:23 p.m.

Mayor Svien called the meeting into regular session at 6:44 p.m.

ADJOURN

The meeting was adjourned at 6:45 p.m.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



City of Stephenville
298 W. Washington Street
Stephenville, Texas 76401
Attn: Jason King, Interim City Manager

FNI PROJECT NO. STE14447

DATE: 05/12/2022

Project Name: City of Stephenville Development Review

Description of Services: Additional work to review development submittals including plats, development plans, drainage studies, traffic studies, site plans, and engineering plans for public infrastructure to substantiate compliance of development submittals with the City's adopted ordinances and standards.

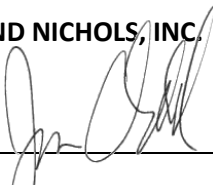
Compensation shall be amended as follows: A not to exceed amount of Twenty-four Thousand Dollars

Current Contract Amount:	\$242,000.00
Amount of this Amendment:	\$24,000.00
Revised Total Amount Authorized:	\$266,000.00

The above described services shall proceed upon execution of this amendment. All other provisions, terms and conditions of the Professional Services Agreement which are not expressly amended shall remain in full force and effect.

FREESE AND NICHOLS, INC.

CITY OF STEPHENVILLE, TEXAS

BY: 

Justin Oswald
Print Name

BY: _____

Print Name

TITLE: Associate

TITLE: _____

DATE: 5/12/22

DATE: _____

STAFF REPORT

SUBJECT: Amendment - Development Review Services Agreement
MEETING: Regular Business Meeting - 07 Jun 2022
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends the authorization of Amendment No. 13 to the existing agreement with Freese and Nichols, Inc. for professional services associated with general development plan/plat reviews.

BACKGROUND:

The city entered into an agreement with Freese and Nichols (FNI) on August 5, 2014 to perform professional service reviews for plats, development plans, traffic studies, site plans, and engineering plans for public infrastructure.

Staff feels FNI provides a valuable and necessary independent professional service across multiple engineering disciplines and is satisfied with the level of service received to date.

FISCAL IMPACT SUMMARY:

Amendment No. 13 proposes to extend the existing agreement for services by a not-to-exceed amount of \$24,000. Review fees are reimbursed by developers.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Do not authorize the execution of Amendment No. 13 as presented; or
2. Direct staff to recommend an alternate firm to provide professional services.

ADVANTAGES:

1. No charge is incurred to the city unless FNI services are utilized.
2. The adopted Fee Schedule provides for review fees to be reimbursed by developers.
3. FNI has performed drainage analyses on several, individual developments, which reduces review times as adjacent developments occur within the same drainage basins.
4. Reviews are typically completed within seven (7) calendar days.

DISADVANTAGES:

1. No known disadvantages have been identified at this time.

ATTACHMENTS:

Attached is a copy of the proposed amendment.



STAFF REPORT

SUBJECT: Approval of Fuel Purchase Contract for June 2022 through September 2023 with Texas Association of School Boards Energy Cooperative

DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

RECOMMENDATION:

Staff requests Council to authorize staff to negotiate a contract for fuel purchases for July 2022 through September 2023 with Texas Association of School Boards Energy Cooperative at \$3.50 or less per gallon for 46,070 gallons of gas and \$3.85 or less per gallon for 18,147 gallons of diesel, plus taxes and delivery charge.

BACKGROUND:

The City of Stephenville previously utilized the Tarrant County bid with US Oil for fuel purchasing, paying \$.018 over OPIS (Oil Price Information Service) price for gas and \$.0063 over OPIS price for diesel plus delivery fee for outside Tarrant County delivery. The Tarrant County bid expired in April 2022, and a new bid was awarded to Jack Ray Oil. Under the new bid, delivery outside Tarrant County is also an additional cost, which was quoted at \$.20 per gallon, a cost increase of about \$.15 per gallon.

Staff searched for alternatives and contacted the Texas Association of School Boards Energy Cooperative, of which the City of Stephenville is already a member. The program and its benefits were presented by TASB, and current quotes were received. Under the program two options are available. The first is to purchase based upon current RAC (Refiners' Acquisition Cost) price, which changes daily. The second is to commit to a contract for a specified period purchasing a specified amount at a specified price. The contract requires purchasing the specified amount whether or not the full amount was delivered.

Staff is recommending contracting for 75% of previous annual purchases, allowing the flexibility to purchase at the lower of contract price or the daily quoted price that is based on current RAC price.

FISCAL IMPACT SUMMARY:

The total cost for the contract would be up to \$231,111, excluding taxes and delivery. Contracting for fuel does allow for more accurate budgeting of annual fuel costs.

ALTERNATIVES

Not approve negotiating a contract and paying best price quoted each time fuel is needed.

Approving negotiating a contract at different prices.