



REGULAR CITY COUNCIL MEETING

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

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

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

TAX INCREMENT REINVESTMENT ZONE

4. PUBLIC HEARING

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

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

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

9. PUBLIC HEARING

Case No.: RZ2021-007

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

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

11. PUBLIC HEARING

Case No.: SV2021-004

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

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

13. PUBLIC HEARING

Case No.: SV2021-005

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

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

15. PUBLIC HEARING

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

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

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

FINANCIAL REPORTS

Monica Harris, Director of Finance

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

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY

Jeff Sandford, Executive Director

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

CONSENT

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

COMMENTS BY CITY MANAGER

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

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

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

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

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

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

Note: The Stephenville City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.

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

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

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

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



STAFF REPORT

SUBJECT: Vaccine Center Professional Pay

DEPARTMENT: Fire/EMS

STAFF CONTACT: Jimmy Chew

RECOMMENDATION:

We wish to recommend that pay for one nurse and one pharmacist per shift be increased to \$25.00 per hour.

BACKGROUND:

Currently we are authorized to pay all part time staff positions at the Vaccine Center at the rate of \$12.00 per hour. We have found that it is necessary to have a nurse on duty to supervise the injection stations and to answer medical questions. This nurse supervises from 1 to 6 stations. We have also found that it is advantageous to have a pharmacist on duty to insure accuracy and most efficient use of vaccine. We are beginning to experience difficulty in filling these positions and believe that a higher rate is more in line with these skilled positions.

FISCAL IMPACT SUMMARY:

This would increase pay for these two individuals from \$12 to \$25 dollars per hour. If the two positions were filled the entire 32 hours per week of current operation this would amount to a maximum increase of \$832 per week (\$416 each). No single worker would be allowed to exceed 20 hours per week.

ALTERNATIVES

1. Increase the salary hoping to increase interest in these jobs.
2. Continue to attempt to fill positions as we are now.

Tax Increment Reinvestment Zone #1 City of Stephenville, Texas

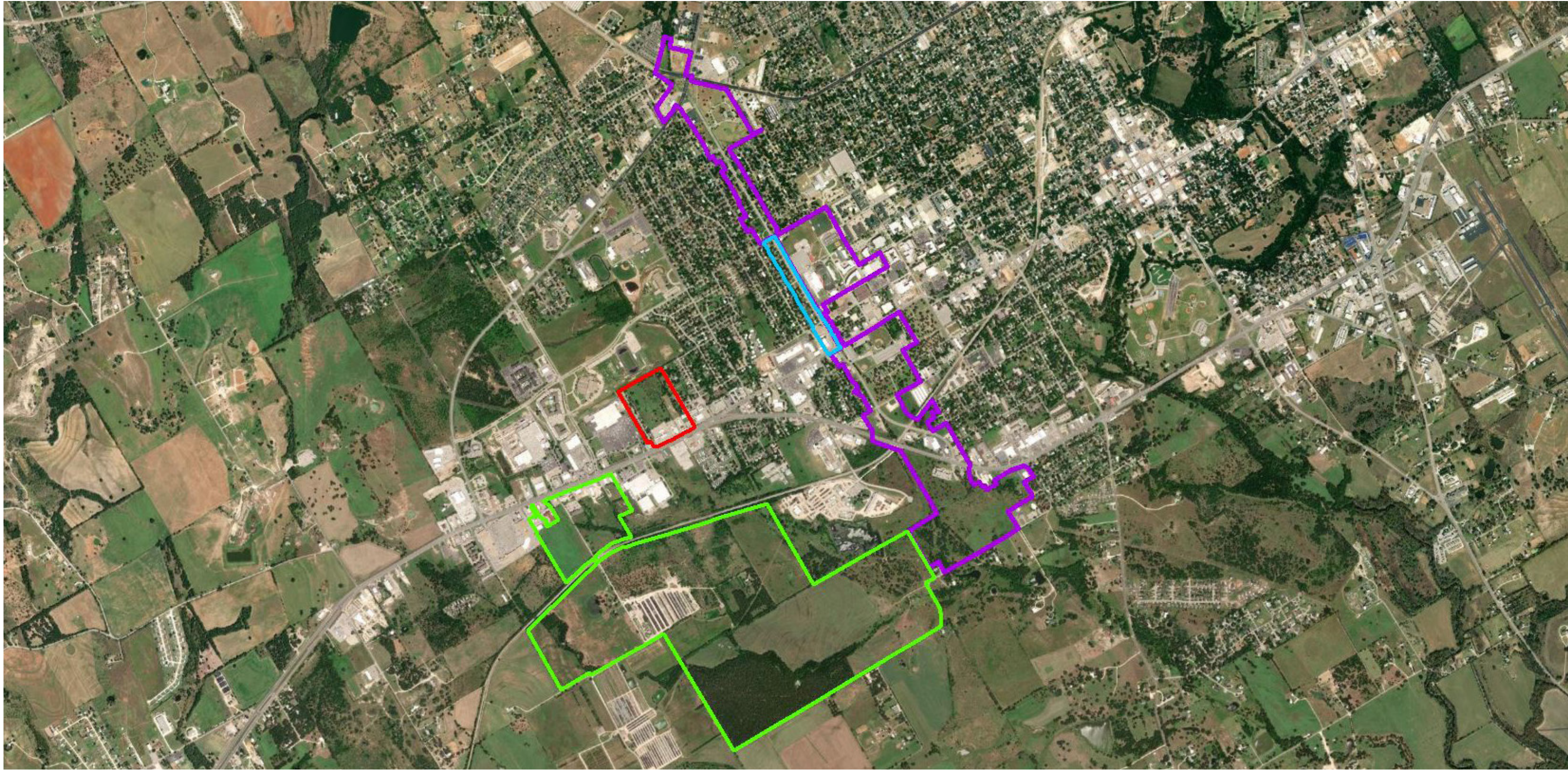


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A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western heritage in a beautiful country setting along the Bosque River.

With its main campus in Stephenville, Tarleton State University offers the value of a Texas A&M University System degree with nearly 100 undergraduate and graduate degrees, as well as a doctorate in education, within seven colleges.

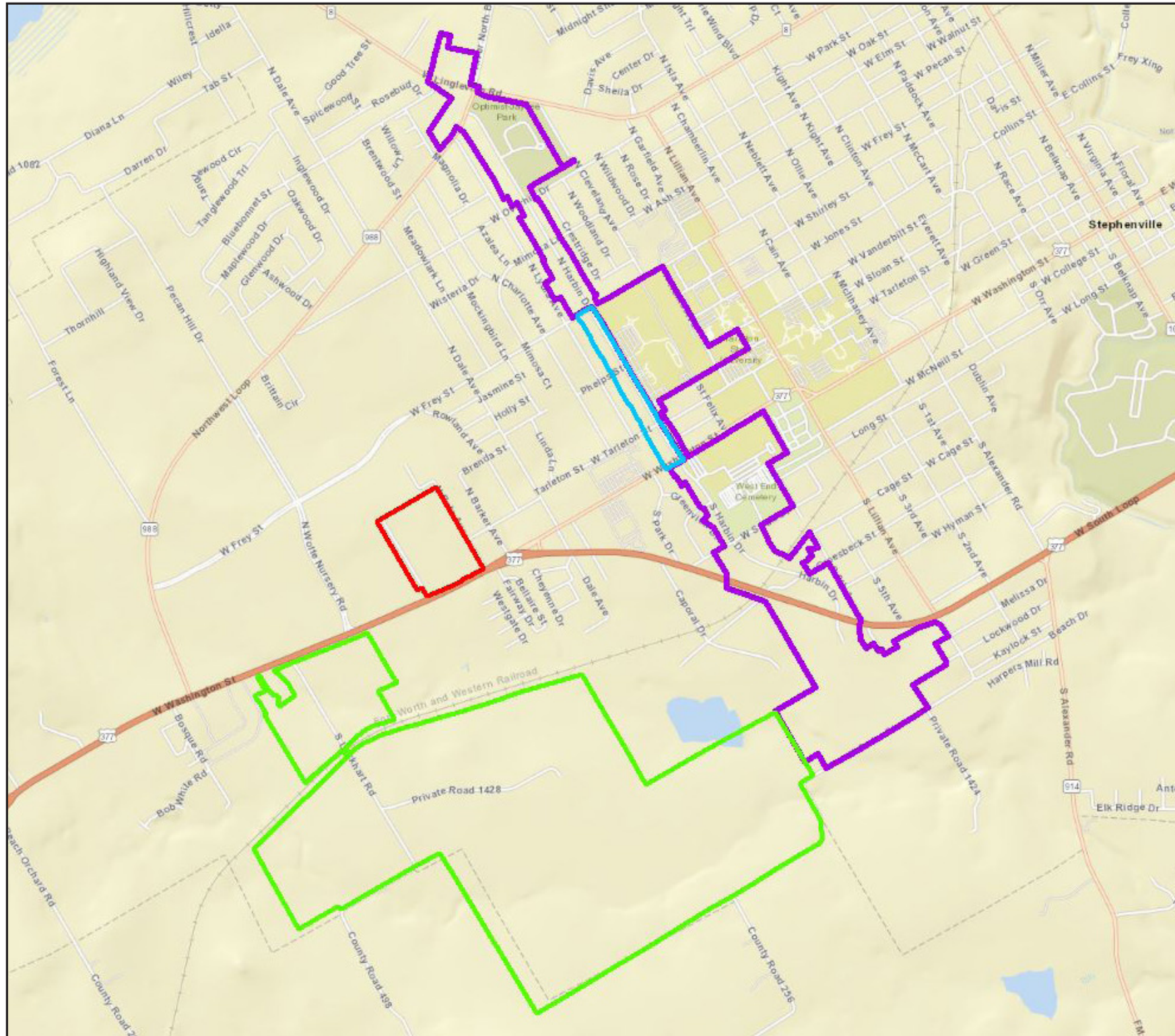
Agriculture is the leading industry, with Erath County in the top 10% in overall agriculture production and ranking #3 in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville is the retail center for a trade area population of approximately 80,000 Texans. As the 'Cowboy Capital of the World', Stephenville is uniquely home to more professional rodeo cowboys and cowgirls than any other place in the world. And the equine industry continues to grow throughout the surrounding County.

The 'City of Champions' designation reflects the commitment as a community to excellence in youth and civic organizations and Stephenville has been listed as one of 'The 100 Best Small Towns in America!' Stephenville is a special place that reflects pride in the community's rich heritage and commitment to the future.

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



- TIRZ #1 Boundary
- TIRZ #1A Boundary
- TIRZ #1B Boundary
- TIRZ #1C Boundary

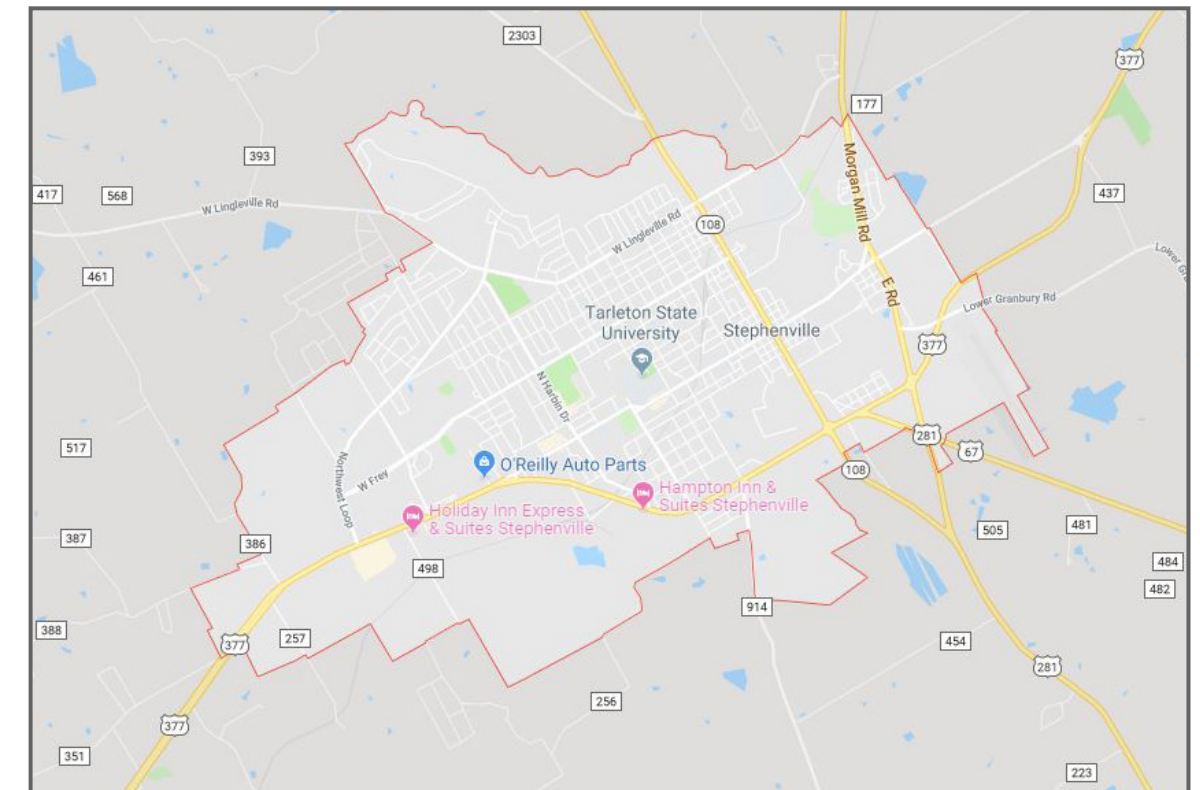
Tax Increment Reinvestment Zone #1, City of Stephenville

The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will promote the creation of mixed-use development consisting of retail, office, and residential.

TIRZ #1 was created by Ordinance No. 2019-0-14 on April 25, 2019. On July 23, 2019, the TIRZ boundary was expanded by Ordinance No. 2019-0-20 to include TIRZ #1A, an area consisting of approximately 8.51 acres along N Harbin Drive from W Frey Street to W Washington Street. On February 4, 2020, the TIRZ boundary was further expanded to include TIRZ #1B, an area of approximately 245.23 acres, bringing the size of the entire TIRZ to approximately 284.72 acres. On May 4, 2021, the TIRZ boundary was further expanded to include TIRZ #1C, an area of approximately 549.67 acres, bringing the size of the entire TIRZ to approximately 834.39 acres.

The amended project and financing plan outlines the funding of \$38,058,673 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements in part through the contribution of the City's real property tax increment and sales tax increment within the Zone.

Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.



TIRZ Boundary

Boundary Description

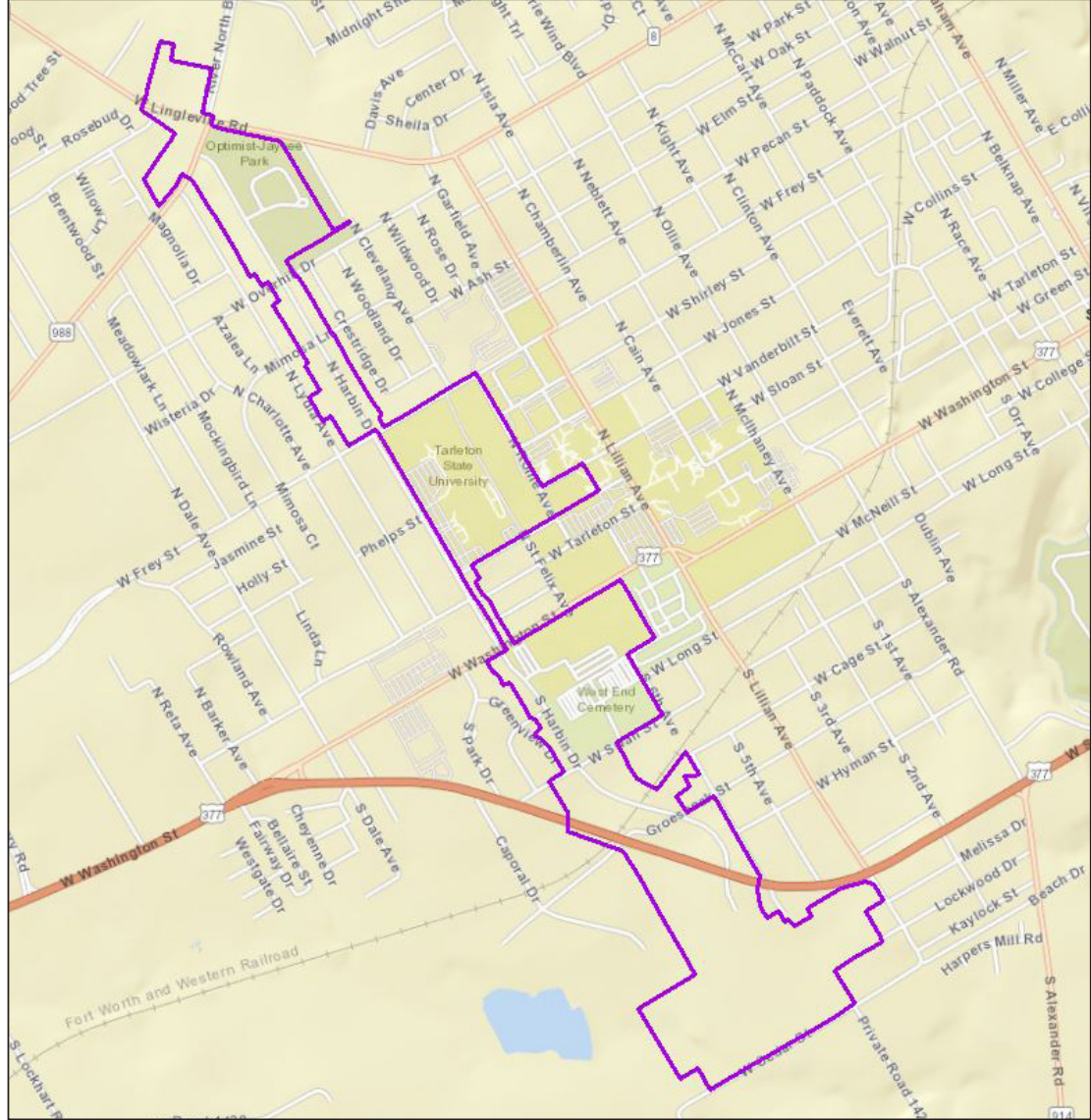
The expanded TIRZ is noncontiguous and consists of four areas, TIRZ #1, #1A, #1B, and #1C.





TIRZ #1 is located on the west side of the City of Stephenville encompassing approximately 30.98 acres. TIRZ#1 is generally bound by Washington Street to the south and Reta Avenue to the east.

TIRZ #1A is located along N Harbin Drive, from W Frye Street to W Washington Street. TIRZ #1A encompasses approximately 8.51 acres.

TIRZ #1B begins north of the intersection of W Lingleville Road and Northwest Loop, and runs along N Harbin Road, past W South Loop to County Road 257. TIRZ #1B encompasses approximately 245.23 acres.

TIRZ #1C is located south of W Washington Street and is bounded to the south by County Road 256. TIRZ #1C encompasses approximately 549.67 acres.




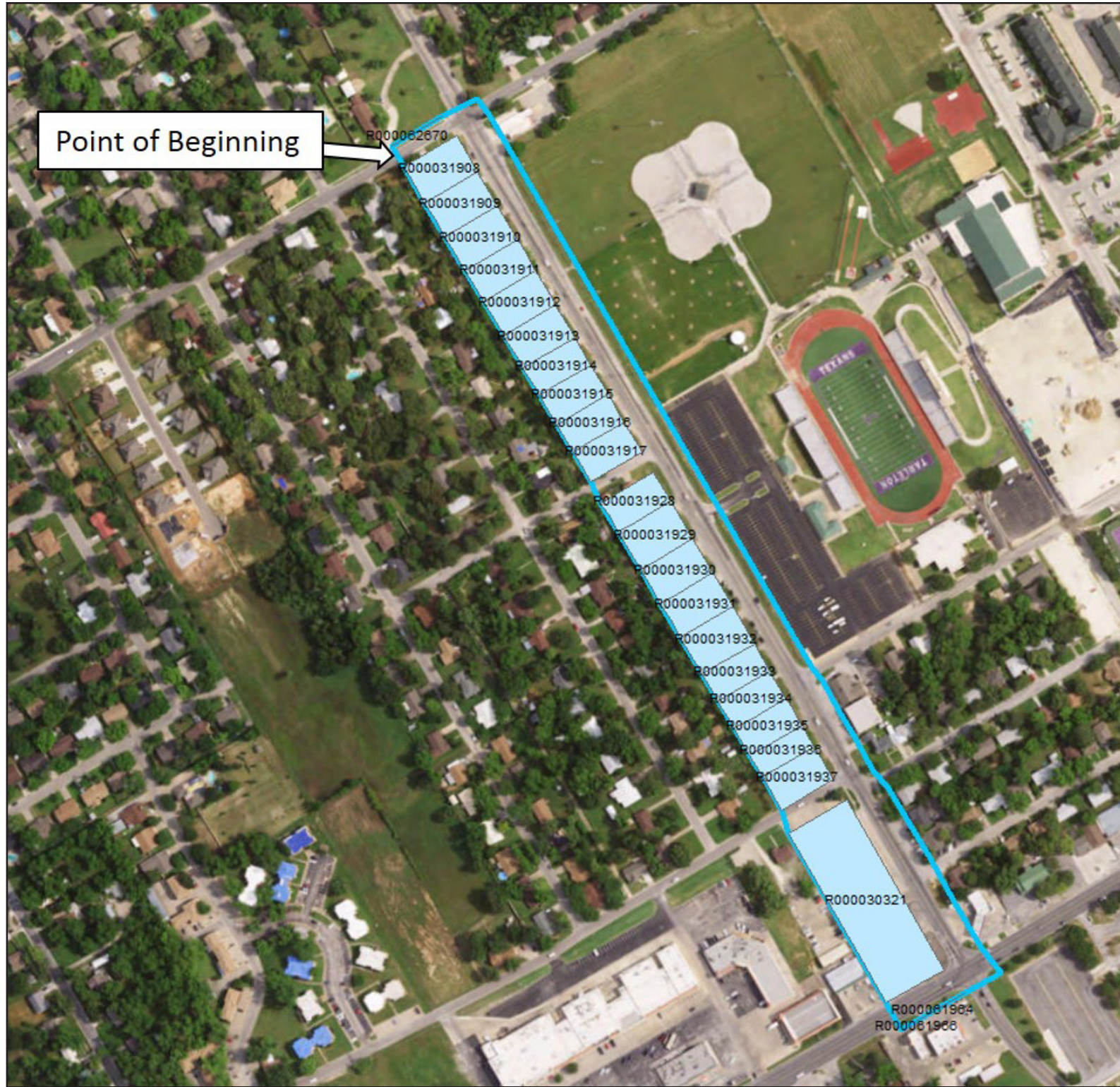
-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary
-  - TIRZ #1B Boundary
-  - TIRZ #1C Boundary



Legal Description - TIRZ #1

Beginning at the northwest corner of Property ID R000030517, thence
 East along the northern boundary of Property ID R000030517 to the point it meets the northwest corner of Property ID R000022388, thence
 East along the northern boundary of Property ID R000022388 to the point it meets the northwest corner of Property ID R000030519, thence
 East along the northern boundary of Property ID R000030519, thence
 South along the eastern boundary of Property ID R000030519 to the point it meets the northeast corner of Property ID R000030525, thence
 South along the eastern boundary of Property ID R000030525 to the point it meets the northeast corner of Property ID R000030526, thence
 South along the eastern boundary of Property ID R000030526 to the point it meets the northeast corner of Property ID R000055614, thence
 South along the eastern boundary of Property ID R000055614 to the point it meets the northeast corner of Property ID R000022409, thence
 South along the eastern boundary of Property ID R000022409 to the point it meets the northeast corner of Property ID R000030523, thence
 South along the eastern boundary of Property ID R000030523 to the point it meets the northeast corner of Property ID R000075404, thence
 South along the eastern boundary of Property ID R000075404 to the point it meets the northeast corner of Property ID R000022352, thence
 South along the eastern boundary of Property ID R000022352, thence
 West along the southern boundary of Property ID R000022352 to the point it meets the southeast corner of Property ID R000030524, thence
 West along the southern boundary of Property ID R000030524 to the point it meets the southeast corner of Property ID R000022363, thence
 West along the southern boundary of Property ID R000022363 to the point it meets the southeast corner of Property ID R000074390, thence
 West along the southern boundary of Property ID R000074390 to the point it meets the southeast corner of Property ID R000030517, thence
 West along the southern boundary of Property ID R000030517, thence
 North along the western boundary of Property ID R000030517 to the point it reaches the northwest corner of Property ID R000030517, which is the point of beginning.

 - TIRZ #1 Boundary



Legal Description - TIRZ #1A

Beginning at the southern boundary of Property ID R000062670 at the point it meets the northern right of way of W Frey Street, thence

East along the southern boundary of Property ID R000062670 to the point it meets the western right of way boundary of N Harbin Drive, thence

East across N Harbin Drive to the point the eastern right of way boundary meets the southwest corner of Property ID R000028934, thence

South along the eastern right of way boundary of N Harbin Drive across W Frey Street, thence

South along the eastern right of way boundary of N Harbin Drive to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street to the point the southern right of way boundary meets the northwest corner of Property ID R000033482, thence

West across N Harbin Drive to the point the western right of way boundary meets the northeast corner of Property ID R000061964, thence

West across the northern boundary of Property ID R000061964 to the point it meets the northeast corner of Property ID R000061966, thence

West across the northern boundary of Property ID R000061966 then north across W Washington Street to the southwest corner of Property ID R000030321, thence

North along the western boundary of Property ID R000030321 to the point it meets the southern right of way boundary of W Tarleton Street, thence

North across W Tarleton Street to the point the northern right of way boundary meets the southwest corner of Property ID R000031937, thence

North along the western boundary of Property ID R000031937 to the point it meets the southwest corner of Property ID R000031936, thence

North along the western boundary of Property ID R000031936 to the point it meets the southwest corner of Property ID R000031935, thence

North along the western boundary of Property ID R000031935 to the point it meets the southwest corner of Property ID R000031934, thence

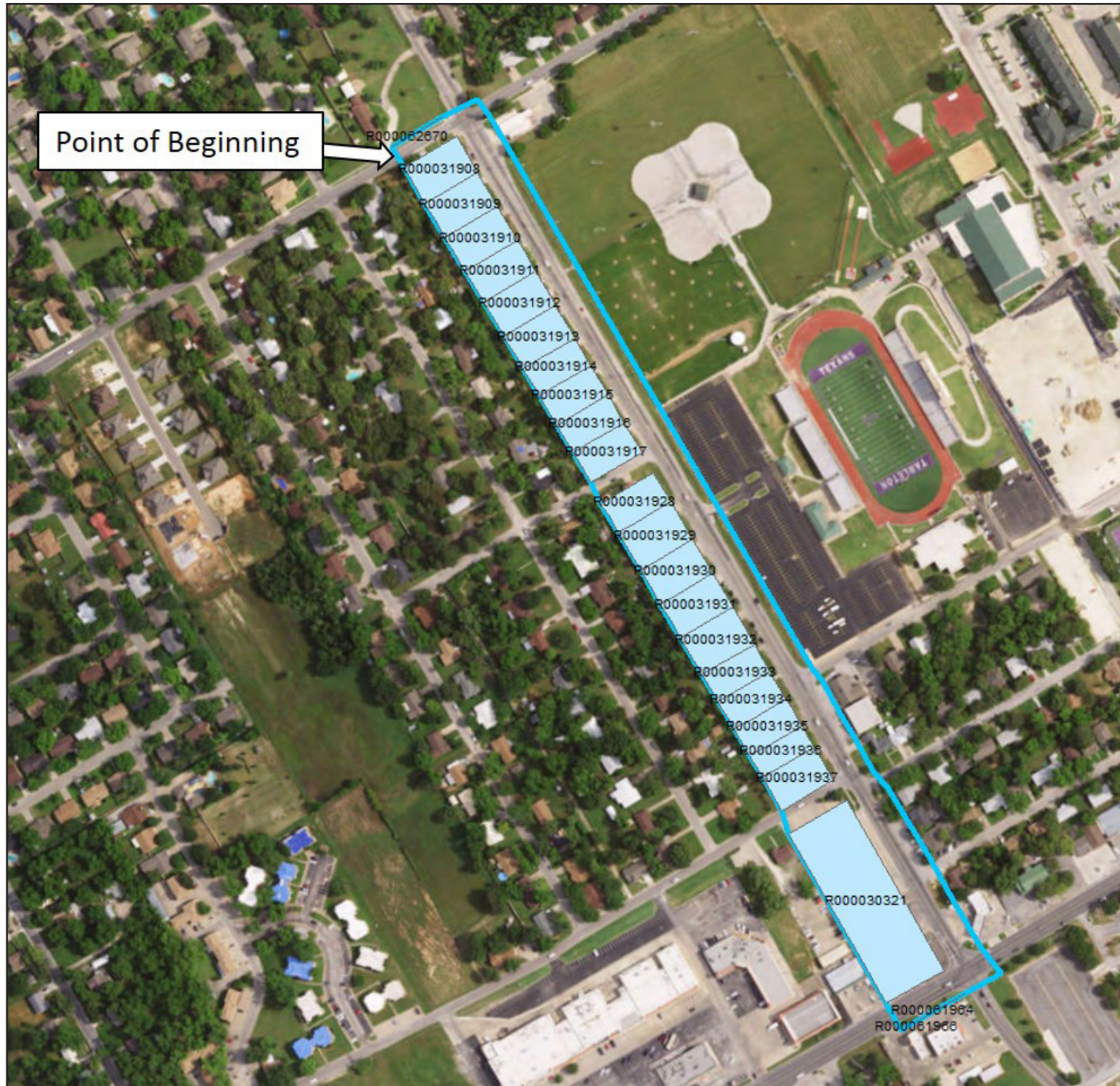
North along the western boundary of Property ID R000031934 to the point it meets the southwest corner of Property ID R000031933, thence

North along the western boundary of Property ID R000031933 to the point it meets the southwest corner of Property ID R000031932, thence

North along the western boundary of Property ID R000031932 to the point it meets the southwest corner of Property ID R000031931, thence

North along the western boundary of Property ID R000031931 to the point it meets the southwest corner of Property ID R000031930, thence

 - TIRZ #1A Boundary



Legal Description - TIRZ #1A (Continued)

North along the western boundary of Property ID R000031930 to the point it meets the southwest corner of Property ID R000031929, thence

North along the western boundary of Property ID R000031929 to the point it meets the southwest corner of Property ID R000031928, thence

North along the western boundary of Property ID R000031928 to the point it meets the southern right of way boundary of Phelps Street, thence

North across Phelps Street to the point the northern right of way boundary meets the southwest corner of Property ID R000031917, thence

North along the western boundary of Property ID R000031917 to the point it meets the southwest corner of Property ID R000031916, thence

North along the western boundary of Property ID R000031916 to the point it meets the southwest corner of Property ID R000031915, thence

North along the western boundary of Property ID R000031915 to the point it meets the southwest corner of Property ID R000031914, thence

North along the western boundary of Property ID R000031914 to the point it meets the southwest corner of Property ID R000031913, thence

North along the western boundary of Property ID R000031913 to the point it meets the southwest corner of Property ID R000031912, thence

North along the western boundary of Property ID R000031912 to the point it meets the southwest corner of Property ID R000031911, thence

North along the western boundary of Property ID R000031911 to the point it meets the southwest corner of Property ID R000031910, thence

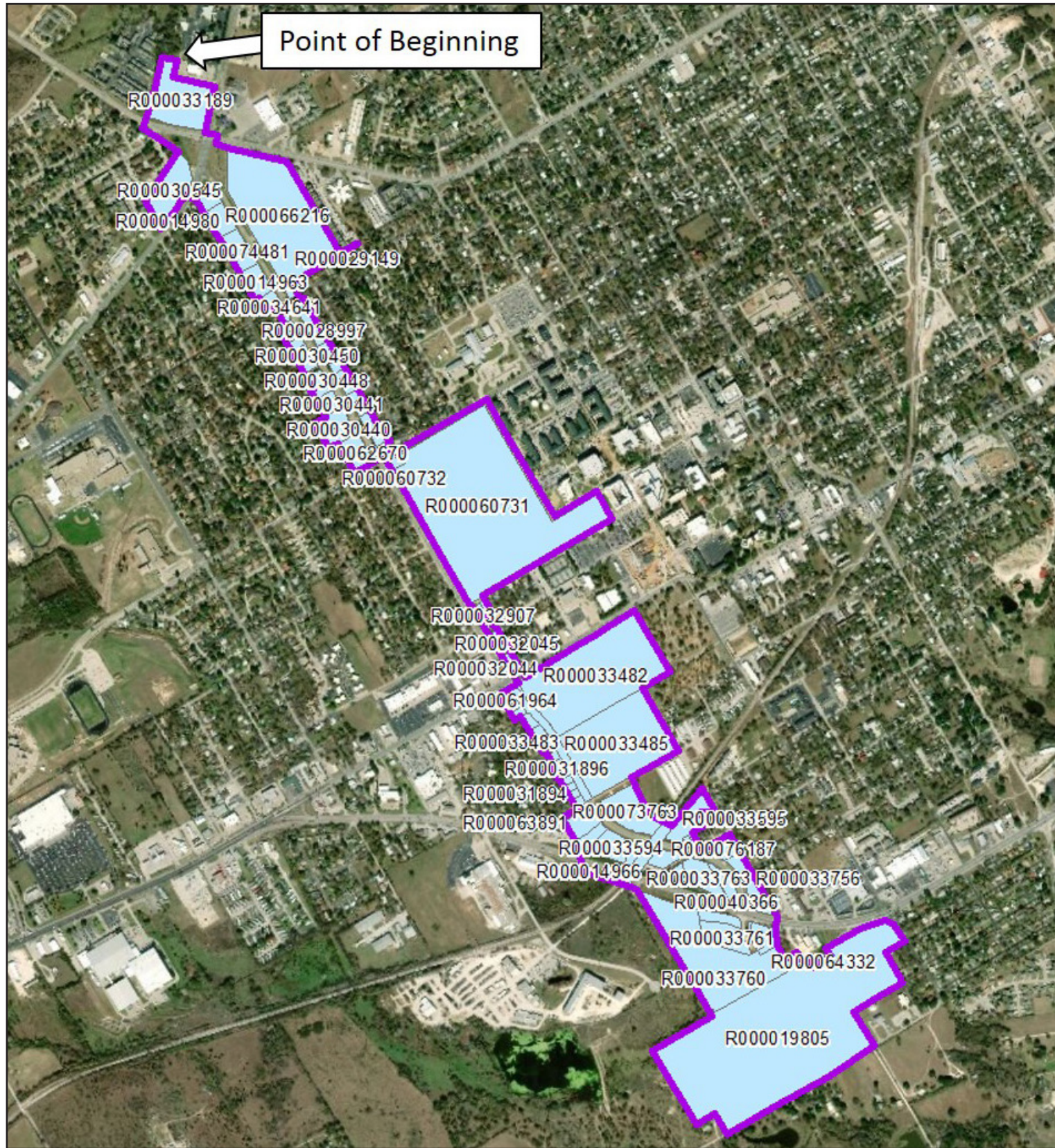
North along the western boundary of Property ID R000031910 to the point it meets the southwest corner of Property ID R000031909, thence

North along the western boundary of Property ID R000031909 to the point it meets the southwest corner of Property ID R000031908, thence

North along the western boundary of Property ID R000031908 to the point it meets the southern right of way boundary of W Frey Street, thence

North across W Frey Street to the point the northern right of way boundary meets the southern boundary of Property ID R000062670, which is the point of beginning.

 - TIRZ #1A Boundary



Legal Description - TIRZ #1B

Beginning at the northwest corner of Property ID R000033189, following the northern boundary to the point it meets the western right of way boundary of River N Boulevard, thence

South along the western right of way boundary of River N Boulevard to the point it meets the northern right of way boundary of W Lingleville Road, thence

East along the northern right of way boundary of W Lingleville Road to the point it meets the eastern right of way boundary of River N Boulevard, thence

South to the southern right of way boundary of W Lingleville Road, thence

East along the southern right of way boundary of W Lingleville Road to the point it meets the northeastern corner of Property ID R000066216, thence

South along the eastern boundary of Property ID R000066216 to the point it meets the northern boundary of Property ID R000029149, thence

East along the northern boundary of Property ID R000029149, continuing south then west along the property boundary to the point it meets the northeast corner of Property ID R000029148, thence

South along the eastern boundary of Property ID R000029148 to the point it meets the northern right of way boundary of W Overhill Drive, thence

South to the southern right of way boundary of W Overhill Drive to the point it meets Property ID R000029000, thence

South along the eastern boundary of Property ID R000029000 to the point it meets Property ID R000028999, thence

South along the eastern boundary of Property ID R000028999 to the point it meets Property ID R000028997, thence

South along the eastern boundary of Property ID R000028997 to the point it meets Property ID R000028996, thence

South along the eastern boundary of Property ID R000028996 to the point it meets Property ID R000028995, thence


South along the eastern boundary of Property ID R000028995 to the point it meets Property ID R000028994, thence

South along the eastern boundary of Property ID R000028994 to the point it the northern right of way boundary of Mimosa Lane, thence

South across Mimosa Lane to the southern right of way boundary of Mimosa Lane to the point it meets Property ID R000028944, thence

South along the eastern boundary of Property ID R000028944 to the point it meets Property ID R000028943, thence

South along the eastern boundary of Property ID R000028943 to the point it meets Property ID R000028942, thence

 - TIRZ #1B Boundary

Legal Description - TIRZ #1B (Continued)

South along the eastern boundary of Property ID R000028942 to the point it meets Property ID R000028941, thence

South along the eastern boundary of Property ID R000028941 to the point it meets Property ID R000028940, thence

South along the eastern boundary of Property ID R000028940 to the point it meets Property ID R000028939, thence

South along the eastern boundary of Property ID R000028939 to the point it meets Property ID R000028938, thence

South along the eastern boundary of Property ID R000028938 to the point it meets Property ID R000028937, thence

South along the eastern boundary of Property ID R000028937 to the point it meets Property ID R000028936, thence

South along the eastern boundary of Property ID R000028936 to the point it meets Property ID R000028935, thence

South along the eastern boundary of Property ID R000028935 to the point it meets Property ID R000028934, thence

South along the eastern boundary of Property ID R000028934 to the point it meets the northern right of way boundary of W Frey Street, thence

South to the southern right of way of W Frey Street to the point it meets Property ID R000060732, thence

East along the northern boundary of Property ID R000060732 to the point it meets Property ID R000060731, thence

East along the northern boundary of Property ID R000060731, continuing along the boundary to the point it meets the northern right of way boundary of W Sloan Street, thence

West along the northern right of way boundary of W Sloan Street, thence

South across W Sloan Street to the northeast corner of Property ID R000032907, thence

South along the eastern boundary of Property ID R000032907 to the point it meets Property ID R000032911, thence

South along the eastern boundary of Property ID R000032911 to the point it meets the northern right of way boundary of W Tarleton Street, thence

South across W Tarleton Street to the northeast corner of Property ID R000032030, thence

South along the eastern boundary of Property ID R000032030 to the point it meets Property ID R000032029, thence

South along the eastern boundary of Property ID R000032029 to the point it meets Property ID R000032028, thence

South along the eastern boundary of Property ID R000032028 to the point it meets the northern right of way boundary of W Turner Street, thence

South across W Turner Street to the northeast corner of Property ID R000032045, thence

South along the eastern boundary of Property ID R000032045 to the point it meets Property ID R000032044, thence

South along the eastern boundary of Property ID R000032044 to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street to Property ID R000033482, thence

East along the northern boundary of Property ID R000033482, continuing along the property boundary to the point it meets Property ID R000033485, thence

South along the eastern boundary of Property ID R000033485 to the point it meets the northern right of way boundary of W Swan Street, thence

West along the northern boundary of W Swan Street then south across W Swan Street to the northeast corner of Property ID R000073763, thence

South along the eastern boundary of Property ID R000073763 to the point it meets Property ID R000014966, thence

East along the boundary of Property ID R000014966 to the point it meets Property ID R000033595, thence

North along the boundary of Property ID R000033595, continuing along the property boundary until it meets Property ID R000033607, thence

South along the eastern boundary of Property ID R000033607 to the point it meets the northern right of way boundary of Groesbeck Street, thence

South across Groesbeck Street to the western corner of Property ID R000076187, thence

East along the northern boundary of Property ID R000076187 to the point it meets the western right of way boundary of S 6th Avenue, thence

South along the western right of way boundary of S 6th Avenue to the point it meets the northern right of way boundary of W South Loop 377, thence

South across W South Loop 377 to the northeast corner of Property ID R000064332, thence

South along the eastern boundary of Property ID R000064332 to the point it meets Property ID R000033760, thence

South along the eastern boundary of Property ID R000033760 to the point it meets Property ID R000019805, thence

South along the eastern boundary of Property ID R000033760 to the point it meets Property ID R000019805, thence

East along the northern boundary of Property ID R000019805, continuing along the boundary to the point it meets the southwest corner of Property ID R000033760, thence

North along the western boundary of Property ID R000033760 to the point it meets the southern right of way boundary of W South Loop 377, thence

West along the northern right of way boundary of W South Loop 377 then north across W South Loop 377 to the southwest corner of Property ID R000030481, thence

North along the western boundary of Property ID R000030481 to the point it meets the southern corner of Property ID R000063891, thence

Legal Description - TIRZ #1B (Continued)

North along the western boundary of Property ID R000063891 to the point it meets the southern right of way boundary of W Swan Street, thence

North across W Swan Street then east along the northern right of way boundary of W Swan Street to the point it meets the eastern right of way boundary of Greenview Drive, thence

North along the eastern right of way boundary of Greenview Drive to the point it meets the northwest corner of Property ID R000031896, thence

East along the northern boundary of Property ID R000031896 to the point it meets Property ID R000066500, thence

North along the western boundary of Property ID R000066500 to the point it meets the southern right of way of Blakeney Drive, thence

North across Blakeney Drive to the southwest corner of Property ID R000050629, thence

North along the western boundary of Property ID R000050629 to the point it meets Property ID R0000050628, thence

North along the western boundary of Property ID R0000050628 to the point it meets Property ID R0000050627, thence

North along the western boundary of Property ID R0000050627 to the point it meets Property ID R0000050626, thence

West then north along the western boundary of Property ID R0000050626 to the point it meets Property ID R0000050625, thence

North along the western boundary of Property ID R0000050625 to the point it meets Property ID R000061964, thence

North along the western boundary of Property ID R000061964 to the point it meets the southern right of way boundary of W Washington Street, thence

East along the southern right of way boundary of W Washington Street to the point it meets the northwest corner of Property ID R000033482, thence

North across W Washington Street to the point it meets the southwest corner of Property ID R000032044, thence

North along the eastern right of way boundary of N Harbin Road to the point it meets the southwest corner of Property ID R0000028934, thence

West across N Harbin Road to the southeast corner of Property ID R000062670, thence

West along the southern boundary of Property ID R000062670, continuing north along the western boundary to the point it meets Property ID R000030440, thence

West along the southern boundary of Property ID R000030440, continuing north along the western boundary to the point it meets Property ID R000030441, thence

North along the western boundary of Property ID R000030441, continuing east along the boundary to the point it meets Property ID R000030442, thence

North along the western boundary of Property ID R000030442 to the point it meets Property ID R000030444, thence

North along the western boundary of Property ID R000030444 to the point it meets Property ID R000030443, thence

North along the western boundary of Property ID R000030443 to the point it meets Property ID R000030448, thence

North along the western boundary of Property ID R000030448 to the point it meets the southern right of way boundary of Mimosa Lane, thence

North across Mimosa Lane to the point it meets R000030450, thence

North along the western boundary of Property ID R000030450 to the point it meets Property ID R000030453, thence

North along the western boundary of Property ID R000030453 to the point it meets Property ID R000030456, thence

North along the western boundary of Property ID R000030456 to the point it meets Property ID R000030455, thence

North along the western boundary of Property ID R000030455 to the point it meets Property ID R000030458, thence

North along the western boundary of Property ID R000030458, continuing east along the boundary to the point it meets Property ID R000034643, thence

North along the western boundary of Property ID R000034643 to the point it meets the southern right of way boundary of W Overhill Drive, thence

North across W Overhill Drive to the southern boundary of Property ID R000034641, thence

West across the southern boundary of Property ID R00003461, continuing north along the western boundary to the point it meets Property ID R000014963, thence

North along the western boundary of Property ID R000014963 to the point it meets Property ID R000074481, thence

North along the western boundary of Property ID R000074481 to the point it meets Property ID R000014980, thence

North along the western boundary of Property ID R000014980 to the point it meets Property ID R000014981, thence

North along the western boundary of Property ID R000014981 to the point it meets the eastern right of way of Northwest Loop 988, thence

Across Northwest Loop 988 to the southern right of way boundary of Property ID R000030545, thence

West along the southern boundary of Property ID R000030545, continuing north then east along the boundary to the point it meets the western right of way boundary of Lingleville Road, thence

North along the western right of way boundary of Lingleville Road to the point it meets the northern corner of Property ID R0000149988 thence

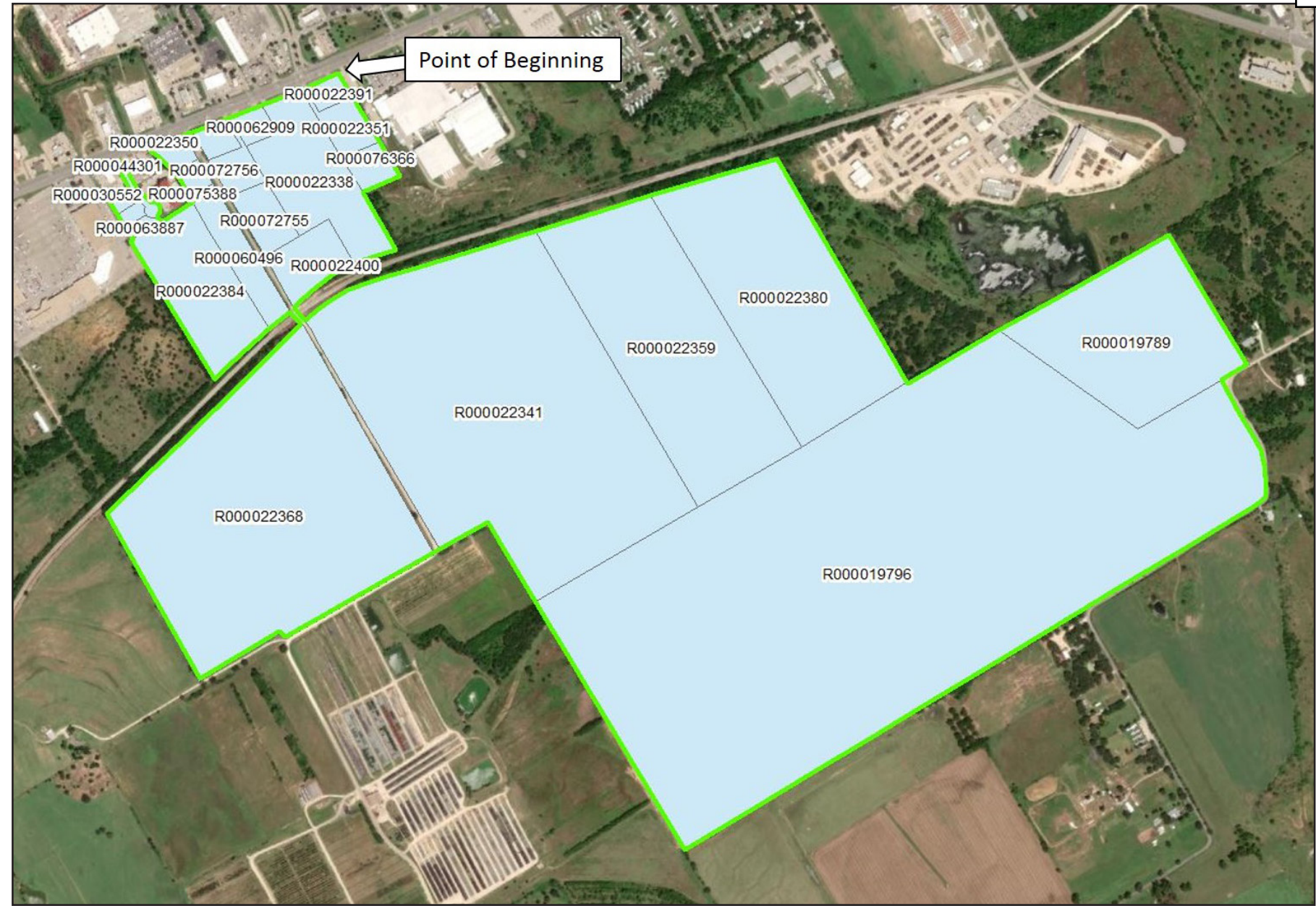
North across Lingleville Road to the western corner of Property ID R000033189, thence

North along the western boundary of Property ID R000033189 to the point it meets the northwest corner of Property ID R000033189, which is the point of beginning.

TIRZ Boundary

Legal Description - TIRZ #1C

Beginning at the northeast corner of Property ID R000022391, thence
 South along the eastern boundary of Property ID R000022391 to the point it meets the
 northeast corner of Property ID R000022351, thence
 South along the eastern boundary of Property ID R000022351 to the point it meets the
 northeast corner of Property ID R000076366, thence
 South along the eastern boundary of Property ID R000076366, then west along the
 southern boundary of Property ID R000076366 to the point it meets the eastern
 boundary of Property ID R000022338, thence
 South along the eastern boundary of Property ID R000022338, then west along the
 southern boundary of Property ID R000022338 to the point it meets the southeast
 corner of Property ID R000022400, thence
 West along the southern boundary of Property ID R000022400 to the point it meets
 the eastern right of way boundary of S Lockhart Road, thence
 South along the eastern right of way boundary of S Lockhart Road to the northwest
 corner of Property ID R000022341, thence
 East along the northern boundary of Property ID R000022341 to the point it meets the
 northwest corner of Property ID R000022359, thence
 East along the northern boundary of Property ID R000022359 to the point it meets the
 northwest corner of Property ID R000022380, thence
 East along the northern boundary of Property ID R000022380, then south along
 the eastern boundary of Property ID R000022380 to the point it meets the northern
 boundary of Property ID R000019796, thence
 East along the northern boundary of Property ID R000019796 to the point it meets the
 northwest corner of Property ID R000019789, thence
 East along the northern boundary of Property ID R000019789, then south along the
 eastern boundary of Property ID R000019789, then west along the southern boundary
 to the point it meets Property ID R000019796, thence
 South, then west, then north along the boundary of Property ID R000019796 to the
 point it meets the southwest corner of Property ID R000022341, thence
 North then west along the boundary of Property ID R000022341 to the point it meets
 the eastern right of way boundary of S Lockhart Road, thence
 West across S Lockhart Road to the southeast corner of Property ID R000022368,
 thence
 West, then north, then east along the boundary of Property ID R000022368 to the
 point it meets the western right of way boundary of S Lockhart Road, thence
 North along the western right of way boundary of S Lockhart Road to the point it meets
 the southeast corner of Property ID R000060496, thence



 - TIRZ #1C Boundary

TIRZ Boundary

Legal Description - TIRZ #1C (Continued)

West along the southern boundary of Property ID R000060496 to the point it meets the southeast corner of Property ID R000022384, thence

West, then north along the boundary of Property ID R000022384 to the point it meets the southwest corner of Property ID R000063887, thence

North along the western boundary of Property ID R000063887 to the point it meets the southwest corner of Property ID R000063888, thence

North along the western boundary of Property ID R000063888 to the point it meets the southwest corner of Property ID R000063889, thence

North, then east along the boundary of Property ID R000063889 to the point it meets Property ID R000030552, thence

North, east, then south along the boundary of Property ID R000030552 to the point it meets Property ID R000063887, thence

South along Property ID R000063887 to the point it meets the northern boundary of Property ID R000022384, thence

East along the northern boundary of Property ID R000022384 to the point it meets Property ID R000060496, thence

North along Property ID R000060496 to the point it meets Property ID R000075388, thence

North along Property ID R000075388 to the point it meets Property ID R000044301, thence

North then east along Property ID R000044301 to the point it meets the western right of way boundary of S Lockhart Road, thence

East across S Lockhart Road to the northwest corner of Property ID R000022350, thence

East along the northern boundary of Property ID R000022350 to the point it meets Property ID R000072756, thence

East along the northern boundary of Property ID R000072756 to the point it meets Property ID R000062909, thence

East along the northern boundary of Property ID R000062909 to the point it meets Property ID R0000022338, thence

East along the northern boundary of Property ID R0000022338 to the point it meets Property ID R0000022391, thence

East along the northern boundary of Property ID R0000022391 to the northeast corner of Property ID R0000022391, which is the point of beginning.

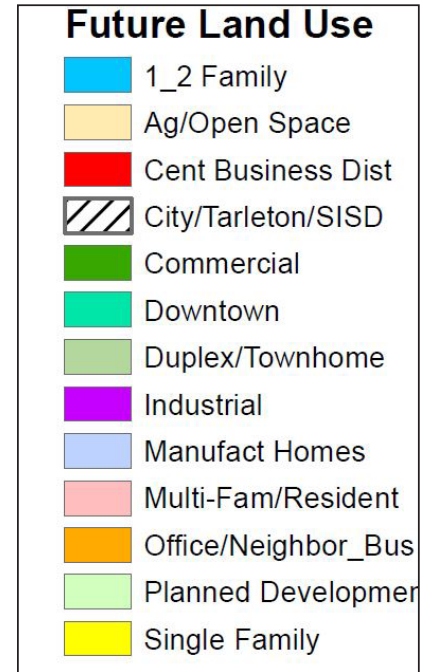
Land Use

TIRZ #1 contains vacant land to the north, Plaza Mobile Home Park along the western boundary, and commercial uses along the southern boundary, including convenience stores, a bank, and two retail buildings. There are single family residences located along the eastern boundary. TIRZ#1A consists primarily of single family homes and one commercial tract improved with a bank building. TIRZ#1B consists of a variety of land uses, including single family homes, commercial properties, school facilities, and vacant land. TIRZ #1C is primarily vacant land, with some existing commercial uses along W Washington Street, including a hotel and retail uses, as well as a garden nursery off of S Lockhart Road. TIRZ #1, #1A, #1B, and #1C is less than 30% residential.

The Future Land Use Plan shows that the land within TIRZ #1 and TIRZ#1A is designated for Commercial (shaded in green). The land within TIRZ #1B is designated primarily for Commercial, in addition to Single Family (shaded in yellow) and City/Tarleton/SISD (shaded in black and white). The land within TIRZ #1C is designated for Commercial use (shaded in green), Single Family (shaded in yellow), and Industrial (shaded in purple).

Method of Relocating Persons to be Displaced

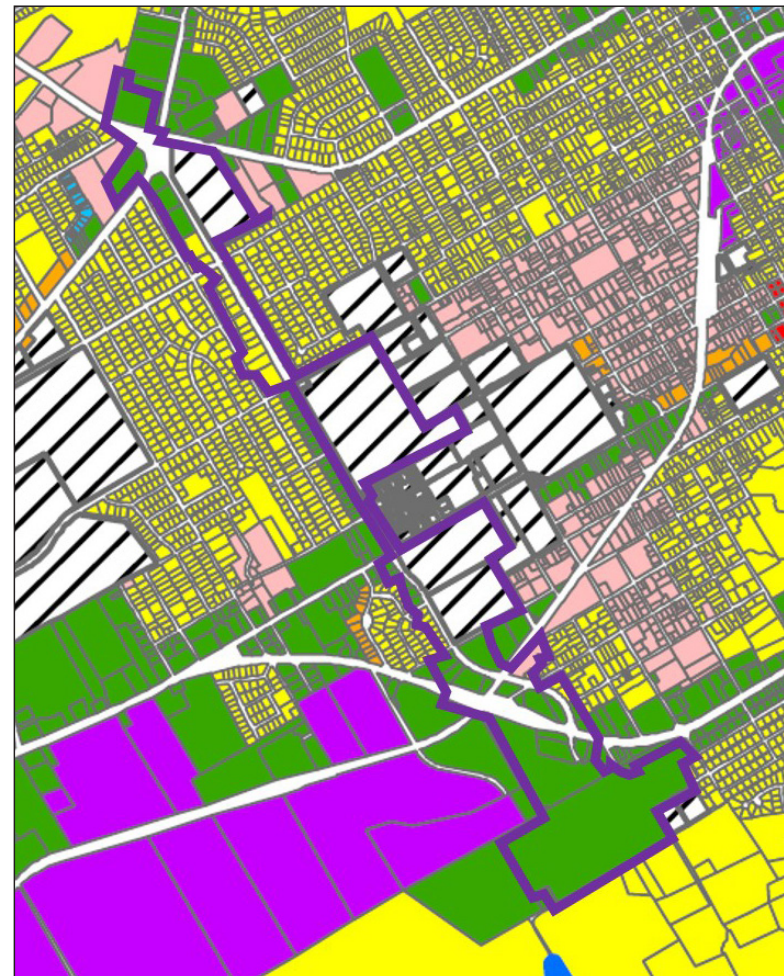
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



- TIRZ #1 Boundary



- TIRZ #1A Boundary



- TIRZ #1B Boundary



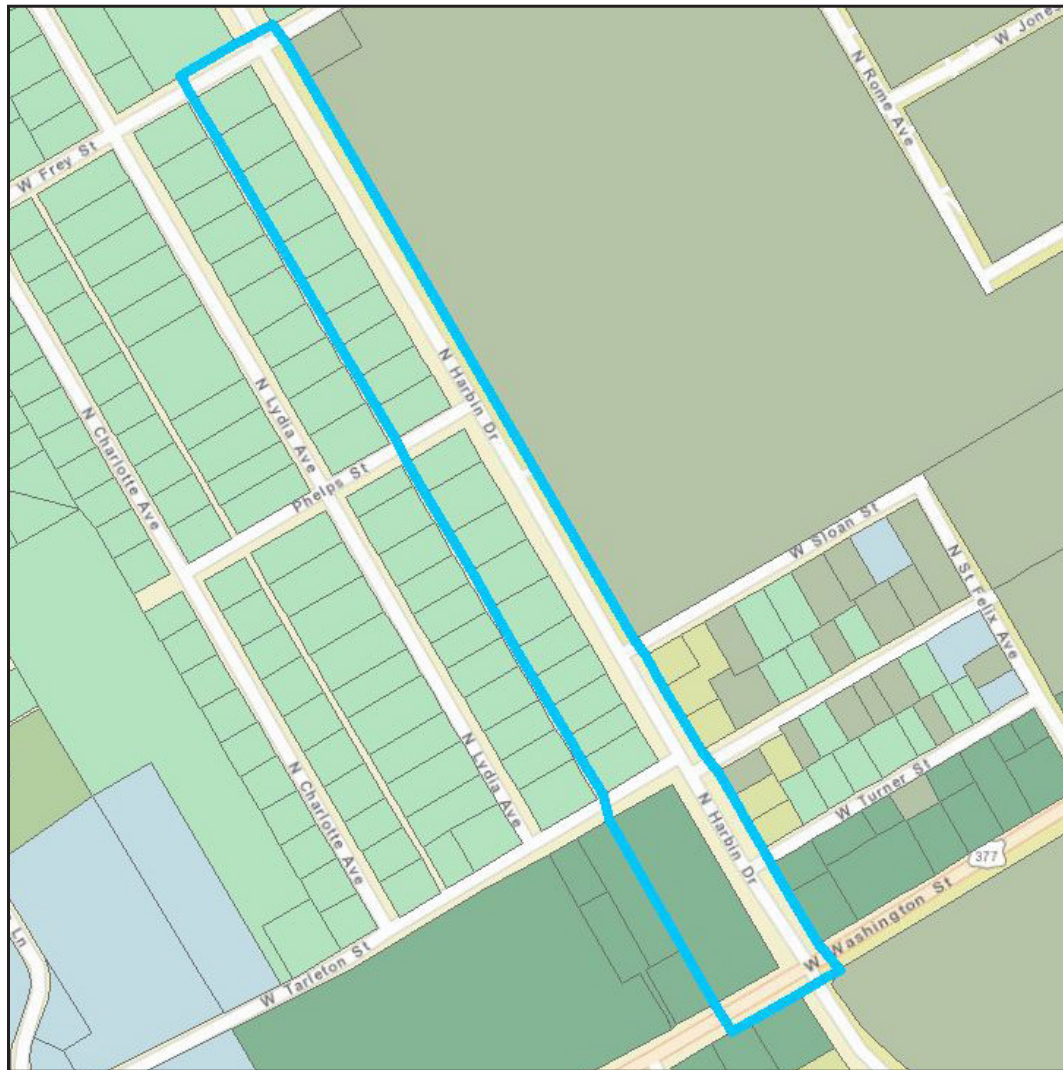
- TIRZ #1C Boundary


Zoning

The property within TIRZ#1 is currently zoned as B-2 Retail and Commercial Business (shaded in green) and R-3 Multiple Family (shaded in blue). The property within TIRZ#1A is primarily zoned as R-1 Single Family (shaded in light green), with one tract zoned as B-2 Retail and Commercial Business (shaded in green).


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. The Neighborhood Business District accommodates trade and personal services facilities that meet the needs and enhance the quality of life of residential neighborhoods throughout the city.

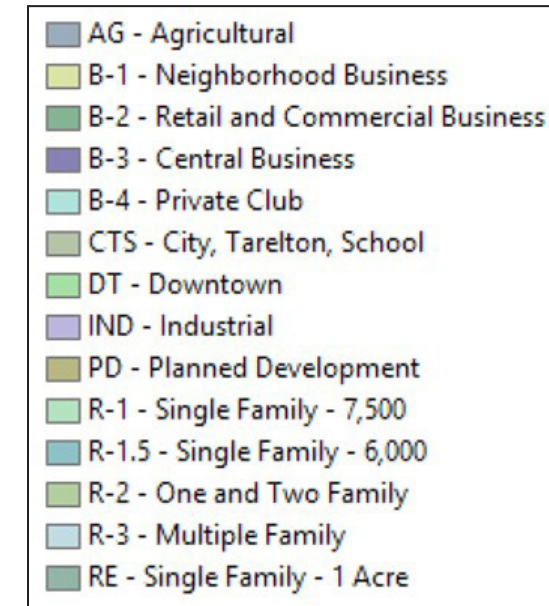
The Multiple Family District provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. 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.



 - TIRZ #1 Boundary



 - TIRZ #1A Boundary



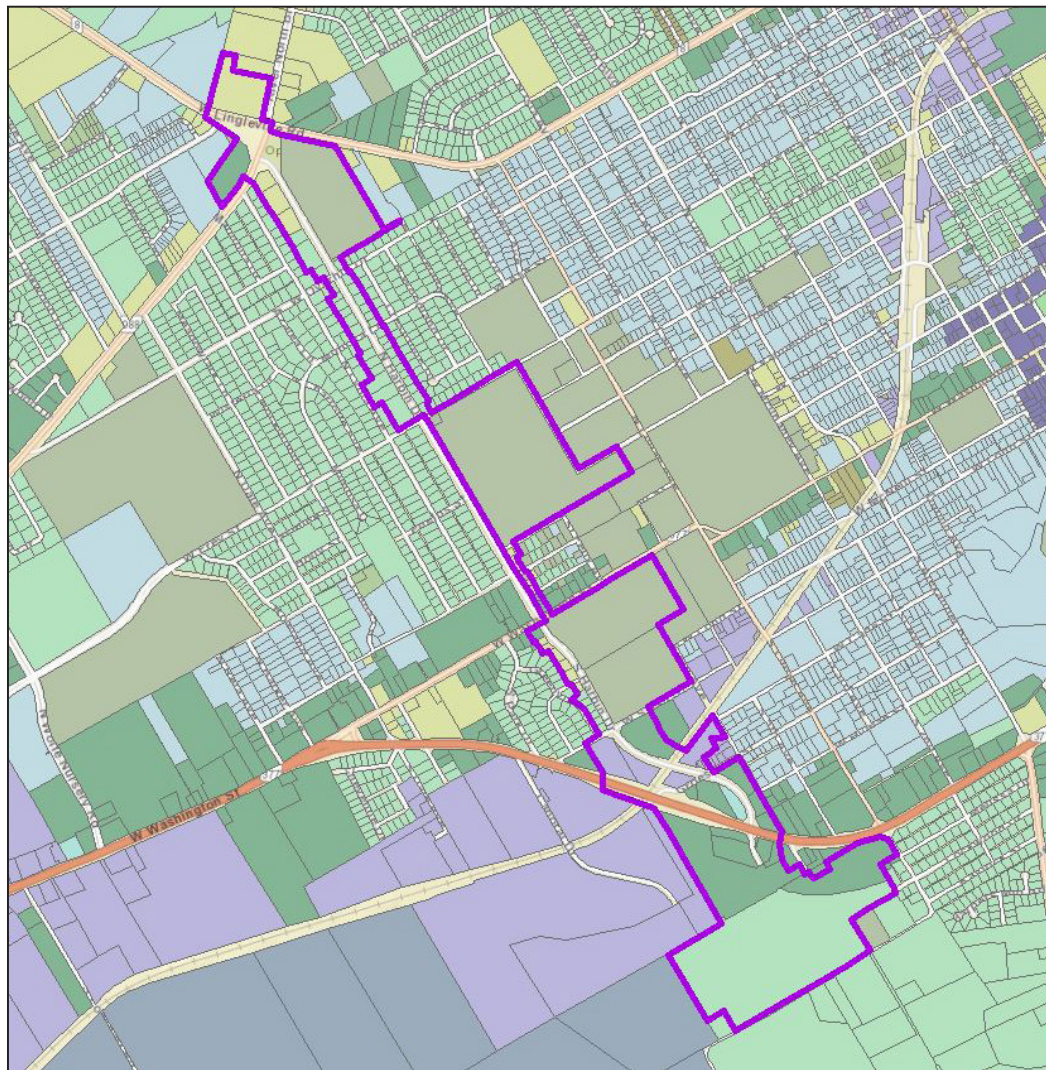
Zoning

The Single-family 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 protect from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

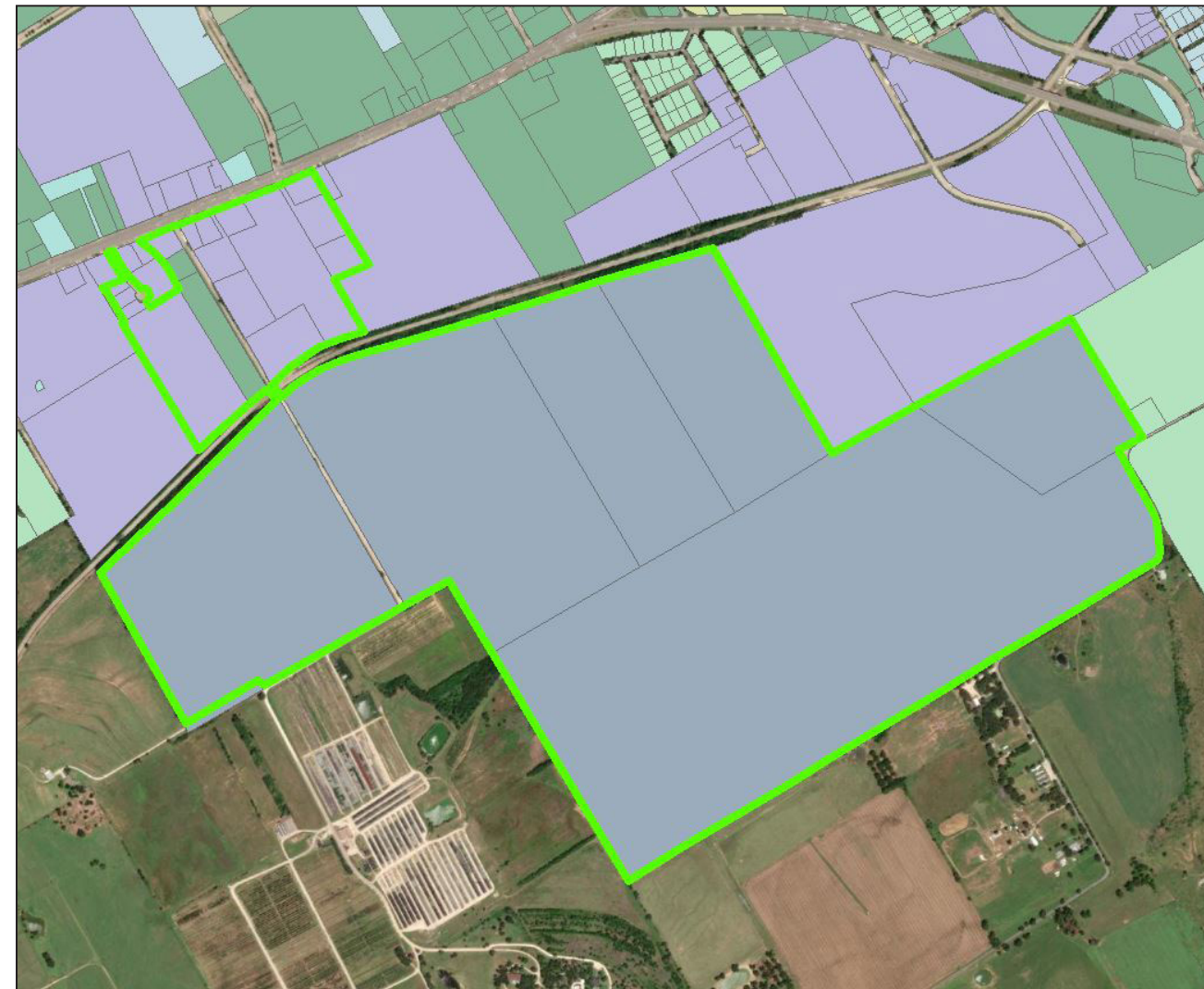
The property within TIRZ#1B is zoned as R-1 Single Family (shaded in light green), B-1 Neighborhood Business (shaded in yellow green), B-2 Retail and Commercial Business (shaded in green), and CTS City, Tarleton, and School (shaded in olive green). The property within TIRZ #1C is primarily zoned AG - Agricultural District (shaded in gray), with the portions closest to Washington Street zoned B-2 Retail and Commercial Business (shaded in green) and IND - Industrial (shaded in purple).

The Industrial District is intended to serve as the location for general industrial activities. The Agricultural district serves to provide a designation for undeveloped or vacant land located on the outer boundaries of the city and being used for agricultural purposes. The type of uses and the area and intensity of uses permitted in the District shall encourage and protect agricultural uses until urbanization is warranted.

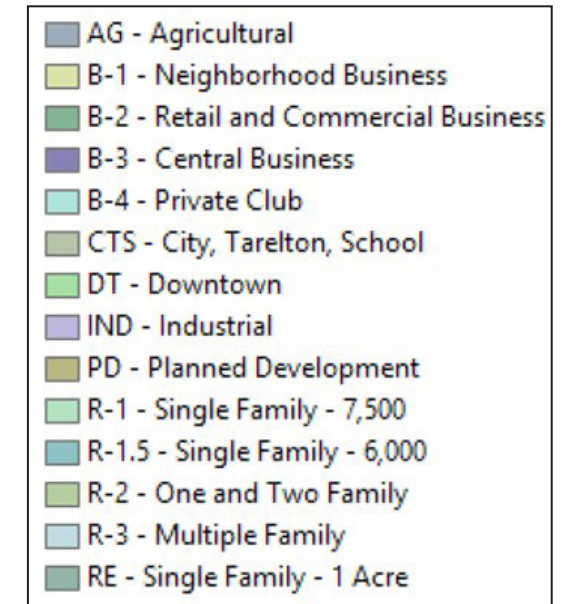
It is not anticipated there will be any changes to the City of Stephenville building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ. As development plans for the land within the TIRZ move forward, the Future Land Use Plan and zoning may be updated to accomodate the anticipated development.



 - TIRZ #1B Boundary



 - TIRZ #1C Boundary



Current Parcel Information

There are currently 14 parcels within Tax Increment Reinvestment Zone #1, being Block 148, Lot 2,4,6 (PT OF),7,8,9,10,11,12,13,14,15,16,17,18, 19, 20 (PT OF),21 (PT OF) of the City Addition, Block 1, Lot 1,2, 3 of the Lake Granbury Addition, and Block 1, Lot 3 and 4 of the O'Reilly Stephenville Addition.


There are currently 21 parcels within Tax Increment Reinvestment Zone #1A consisting of various lots within Block 1 and 2 of the Groesbeck Addition, and Block 139, Lot 1 of the City Addition. The combined 2019 estimated base taxable value of TIRZ #1 and TIRZ #1A is \$11,643,100.

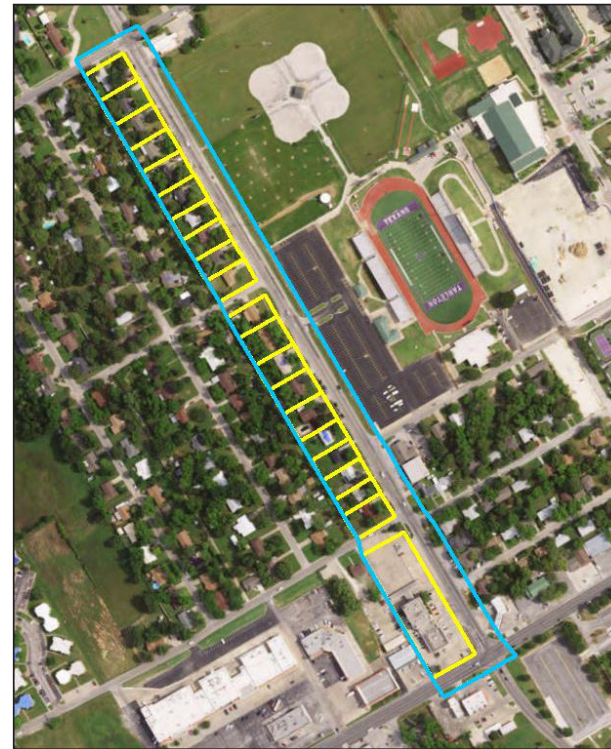
There are currently 92 parcels within Tax Increment Reinvestment Zone #1B. The 2020 estimated base taxable value of TIRZ #1B is \$21,774,373.


There are currently 23 parcels within Tax Increment Reinvestment Zone #1C. The 2021 estimated base taxable value of TIRZ #1C is \$12,733,740.

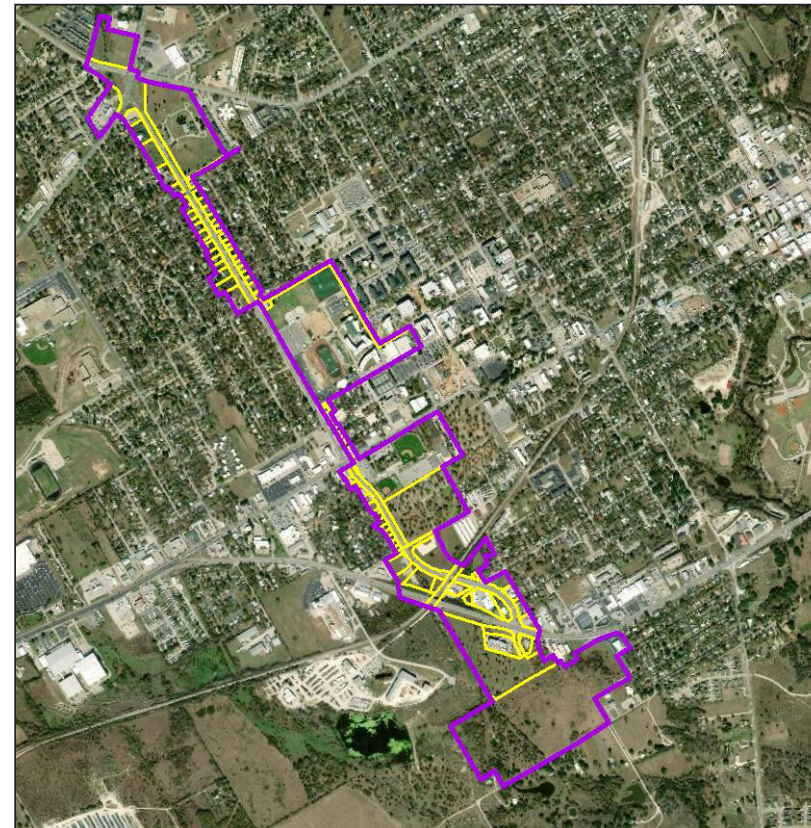
For further details of the parcels, including ownership information, see Appendix A.



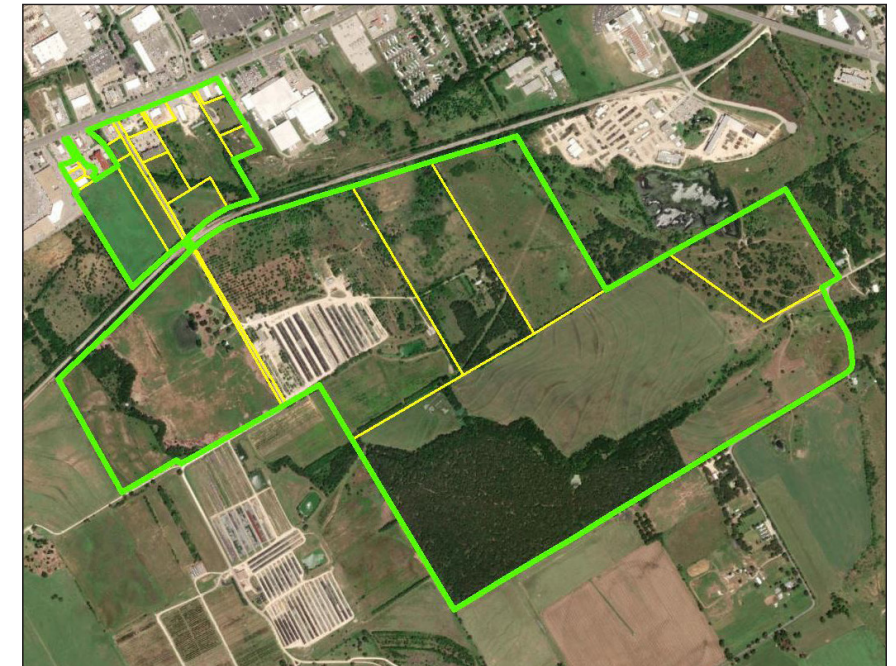
 - TIRZ #1 Boundary



 - TIRZ #1A Boundary



 - TIRZ #1B Boundary



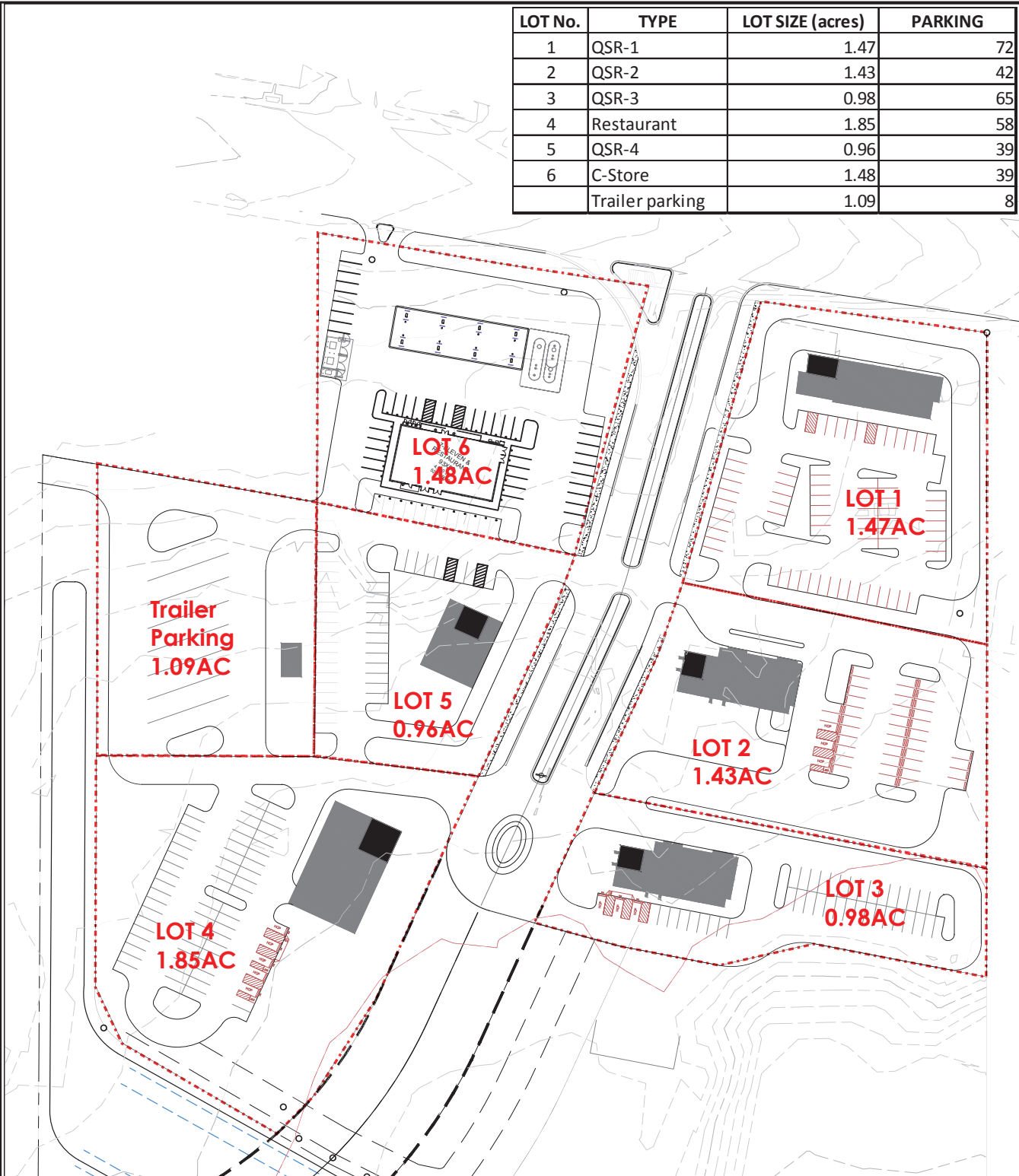
 - TIRZ #1C Boundary



Proposed within the TIRZ #1 boundaries is a retail development totaling approximately 163,000 square feet of new commercial space on the western half of the zone. For the purposes of this plan, this western area of the zone is designated as TIRZ 1 - Phase I.

There are no proposed development plans available for the vacant land on the eastern half, but it is anticipated that the zone will be built out with commercial uses in line with the future land use plan. For the purposes of this plan, this eastern area of the zone is designated as TIRZ 1 - Phase II.

LOT No.	TYPE	LOT SIZE (acres)	PARKING
1	QSR-1	1.47	72
2	QSR-2	1.43	42
3	QSR-3	0.98	65
4	Restaurant	1.85	58
5	QSR-4	0.96	39
6	C-Store	1.48	39
	Trailer parking	1.09	8



Within the TIRZ #1C boundaries there is a proposed retail development along W Washington Street totaling approximately 28,600 square feet of new commercial space. For the purposes of this plan, this development is designated as TIRZ #1C - Phase I. It is anticipated that balance of property in the zone adjacent to W Washington will be built out with approximately 31,800 square feet of new commercial space, designated TIRZ #1C - Phase II.

There are no proposed development plans available for the vacant land within the southern portion of TIRZ #1C, but it is anticipated that it will be built out with single family uses. For the purposes of this plan, this southern area of the zone is designated as Phase III.

Anticipated Development

As outlined on pages 15 and 16, within the boundaries of TIRZ #1 and TIRZ #1C it is anticipated that there will be development constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ. At this time there is no imminent planned new development within TIRZ #1A or TIRZ #1B.

The tables below provide an overview of the potential development that DPED projects will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 1 - PHASE I						
RETAIL	2021	50,000	\$ 100	\$ 5,000,000	\$ 200	\$ 10,000,000
RETAIL	2021	22,000	\$ 100	\$ 2,200,000	\$ 200	\$ 4,400,000
RETAIL	2021	18,000	\$ 100	\$ 1,800,000	\$ 200	\$ 3,600,000
RETAIL	2021	50,000	\$ 100	\$ 5,000,000	\$ 200	\$ 10,000,000
RETAIL	2022	10,375	\$ 100	\$ 1,037,500	\$ 200	\$ 2,075,000
RETAIL	2022	8,204	\$ 100	\$ 820,400	\$ 200	\$ 1,640,800
RETAIL	2022	10,000	\$ 100	\$ 1,000,000	\$ 200	\$ 2,000,000
RETAIL	2022	14,000	\$ 100	\$ 1,400,000	\$ 200	\$ 2,800,000
TIRZ 1 - PHASE II						
RETAIL	2024	25,000	\$ 100	\$ 2,500,000	\$ 200	\$ 5,000,000
RETAIL	2024	25,000	\$ 100	\$ 2,500,000	\$ 200	\$ 5,000,000
RETAIL	2024	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2024	10,000	\$ 100	\$ 1,000,000	\$ 200	\$ 2,000,000
Total		257,579		\$ 25,757,900		\$ 51,515,800

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 1C - PHASE I						
RETAIL	2022	4,800	\$ 150	\$ 720,000	\$1,000	\$ 4,800,000
RETAIL	2022	4,500	\$ 150	\$ 675,000	\$ 900	\$ 4,050,000
RETAIL	2022	4,500	\$ 150	\$ 675,000	\$ 900	\$ 4,050,000
RETAIL	2023	5,000	\$ 150	\$ 750,000	\$1,000	\$ 5,000,000
RETAIL	2023	4,800	\$ 150	\$ 720,000	\$ 900	\$ 4,320,000
RETAIL	2023	5,000	\$ 75	\$ 375,000	\$ 350	\$ 1,750,000
Total		28,600		\$ 3,915,000		\$23,970,000
TIRZ 1C - PHASE II						
RETAIL	2023	3,000	\$ 150	\$ 450,000	\$ 750	\$ 2,250,000
RETAIL	2025	4,500	\$ 150	\$ 675,000	\$ 750	\$ 3,375,000
RETAIL	2025	4,500	\$ 150	\$ 675,000	\$ 350	\$ 1,575,000
RETAIL	2027	5,000	\$ 150	\$ 750,000	\$ 350	\$ 1,750,000
RETAIL	2027	4,800	\$ 150	\$ 720,000	\$ 350	\$ 1,680,000
RETAIL	2027	10,000	\$ 150	\$ 1,500,000	\$ 350	\$ 3,500,000
Total		31,800		\$ 4,770,000		\$14,130,000
TIRZ 1C - PHASE III						
SINGLE FAMILY (40' LOTS)	2034	150	\$ 225,000	\$ 33,750,000	\$ -	\$ -
SINGLE FAMILY (50' LOTS)	2034	350	\$ 250,000	\$ 87,500,000	\$ -	\$ -
SINGLE FAMILY (60' LOTS)	2034	1,000	\$ 275,000	\$ 275,000,000	\$ -	\$ -
Total		1,500		\$ 396,250,000		\$0

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 5,708,801	15.0%
Sanitary Sewer Facilities and Improvements	\$ 5,708,801	15.0%
Storm Water Facilities and Improvements	\$ 5,708,801	15.0%
Transit/Parking Improvements	\$ 2,854,400	7.5%
Street and Intersection Improvements	\$ 5,708,801	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 3,805,867	10.0%
Economic Development Grants	\$ 7,611,735	20.0%
Administrative Costs	\$ 951,467	2.5%
Total	\$ 38,058,673	100.0%

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous pages, the City of Stephenville will contribute 100% of its real property increment and 100% of the sales tax increment within the boundaries of TIRZ #1, #1A, and #1B. Within the boundaries of TIRZ #1C, the City of Stephenville will contribute 35% of its real property increment and 50% of the sales tax increment.

Stephenville Economic Development Authority (SEDA) will contribute 100% of its sales tax increment within the original boundaries, TIRZ #1, in accordance with the interlocal agreement with the City of Stephenville that was approved by SEDA on May 3, 2019 and the City Council on May 7, 2019.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

TIRZ 1, 1A, 1B	Real Property Tax		Participation	
	CITY OF STEPHENVILLE	0.45500000	100%	0.4550000
	ERATH COUNTY	0.33480000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
	STEPHENVILLE ISD	1.22210000	0%	0.0000000
		2.13070000		0.4550000

TIRZ 1, 1A, 1B	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.45500000	0%	0.0000000
	ERATH COUNTY	0.33480000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
	STEPHENVILLE ISD	1.22210000	0%	0.0000000
		2.13070000		0.0000000

	Sales Tax		Participation	
TIRZ 1, 1A, 1B	CITY OF STEPHENVILLE	0.01375000	100.00%	0.0137500
TIRZ 1	ECONOMIC DEVELOPMENT	0.00125000	100.00%	0.0012500
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		0.02000000		0.01500000

TIRZ 1C	Real Property Tax		Participation	
	CITY OF STEPHENVILLE	0.45500000	35%	0.1592500
	ERATH COUNTY	0.33480000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
	STEPHENVILLE ISD	1.22210000	0%	0.0000000
		2.13070000		0.1592500

TIRZ 1C	Sales Tax		Participation	
	CITY OF STEPHENVILLE	0.01375000	50.00%	0.0068750
	ECONOMIC DEVELOPMENT	0.00125000	0.00%	0.0000000
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		0.02000000		0.00687500

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	100%	0.45500000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.45500000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	0%	0.00000000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.00000000

CITY OF STEPHENVILLE	0.0137500	100.00%	0.0137500
ECONOMIC DEVELOPMENT	0.0012500	100.00%	0.0012500
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES		
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	
1	2021	Retail Anchor	50,000	\$ 100.00	\$ 5,000,000	\$ 40.00	\$ 2,000,000	\$ 200.00	\$ 10,000,000
1	2021	Junior Anchor	22,000	\$ 100.00	\$ 2,200,000	\$ 40.00	\$ 880,000	\$ 200.00	\$ 4,400,000
1	2021	Junior Anchor	18,000	\$ 100.00	\$ 1,800,000	\$ 40.00	\$ 720,000	\$ 200.00	\$ 3,600,000
1	2021	Junior Anchor	50,000	\$ 100.00	\$ 5,000,000	\$ 40.00	\$ 2,000,000	\$ 200.00	\$ 10,000,000
1	2022	Strip Center with Quick service	10,375	\$ 100.00	\$ 1,037,500	\$ 40.00	\$ 415,000	\$ 200.00	\$ 2,075,000
1	2022	Smaller Tenant	8,204	\$ 100.00	\$ 820,400	\$ 40.00	\$ 328,160	\$ 200.00	\$ 1,640,800
1	2022	Smaller Tenant	10,000	\$ 100.00	\$ 1,000,000	\$ 40.00	\$ 400,000	\$ 200.00	\$ 2,000,000
1	2022	Smaller Tenant	14,000	\$ 100.00	\$ 1,400,000	\$ 40.00	\$ 560,000	\$ 200.00	\$ 2,800,000
TOTAL		182,579		18,257,900		7,303,160		36,515,800	

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	48.5% \$ 16,252,961	= \$ 2,183,377	+ \$ 873,351	+ \$ 13,196,233
ECONOMIC DEVELOPMENT	3.6% \$ 1,199,658	= \$ -	+ \$ -	+ \$ 1,199,658
ERATH COUNTY	21.0% \$ 7,047,844	= \$ 1,606,581	+ \$ 642,633	+ \$ 4,798,630
MIDDLE TRINITY WATER	0.2% \$ 61,806	= \$ 44,147	+ \$ 17,659	+ \$ -
ERATH ROAD & BRIDGE	2.2% \$ 736,302	= \$ 525,930	+ \$ 210,372	+ \$ -
STEPHENVILLE ISD	24.5% \$ 8,210,168	= \$ 5,864,406	+ \$ 2,345,762	+ \$ -
100.0%	\$ 33,508,739	\$ 10,224,441	\$ 4,089,777	\$ 19,194,521
	100.0%	30.5%	12.2%	57.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	92.8% \$ 15,379,610	= \$ 2,183,377	+ \$ -	+ \$ 13,196,233
ECONOMIC DEVELOPMENT	7.2% \$ 1,199,658	= \$ -	+ \$ -	+ \$ 1,199,658
ERATH COUNTY	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
100.0%	\$ 16,579,268	\$ 2,183,377	\$ -	\$ 14,395,891
	100.0%	13.2%	0.0%	86.8%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	5.2% \$ 873,351	= \$ -	+ \$ 873,351	+ \$ -
ECONOMIC DEVELOPMENT	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	41.6% \$ 7,047,844	= \$ 1,606,581	+ \$ 642,633	+ \$ 4,798,630
MIDDLE TRINITY WATER	0.4% \$ 61,806	= \$ 44,147	+ \$ 17,659	+ \$ -
ERATH ROAD & BRIDGE	4.3% \$ 736,302	= \$ 525,930	+ \$ 210,372	+ \$ -
STEPHENVILLE ISD	48.5% \$ 8,210,168	= \$ 5,864,406	+ \$ 2,345,762	+ \$ -
100.0%	\$ 16,929,472	\$ 8,041,065	\$ 4,089,777	\$ 4,798,630
	100.0%	47.5%	24.2%	28.3%

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	100%	0.45500000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.45500000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	0%	0.00000000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.00000000

CITY OF STEPHENVILLE	0.0137500	100.00%	0.0137500
ECONOMIC DEVELOPMENT	0.0012500	100.00%	0.0012500
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES		
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	
1	2024	Junior Anchor	25,000	\$ 100.00	\$ 2,500,000	\$ 40.00	\$ 1,000,000	\$ 200.00	\$ 5,000,000
1	2024	Junior Anchor	25,000	\$ 100.00	\$ 2,500,000	\$ 40.00	\$ 1,000,000	\$ 200.00	\$ 5,000,000
1	2024	Smaller Tenant	15,000	\$ 100.00	\$ 1,500,000	\$ 40.00	\$ 600,000	\$ 200.00	\$ 3,000,000
1	2024	Smaller Tenant	10,000	\$ 100.00	\$ 1,000,000	\$ 40.00	\$ 400,000	\$ 200.00	\$ 2,000,000
TOTAL					7,500,000		3,000,000		15,000,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF STEPHENVILLE	48.5%	\$ 5,992,592	= \$ 805,028	+ \$ 322,011	+ \$ 4,865,553
ECONOMIC DEVELOPMENT	3.6%	\$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY	21.0%	\$ 2,598,594	= \$ 592,359	+ \$ 236,944	+ \$ 1,769,292
MIDDLE TRINITY WATER	0.2%	\$ 22,788	= \$ 16,277	+ \$ 6,511	+ \$ -
ERATH ROAD & BRIDGE	2.2%	\$ 271,480	= \$ 193,914	+ \$ 77,566	+ \$ -
STEPHENVILLE ISD	24.5%	\$ 3,027,152	= \$ 2,162,252	+ \$ 864,901	+ \$ -
	100.0%	\$ 12,354,930	\$ 3,769,830	\$ 1,507,932	\$ 7,077,168
		100.0%	30.5%	12.2%	57.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF STEPHENVILLE	92.8%	\$ 5,670,581	= \$ 805,028	+ \$ -	+ \$ 4,865,553
ECONOMIC DEVELOPMENT	7.2%	\$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 6,112,904	\$ 805,028	\$ -	\$ 5,307,876
		100.0%	13.2%	0.0%	86.8%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF STEPHENVILLE	5.2%	\$ 322,011	= \$ -	+ \$ 322,011	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	41.6%	\$ 2,598,594	= \$ 592,359	+ \$ 236,944	+ \$ 1,769,292
MIDDLE TRINITY WATER	0.4%	\$ 22,788	= \$ 16,277	+ \$ 6,511	+ \$ -
ERATH ROAD & BRIDGE	4.3%	\$ 271,480	= \$ 193,914	+ \$ 77,566	+ \$ -
STEPHENVILLE ISD	48.5%	\$ 3,027,152	= \$ 2,162,252	+ \$ 864,901	+ \$ -
	100.0%	\$ 6,242,026	\$ 2,964,802	\$ 1,507,932	\$ 1,769,292
		100.0%	47.5%	24.2%	28.3%

Financial Feasibility Analysis - TIRZ 1C - Phase I

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	35%	0.1592500
ERATH COUNTY	0.33480000	0%	0.0000000
MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
STEPHENVILLE ISD	1.22210000	0%	0.0000000
	2.13070000		0.1592500

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	0%	0.0000000
ERATH COUNTY	0.33480000	0%	0.0000000
MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
STEPHENVILLE ISD	1.22210000	0%	0.0000000
	2.13070000		0.0000000

CITY OF STEPHENVILLE	0.0137500	50.00%	0.0068750
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ 1C - PHASE I		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1C	QSR	2022	4,800	\$ 150.00	\$ 720,000	\$ 40.00	\$ 192,000	\$ 1,000.00	\$ 4,800,000
1C	Fast Casual	2022	4,500	\$ 150.00	\$ 675,000	\$ 40.00	\$ 180,000	\$ 900.00	\$ 4,050,000
1C	Fast Casual	2022	4,500	\$ 150.00	\$ 675,000	\$ 40.00	\$ 180,000	\$ 900.00	\$ 4,050,000
1C	Fast Casual	2023	5,000	\$ 150.00	\$ 750,000	\$ 40.00	\$ 200,000	\$ 1,000.00	\$ 5,000,000
1C	QSR	2023	4,800	\$ 150.00	\$ 720,000	\$ 40.00	\$ 192,000	\$ 900.00	\$ 4,320,000
1C	C-Store	2023	5,000	\$ 75.00	\$ 375,000	\$ 40.00	\$ 200,000	\$ 350.00	\$ 1,750,000
			28,600			\$	1,144,000		\$ 23,970,000

TIRZ 1C - PHASE II		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1C	QSR	2023	3,000	\$ 150.00	\$ 450,000	\$ 40.00	\$ 120,000	\$ 750.00	\$ 2,250,000
1C	Fast Casual	2025	4,500	\$ 150.00	\$ 675,000	\$ 40.00	\$ 180,000	\$ 750.00	\$ 3,375,000
1C	Smaller Tenant	2025	4,500	\$ 150.00	\$ 675,000	\$ 40.00	\$ 180,000	\$ 350.00	\$ 1,575,000
1C	Smaller Tenant	2027	5,000	\$ 150.00	\$ 750,000	\$ 40.00	\$ 200,000	\$ 350.00	\$ 1,750,000
1C	Smaller Tenant	2027	4,800	\$ 150.00	\$ 720,000	\$ 40.00	\$ 192,000	\$ 350.00	\$ 1,680,000
1C	Smaller Tenant	2027	10,000	\$ 150.00	\$ 1,500,000	\$ 40.00	\$ 400,000	\$ 350.00	\$ 3,500,000
				\$	4,770,000			\$	14,130,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	48.5%	\$ 5,992,592	=	\$ 805,028	+	\$ 322,011	+	\$ 4,865,553
ECONOMIC DEVELOPMENT	3.6%	\$ 442,323	=	\$ -	+	\$ -	+	\$ 442,323
ERATH COUNTY	21.0%	\$ 2,598,594	=	\$ 592,359	+	\$ 236,944	+	\$ 1,769,292
MIDDLE TRINITY WATER	0.2%	\$ 22,788	=	\$ 16,277	+	\$ 6,511	+	\$ -
ERATH ROAD & BRIDGE	2.2%	\$ 271,480	=	\$ 193,914	+	\$ 77,566	+	\$ -
STEPHENVILLE ISD	24.5%	\$ 3,027,152	=	\$ 2,162,252	+	\$ 864,901	+	\$ -
	100.0%	\$ 12,354,930		\$ 3,769,830		\$ 1,507,932		\$ 7,077,168
		100.0%		30.5%		12.2%		57.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	92.8%	\$ 5,670,581	=	\$ 805,028	+	\$ -	+	\$ 4,865,553
ECONOMIC DEVELOPMENT	7.2%	\$ 442,323	=	\$ -	+	\$ -	+	\$ 442,323
ERATH COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
MIDDLE TRINITY WATER	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
STEPHENVILLE ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 6,112,904		\$ 805,028		\$ -		\$ 5,307,876
		100.0%		13.2%		0.0%		86.8%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	5.2%	\$ 322,011	=	\$ -	+	\$ 322,011	+	\$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
ERATH COUNTY	41.6%	\$ 2,598,594	=	\$ 592,359	+	\$ 236,944	+	\$ 1,769,292
MIDDLE TRINITY WATER	0.4%	\$ 22,788	=	\$ 16,277	+	\$ 6,511	+	\$ -
ERATH ROAD & BRIDGE	4.3%	\$ 271,480	=	\$ 193,914	+	\$ 77,566	+	\$ -
STEPHENVILLE ISD	48.5%	\$ 3,027,152	=	\$ 2,162,252	+	\$ 864,901	+	\$ -
	100.0%	\$ 6,242,026		\$ 2,964,802		\$ 1,507,932		\$ 1,769,292
		100.0%		47.5%		24.2%		28.3%

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	35%	0.15925000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.15925000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	0%	0.00000000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.00000000

CITY OF STEPHENVILLE	0.0137500	50.00%	0.0068750
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ 1C - PHASE III		Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1C	SINGLE FAMILY (40' LOTS)	2034	150	\$ 225,000.00	\$ 33,750,000	\$ -	\$ -	\$ -	\$ -
1C	SINGLE FAMILY (50' LOTS)	2034	350	\$ 250,000.00	\$ 87,500,000	\$ -	\$ -	\$ -	\$ -
1C	SINGLE FAMILY (60' LOTS)	2034	1,000	\$ 275,000.00	\$ 275,000,000	\$ -	\$ -	\$ -	\$ -
			1,500						
			TOTAL		396,250,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	48.5%	\$ 5,992,592	= \$ 805,028	+ \$ 322,011	+ \$ 4,865,553
ECONOMIC DEVELOPMENT	3.6%	\$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY	21.0%	\$ 2,598,594	= \$ 592,359	+ \$ 236,944	+ \$ 1,769,292
MIDDLE TRINITY WATER	0.2%	\$ 22,788	= \$ 16,277	+ \$ 6,511	+ \$ -
ERATH ROAD & BRIDGE	2.2%	\$ 271,480	= \$ 193,914	+ \$ 77,566	+ \$ -
STEPHENVILLE ISD	24.5%	\$ 3,027,152	= \$ 2,162,252	+ \$ 864,901	+ \$ -
	100.0%	\$ 12,354,930	\$ 3,769,830	\$ 1,507,932	\$ 7,077,168
		100.0%	30.5%	12.2%	57.3%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	92.8%	\$ 5,670,581	= \$ 805,028	+ \$ -	+ \$ 4,865,553
ECONOMIC DEVELOPMENT	7.2%	\$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 6,112,904	\$ 805,028	\$ -	\$ 5,307,876
		100.0%	13.2%	0.0%	86.8%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	5.2%	\$ 322,011	= \$ -	+ \$ 322,011	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	41.6%	\$ 2,598,594	= \$ 592,359	+ \$ 236,944	+ \$ 1,769,292
MIDDLE TRINITY WATER	0.4%	\$ 22,788	= \$ 16,277	+ \$ 6,511	+ \$ -
ERATH ROAD & BRIDGE	4.3%	\$ 271,480	= \$ 193,914	+ \$ 77,566	+ \$ -
STEPHENVILLE ISD	48.5%	\$ 3,027,152	= \$ 2,162,252	+ \$ 864,901	+ \$ -
	100.0%	\$ 6,242,026	\$ 2,964,802	\$ 1,507,932	\$ 1,769,292
		100.0%	47.5%	24.2%	28.3%

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH DISCOUNT RATE		2.00% 6.00%																																					
		REAL PROPERTY TAX				BUSINESS PERSONAL PROPERTY TAX				SALES TAX				REAL PROPERTY TAX				SALES TAX																					
		CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES				CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES				CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES																					
		0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000				100% 0% 0% 0% 0% 0.4550000				0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000				0% 0% 0% 0% 0% 0.0000000				0.0117500 0.0012500 0.0050000 0.0050000				100.00% 100.00% 0.00% 0.00%				0.0117500 0.0012500 0.0050000 0.0050000				35% 0% 0% 0% 0% 0.1592500				0.1592500 0.0000000 0.0000000 0.0000000				0.0117500 0.0012500 0.0050000 0.0050000	
REVENUE YEAR	TAX BASE YEAR 2019	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	21 2040	22 2041	23 2042	24 2043	25 2044	TOTALS												
REVENUE 1 - PHASE ONE																																							
REAL PROPERTY TAX																																							
BUSINESS PERSONAL PROPERTY																																							
CITY OF STEPHENVILLE																																							
ERATH COUNTY																																							
MIDDLE TRINITY WATER																																							
ERATH ROAD & BRIDGE																																							
STEPHENVILLE ISD																																							
REVENUE 2 - PHASE ONE SALES																																							
SALES																																							
CITY OF STEPHENVILLE																																							
ECONOMIC DEVELOPMENT																																							
ERATH COUNTY SALES																																							
REVENUE 3 - PHASE TWO																																							
REAL PROPERTY TAX																																							
BUSINESS PERSONAL PROPERTY																																							
CITY OF STEPHENVILLE																																							
ERATH COUNTY																																							
MIDDLE TRINITY WATER																																							
ERATH ROAD & BRIDGE																																							
STEPHENVILLE ISD																																							
REVENUE 4 - PHASE TWO SALES																																							
SALES																																							
CITY OF STEPHENVILLE																																							
ECONOMIC DEVELOPMENT																																							
ERATH COUNTY SALES																																							
REVENUE 5 - IC																																							
REAL PROPERTY TAX																																							
BUSINESS PERSONAL PROPERTY																																							
CITY OF STEPHENVILLE																																							
ERATH COUNTY																																							
MIDDLE TRINITY WATER																																							
ERATH ROAD & BRIDGE																																							
STEPHENVILLE ISD																																							
REVENUE 6 - 1C SALES																																							
SALES																																							
CITY OF STEPHENVILLE																																							
ECONOMIC DEVELOPMENT																																							
ERATH COUNTY SALES																																							
REVENUE 7 - IC SF																																							
REAL PROPERTY TAX																																							
BUSINESS PERSONAL PROPERTY																																							
CITY OF STEPHENVILLE																																							
ERATH COUNTY																																							
MIDDLE TRINITY WATER																																							
ERATH ROAD & BRIDGE																																							
STEPHENVILLE ISD																																							
REVENUE A, B, 1, 2, 3, 4, 5, AND 7																																							
Running Total																																							
GROSS																																							
CITY OF STEPHENVILLE																																							
ERATH COUNTY																																							
MIDDLE TRINITY WATER																																							
ERATH ROAD & BRIDGE																																							
STEPHENVILLE ISD																																							
ECONOMIC DEVELOPMENT																																							
ERATH COUNTY SALES																																							

Financial Feasibility Analysis - Total Taxes Generated

Item 4.

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

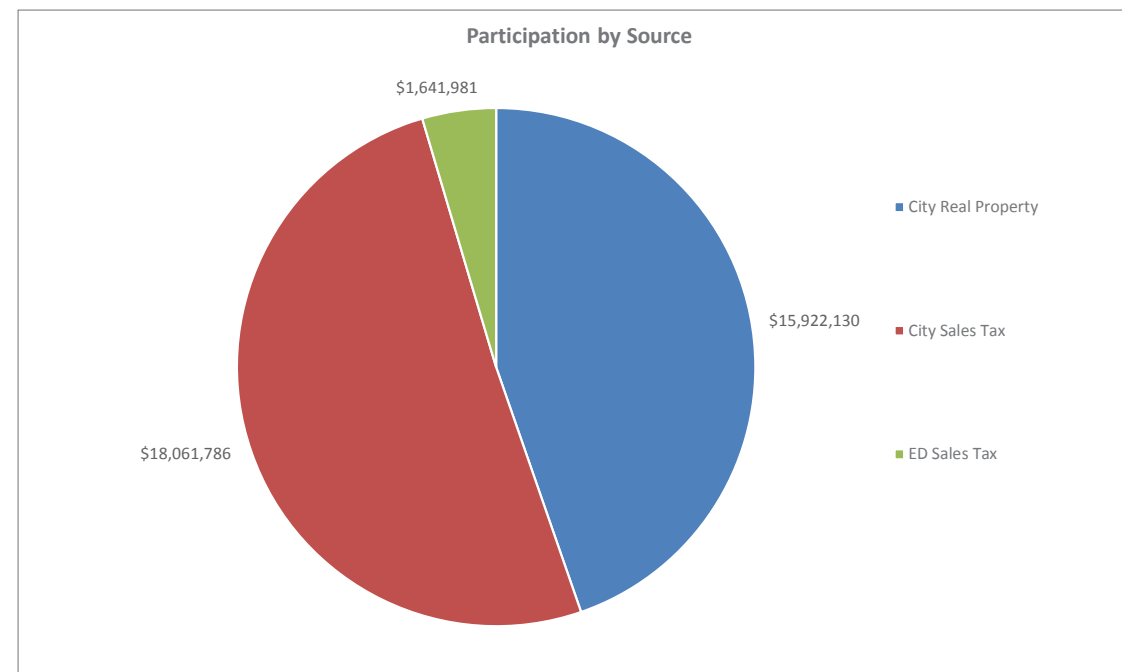
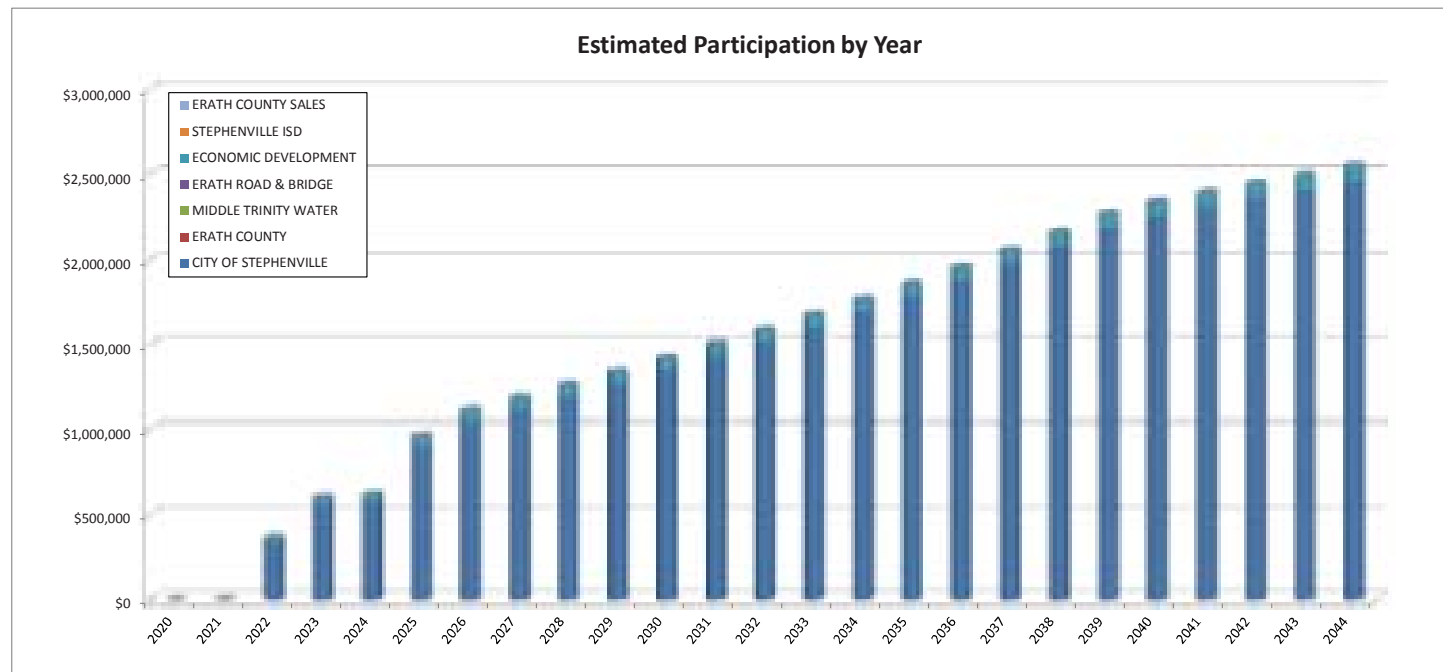
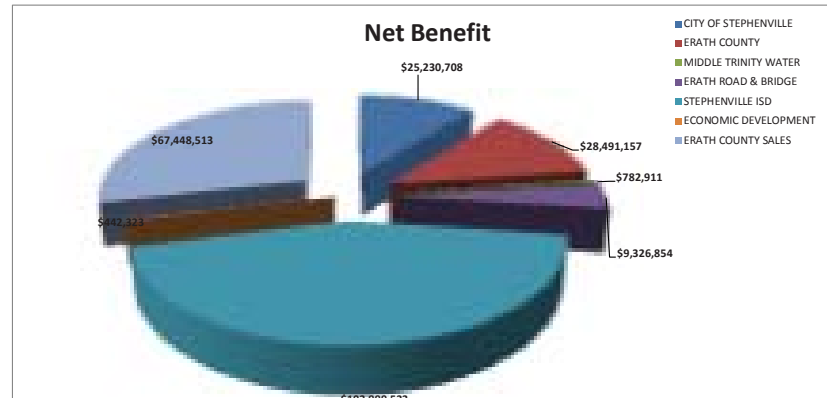
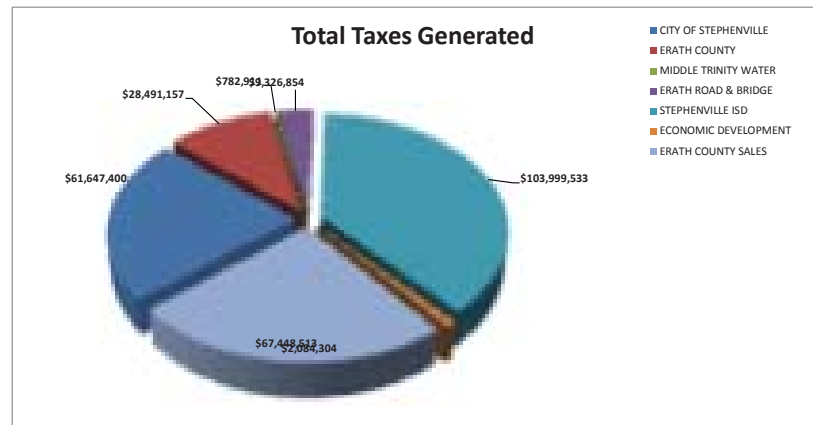
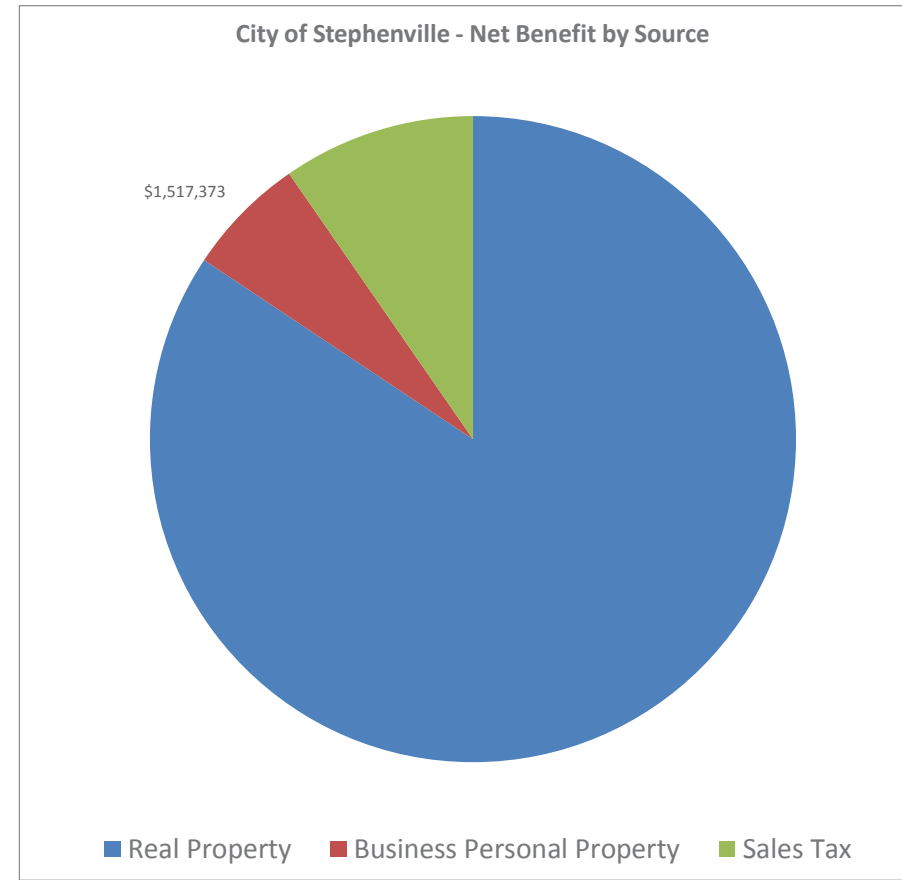
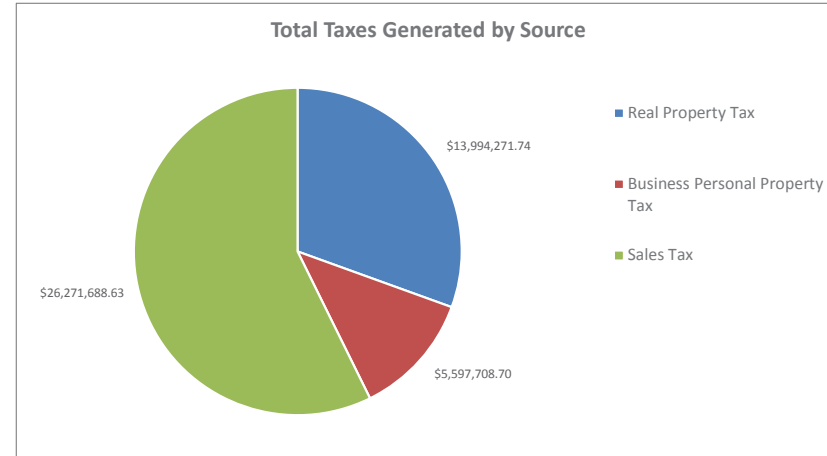
Table with columns for Taxable Base Year Growth, Discount Rate (2.00%, 6.00%), Real Property Tax, Business Personal Property Tax, Sales Tax, and Revenue Year (2019-2044). Includes sub-sections for Base Year (#1 & #1A), Base Year (#1B), and Base Year (#1C). Each section lists taxable value, increment, and revenue for various locations like City of Stephenville, Erath County, and Middle Trinity Water.



Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE	\$61,647,400	\$36,416,693	\$25,230,708
ERATH COUNTY	\$28,491,157	\$0	\$28,491,157
MIDDLE TRINITY WATER	\$782,911	\$0	\$782,911
ERATH ROAD & BRIDGE	\$9,326,854	\$0	\$9,326,854
STEPHENVILLE ISD	\$103,999,533	\$0	\$103,999,533
ECONOMIC DEVELOPMENT	\$2,084,304	\$1,641,981	\$442,323
ERATH COUNTY SALES	\$67,448,513	\$0	\$67,448,513
Total	\$273,780,673	\$38,058,673	\$235,722,000

City of Stephenville	Total Taxes Generated	Participation	Net Benefit
Real Property	\$37,202,689	\$15,922,130	\$21,280,558
Business Personal Property	\$1,517,373	\$0	\$1,517,373
Sales Tax	\$22,927,339	\$20,494,562	\$2,432,776
Total	\$61,647,400	\$36,416,693	\$25,230,708



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.





Length of TIRZ #1 in Years:

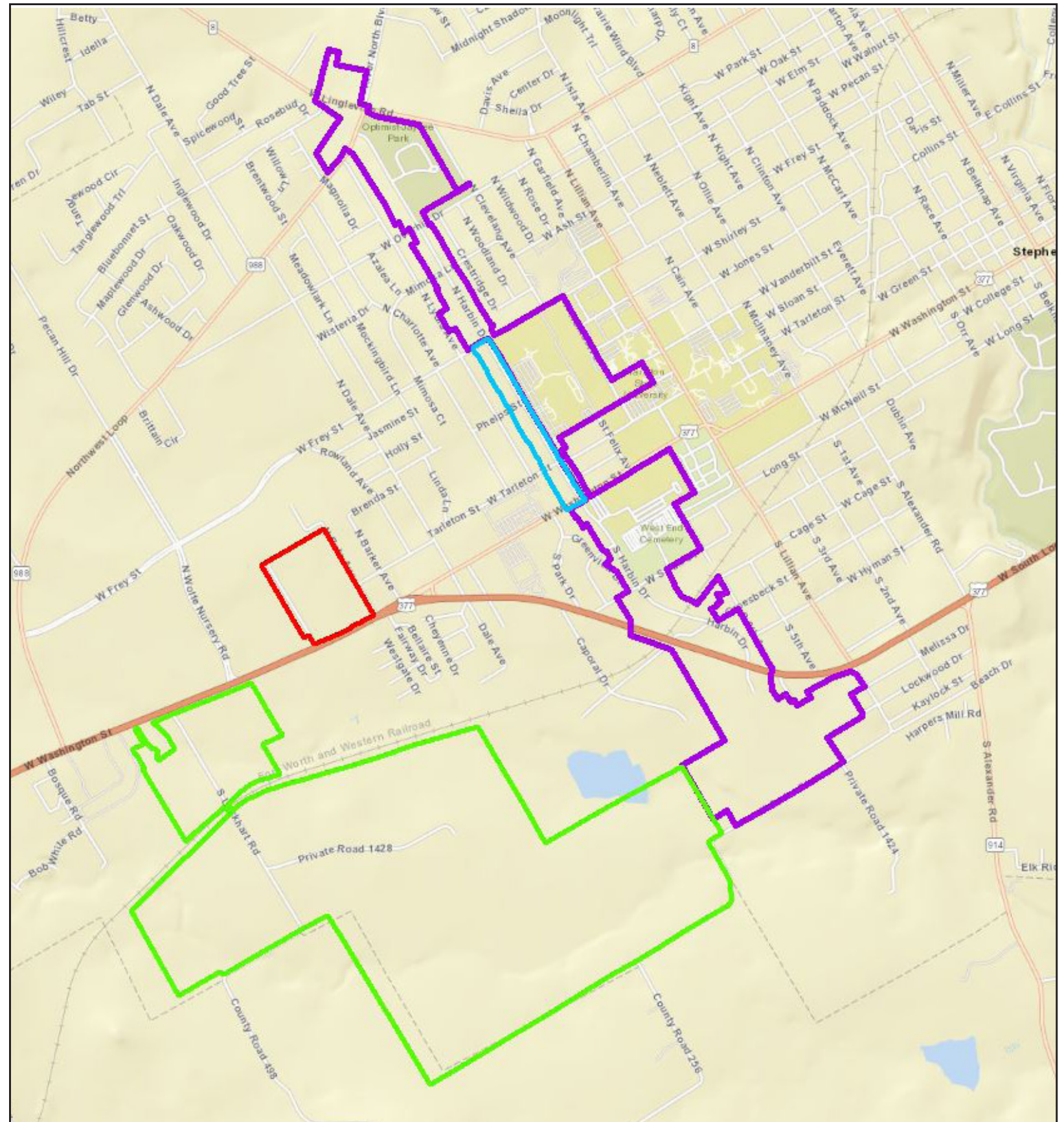
The TIRZ has a 26-year term and is scheduled to end on December 31, 2045.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary
-  - TIRZ #1B Boundary
-  - TIRZ #1C Boundary



TIRZ #1 CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000074390	ALLSUPS CONVENIENCE STORES INC	\$ 1,345,170	2.901	A2615 LAKE GRANBURY DEVELOPERS ADDITION; BLOCK 1, LOT 1
R000022363	FARMERS & MERCHANTS BANK	\$ 1,742,430	1.744	A2615 LAKE GRANBURY DEVELOPERS ADDITION; BLOCK 1, LOT 2
R000022388	LAKE GRANBURY DEVELOPERS LP	\$ 1,004,410	11.529	A2615 LAKE GRANBURY DEVELOPERS ADDITION; BLOCK 1, LOT 3
R000030525	HARRIS PARTNERSHIP	\$ 20,000	0.275	S2600 CITY ADDITION,, BLOCK 148,, LOT 16 & 17; (N 30 17), (SUB 8)
R000030526	PALM TREE VENTURES LLC	\$ 113,040	0.413	S2600 CITY ADDITION,, BLOCK 148,, LOT 17;19;20; (S20 OF 17), (SUB 8)
R000022409	ERATH CAPITAL INVESTMENTS LLC	\$ 42,300	0.298	S2600 CITY ADDITION,, BLOCK 148,, LOT 18 & 21 (SUB 8),, (11.4 OF 21)
R000030517	PARK PLAZA PROPERTIES LLC	\$ 587,980	4.801	S2600 CITY ADDITION,, BLOCK 148,, LOT 2;PLAZA MHP
R000055614	DELGADO LAZARO JR & LAZARO ALBERTO DELGADO	\$ 35,260	0.339	S2600 CITY ADDITION,, BLOCK 148,, LOT 21; (N 100 OF 21), (SUB OF 8)
R000030519	MCELROY RUBY K	\$ 159,470	3.661	S2600 CITY ADDITION,, BLOCK 148,, LOT 4;8;9;10;11;12;13;14;15 (SUB 8); & 1.912 ACS (SUB 6 & 7)
R000030523	CACTUS RIDGE LP	\$ 90,050	0.258	S2600 CITY ADDITION,, BLOCK 148,, LOT 6 (SUB 8)
R000030524	HARRIS PARTNERSHIP	\$ 828,620	3.385	S2600 CITY ADDITION,, BLOCK 148,, LOT 7 (SUB 7)
R000030518	MARTINEZ JESSIE	\$ 42,760	0.172	S2600 CITY ADDITION,, BLOCK 148,, LOT 7 (SUB OF 8)
R000022352	O'REILLY AUTO ENTERPRISES LLC	\$ 552,170	0.860	S3305 O REILLY-STEPHENVILLE ADDITION, BLOCK 1, LOT 3
R000075404	COPELAND PROPERTIES LLC	\$ 514,070	0.344	S3305 O REILLY-STEPHENVILLE ADDITION, BLOCK 1, LOT 4
		\$ 7,077,730	30.981	

TIRZ #1A CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000031936	PHILLIPS LESTER L & FRANCES	\$ 84,690	0.22	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 16 & 17 (N 13 OF 17)
R000031916	MARTIN NADIA	\$ 113,220	0.28	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 16 & 17 (N30 OF 17)
R000031933	NORMAND JONATHAN M & CARRIE J	\$ 107,930	0.28	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 11&12,, (S40 OF 11 & N40 OF 12)
R000031934	BYRD RICHARD S & KRISTEN L	\$ 95,450	0.28	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 12; 13 & 14,, (S10 OF 12 & N20 OF 14)
R000031935	MARKS SYLVAN BROWN JR & BARBARA ANN	\$ 86,560	0.28	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 14 & 15,, (S30 OF 14)
R000031914	WATSON KARMA L	\$ 98,320	0.28	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 12;13;14 (S 15 OF 12, & 13 AND N 15 OF 14)
R000031915	RENFIELD LLC	\$ 110,880	0.30	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 14 & 15,, (S35 OF 14 & 15)
R000031917	WALTON DARON	\$ 96,970	0.29	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 17 & 18 (S20 OF 17)
R000031928	MELTON MIKE & RONDA	\$ 151,830	0.36	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 1;2; (N38 OF 2)
R000031908	SHOFSTALL FAMILY LIVING TRUST	\$ 124,700	0.39	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 1 & 2
R000031909	KARNES DANNY D & JANA M	\$ 139,250	0.32	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 3 & 4 (N40 OF 4)
R000031910	BYRD RICHARD S & KRISTEN L	\$ 107,330	0.36	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 4;5;6, (S10 OF 4&5 & N40 OF 6)
R000031911	HEROD DANA	\$ 142,340	0.36	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 6;7;8,, (S120 OF 6 & N40 OF 8)
R000031912	BLAKELEY KEVIN J	\$ 145,790	0.36	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 8;9;10,, (S10 OF 8 & N40 OF 10)
R000031913	ELLIOTT JOHN R & KATIE B ENTERPRISES LLC	\$ 127,410	0.34	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 10; 11 & 12 (S 10, OF 10 & N 35 OF 12)
R000031929	MILLER KARLA	\$ 137,020	0.40	S3900 GROESBECK ADDITION, BLOCK 2, LOT 2;3;4; (S 12 OF 2)
R000031930	JONES EUNA E	\$ 129,990	0.36	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 5 & 6
R000031931	WILLIAMS GEORGE WILEY JR	\$ 113,880	0.36	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 7 & 8
R000031932	AVALOS AMPARO MEDRANO & ROSA M ROSALES PULE	\$ 179,630	0.39	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 9;10;11; (N10 OF 11)
R000031937	FAMBRO REALTY LLC	\$ 126,060	0.32	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 17 & 18 (N 53 OF 18, & S 37 OF 17)
R000030321	STEPHENVILLE INTERBANK	\$ 2,131,120	1.98	S2600 CITY ADDITION,, BLOCK 139,, LOT 1
		\$ 4,550,370	8.51	

TIRZ #1B CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000019805	DB & CB INVESTMENTS LTD	\$ 700,110	59.974	A0342 HUDSON H C;, COMM BLDG (BRUNER BUDGET, AUTO SALES)
R000033482	TARLETON STATE UNIVERSITY	\$ -	21.222	S6200 SOUTH SIDE ADDITION, BLOCK 1 & BLOCK 2; HORTICULTURE & SOFTBALL COMPLEXES
R000033760	ALLEN REAL PROPERTIES LTD	\$ 236,370	15.758	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 25
R000033189	CEDARS NATHAN ET AL	\$ 506,650	7.155	S5660 RIVER NORTH II ADDITION, BLOCK 20, LOT 1 (S PT OF)
R000073763	HARBIN STREET LLC	\$ 829,050	6.91	S6200 SOUTH SIDE ADDITION, BLOCK 19; LOT 15
R000030545	MDC COAST 18 LLC	\$ 1,235,470	4.25	S5255 ALLSUPS ADDITION; BLOCK 1; LOT 1
R000033595	BACHUS JAMES O FAMILY TRUST	\$ 51,040	2.604	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 2,3D,4B,4C
R000033761	SUNSTONE HOSPITALITY INC	\$ 5,992,790	2.17	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 29 & PERSONAL PROPERTY; HAMPTON INN & SUITES
R000033763	SBG SMITH SUPPLY INC	\$ 872,600	2.11	S6200 SOUTH SIDE ADDITION, BLOCK 32, LOT 13
R000033594	HARBIN STREET LLC	\$ 336,980	1.934	S6200 SOUTH SIDE ADDITION, BLOCK 19; LOT 17
R000014966	FORT WORTH & WESTERN RAILROAD	\$ 29,980	1.77	RAILROAD CORRIDOR, (STEPHENVILLE CITY LIMITS); COMMERCIAL SITES(LOVE OIL)(PAT PATTERSON)
R000014980	TREWITT REED LACY FUNERAL HOME INC	\$ 468,950	1.509	A0032 BLAIR JOHN; FUNERAL HOME
R000063891	BIGFOOT ENTERPRISES	\$ 261,350	1.5	S6200 SOUTH SIDE ADDITION, BLOCK 19; LOT 19
R000073556	POLSERB LLC	\$ 151,590	1.16	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 28
R000076187	ONDRACEK REX E	\$ 145,570	1.078	S6200 SOUTH SIDE ADDITION, BLOCK 32; LOT 32
R000040366	G BAR O RANCH INC	\$ 476,830	1.039	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 5 & LOT 8 (PT OF)
R000030481	HARBIN STREET LLC	\$ 167,920	0.964	S6200 SOUTH SIDE ADDITION, BLOCK 19, LOT 18
R000033602	RED TO BLACK LLC	\$ 213,480	0.938	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 20
R000014981	NEHRING TECHNOLOGY LLC	\$ 364,670	0.86	S2609 ECAD ADDITION; LOT 1
R000033751	L & S REAL ESTATE PARTNERSHIP	\$ 370,810	0.832	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 20;21; (PT OF 21)
R000033754	ERATH COUNTY FARM BUREAU	\$ 335,780	0.751	S6200 SOUTH SIDE ADDITION,BLOCK 32, LOT 4
R000033756	THE PIZZA PLACE LLC	\$ 356,530	0.746	S6200 SOUTH SIDE ADDITION, BLOCK 32, LOT 12
R000064332	JACK JONES RE LTD	\$ 202,340	0.619	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 27
R000076373	STEPHENVILLE DEVELOPMENT CENTER INC	\$ 96,310	0.553	S6200 SOUTH SIDE ADDITION, BLOCK 19, LOT 14R
R000029149	CHAMBERLIN HEIRS	\$ 14,760	0.492	S2500 CHAMBERLIN ADDITION, BLOCK M;; LOT 25 X857 STRIP
R000061964	PEACOCK INVESTMENTS LLC%AUTO ZONE	\$ 375,000	0.462	S2600 CITY ADDITION;; BLOCK 140;; LOT 22
R000050629	PEACOCK INVESTMENTS LLC	\$ 57,990	0.429	S2600 CITY ADDITION;; BLOCK 140;; LOT 25
R000050627	BARBEREE ROBERT EARL	\$ 375,600	0.387	S2600 CITY ADDITION;; BLOCK 140;; LOT 18
R000050628	SHOWBARN HILL PROPERTIES, SERIES OF BAR DIAMOND	\$ 226,720	0.38	S2600 CITY ADDITION;; BLOCK 140;; LOT 24; COMM BLDG
R000032907	BACHUS JAMES O FAMILY TRUST	\$ 403,600	0.373	S5400 PARK PLACE ADDITION, BLOCK 40;; LOT 4A (S 84.2 OF N 179) & (E60 OF N130.6)
R000050625	EAKINS ROBERT DON	\$ 161,600	0.354	S2600 CITY ADDITION;; BLOCK 140;; LOT 27
R000032044	RARA LLC	\$ 198,970	0.348	S4000 GROESBECK & MCCLELLAND; BLOCK F39;; LOT 13-16; (W32.5 OF 13;; S33.3 OF 15; W32.5 OF S33, .3 OF 16; 15X138.3 OF, HARBIN)
R000050626	WHITE DOYLE D & PATRICIA A	\$ 38,470	0.285	S2600 CITY ADDITION;; BLOCK 140;; LOT 17
R000032910	PEACOCK INVESTMENTS LLC	\$ 153,170	0.208	S5400 PARK PLACE ADDITION, BLOCK 40;; LOT 4A (W 99.6 OF N91)
R000032029	TEXAS A&M UNIV SYSTEM OFFICE OF GENERAL COUNSEL	\$ 212,400	0.182	S4000 GROESBECK & MCCLELLAND; BLOCK E-39;; LOT 13;14;15;16;; (N43.7 OF W32.5 OF 13;; N43.7 OF 14; PT OF 15)

TIRZ #1B CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000032028	KINCANNON DAVID	\$ 251,030	0.177	S4000 GROESBECK & MCCLELLAND; BLOCK E-39;; LOTS 13 & 14; (S69.6 OF 13; S69.6 OF 14, 69.6X15 OF HARBIN)
R000073557	L & S REAL ESTATE PARTNERSHIP	\$ 3,870	0.049	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 30
R000066500	PEACOCK INVESTMENTS LLC	\$ 22,900	0.226	S3800 GREENVIEW ADDITION;; BLOCK 4;; LOT 9
R000033607	BACHUS JAMES O FAMILY TRUST	\$ 8,550	0.193	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 10
R000033608	BACHUS JAMES O FAMILY TRUST	\$ 7,500	0.171	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 11
R000033609	BACHUS JAMES O FAMILY TRUST	\$ 450	0.011	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 12
R000062670	DERRICK FRANK & MARGARET FAMILY TRUST	\$ 210,430	1.808	S2600 CITY ADDITION;; BLOCK 144;; LOT 15
R000030441	LEAVERTON KIMBERLY WILSON & JOHN W LEAVERTON	\$ 305,270	1.123	S2600 CITY ADDITION;; BLOCK 144;; LOT 4
R000030440	QUAZI MOUMIN	\$ 204,140	1.123	S2600 CITY ADDITION; BLOCK 144; LOT 3
R000034641	GOKUL BHAGWANDAS DR & LORENZA	\$ 267,850	0.55	S7000 WEST OAKS ADDITION;; BLOCK 8;; LOT 1
R000030448	BRADBERRY RONALD	\$ 166,680	0.486	S2600 CITY ADDITION;; BLOCK 144;; LOT 7 (E 1/2)
R000030453	POWELL MOLLY & RICHARD	\$ 124,910	0.468	S2600 CITY ADDITION;; BLOCK 144;; LOT 8D
R000030450	JOHNSON DAVID HUNTER & DAVID GARY	\$ 128,200	0.468	S2600 CITY ADDITION;; BLOCK 144;; LOT 8; (S125 OF E163)
R000030443	BROCK WARNER FAIN & KATHLEEN B	\$ 199,180	0.438	S2600 CITY ADDITION;; BLOCK 144;; LOT 6; (N100 OF E191)
R000030444	ROBERTS GINGER HOWLE	\$ 159,120	0.438	S2600 CITY ADDITION;; BLOCK 144;; LOT 6; (S100 OF E191)
R000028935	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	\$ 141,260	0.414	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 12B; 13 & 14, (N37 OF 12 & S30 OF 14)
R000033759	ARIZPE MARIA G	\$ 49,680	0.405	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 7A
R000028999	CARPENTER DARREN R & JAMES F KIMBEL	\$ 206,710	0.379	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOT 6 & 7 (N 55 OF 6)
R000029000	COLE RODNEY M & STACEY L	\$ 188,380	0.379	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOT 8 & 9 (W 37.5 OF 9)
R000030455	SKIPPER ELLEN	\$ 226,310	0.374	S2600 CITY ADDITION;; BLOCK 144;; LOT 9A & 10B
R000031896	GARNER DAVID BARTON & AMY NICOLE	\$ 137,840	0.36	S3800 GREENVIEW ADDITION;; BLOCK 4;; LOT 6
R000030458	TRUSSELL BRYSON & HOLLIE	\$ 152,320	0.337	S2600 CITY ADDITION;; BLOCK 144;; LOT 10A
R000030456	STEPHEN JAMES P	\$ 144,520	0.337	S2600 CITY ADDITION;; BLOCK 144;; LOT 9B
R000028997	BURGE STEPHEN MICHAEL & AMBER GAYLE ARRAMBIDE	\$ 203,050	0.321	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOTS 4, 5 & 6 (N35' OF 4 & S20' OF 6)
R000028934	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	\$ 114,390	0.317	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 11 & 12A
R000029148	WORTHINGTON JOSIAH W	\$ 176,660	0.294	S2500 CHAMBERLIN ADDITION, BLOCK M;; LOT 10 & 11 (W9 OF 10)
R000028944	ARENDELL EVAN M & DEBORAH D	\$ 216,340	0.292	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 23 & 24 (N 20 OF, LOT 23)
R000028996	FARRAR DOROTHY	\$ 137,300	0.292	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOT 3 & 4, (N60 OF 3 & S40 OF 4)
R000028941	TRAFALGAR HOMES OF TEXAS LLC	\$ 139,690	0.292	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 20 & 21 (N 50 OF 20, & S 50 OF 21)
R000028936	WALKER CLEBURN A & ROSE H	\$ 100,950	0.284	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 14 & 15 (N 45 OF 14, & S 52.5 OF 15)
R000028937	DESANZO MICHAEL PAUL & DONNA	\$ 166,230	0.284	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 15 & 16, (N22.5 OF 15)
R000028940	RICHMOND CLARENCE FLOYD	\$ 123,890	0.262	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 19 & 20, (N65 OF 19 & S25 OF 20)
R000031895	SALAME DANIEL JR & DEBORAH HOWARD-SALAME	\$ 112,710	0.256	S3800 GREENVIEW ADDITION;; BLOCK 4;; LOT 5
R000028994	BEASLEY DANE M & LINDA R	\$ 121,630	0.248	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOT 1 & 2, (S5 OF 2)

TIRZ #1B CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000028995	NISTLER TONY	\$ 125,730	0.248	S2500 CHAMBERLIN ADDITION, BLOCK D;, LOT 2 & 3, (N70 OF 2 & S15 OF 3)
R000031894	BONYANPOUR DEBRA ANN ET AL	\$ 119,680	0.244	S3800 GREENVIEW ADDITION;, BLOCK 4;, LOT 4
R000028938	HORNER CLARENCE & TERESA K	\$ 101,990	0.233	S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 17 & 18 (S5 OF 18)
R000028942	ONDRACEK REX	\$ 131,930	0.233	S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 21 & 22, (N25 OF 21 & S55 OF 22)
R000031891	GIFFORD TOBY & ANGELA	\$ 136,510	0.231	S3800 GREENVIEW ADDITION;, BLOCK 4;, LOT 1
R000034643	RASBERRY JAMES A & BARBARA V	\$ 157,210	0.229	S7000 WEST OAKS ADDITION;, BLOCK 9;, LOT 1 (E 83)
R000031893	WALDIE MARY G MRS	\$ 128,370	0.22	S3800 GREENVIEW ADDITION;, BLOCK 4;, LOT 3
R000030442	GARRISON JENNIFER SUSAN YEARWOOD	\$ 196,870	0	S2600 CITY ADDITION;, BLOCK 144;, LOT 25
R000028939	HIGHTOWER STEPHEN D & DONNA K	\$ 137,270	0.233	S2500 CHAMBERLIN ADDITION, BLOCK A, LOT 18 & 19 (N 70 OF 18, & S 10 OF 19)
R000028943	HEGE TESSA I	\$ 137,630	0.22	S2500 CHAMBERLIN ADDITION, BLOCK A, LOT 22 & 23, (N20 OF 22 & S55 OF 23)
R000031892	ALFORD RENTALS LLC	\$ 125,440	0.217	S3800 GREENVIEW ADDITION;, BLOCK 4;, LOT 2
R000032911	BACHUS JAMES O FAMILY TRUST	\$ 76,710	0.196	S5400 PARK PLACE ADDITION, BLOCK 40;, LOT 4A (PT OF)
R000060731	TARLETON STATE UNIVERSITY	\$ -	43.194	S3000 COLLEGE VIEW ADDITION; BLOCK 1-35 & 57;, ALL LOTS; (EXCEPT 100X150); ATHLETIC CENTER, GYM
R000066216	CITY OF STEPHENVILLE	\$ -	20	A0032 BLAIR JOHN; JAYCEE PARK
R000033485	CITY OF STEPHENVILLE	\$ -	15.831	S6200 SOUTH SIDE ADDITION, BLOCK 3;, LOT ALL; WEST END CEMETERY
R000033483	CITY OF STEPHENVILLE	\$ -	2.68	S6200 SOUTH SIDE ADDITION, BLOCK 1 & 3; (PTS OF)
R000074481	FIRST PRESBYTERIAN CHURCH	\$ -	1.93	S2611 FIRST PRESBYTERIAN CHURCH ADDITION; BLOCK 1; LOT 3
R000014963	FIRST PRESBYTERIAN CHURCH	\$ -	1.49	S2611 FIRST PRESBYTERIAN CHURCH ADDITION; BLOCK 1; LOT 2
R000033762	CROSS TIMBERS PREGNANCY CARE CENTER	\$ -	0.658	S6200 SOUTH SIDE ADDITION, BLOCK 32; LOT 31
R000060732	TEXAS A&M UNIVERSITY BOARD OF REGENTS	\$ -	0.344	S3000 COLLEGE VIEW ADDITION; BLOCK 1-35;,(NWC 100X150),FIRE STATION #2
R000032045	TEXAS A&M UNIV SYSTM BOARD OF REGENTS	\$ -	0.221	S4000 GROESBECK & MCCLELLAND; BLOCK F39;, LOT 15;16; (N80 OF 15; N, 80 OF W32.5 OF 16; 15X80, OF HARBIN DR)
R000032030	TEXAS A&M UNIV SYSTEM OFFICE OF GENERAL COUNSEL	\$ -	0.178	S4000 GROESBECK & MCCLELLAND; BLOCK E-39;, LOT 15;16; (S70 OF N85, OF 15; W32.5 OF N85 OF 16, & 70X15 OF HARBIN)
R000063892	CITY OF STEPHENVILLE	\$ -	0.037	S2600 CITY ADDITION;, BLOCK 145;, LOT 28 (PT OF);
		\$ 23,116,730	245.227	

TIRZ #1C CURRENT PROPERTY OWNERSHIP

Property ID	Owner	2020 Taxable Value	Size Acres	Legal Description
R000022341	ALLEN J BRAD	\$ 223,870	95.842	A0515 MOTLEY WILLIAM; & SHOP
R000022359	REDDOCH C WINSETT & GAIL	\$ 171,430	42.75	A0515 MOTLEY WILLIAM; 2 HOUSE & BARNS
R000022380	REDDOCH C WINSETT & GAIL	\$ 5,840	41.31	A0515 MOTLEY WILLIAM;
R000072755	FAI STEPHENVILLE PARTNERS LTD	\$ 47,400	3.16	S2610 FAI ADDITION; BLOCK 1, LOT 4
R000019796	CR256 PROPRTY JOINT VENTURE ET AL	\$ 31,180	212.254	A0342 HUDSON H C;
R000019789	LEE J RALPH & LINDA	\$ 3,260	29.92	A0342 HUDSON H C;
R000060496	BROOKS TOM J	\$ 57,030	4.77	S5680 SANDERS SUBDIVISION, BLOCK 1, LOT 2 (PT OF)
R000022391	EG TEJAS LLC	\$ 760,290	1.203	S2600 CITY ADDITION, BLOCK 157, LOT 10, & COMMERCIAL BLDG
R000022351	EG TEJAS LLC	\$ 931,140	2.672	A0515 MOTLEY WILLIAM; FUEL STG TANKS
R000022400	COAN SUZANNE S TESTAMENTARY TRUST	\$ 67,500	4.5	A0515 MOTLEY WILLIAM;
R000022384	COVENANT LEGACY LP	\$ 2,440	13.86	S2600 CITY ADDITION;, BLOCK 157;, LOT 2 (PT OF);
R000022368	CBART INC	\$ 168,530	72.61	A0515 MOTLEY WILLIAM; HOUSE & BARNS
R000022338	EG TEJAS LLC	\$ 997,300	13.468	A0515 MOTLEY WILLIAM;, & TRACTOR STORE
R000072756	STEPHENVILLE LODGING LTD	\$ 6,076,980	2.22	S2610 FAI ADDITION; BLOCK 1, LOT 3
R000022350	GMS REO LP	\$ 475,780	1.349	S2610 FAI ADDITION; BLOCK 1, LOT 1-R & COMMERCIAL BLDG
R000044301	HEIMAN ENTERPRISES	\$ 474,930	1.182	S5680 SANDERS SUBDIVISION, BLOCK 1;, LOT 1; (WHATABURGER)
R000062909	2810 W WASHINGTON - SERIES OF GREEN DEER PROP LLC	\$ 800,400	1.354	S2600 CITY ADDITION;, BLOCK 157;, LOT 6;, & COMMERCIAL BLDG
R000075388	BROOKS TOM J	\$ 74,540	0.93	S5680 SANDERS SUBDIVISION, BLOCK 1, LOT 2 (PT OF)
R000076366	EG TEJAS LLC	\$ 174,240	2	S2600 CITY ADDITION;, BLOCK 157;, LOT 12;(PT OF)
R000063888	STEPHENVILLE PAK REAL ESTATE LLC	\$ 116,400	0.463	S2650 CHRISTY PLAZA;, BLOCK 1;, LOT 7
R000063887	STEPHENVILLE PAK REAL ESTATE LLC	\$ 659,600	0.481	S2650 CHRISTY PLAZA;, BLOCK 1;, LOT 6
R000063889	JOHNSON GIFFORD LEE & LINDA K LIVING TRUST	\$ 413,660	0.434	S2650 CHRISTY PLAZA;, BLOCK 1;, LOT 8
R000030552	CITY OF STEPHENVILLE	\$ -	0.938	S2650 CHRISTY PLAZA;, BLOCK 1; (CHRISTY PLAZA DR) - ROADWAY
		\$ 12,733,740	549.67	

ORDINANCE NO. 2021-O-XX**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, AMENDING ORDINANCE NO. 2019-O-20 CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF STEPHENVILLE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARY OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF STEPHENVILLE, TEXAS**

WHEREAS, the City of Stephenville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain noncontiguous geographic area in the City, which is more specifically described in Exhibits "A" and "B" of this Ordinance (the "Zone"), through the expansion of the boundary of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, on April 25, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-14 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of Stephenville, Texas (the "Original Boundaries"); and

WHEREAS, on April 25, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-15 approving the Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

WHEREAS, on July 23, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-20 expanding the boundaries of the Zone ("TIRZ 1A"); and

WHEREAS, on July 23, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-21 approving the amended Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

WHEREAS, on February 4, 2020, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2020-O-05 expanding the boundaries of the Zone ("TIRZ 1B"); and

WHEREAS, on February 4, 2020, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2020-O-06 approving the amended

Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

WHEREAS, the City Council of the City of Stephenville, Texas, now desires to further amend Reinvestment Zone Number One, City of Stephenville, Texas, to expand the boundaries of the Zone (“TIRZ 1C”); and

WHEREAS, upon approval of this Ordinance, Reinvestment Zone Number One, City of Stephenville, Texas, will consist of noncontiguous land, as described and depicted in Exhibits “A” and “B” of this Ordinance, a copy of which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, Section 311.011(e) of the Texas Tax Code, in pertinent part provides, “[I]f an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);” and

WHEREAS, pursuant to and as required by the Act, the City has prepared an amended Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Stephenville, attached as Exhibit C (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the expansion of the proposed zone was published in a newspaper having general circulation in the City on April 24, 2021 which date is before the seventh (7th) day before the public hearing held on May 4, 2021; and

WHEREAS, at the public hearing on May 4, 2021, interested persons were allowed to speak for or against the extension of the term, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on May 4, 2021, and in favor of the amendment of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on May 4, 2021; and

WHEREAS, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- a) That the public hearing on the expansion of the boundaries has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- b) That the reinvestment zone with boundaries as described and depicted in Exhibits "A" and "B" will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- c) That the reinvestment zone, as defined in Exhibits "A" and "B", meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 1. It is a geographic area located wholly within the City limits of the City; and
 2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.
- d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and

- g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DURATION OF THE ZONE

That the expanded Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone, to include the Original Boundaries and all subsequent expansions, TIRZ 1A, TIRZ 1B, and TIRZ 1C, shall occur upon any of the following: (i) on December 31, 2045; (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT

That the Tax Increment Base for both the Original Boundaries of the TIRZ and the first expansion of the boundaries of the TIRZ, TIRZ 1A, is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2019, the year in which both the Original Boundaries and TIRZ 1A were designated. That the Tax Increment Base for the boundaries expanded in 2020, TIRZ 1B, is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2020, the year in which TIRZ 1B was designated. That the Tax Increment Base for the boundaries expanded in 2021, TIRZ 1C, per this Ordinance, is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2021, the year in which TIRZ 1C was designated.

For the Original Boundaries, TIRZ 1A, and TIRZ 1B, the TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, (ii) one hundred percent (100%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment and (iii) one hundred percent (100%) of the City's 0.1375 percent general sales tax rate, as defined by section 311.0123 (b), generated from taxable sales within the Zone above the sales tax base.

For TIRZ 1C, the TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, (ii) thirty-five percent (35%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment and (iii) fifty percent (50%) of the City's 0.1375 percent general sales tax rate, as defined by section 311.0123 (b), generated from taxable sales within the Zone above the sales tax base.

SECTION 5. SEVERABILITY CLAUSE

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. OPEN MEETINGS

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 7. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption passage.

PASSED AND APPROVED this the 4th day of May, 2021

Doug Svien, Mayor

ATTEST:

Staci L. King, City Secretary

Reviewed by Allen L. Barnes,
City Manager

Approved as to form and legality by
Randy Thomas, City Attorney

Exhibit A
Boundary Description

Legal Description - TIRZ #1 (Original Boundaries)

Beginning at the northwest corner of Property ID R000030517, thence

East along the northern boundary of Property ID R000030517 to the point it meets the northwest corner of Property ID R000022388, thence

East along the northern boundary of Property ID R000022388 to the point it meets the northwest corner of Property ID R000030519, thence

East along the northern boundary of Property ID R000030519, thence

South along the eastern boundary of Property ID R000030519 to the point it meets the northeast corner of Property ID R000030525, thence

South along the eastern boundary of Property ID R000030525 to the point it meets the northeast corner of Property ID R000030526, thence

South along the eastern boundary of Property ID R000030526 to the point it meets the northeast corner of Property ID R000055614, thence

South along the eastern boundary of Property ID R000055614 to the point it meets the northeast corner of Property ID R000022409, thence

South along the eastern boundary of Property ID R000022409 to the point it meets the northeast corner of Property ID R000030523, thence

South along the eastern boundary of Property ID R000030523 to the point it meets the northeast corner of Property ID R000075404, thence

South along the eastern boundary of Property ID R000075404 to the point it meets the northeast corner of Property ID R000022352, thence

South along the eastern boundary of Property ID R000022352, thence

West along the southern boundary of Property ID R000022352 to the point it meets the southeast corner of Property ID R000030524, thence

West along the southern boundary of Property ID R000030524 to the point it meets the southeast corner of Property ID R000022363, thence

West along the southern boundary of Property ID R000022363 to the point it meets the southeast corner of Property ID R000074390, thence

West along the southern boundary of Property ID R000074390 to the point it meets the southeast corner of Property ID R000030517, thence

West along the southern boundary of Property ID R000030517, thence

North along the western boundary of Property ID R000030517 to the point it reaches the northwest corner of Property ID R000030517, which is the point of beginning.

Legal Description - TIRZ #1A

Beginning at the southern boundary of Property ID R000062670 at the point it meets the northern right of way of W Frey Street, thence

East along the southern boundary of Property ID R000062670 to the point it meets the western right of way boundary of N Harbin Drive, thence

East across N Harbin Drive to the point the eastern right of way boundary meets the southwest corner of Property ID R000028934, thence

South along the eastern right of way boundary of N Harbin Drive across W Frey Street, thence

South along the eastern right of way boundary of N Harbin Drive to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street to the point the southern right of way boundary meets the Northwest corner of Property ID R000033482, thence

West across N Harbin Drive to the point the western right of way boundary meets the northeast corner of Property ID R000061964, thence

West across the northern boundary of Property ID R000061964 to the point it meets the northeast corner of Property ID R000061966, thence

West across the northern boundary of Property ID R000061966 then north across W Washington Street to the southwest corner of Property ID R000030321, thence

North along the western boundary of Property ID R000030321 to the point it meets the southern right of way boundary of W Tarleton Street, thence

North across W Tarleton Street to the point the northern right of way boundary meets the southwest corner of Property ID R000031937, thence

North along the western boundary of Property ID R000031937 to the point it meets the southwest corner of Property ID R000031936, thence

North along the western boundary of Property ID R000031936 to the point it meets the southwest corner of Property ID R000031935, thence

North along the western boundary of Property ID R000031935 to the point it meets the southwest corner of Property ID R000031934, thence

North along the western boundary of Property ID R000031934 to the point it meets the southwest corner of Property ID R000031933, thence

North along the western boundary of Property ID R000031933 to the point it meets the southwest corner of Property ID R000031932, thence

North along the western boundary of Property ID R000031932 to the point it meets the southwest corner of Property ID R000031931, thence

North along the western boundary of Property ID R000031931 to the point it meets the southwest corner of Property ID R000031930, thence

North along the western boundary of Property ID R000031930 to the point it meets the southwest corner of Property ID R000031929, thence

North along the western boundary of Property ID R000031929 to the point it meets the southwest corner of Property ID R000031928, thence

North along the western boundary of Property ID R000031928 to the point it meets the southern right of way boundary of Phelps Street, thence

North across Phelps Street to the point the northern right of way boundary meets the southwest corner of Property ID R000031917, thence

North along the western boundary of Property ID R000031917 to the point it meets the southwest corner of Property ID R000031916, thence

North along the western boundary of Property ID R000031916 to the point it meets the southwest corner of Property ID R000031915, thence

North along the western boundary of Property ID R000031915 to the point it meets the southwest corner of Property ID R000031914, thence

North along the western boundary of Property ID R000031914 to the point it meets the southwest corner of Property ID R000031913, thence

North along the western boundary of Property ID R000031913 to the point it meets the southwest corner of Property ID R000031912, thence

North along the western boundary of Property ID R000031912 to the point it meets the southwest corner of Property ID R000031911, thence

North along the western boundary of Property ID R000031911 to the point it meets the southwest corner of Property ID R000031910, thence

North along the western boundary of Property ID R000031910 to the point it meets the southwest corner of Property ID R000031909, thence

North along the western boundary of Property ID R000031909 to the point it meets the southwest corner of Property ID R000031908, thence

North along the western boundary of Property ID R000031908 to the point it meets the southern right of way boundary of W Frey Street, thence

North across W Frey Street to the point the northern right of way boundary meets the southern boundary of Property ID R000062670, which is the point of beginning.

Legal Description - TIRZ #1B

Beginning at the northwest corner of Property ID R000033189, following the northern boundary to the point it meets the western right of way boundary of River N Boulevard, thence

South along the western right of way boundary of River N Boulevard to the point it meets the northern right of way boundary of W Lingleville Road, thence

East along the northern right of way boundary of W Lingleville Road to the point it meets the eastern right of way boundary of River N Boulevard, thence

South to the southern right of way boundary of W Lingleville Road, thence

East along the southern right of way boundary of W Lingleville Road to the point it meets the northeastern corner of Property ID R000066216, thence

South along the eastern boundary of Property ID R000066216 to the point it meets the northern boundary of Property ID R000029149, thence

East along the northern boundary of Property ID R000029149, continuing south then west along the property boundary to the point it meets the northeast corner of Property ID R000029148, thence

South along the eastern boundary of Property ID R000029148 to the point it meets the northern right of way boundary of W Overhill Drive, thence

South to the southern right of way boundary of W Overhill Drive to the point it meets Property ID R000029000, thence

South along the eastern boundary of Property ID R000029000 to the point it meets Property ID R000028999, thence

South along the eastern boundary of Property ID R000028999 to the point it meets Property ID R000028997, thence

South along the eastern boundary of Property ID R000028997 to the point it meets Property ID R000028996, thence

South along the eastern boundary of Property ID R000028996 to the point it meets Property ID R000028995, thence

South along the eastern boundary of Property ID R000028995 to the point it meets Property ID R000028994, thence

South along the eastern boundary of Property ID R000028994 to the point it the northern right of way boundary of Mimosa Lane, thence

South across Mimosa Lane to the southern right of way boundary of Mimosa Lane to the point it meets Property ID R000028944, thence

South along the eastern boundary of Property ID R000028944 to the point it meets Property ID R000028943, thence

South along the eastern boundary of Property ID R000028943 to the point it meets Property ID R000028942, thence

South along the eastern boundary of Property ID R000028942 to the point it meets Property ID R000028941, thence

South along the eastern boundary of Property ID R000028941 to the point it meets Property ID R000028940, thence

South along the eastern boundary of Property ID R000028940 to the point it meets Property ID R000028939, thence

South along the eastern boundary of Property ID R000028939 to the point it meets Property ID R000028938, thence

South along the eastern boundary of Property ID R000028938 to the point it meets Property ID R000028937, thence

South along the eastern boundary of Property ID R000028937 to the point it meets Property ID R000028936, thence

South along the eastern boundary of Property ID R000028936 to the point it meets Property ID R000028935, thence

South along the eastern boundary of Property ID R000028935 to the point it meets Property ID R000028934, thence

South along the eastern boundary of Property ID R000028934 to the point it meets the northern right of way boundary of W Frey Street, thence

South to the southern right of way of W Frey Street to the point it meets Property ID R000060732, thence

East along the northern boundary of Property ID R000060732 to the point it meets Property ID R000060731, thence

East along the northern boundary of Property ID R000060731, continuing along the boundary to the point it meets the northern right of way boundary of W Sloan Street, thence

West along the northern right of way boundary of W Sloan Street, thence

South across W Sloan Street to the northeast corner of Property ID R000032907, thence

South along the eastern boundary of Property ID R000032907 to the point it meets Property ID R000032911, thence

South along the eastern boundary of Property ID R000032911 to the point it meets the northern right of way boundary of W Tarleton Street, thence

South across W Tarleton Street to the northeast corner of Property ID R000032030, thence

South along the eastern boundary of Property ID R000032030 to the point it meets Property ID R000032029, thence

South along the eastern boundary of Property ID R000032029 to the point it meets Property ID R000032028, thence

South along the eastern boundary of Property ID R000032028 to the point it meets the northern right of way boundary of W Turner Street, thence

South across W Turner Street to the northeast corner of Property ID R000032045, thence

South along the eastern boundary of Property ID R000032045 to the point it meets Property ID R000032044, thence

South along the eastern boundary of Property ID R000032044 to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street to Property ID R000033482, thence

East along the northern boundary of Property ID R000033482, continuing along the property boundary to the point it meets Property ID R000033485, thence

South along the eastern boundary of Property ID R000033485 to the point it meets the northern right of way boundary of W Swan Street, thence

West along the northern boundary of W Swan Street then south across W Swan Street to the northeast corner of Property ID R000073763, thence

South along the eastern boundary of Property ID R000073763 to the point it meets Property ID R000014966, thence

East along the boundary of Property ID R000014966 to the point it meets Property ID R000033595, thence

North along the boundary of Property ID R000033595, continuing along the property boundary until it meets Property ID R000033607, thence

South along the eastern boundary of Property ID R000033607 to the point it meets the northern right of way boundary of Groesbeck Street, thence

South across Groesbeck Street to the western corner of Property ID R000076187, thence

East along the northern boundary of Property ID R000076187 to the point it meets the western right of way boundary of S 6th Avenue, thence

South along the western right of way boundary of S 6th Avenue to the point it meets the northern right of way boundary of W South Loop 377, thence

South across W South Loop 377 to the northeast corner of Property ID R000064332, thence

South along the eastern boundary of Property ID R000064332 to the point it meets Property ID R000033760, thence

South along the eastern boundary of Property ID R000033760 to the point it meets Property ID R000019805, thence

South along the eastern boundary of Property ID R000033760 to the point it meets Property ID R000019805, thence

East along the northern boundary of Property ID R000019805, continuing along the boundary to the point it meets the southwest corner of Property ID R000033760, thence

North along the western boundary of Property ID R000033760 to the point it meets the southern right of way boundary of W South Loop 377, thence

West along the northern right of way boundary of W South Loop 377 then north across W South Loop 377 to the southwest corner of Property ID R000030481, thence

North along the western boundary of Property ID R000030481 to the point it meets the southern corner of Property ID R000063891, thence

North along the western boundary of Property ID R000063891 to the point it meets the southern right of way boundary of W Swan Street, thence

North across W Swan Street then east along the northern right of way boundary of W Swan Street to the point it meets the eastern right of way boundary of Greenview Drive, thence

North along the eastern right of way boundary of Greenview Drive to the point it meets the northwest corner of Property ID R000031896, thence

East along the northern boundary of Property ID R000031896 to the point it meets Property ID R000066500, thence

North along the western boundary of Property ID R000066500 to the point it meets the southern right of way of Blakeney Drive, thence

North across Blakeney Drive to the southwest corner of Property ID R000050629, thence

North along the western boundary of Property ID R000050629 to the point it meets Property ID R0000050628, thence

North along the western boundary of Property ID R0000050628 to the point it meets Property ID R0000050627, thence

North along the western boundary of Property ID R0000050627 to the point it meets Property ID R0000050626, thence

West then north along the western boundary of Property ID R0000050626 to the point it meets Property ID R0000050625, thence

North along the western boundary of Property ID R0000050625 to the point it meets Property ID R000061964, thence

North along the western boundary of Property ID R000061964 to the point it meets the southern right of way boundary of W Washington Street, thence

East along the southern right of way boundary of W Washington Street to the point it meets the northwest corner of Property ID R000033482, thence

North across W Washington Street to the point it meets the southwest corner of Property ID R000032044, thence

North along the eastern right of way boundary of N Harbin Road to the point it meets the southwest corner of Property ID R0000028934, thence

West across N Harbin Road to the southeast corner of Property ID R000062670, thence

West along the southern boundary of Property ID R000062670, continuing north along the western boundary to the point it meets Property ID R000030440, thence

West along the southern boundary of Property ID R000030440, continuing north along the western boundary to the point it meets Property ID R000030441, thence

North along the western boundary of Property ID R000030441, continuing east along the boundary to the point it meets Property ID R000030442, thence

North along the western boundary of Property ID R000030442 to the point it meets Property ID R000030444, thence

North along the western boundary of Property ID R000030444 to the point it meets Property ID R000030443, thence

North along the western boundary of Property ID R000030443 to the point it meets Property ID R000030448, thence

North along the western boundary of Property ID R000030448 to the point it meets the southern right of way boundary of Mimosa Lane, thence

North across Mimosa Lane to the point it meets R000030450, thence

North along the western boundary of Property ID R000030450 to the point it meets Property ID R000030453, thence

North along the western boundary of Property ID R000030453 to the point it meets Property ID R000030456, thence

North along the western boundary of Property ID R000030456 to the point it meets Property ID R000030455, thence

North along the western boundary of Property ID R000030455 to the point it meets Property ID R000030458, thence

North along the western boundary of Property ID R000030458, continuing east along the boundary to the point it meets Property ID R000034643, thence

North along the western boundary of Property ID R000034643 to the point it meets the southern right of way boundary of W Overhill Drive, thence

North across W Overhill Drive to the southern boundary of Property ID R000034641, thence

West across the southern boundary of Property ID R00003461, continuing north along the western boundary to the point it meets Property ID R000014963, thence

North along the western boundary of Property ID R000014963 to the point it meets Property ID R000074481, thence

North along the western boundary of Property ID R000074481 to the point it meets Property ID R000014980, thence

North along the western boundary of Property ID R000014980 to the point it meets Property ID R000014981, thence

North along the western boundary of Property ID R000014981 to the point it meets the eastern right of way of Northwest Loop 988, thence

Across Northwest Loop 988 to the southern right of way boundary of Property ID R000030545, thence

West along the southern boundary of Property ID R000030545, continuing north then east along the boundary to the point it meets the western right of way boundary of Lingleville Road, thence

North along the western right of way boundary of Lingleville Road to the point it meets the northern corner of Property ID R0000149988 thence

North across Lingleville Road to the western corner of Property ID R000033189, thence

North along the western boundary of Property ID R000033189 to the point it meets the northwest corner of Property ID R000033189, which is the point of beginning.

Legal Description - TIRZ #1C

Beginning at the northeast corner of Property ID R000022391, thence

South along the eastern boundary of Property ID R000022391 to the point it meets the northeast corner of Property ID R000022351, thence

South along the eastern boundary of Property ID R000022351 to the point it meets the northeast corner of Property ID R000076366, thence

South along the eastern boundary of Property ID R000076366, then west along the southern boundary of Property ID R000076366 to the point it meets the eastern boundary of Property ID R000022338, thence

South along the eastern boundary of Property ID R000022338, then west along the southern boundary of Property ID R000022338 to the point it meets the southeast corner of Property ID R000022400, thence

West along the southern boundary of Property ID R000022400 to the point it meets the eastern right of way boundary of S Lockhart Road, thence

South along the eastern right of way boundary of S Lockhart Road to the northwest corner of Property ID R000022341, thence

East along the northern boundary of Property ID R000022341 to the point it meets the northwest corner of Property ID R000022359, thence

East along the northern boundary of Property ID R000022359 to the point it meets the northwest corner of Property ID R000022380, thence

East along the northern boundary of Property ID R000022380, then south along the eastern boundary of Property ID R000022380 to the point it meets the northern boundary of Property ID R000019796, thence

East along the northern boundary of Property ID R000019796 to the point it meets the northwest corner of Property ID R000019789, thence

East along the northern boundary of Property ID R000019789, then south along the eastern boundary of Property ID R000019789, then west along the southern boundary to the point it meets Property ID R000019796, thence

South, then west, then north along the boundary of Property ID R000019796 to the point it meets the southwest corner of Property ID R000022341, thence

North then west along the boundary of Property ID R000022341 to the point it meets the eastern right of way boundary of S Lockhart Road, thence

West across S Lockhart Road to the southeast corner of Property ID R000022368, thence

West, then north, then east along the boundary of Property ID R000022368 to the point it meets the western right of way boundary of S Lockhart Road, thence

North along the western right of way boundary of S Lockhart Road to the point it meets the southeast corner of Property ID R000060496, thence

West along the southern boundary of Property ID R000060496 to the point it meets the southeast corner of Property ID R000022384, thence

West, then north along the boundary of Property ID R000022384 to the point it meets the southwest corner of Property ID R000063887, thence

North along the western boundary of Property ID R000063887 to the point it meets the southwest corner of Property ID R000063888, thence

North along the western boundary of Property ID R000063888 to the point it meets the southwest corner of Property ID R000063889, thence

North, then east along the boundary of Property ID R000063889 to the point it meets Property ID R000030552, thence

North, east, then south along the boundary of Property ID R000030552 to the point it meets Property ID R000063887, thence

South along Property ID R000063887 to the point it meets the northern boundary of Property ID R000022384, thence

East along the northern boundary of Property ID R000022384 to the point it meets Property ID R000060496, thence

North along Property ID R000060496 to the point it meets Property ID R000075388, thence

North along Property ID R000075388 to the point it meets Property ID R000044301, thence

North then east along Property ID R000044301 to the point it meets the western right of way boundary of S Lockhart Road, thence

East across S Lockhart Road to the northwest corner of Property ID R000022350, thence

East along the northern boundary of Property ID R000022350 to the point it meets Property ID R000072756, thence

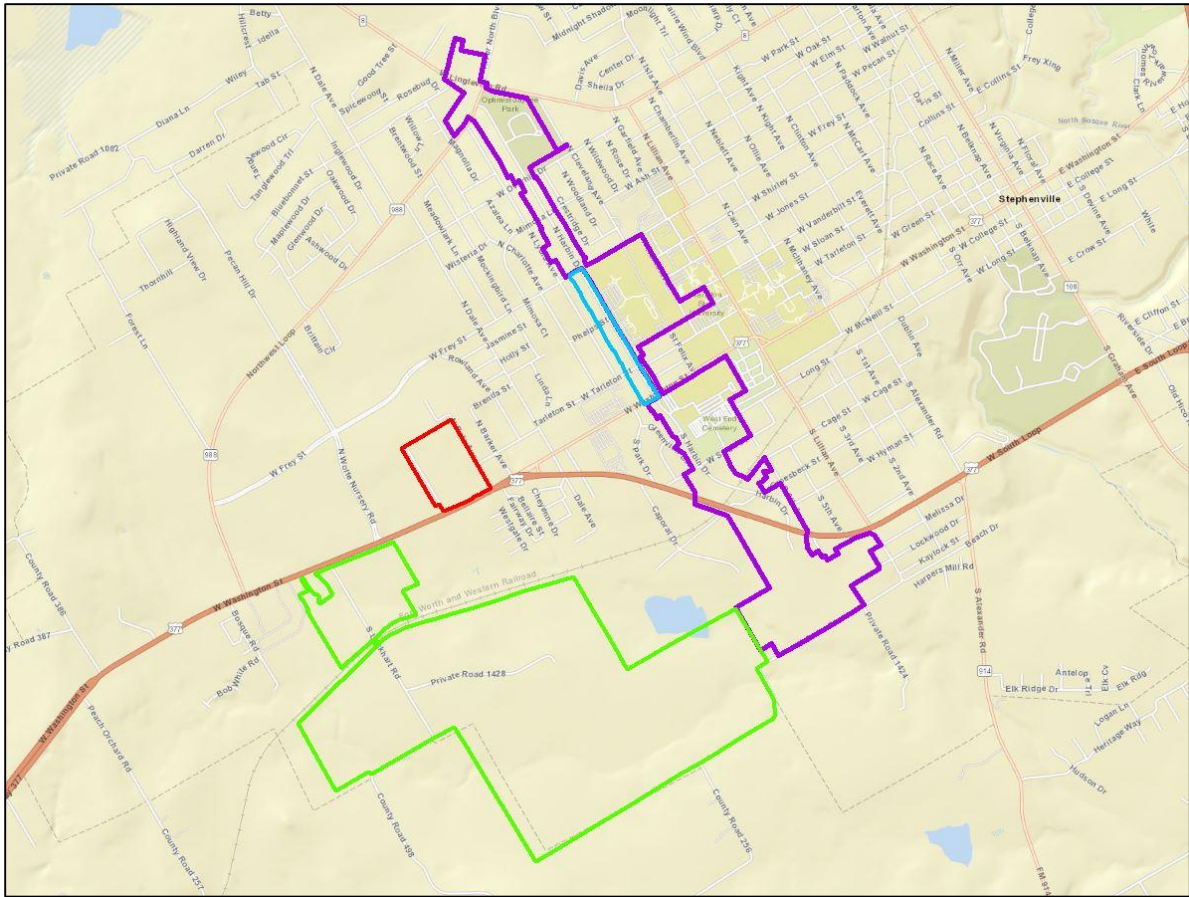
East along the northern boundary of Property ID R000072756 to the point it meets Property ID R000062909, thence

East along the northern boundary of Property ID R000062909 to the point it meets Property ID R0000022338, thence

East along the northern boundary of Property ID R0000022338 to the point it meets Property ID R0000022391, thence

East along the northern boundary of Property ID R0000022391 to the northeast corner of Property ID R0000022391, which is the point of beginning.

Exhibit B BOUNDARY MAP



- TIRZ #1 Boundary
- TIRZ #1B Boundary
- TIRZ #1A Boundary
- TIRZ #1C Boundary

Exhibit C
Preliminary Project Plan and Finance Plan

ORDINANCE NO. 2021-O-XX**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF STEPHENVILLE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE**

WHEREAS, the City of Stephenville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain noncontiguous geographic area in the City (the "Zone"), through the expansion of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, on April 25, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-14 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of Stephenville, Texas (the "Original Boundaries"); and

WHEREAS, on April 25, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-15 approving the Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

WHEREAS, on July 23, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-20 expanding the boundaries of the Zone ("TIRZ 1A"); and

WHEREAS, on July 23, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-21 approving the amended Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

WHEREAS, on February 4, 2020, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2020-O-05 expanding the boundaries of the Zone ("TIRZ 1B"); and

WHEREAS, on February 4, 2020, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2020-O-06 approving the amended Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

WHEREAS, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, now desires to amend the Project and Financing Plan to expand the boundaries for Reinvestment Zone Number One, City of Stephenville, Texas; and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on May 4, 2021, the Board recommended that the Plan, as amended in Exhibit "A", be approved by the City Council:

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

SECTION 1. RECITALS INCORPORATED

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS

That the City Council hereby makes the following findings of fact:

- i. That the Plan, as amended, includes all information required by Sections 311.011(b) and (c) of the Act.
- ii. That the Plan, as amended, is feasible and the amended project plan conforms to the City's master plan.
- iii. That consistent with Section 311.011(e) of the Act, a public hearing is required prior to the adoption of this Ordinance because the Plan, as amended, does (i) reduce or increase the geographic area of the Zone; (ii) increase or decrease the tax increment to be contributed by a taxing unit; (iii) increase the total estimated project costs; or (iv) designate additional property in the Zone to be acquired by the City.

SECTION 3. APPROVAL OF AMENDED PLAN

That based on the findings set forth in Section 2 of this Ordinance, the Plan, as amended in Exhibit "A" is hereby approved.

SECTION 4. SEVERABILITY CLAUSE

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. OPEN MEETINGS

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 7. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption passage.

PASSED AND APPROVED this the 4th day of May, 2021

Doug Svien, Mayor

ATTEST:

Staci L. King, City Secretary

Reviewed by Allen L. Barnes,
City Manager

Approved as to form and legality by
Randy Thomas, City Attorney

EXHIBIT A
Amended Project and Financing Plan



STAFF REPORT

SUBJECT: Case No.: RZ2021-007

Applicant Jayson Sample, as authorized by Brandon McDonald, is requesting a rezone of property located at located at 1955 W. South Loop, Parcel R31852, of GREENVIEW ADDITION, BLOCK 2, LOT 1, of the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (I) Industrial.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The Planning and Zoning Commission convened on April 21, 2021 and by a vote of 5/1, recommended the City Council deny the rezoning request.

BACKGROUND:

The intended project for the requested zoning is for a retail business offering personal service (tattoos). The current zoning does not list this type of business as a permitted use, hence the request to rezone to Industrial.

CURRENT ZONING:

B-1 – Neighborhood Business

FUTURE LAND USE:

Commercial

DESCRIPTION OF REQUESTED ZONING

Sec. 154.06.6. Industrial district (I).

6.6.ADescription. The Industrial District is intended to serve as the location for general industrial activities.

6.6.BPermitted Uses.

- (83) Tattoo parlor/body piercing studio;

6.6.CConditional Uses (Special Use Permit required).

- (1) Day care center—12 or more children; and
- (2) Sexually oriented business.
- (3) Citizen collection station.

6.6.DHeight, 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 minimum.
- (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 minimum.
- (8) Building size: There are no minimum size regulations
- (9) Maximum height of structures: No building shall exceed 75 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.

WATER:

The property is served by a 12” city water main in Hwy 377 and in Swan in Street.

SEWER:

The property is served by a 8” sanitary sewer main in Swan.

STREET:

The property is served by a city street (Swan) and Hwy 377.

ZONING AND LAND USE:

Location	Zoning	Future Land Use
Subject Site	(B-1) Neighborhood Business	Commercial
North	(R-1) Single Family	Single Family
South	(I) Industrial	Commercial
East	(R-1) Single Family	Single Family
West	(I) Industrial	Commercial

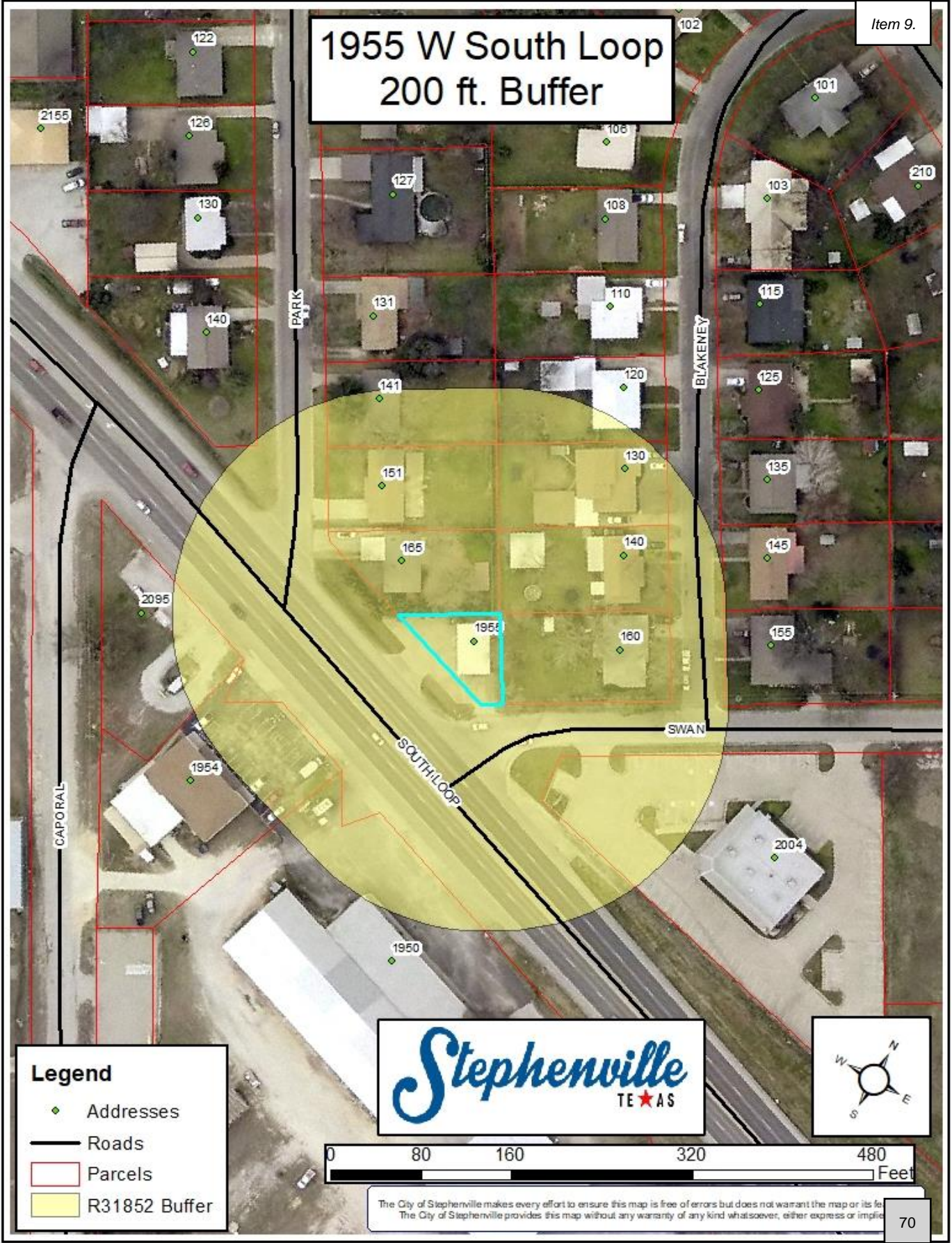
FACTORS TO CONSIDER:

- 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 proper 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 rezone

ALTERNATIVES

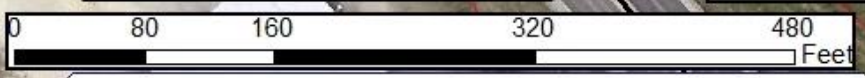
- 1) Accept the recommendation of the Commission and approve the rezoning request.
- 2) Reject the recommendation of the Commission and deny the rezoning request.

1955 W South Loop 200 ft. Buffer



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- ▭ R31852 Buffer



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

1955 W South Loop Current Zoning - B-1 - 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
- 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-3 - Multiple Family
- RE - Single Family - 1 Acre



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1955 W South Loop Future Land Use - Commercial



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

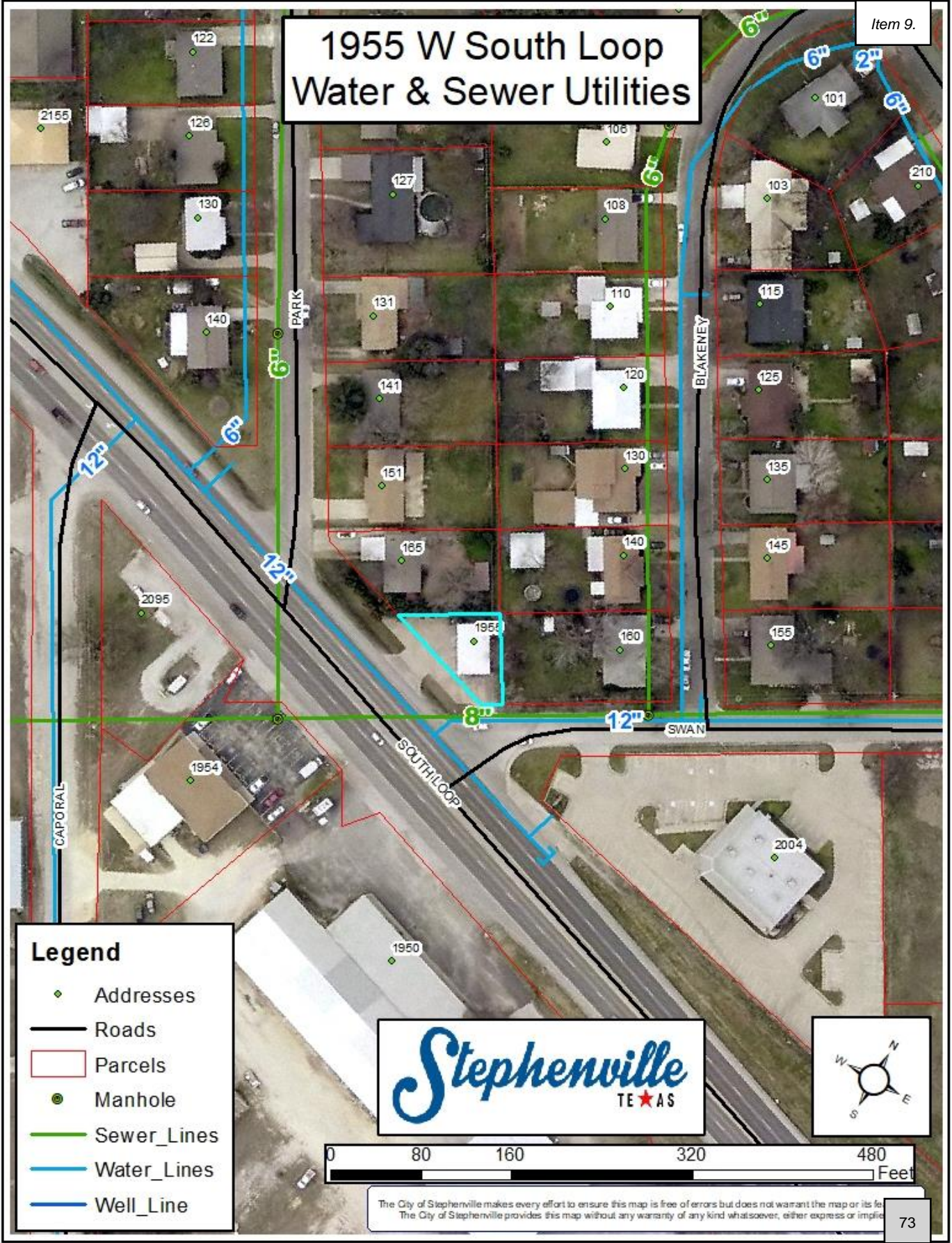
Use_BDH

- 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



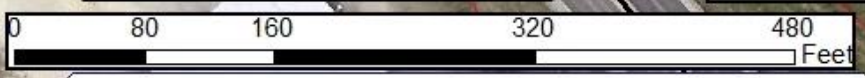
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its use. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

1955 W South Loop Water & Sewer Utilities



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Manhole
- Sewer_Lines
- Water_Lines
- Well_Line



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1955 W South Loop Addresses

Item 9.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000072723	2004 W SWAN	AMAZING DAISY DESIGN LLC	1024 CR 1024	GLEN ROSE	TX	76043
R000071023	2095 W SOUTH LOOP	BORGES JOE & MARY	975 CR356	DUBLIN	TX	76446
R000031874	120 BLAKENEY	COUCH MORRIS C	120 BLAKENEY	STEPHENVILLE	TX	76401-0000
R000031879	145 BLAKENEY	DIAZ HILDA G	145 BLAKENEY	STEPHENVILLE	TX	76401
R000031877	160 BLAKENEY	EDDY TIMOTHY & SHERI	160 BLAKENEY	STEPHENVILLE	TX	76401-0000
R000031878	155 BLAKENEY	GILL BARRY A & MELISSA	155 BLAKENEY	STEPHENVILLE	TX	76401
R000031838	140 PARK DRIVE	GILL RANDY	140 PARK DR	STEPHENVILLE	TX	76401-0000
R000031852	1955 W SOUTH LOOP	GOOD2CUTEXTING LLC	PO BOX 2418	STEPHENVILLE	TX	76401
R000075969	1954 W SOUTH LOOP	GOOD2CUTEXTING LLC	1954 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000031876	140 BLAKENEY	GOSDIN WESLEY D	4718 YELLOWSTONE TRL	ABILENE	TX	79602-7025
R000031854	151 PARK DRIVE	KARNES VENTURES LLC	1670 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000031853	165 PARK DRIVE	LEMUS JOSE L JR	165 PARK DR	STEPHENVILLE	TX	76401
R000031855	141 PARK DRIVE	ROGERS JAMES EDGAR & JANICE M	105 LOGAN LANE	STEPHENVILLE	TX	76401-6225
R000071022	1950 W SOUTH LOOP	S & G COOK & ASSOC INC	1950 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000031875	130 BLAKENEY	STEED STEVE A	130 BLAKENEY	STEPHENVILLE	TX	76401-0000



STAFF REPORT

SUBJECT: Case No.: SV2021-004

Applicant Clint McKeehan, representing Wellington State Bank, is requesting a subdivision waiver from Section 155.6.04.M.1 – Curb and Gutter, for property located at 2895 Northwest Loop, Parcel R76370, Block 155, Lot 17 (PT OF) of City Addition, to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The Planning and Zoning Commission convened on April 21, 2021 and by a unanimous vote of 6/0, recommended the City Council approve the waiver request.

BACKGROUND:

CURRENT ZONING:

B-1 – Neighborhood Business

FUTURE LAND USE:

Office/Neighborhood

SUBDIVISION ORDINANCE/CURBS

M. *Curb and Gutter Options.*

1. A six (6) inch standard curb shall be constructed on both sides of all streets except as allowed in 2 and 3 below.
2. On residential local streets and any subdivision where all lots are one (1) acre or large, a "lay down" or "roll down" curb shall be permitted if designed in accordance with Engineering Standards Manual.
3. On subdivision where all lots are one acre or larger, a "ribbon curb" shall be permitted if designed in Engineering Standards Manual.

SUBDIVISION ORDINANCE/WAIVER REQUESTS

Sec. 155.7.01. - Petition for subdivision waiver.

- A. *Purpose.* The purpose of a petition for a Subdivision Waiver to a particular standard or requirement with these Subdivision Regulations, as such are applicable to Plats or Construction Plans, is to determine whether such particular standard or requirement should be applied to an Application.
- B. *Definitions.* Subdivision Waivers shall be classified as a Minor Subdivision Waiver or Major Subdivision Waiver.
- C. *Decision-Maker.*
 1. *Minor Subdivision Waiver.*
 - a. *Decision-Maker Authority.*
 - i. The City Administrator shall act upon a Minor Subdivision Waiver listed in Table 8.

b. *Appeal of a Minor Subdivision Waiver Decision.*

- i. *Appeal Review and Recommendation.* An appeal of the Minor Subdivision Waiver decision may be considered by the Commission.
- ii. *Appeal Decision.* If further appeal is made, the City Council shall then act on such an appeal. (See 7.01.J Minor Subdivision Waiver Appeal)

Table 8: Minor Subdivision Waiver		
Section	Standard	City Administrator
3.01.B	Waiver of Application Information	Approve
6.06.N	Dead-End Alleys	Approve
6.10.D	Right Angles for Side Lot Lines	Approve
6.05.D	Traffic Impact Analysis	Approve
6.13.A.5	Water Lines Extended to Subdivision Borders	Approve
6.14.A.5	Wastewater Lines Extended to Subdivision Borders	Approve

2. *Major Subdivision Waiver.*

- a. *Decision Maker Authority.* After review and recommendation from the Commission, the City Council shall decide a Major Subdivision Waiver.

D. *Subdivision Waiver Applicability.*

1. *Waiver of Standard or Requirement.*

- a. An Applicant may request a Subdivision Waiver of a particular standard or requirement applicable to a Preliminary Plat, to Construction Plans, or where no Preliminary Plat Application has been submitted for approval, to a Final Plat or a Replat.
- b. A Subdivision Waiver petition shall be specific in nature, and shall only involve relief consideration for one particular standard or requirement.
- c. An Applicant may, if desired, submit more than one Subdivision Waiver petition if there are several standards or requirements at issue.
- d. For processing a Subdivision Waiver in relationship with a Plat Application, an Applicant shall submit a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

2. *Waiver Petition Acceptance.*

- a. A petition for a Subdivision Waiver shall not be accepted in lieu of:
 - i. A Subdivision Proportionality Appeal (7.02); or
 - ii. A Subdivision Vested Rights Petition (7.03).
- b. If there is a question as to whether a Subdivision Proportionality Appeal or Subdivision Vested Rights Petition is required instead of a Subdivision Waiver petition, such determination shall be made by the City Administrator.

E. *Subdivision Waiver Submission Procedures.*

1. *Written Waiver Request with Application.*

- a. A request for a Subdivision Waiver shall be submitted in writing by the Applicant with the filing of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
- b. No Subdivision Waiver may be considered or granted unless the Applicant has made such written request.

2. *Grounds for Waiver.*

- a. The Applicant's request shall state the grounds for the Subdivision Waiver request and all of the facts relied upon by the Applicant.
- b. Failure to do so, will result in denial of the Application unless the Applicant submits a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

F. Subdivision Waiver Criteria.

1. *Undue Hardship Present.* A Subdivision Waiver to regulations within this Subdivision Ordinance may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
2. *Consideration Factors.* The Decision-Maker shall take into account the following factors:
 - a. The nature of the proposed land use involved and existing uses of the land in the vicinity;
 - b. The number of persons who will reside or work in the proposed development; and
 - c. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
3. *Findings.* No Subdivision Waiver shall be granted unless the Decision-Maker finds:
 - a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this Subdivision Ordinance would deprive the Applicant of the reasonable use of his or her land; and
 - b. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
 - c. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Subdivision Ordinance.
4. *Intent of Subdivision Regulations.*
 - a. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Ordinance so that the public health, safety and welfare may be secured and substantial justice done.
 - b. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
5. *Minimum Degree of Variation.* No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
6. *Violations and Conflicts.* The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
7. *Falsification of Information.*
 - a. Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.
 - b. If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.

- G. Burden of Proof.** The Applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the Applicant. The Applicant shall submit the burden of proof with the original submittal.

H. *Subdivision Waiver Decision.*

1. The Decision-Maker shall consider the Subdivision Waiver petition and, based upon the criteria set forth in 7.01.F Subdivision Waiver Criteria, shall take one of the following actions:
 - a. Deny the petition, and impose the standard or requirement as it is stated in this Subdivision Ordinance; or
 - b. Grant the petition, and waive in whole or in part the standard or requirement as it is stated in this Subdivision Ordinance.
2. Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny or grant a request for a Minor Subdivision Waiver concurrently with the decision of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
3. Decision Process for a Major Subdivision Waiver.
 - a. Recommendation of the Planning and Zoning Commission.
 - i. The Commission shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the notice of Major Subdivision Waiver is submitted to the City Administrator.
 - ii. The Commission shall recommend to the City Council to approve or deny a request for a Major Subdivision Waiver by majority vote.
 - b. Decision by City Council.
 - i. After the recommendation from the Commission has been made, the City Council shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 - ii. The City Council may or shall approve or deny a request for a Major Subdivision Waiver by a vote of all members.
 - iii. The decision of the City Council is final.
- I. *Notification of Decision on Petition— 14 Days.* The Applicant shall be notified of the decision on the Subdivision Waiver by the applicable Decision-Maker (e.g., the City Administrator, Commission or City Council, as applicable), within fourteen (14) calendar days following the decision.

J. *Minor Subdivision Waiver Appeal.*

1. *Initiation of an Appeal.*
 - a. The Applicant may appeal a Minor Subdivision Waiver decision of the City Administrator, as allowed within the Subdivision Ordinance.
 - b. The written request to appeal shall be submitted to the City Administrator within thirty (30) calendar days following the denial decision.
2. *Recommendation of the Planning and Zoning Commission.*
 - a. The Commission shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the notice of appeal is submitted to the City Administrator.
 - b. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Subdivision Waiver.
 - c. The Commission shall recommend to the City Council to affirm, modify or reverse the previous decision by simple majority vote.
3. *Appeal to City Council.*
 - a. The Applicant may appeal the Commission's decision by submitting a written notice of appeal to the City Administrator within thirty (30) calendar days following the Commission's decision.
 - b. After the recommendation from the Commission has been made, the City Council shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.

- c. The City Council may affirm, modify or reverse the decision by simple majority vote.
- d. The decision of the City Council is final.

K. Effect of Approval.

1. *Submission and Processing.* Following the granting of a Subdivision Waiver, the Applicant may submit or continue the processing of a Plat or Construction Plans, as applicable.
2. *Expirations.* The Subdivision Waiver granted shall remain in effect for the period the Plat or Construction Plans are in effect, and shall expire upon expiration of either or both of those Applications.
3. *Extensions.* Extension of those Applications shall also result in extension of the Subdivision Waiver.

ZONING AND LAND USE:

Location	Zoning	Future Land Use
Subject Site	(B-1) Neighborhood Business	Office/Neighborhood
North	(R-1) Residential	Residential
South	(B-2) Retail and Commercial	Commercial
East	(B-1) Neighborhood Business	Office/Neighborhood
West	(B-2) Retail and Commercial	Commercial

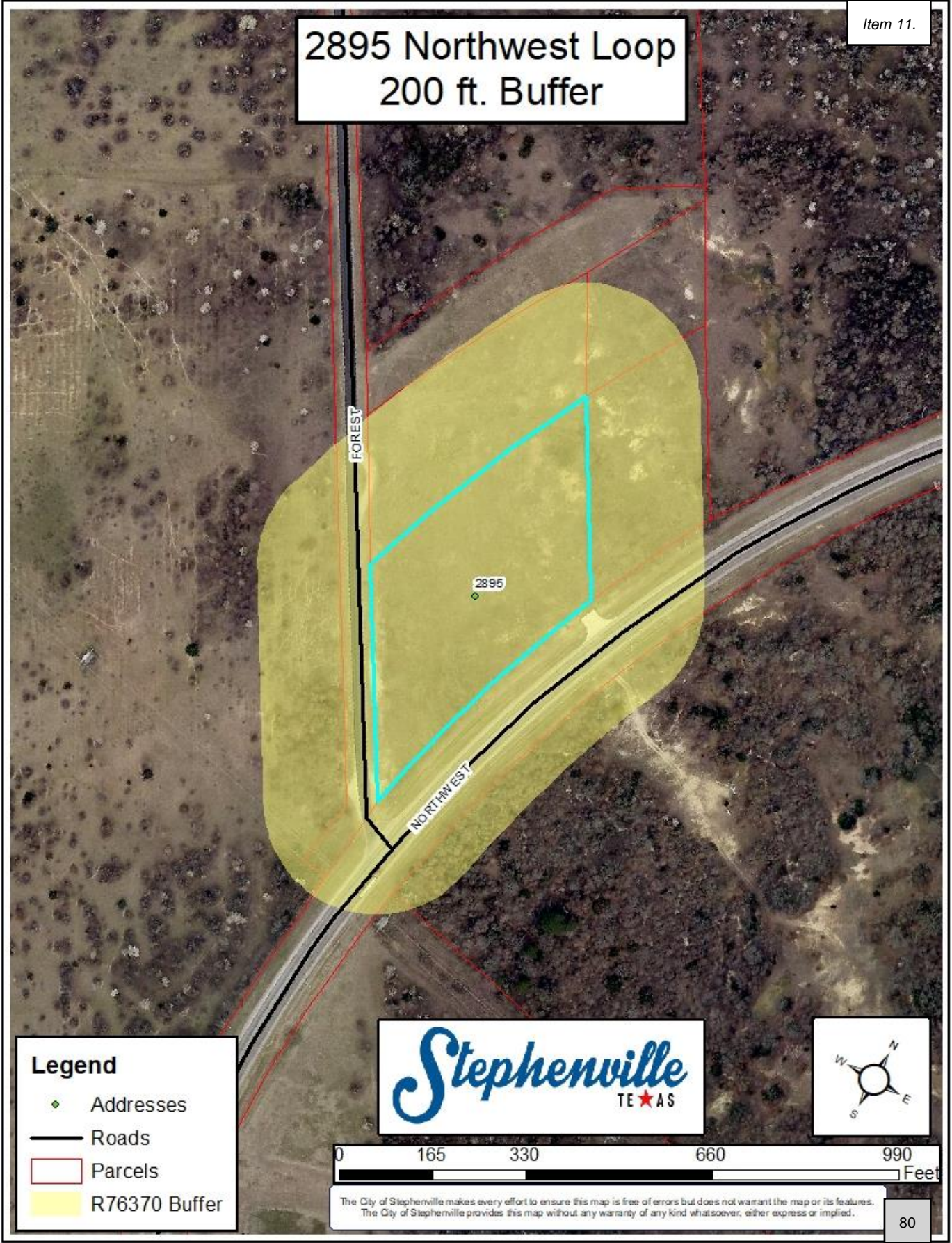
FACTORS TO CONSIDER:

- 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 proper 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 rezone

ALTERNATIVES

- 1) Accept the recommendation from the Planning and Zoning Commission and approve the waiver request.
- 2) Modify the recommendation of the Planning and Zoning Commission under the recent revisions to the subdivision ordinance in regards to the sidewalk waiver fees.
- 3) Over-rule the recommendation of the Planning and Zoning Commission and deny the waiver request.

2895 Northwest Loop 200 ft. Buffer



Legend

- ◆ Addresses
- Roads
- Parcels
- R76370 Buffer



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2895 Northwest Loop Current Zoning - B-1 - Neighborhood Business



Legend

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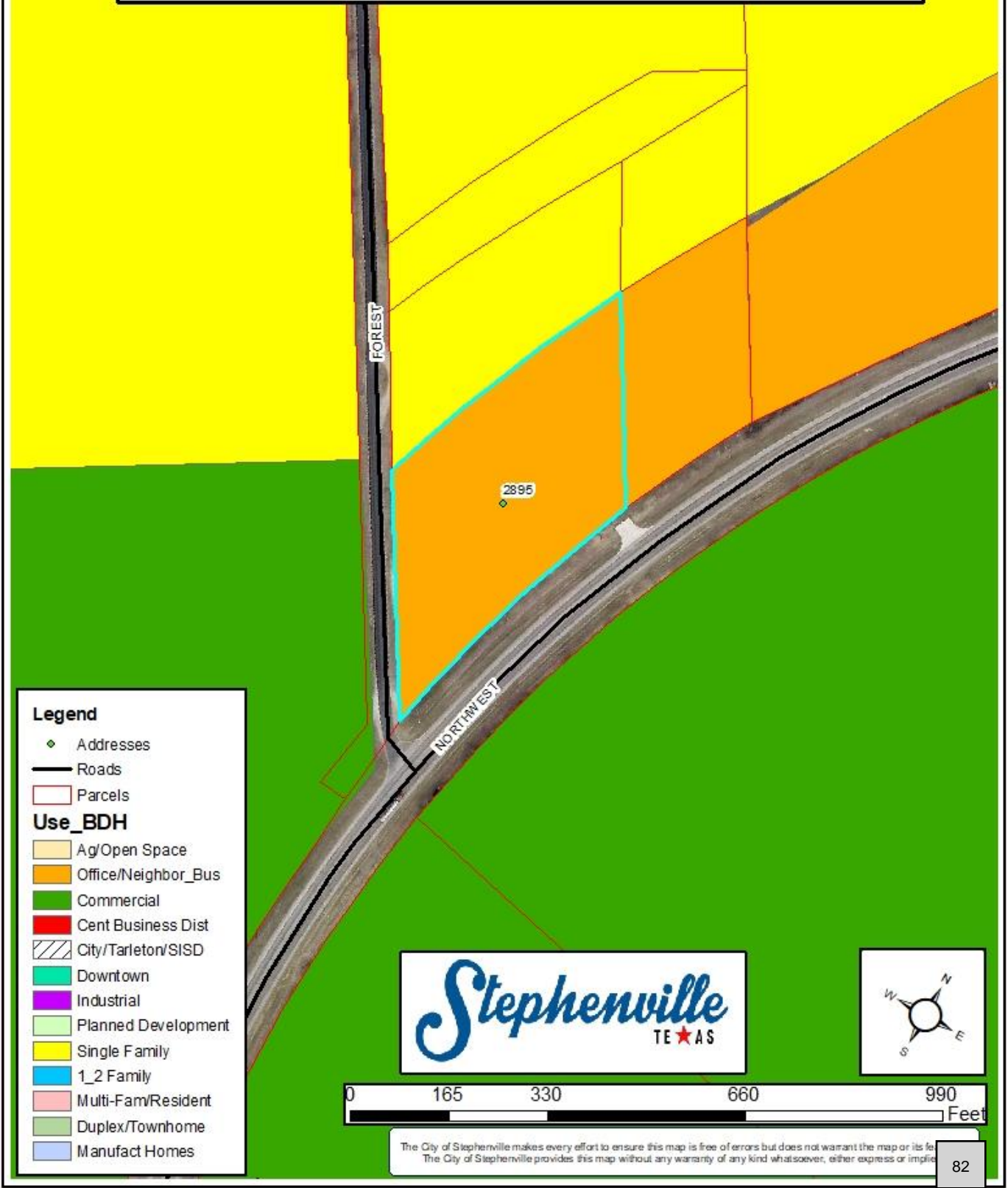
ZONING

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2895 Northwest Loop Future Land Use - Neighborhood Business



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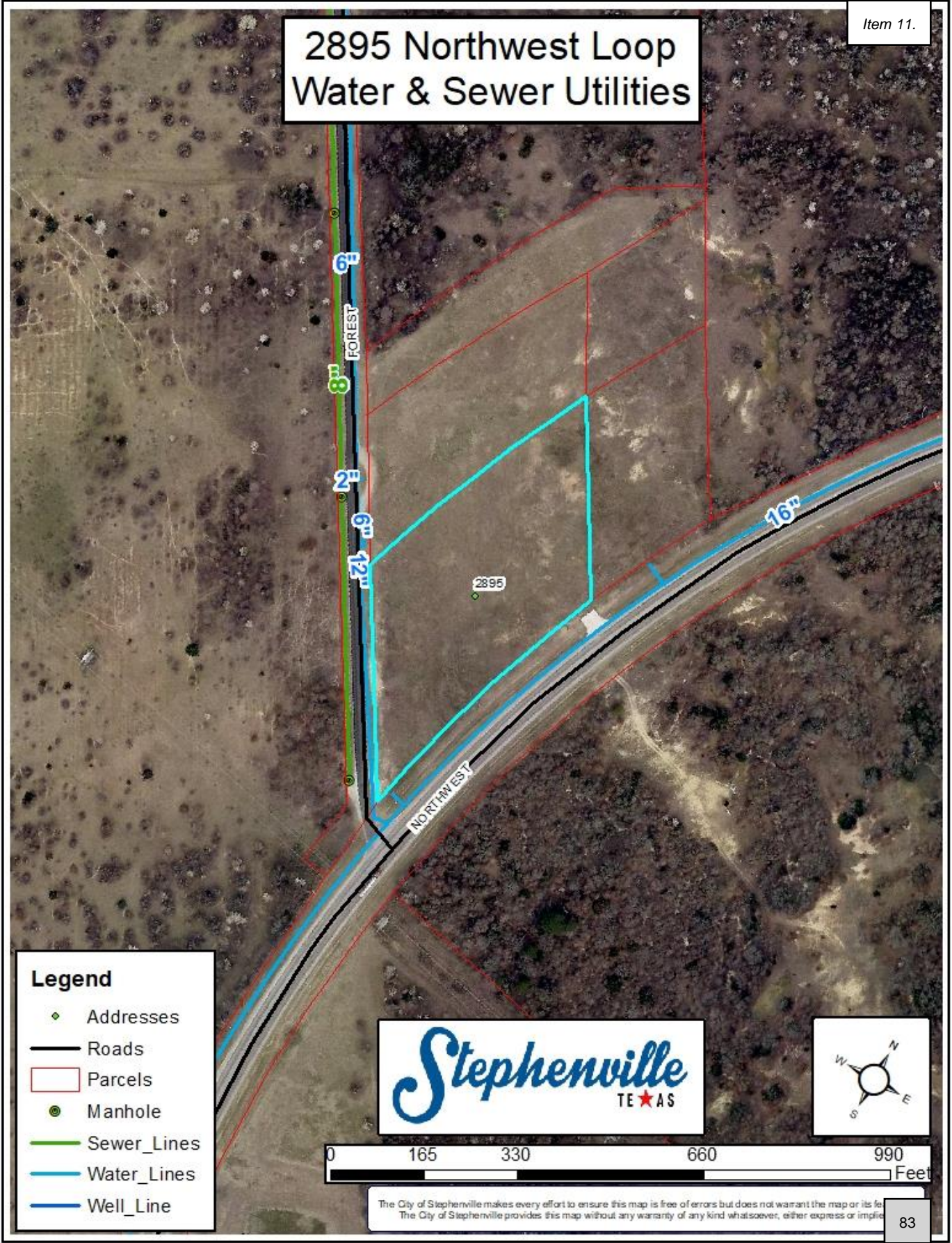
Use_BDH

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- ▭ Downtown
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2895 Northwest Loop Water & Sewer Utilities



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Manhole
- Sewer_Lines
- Water_Lines
- Well_Line



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2895 Northwest Loop Addresses

Item 11.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
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R000022439	0 NORTHWEST LOOP	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000075151	0 NORTHWEST LOOP & FREY	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
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R000076371	0 NORTHWEST LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000069042	0 FOREST LN	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000076370	2895 NORTHWEST LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095



STAFF REPORT

SUBJECT: Case No.: SV2021-005

Applicant Clint McKeehan, representing Wellington State Bank, is requesting a subdivision waiver from Section 155.6.11 – Sidewalk Requirements, for property located at 2895 Northwest Loop, Parcel R76370, Block 155, Lot 17 of City Addition, to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The Planning and Zoning Commission convened on April 21, 2021 and by a vote of 3/2, recommended the City Council approve the waiver request.

BACKGROUND:

CURRENT ZONING:

B-1 – Neighborhood Business

FUTURE LAND USE:

Office/Neighborhood

SUBDIVISION ORDINANCE/SIDEWALKS

Sec. 155.6.11. - Sidewalks.

- A. *Sidewalks and Pedestrian ways are required as a part of Subdivision Plat approval to help the City achieve the following:*
1. Promote the mobility, health, safety, and welfare of residents, property owners, and visitors to the City and to implement objectives and strategies of the Comprehensive Plan,
 2. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians,
 3. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities, and
 4. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.
- B. *Sidewalk Location and Design.*
1. Sidewalks shall be constructed for both sides of all streets within the Subdivision.
 2. Sidewalks shall be constructed along all lots adjoining dedicated streets, along Major Arterial/Thoroughfare Streets where lots do not adjoin the street, across power line easements and in other areas where pedestrian walkways are necessary.
 3. Routing to clear poles, trees or other obstacles shall be subject to City Administrator approval.
 4. The Plat or Construction Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed.

- 5. All sidewalks shall conform to Federal Americans with Disabilities Act (ADA) requirements and barrier-free ramps should be provided for access to the street.

C. *Sidewalk General Construction.*

- 1. Sidewalks shall be constructed by Class "A" concrete and shall have a width of not less than five (5) feet and a minimum thickness of four (4) inches.
- 2. Sidewalks along Major Arterial/Thoroughfare Streets shall be no less than six feet (6') in width.
- 3. Sidewalks adjacent to screening and retaining walls shall be five (5) feet in width and shall abut the wall, eliminating the landscape area found along the wall, thereby reducing maintenance.
- 4. Sidewalks shall be constructed one foot (1') from the property line within the street or Major Arterial/Thoroughfare Street Right-of-Way and shall extend along the full street frontage including both sides of corner lots and block ends.
- 5. Construction of sidewalks adjacent to curbs will be considered where driveway entrances are constructed from the rear of lots on each side of the street for the full length of the block or where mountable curbs are installed. In these instances, the sidewalks shall be a minimum of five feet (6') wide.
- 6. Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the Subdivision.

D. *Sidewalks in Nonresidential Areas.* Sidewalks in nonresidential areas shall be a minimum width of five feet (6') or extend from the back of the curb to the building line as required by the City.

SUBDIVISION ORDINANCE/WAIVER REQUESTS

Sec. 155.7.01. - Petition for subdivision waiver.

- A. *Purpose.* The purpose of a petition for a Subdivision Waiver to a particular standard or requirement with these Subdivision Regulations, as such are applicable to Plats or Construction Plans, is to determine whether such particular standard or requirement should be applied to an Application.
- B. *Definitions.* Subdivision Waivers shall be classified as a Minor Subdivision Waiver or Major Subdivision Waiver.
- C. *Decision-Maker.*
 - 1. *Minor Subdivision Waiver.*
 - a. *Decision-Maker Authority.*
 - i. The City Administrator shall act upon a Minor Subdivision Waiver listed in Table 8.
 - b. *Appeal of a Minor Subdivision Waiver Decision.*
 - i. *Appeal Review and Recommendation.* An appeal of the Minor Subdivision Waiver decision may be considered by the Commission.
 - ii. *Appeal Decision.* If further appeal is made, the City Council shall then act on such an appeal. (See 7.01.J Minor Subdivision Waiver Appeal)

Table 8: Minor Subdivision Waiver		
Section	Standard	City Administrator
3.01.B	Waiver of Application Information	Approve
6.06.N	Dead-End Alleys	Approve
6.10.D	Right Angles for Side Lot Lines	Approve

6.05.D	Traffic Impact Analysis	Approve
6.13.A.5	Water Lines Extended to Subdivision Borders	Approve
6.14.A.5	Wastewater Lines Extended to Subdivision Borders	Approve

2. *Major Subdivision Waiver.*

- a. *Decision Maker Authority.* After review and recommendation from the Commission, the City Council shall decide a Major Subdivision Waiver.

D. *Subdivision Waiver Applicability.*

1. *Waiver of Standard or Requirement.*

- a. An Applicant may request a Subdivision Waiver of a particular standard or requirement applicable to a Preliminary Plat, to Construction Plans, or where no Preliminary Plat Application has been submitted for approval, to a Final Plat or a Replat.
- b. A Subdivision Waiver petition shall be specific in nature, and shall only involve relief consideration for one particular standard or requirement.
- c. An Applicant may, if desired, submit more than one Subdivision Waiver petition if there are several standards or requirements at issue.
- d. For processing a Subdivision Waiver in relationship with a Plat Application, an Applicant shall submit a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

2. *Waiver Petition Acceptance.*

- a. A petition for a Subdivision Waiver shall not be accepted in lieu of:
 - i. A Subdivision Proportionality Appeal (7.02); or
 - ii. A Subdivision Vested Rights Petition (7.03).
- b. If there is a question as to whether a Subdivision Proportionality Appeal or Subdivision Vested Rights Petition is required instead of a Subdivision Waiver petition, such determination shall be made by the City Administrator.

E. *Subdivision Waiver Submission Procedures.*

1. *Written Waiver Request with Application.*

- a. A request for a Subdivision Waiver shall be submitted in writing by the Applicant with the filing of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
- b. No Subdivision Waiver may be considered or granted unless the Applicant has made such written request.

2. *Grounds for Waiver.*

- a. The Applicant's request shall state the grounds for the Subdivision Waiver request and all of the facts relied upon by the Applicant.
- b. Failure to do so, will result in denial of the Application unless the Applicant submits a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

F. *Subdivision Waiver Criteria.*

1. *Undue Hardship Present.* A Subdivision Waiver to regulations within this Subdivision Ordinance may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
2. *Consideration Factors.* The Decision-Maker shall take into account the following factors:

- a. The nature of the proposed land use involved and existing uses of the land in the vicinity;
 - b. The number of persons who will reside or work in the proposed development; and
 - c. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
3. *Findings.* No Subdivision Waiver shall be granted unless the Decision-Maker finds:
- a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this Subdivision Ordinance would deprive the Applicant of the reasonable use of his or her land; and
 - b. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
 - c. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Subdivision Ordinance.
4. *Intent of Subdivision Regulations.*
- a. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Ordinance so that the public health, safety and welfare may be secured and substantial justice done.
 - b. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
5. *Minimum Degree of Variation.* No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
6. *Violations and Conflicts.* The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
7. *Falsification of Information.*
- a. Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.
 - b. If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.

G. Burden of Proof. The Applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the Applicant. The Applicant shall submit the burden of proof with the original submittal.

H. *Subdivision Waiver Decision.*

- 1. The Decision-Maker shall consider the Subdivision Waiver petition and, based upon the criteria set forth in 7.01.F Subdivision Waiver Criteria, shall take one of the following actions:
 - a. Deny the petition, and impose the standard or requirement as it is stated in this Subdivision Ordinance; or
 - b. Grant the petition, and waive in whole or in part the standard or requirement as it is stated in this Subdivision Ordinance.
- 2. Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny or grant a request for a Minor Subdivision Waiver concurrently with the decision of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
- 3. Decision Process for a Major Subdivision Waiver.
 - a. Recommendation of the Planning and Zoning Commission.
 - i. The Commission shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the notice of Major Subdivision Waiver is submitted to the City Administrator.

- ii. The Commission shall recommend to the City Council to approve or deny a request for a Major Subdivision Waiver by majority vote.
- b. Decision by City Council.
 - i. After the recommendation from the Commission has been made, the City Council shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 - ii. The City Council may or shall approve or deny a request for a Major Subdivision Waiver by a vote of all members.
 - iii. The decision of the City Council is final.
- I. *Notification of Decision on Petition—14 Days.* The Applicant shall be notified of the decision on the Subdivision Waiver by the applicable Decision-Maker (e.g., the City Administrator, Commission or City Council, as applicable), within fourteen (14) calendar days following the decision.
- J. *Minor Subdivision Waiver Appeal.*
 - 1. *Initiation of an Appeal.*
 - a. The Applicant may appeal a Minor Subdivision Waiver decision of the City Administrator, as allowed within the Subdivision Ordinance.
 - b. The written request to appeal shall be submitted to the City Administrator within thirty (30) calendar days following the denial decision.
 - 2. *Recommendation of the Planning and Zoning Commission.*
 - a. The Commission shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the notice of appeal is submitted to the City Administrator.
 - b. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Subdivision Waiver.
 - c. The Commission shall recommend to the City Council to affirm, modify or reverse the previous decision by simple majority vote.
 - 3. *Appeal to City Council.*
 - a. The Applicant may appeal the Commission's decision by submitting a written notice of appeal to the City Administrator within thirty (30) calendar days following the Commission's decision.
 - b. After the recommendation from the Commission has been made, the City Council shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 - c. The City Council may affirm, modify or reverse the decision by simple majority vote.
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- K. *Effect of Approval.*
 - 1. *Submission and Processing.* Following the granting of a Subdivision Waiver, the Applicant may submit or continue the processing of a Plat or Construction Plans, as applicable.
 - 2. *Expirations.* The Subdivision Waiver granted shall remain in effect for the period the Plat or Construction Plans are in effect, and shall expire upon expiration of either or both of those Applications.
 - 3. *Extensions.* Extension of those Applications shall also result in extension of the Subdivision Waiver.

ZONING AND LAND USE:

Location	Zoning	Future Land Use
Subject Site	(B-1) Neighborhood Business	Office/Neighborhood

North	(R-1) Residential	Residential
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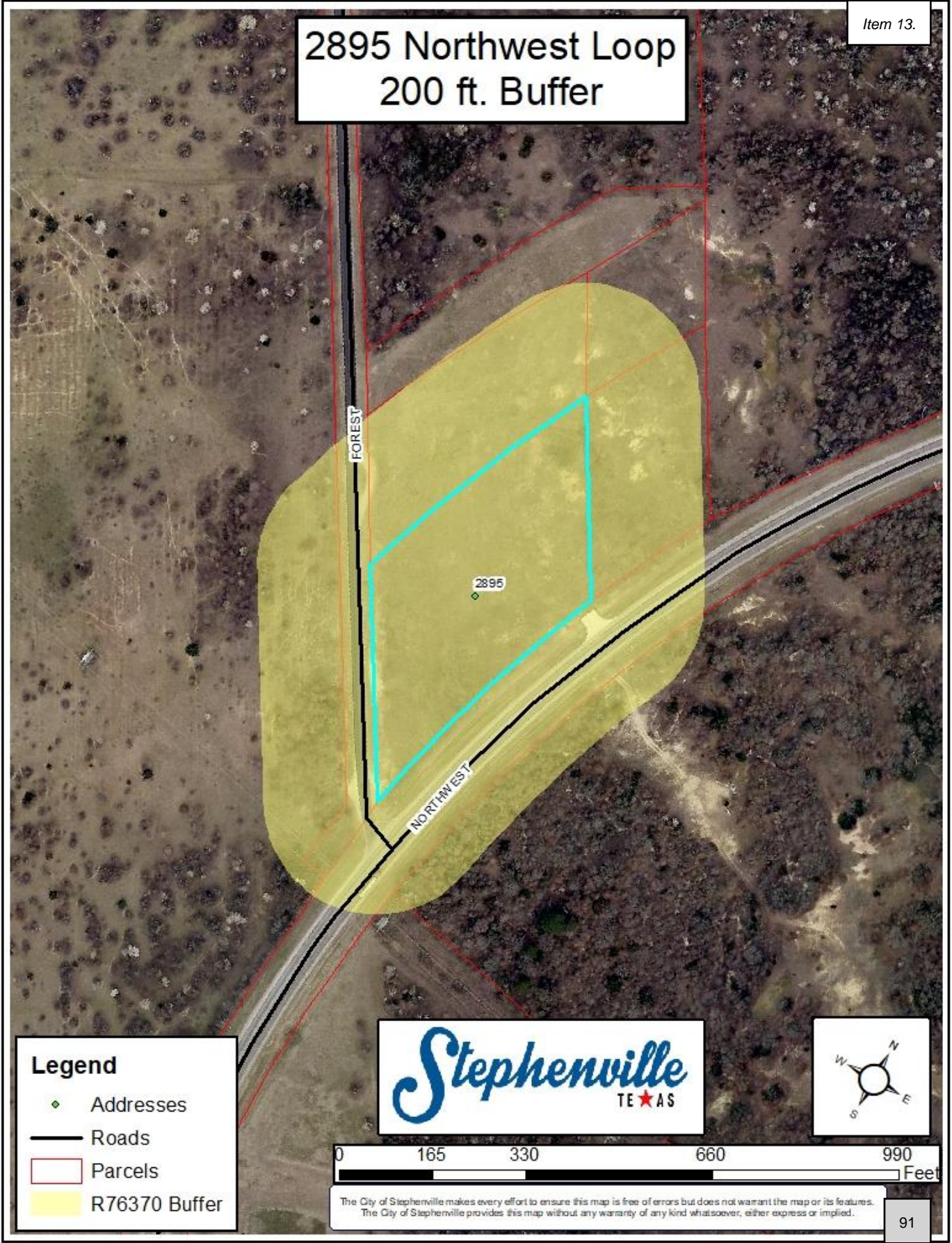
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
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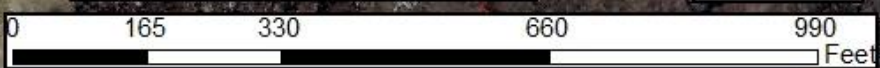
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2895 Northwest Loop 200 ft. Buffer



Legend

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2895 Northwest Loop Current Zoning - B-1 - Neighborhood Business



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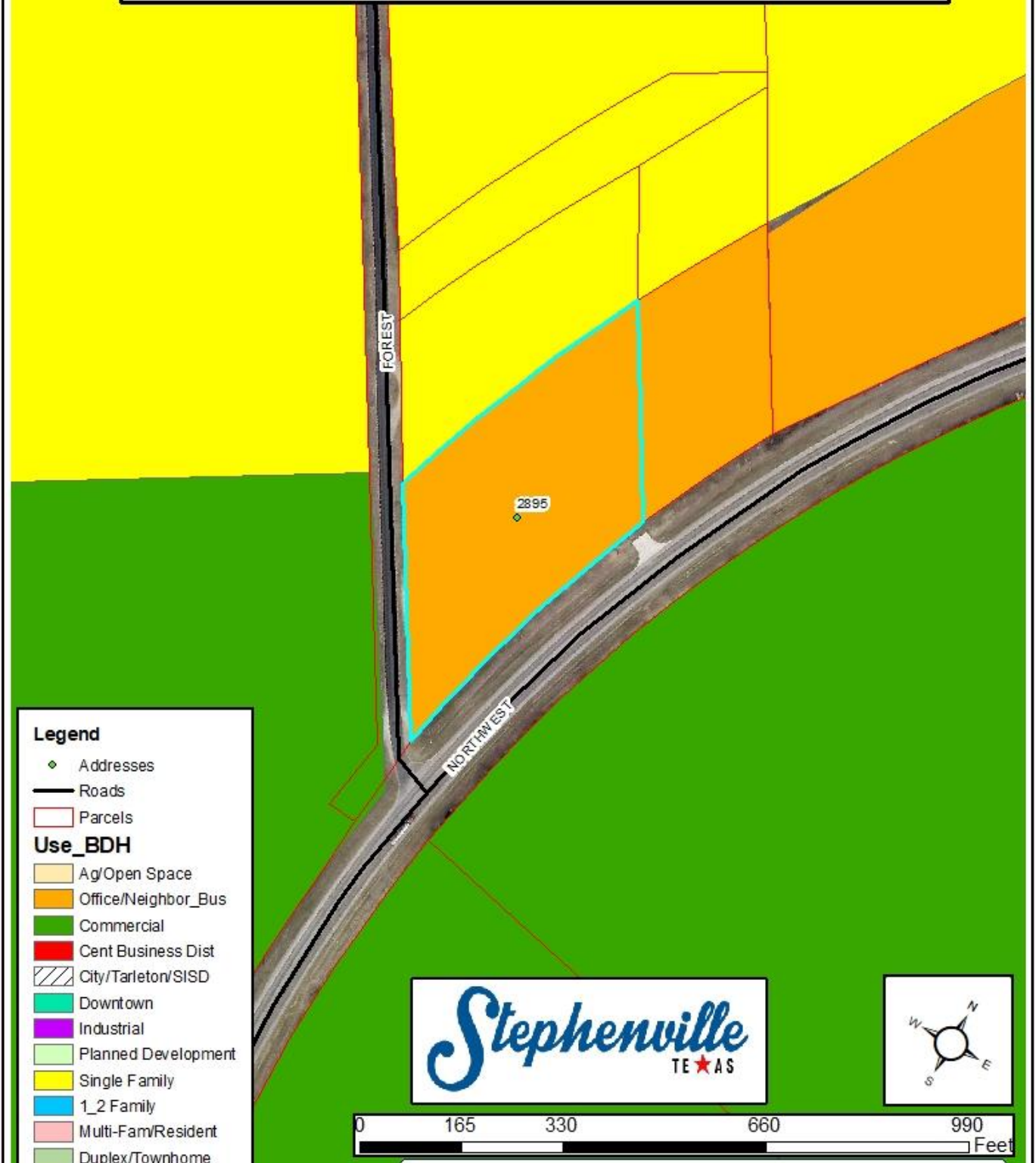
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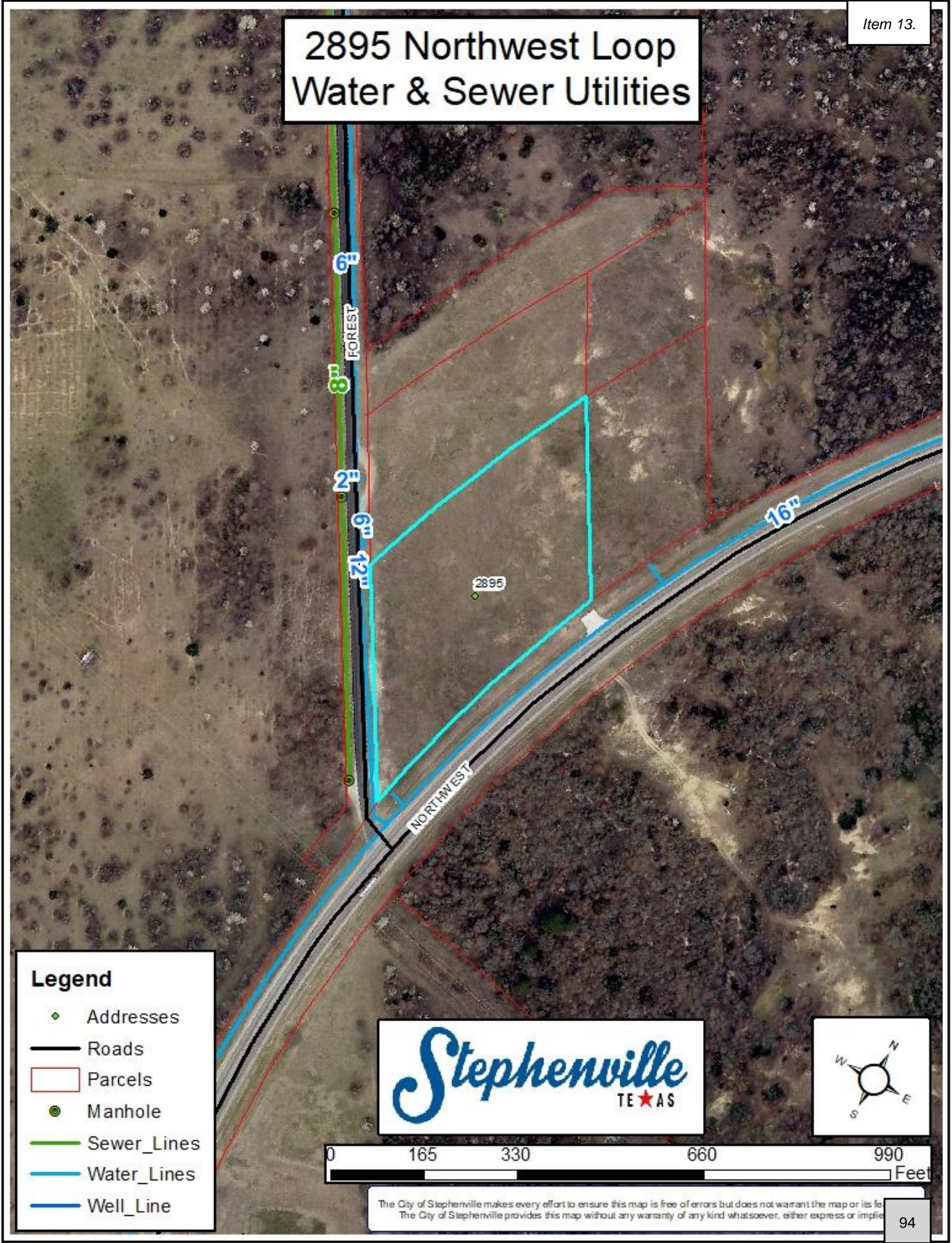
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STAFF REPORT

SUBJECT: Case No.: PD2020-003, PD2020-004 and PD2020-005
 Consideration of development schedule extension for Steve Emmons, applicant for the above referenced Planned Development and representing Spectra Student Living, pursuant to Section 154.08 of the zoning code.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The Planning and Zoning Commission convened on April 21, 2021 and by a unanimous vote of 6/0, recommended the City Council extend the development schedule of the Planned Development until July 1, 2021.

It should be noted that the discussion related to the extension involved the original condition of the PD approval which required that the single family infrastructure improvements be completed by April 1, 2021.

BACKGROUND:

Steve Emmons, with Spectra Student Living, provided an update on the Planned Development located in the 2200 Blk of Tarleton and pursuant to requirements of the zoning code, Section, 154.08 (see excerpt below).

Although the update is prior to the one year anniversary, the PD was approved with a condition that the single family infrastructure for the PD would be completed by April 1, 2021.

8.E Development Schedule.

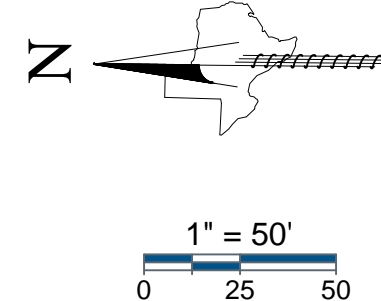
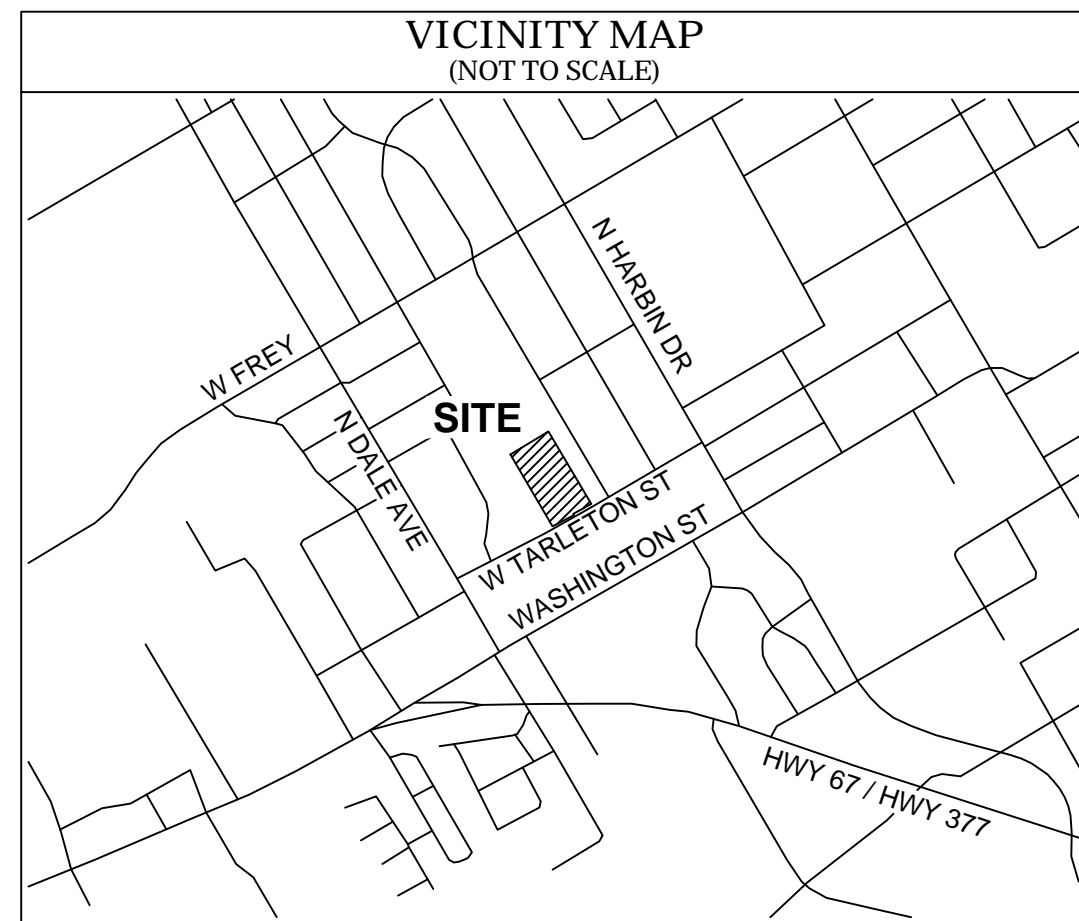
(1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.

(2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.

(3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

ALTERNATIVES

- 1) Accept the recommendation from the Planning and Zoning Commission and approve the development schedule extension until July 1, 2021.
- 2) Over-rule the recommendation of the Planning and Zoning Commission and deny the request for the extension.

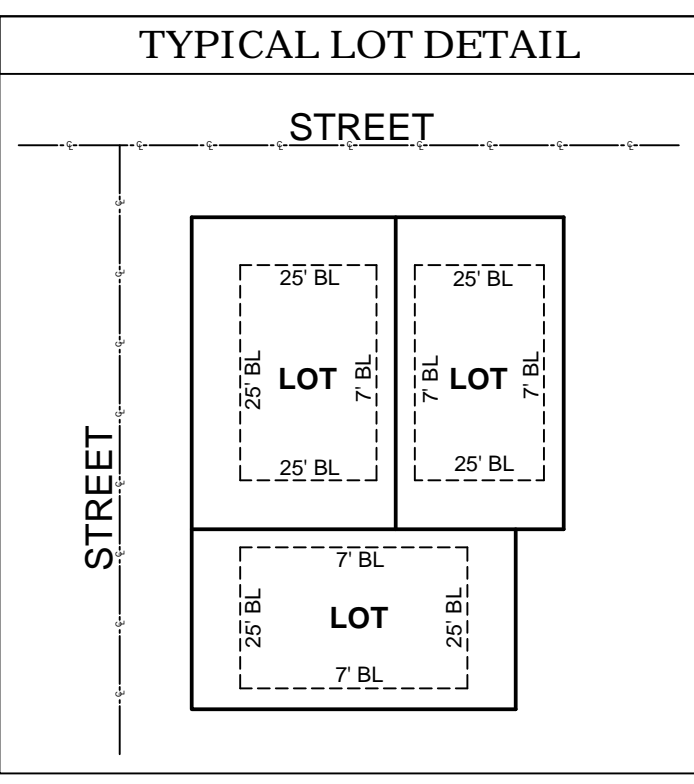


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	261.80'	50.00'	299°59'47"	28.87'	N 60°09'40" E	50.00'
C2	261.80'	50.00'	300°00'00"	28.87'	S 59°33'10" W	50.00'

LINE	BEARING	DISTANCE
L1	S 59°33'28" W	5.22'

LEGEND

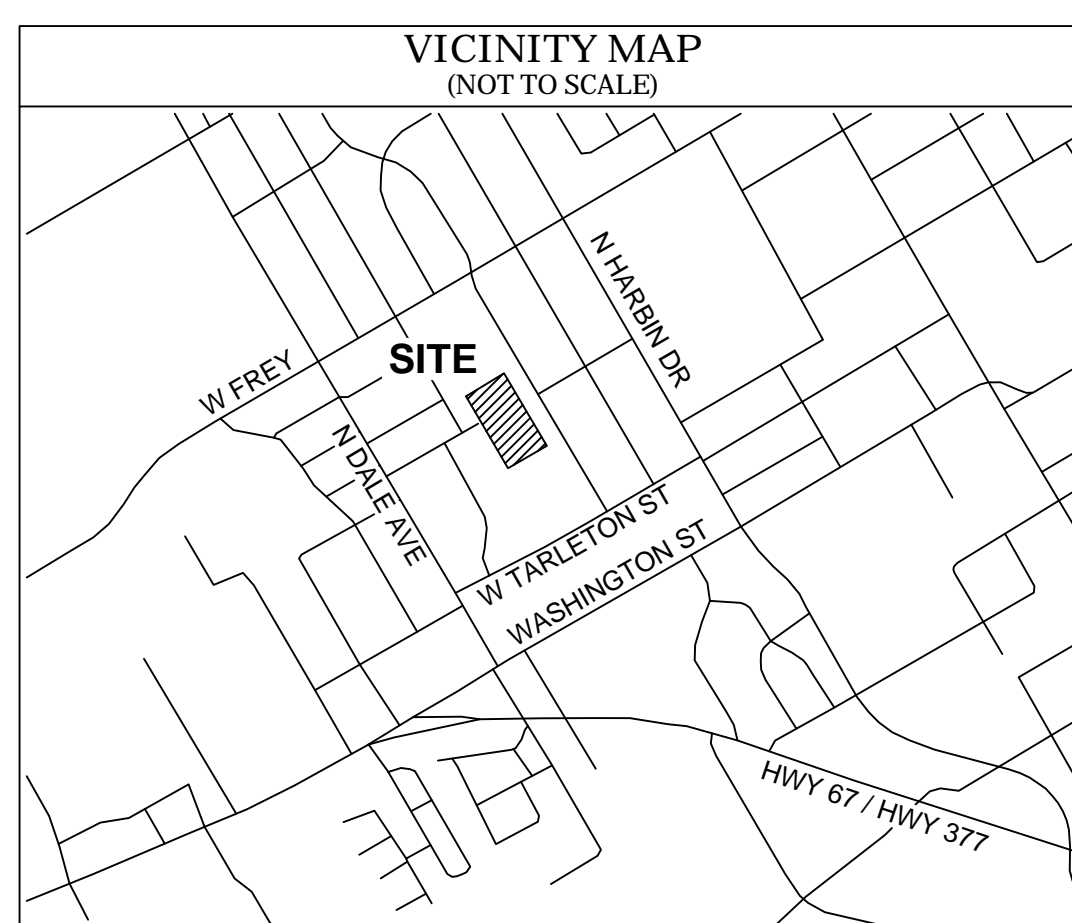
- PG = PAGE
- VOL = VOLUME
- CAB = CABINET
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- DOC. NO. = DOCUMENT NUMBER
- D.R.E.C.T. = DEED RECORDS, ERATH COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, ERATH COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS, ERATH COUNTY, TEXAS



Project 2005.008-07	<p>EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 09/16/2020	
Drafter TAR	

**PRELIMINARY PLAT
THE KAYLIE SUBDIVISION
LOT 1-14, BLOCK A**

BEING 8.92 ACRES OF LAND SITUATED IN THE JOHN BLAIR SURVEY, ABSTRACT NUMBER 32 IN THE TOWN OF STEPHENVILLE ERATH COUNTY, TEXAS



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ERATH §

WHEREAS, AIG RE ENTERPRISES, LLC and BTF PROPERTIES, LLC, are the owners of a 8.92 acre tract of land out of the John Blair Survey, Abstract Number 32, situated in the Town of Stephenville, Erath County, Texas, being all of Lot 1 and all of Lot 2, Block 3 of The Kaylie Subdivision, a subdivision of record in Cabinet B, Slide 126A of the Plat Records of Erath County, Texas, as conveyed to BTF Properties, LLC by General Warranty Deed of record in Document Numbers 2019-07030 and 2019-07031 of the Official Records of Erath County, Texas, also being Lot 8-E as shown on the plat of record in Volume 458, Page 548 of the Deed Records of Erath County, Texas, as conveyed to AIG RE Enterprises, LLC by Warranty Deed with Vendor's Lien of record in Document Number 2020-00740 of said Official Records, and being more particularly described by metes and bounds as follows:

- BEGINNING**, at a 5/8" iron rod found at an angle point in the North Right-of-Way line of West Tarleton Street at the Southeast corner of Lot 2, Block 3 of The Kaylie Subdivision and the Southeast corner hereof;
- THENCE**, S59°52'22"W, along the North Right-of-Way line of West Tarleton Street being the South line of Lot 2, Block 3 of The Kaylie Subdivision, a distance of 36.82 feet to an "X" cut found;
- THENCE**, S63°52'18"W, along the North Right-of-Way line of West Tarleton Street, being the South line of Lot 2, Block 3 of The Kaylie Subdivision in part, and being the South line of Lot 1, Block 3 of The Kaylie Subdivision in part, a distance of 127.86 feet to a 3/8" iron rod found in the East line of Lot 8-E being a Southwest corner of Lot 1, Block 3 of The Kaylie Subdivision;
- THENCE**, S30°28'52"E, along the North Right-of-Way line of West Tarleton Street and the East line of said Lot 8-E, a distance of 6.25 feet to a Mag nail set at the Southeast corner of said Lot 8-E;
- THENCE**, S63°06'56"W, along the North Right-of-Way line of West Tarleton Street and the South line of said Lot 8-E, a distance of 154.71 feet to a Mag nail set at the Southwest corner of said Lot 8-E and the Southwest corner hereof;
- THENCE**, N30°29'58"W, along the West line of said Lot 8-E, passing the Southeast corner of a called 4.0485 acre tract conveyed to MIMG LXI Stephenville West Sub, LLC by deed of record in Document Number 2014-03583 of said Official Records and continuing on said course along the West line of said Lot 8-E, also being the East line of said 4.0485 acre tract, passing at a distance of 599.48 feet the common Northwest corner of said Lot 8-E, Northeast corner of said 4.0485 acre tract, a Southwest corner of said Lot 1, and Southeast corner of Lot 21, Block 139 of the City of Stephenville, Erath County, Texas, a subdivision of record in Cabinet A, Slide 238B of said Plat Records, and continuing on said course with the East line of said Lot 21 and the West line of Said Lot 1, a distance of 851.02 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 21;
- THENCE**, S59°33'28"W, along the North line of said Lot 21, being the West line of said Lot 1, a distance of 5.22 feet to a 3/8" iron rod found at the southwest corner of an 8' Easement in Block 4 of South Tanglewood Addition, a subdivision of record in Volume 450, Page 124 of said Deed Records;
- THENCE**, N30°19'52"W, along the West line of said Lot 1, being the East line of the 8' Easement in Block 4 in part, also being the East Right-of-Way line of West Phelps Street in part, also being the East line of an 8' Easement in Block 2 of South Tanglewood Addition in part, a distance of 353.24 feet to a 1/2" iron rod found at the common South corner of Lot 8 and Southwest corner of Lot 9, Block 2 of The Kaylie Subdivision, a subdivision of record in Cabinet B, Slide 126A of said Plat Records, also being the Northwest corner of said Lot 1;
- THENCE**, N59°25'55"E, along the North line of said Lot 1, being the South line of said Lot 9, Block 2 in part, also being the South line of Lot 9, Block 1 of the Kaylie Subdivision, a subdivision of record in said Cabinet B, Slide 126A, a distance of 324.01 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of Block 4 of L.H. Groesbeck Addition, a subdivision of record in Volume 393, Page 564 of said Deed Records, being the common Southeast corner of said Lot 9, Block 1 and Southeast corner of Lot 8 of said Block 1, also being the Northeast corner of said Lot 1;
- THENCE**, S30°26'50"E, along the East line of said Lot 1 in part, being the West line of Block 4 of said L.H. Groesbeck Addition in part, also being the West Right-of-Way line of West Phelps Street in part, also being the West line of Block 3 of said L.H. Groesbeck Addition in part, also being the East line of said Lot 2 in part, a distance of 1218.14 feet to the POINT OF BEGINNING and containing an area of 8.92 Acres, or (388526 Square Feet) of land, more or less.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

THIS is to certify that I, MATTHEW RAABE, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas
My commission expires on _____.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, AIG RE ENTERPRISES, LLC and BTF PROPERTIES, LLC, being the sole owners, do hereby adopt this plat designating the hereinabove described real property as THEY KAYLIE SUBDIVISION, an addition to the City of Stephenville, Erath County, Texas, and we do hereby dedicate to the public's use forever the streets, alleys, parks and easements shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and at any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing water, sewer, electrical, telephone, natural gas, or cablevision lines, and are not intended to be used for the collection of garbage or for the use of garbage vehicles in any manner. This plat approved subject to all platting ordinances, rules, regulations, resolutions of the City of Stephenville, Texas.

WITNESS my hand at _____, _____ County, Texas this the ____ day of ____, _____, 2020.

OWNER: AIG RE ENTERPRISES, LLC

BY: _____ Date
(Authorized Agent)

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas
My commission expires on _____.

OWNER: BTF PROPERTIES, LLC

BY: _____ Date
(Authorized Agent)

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas
My commission expires on _____.

- GENERAL NOTES
- 1.) The purpose of this plat is to create fourteen (14) lots, dedicate right-of-way and dedicate easements from three (3) existing lots of record.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated November 16, 2011 as shown on Map Number 480220.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 7.) Five foot (5') wide sidewalks to be installed along both sides of the right-of-ways and will be installed at time of construction. At a minimum, the portionso f sidewalks crossing a flume or drainage channel and barrier free ramps will be required to be built with the other improvements to the subdivision (i.e. by developer when streets are built).
 - 8.) This development is part of a Planned Development (PD).

CERTIFICATE OF APPROVAL

APPROVED this the ____ day of _____, 2020.

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

BY: _____
Director of Development Services

ATTEST: _____
City Secretary

Project	2005.008-06		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	09/14/2020		
Drafter	TAR		

- SURVEYOR**
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
- ENGINEER**
Whitworth Engineering
5700 Lionfish Way
Fort Worth, TX 76131
(817) 236-6106
- OWNER**
BTF Properties, LLC
PO Box 1827
Stephenville, TX 76401
- OWNER**
AIG RE Enterprises, LLC
3053 Crestwater Ridge
Keller, TX 76248

PRELIMINARY PLAT
THE KAYLIE SUBDIVISION
 LOTS 1-14, BLOCK A

BEING 8.92 ACRES OF LAND SITUATED IN THE
 JOHN BLAIR SURVEY, ABSTRACT NUMBER 32
 IN THE CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS



STAFF REPORT

SUBJECT: Monthly Budget Report for the period Ending March 31, 2021

DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

BACKGROUND:

In reviewing the financial statements ending March 31, 2021, the financial indicators vary with an overall positive outcome.

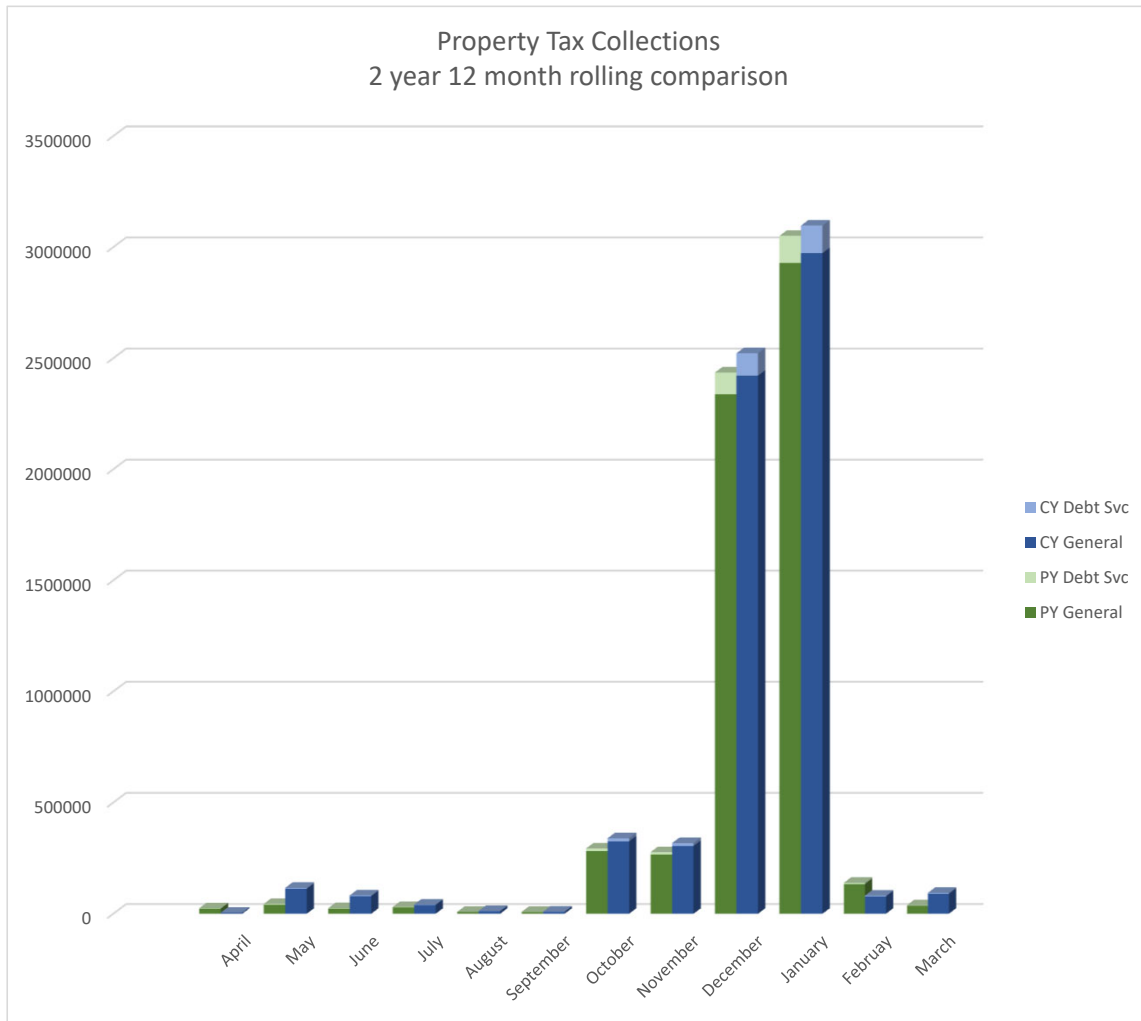
- **Property Tax**
We received \$94K in property taxes in the month of March, resulting in \$217K or 3.48% increase over funds collected through last March. The \$6.45 million collected fiscal year to date is 97.02% of budget, which is slightly less than the 97.64% anticipated.
- **Sales Tax**
We received \$556K in sales tax in March, resulting in \$589K or 17.83% more than the funds collected through last March. The \$3.89 million collected fiscal year to date is 62.39% of the \$6.24 million budgeted, which is higher than the 50.51% anticipated.
- **HOT Funds**
Lodging establishments have reported \$195K in Hotel Occupancy Taxes through March, as compared to the \$231K through last March. We have received 30K of sports venue tax through March. We spent \$225K in Hotel Occupancy Tax funds through fiscal year to date as compared to \$102K last year due to the Day Tripper contract and gateway planning.
- **Revenue (Budgetary comparison)**
The target budget for operating revenue is \$16.4 million. We received \$16.8 million in revenue fiscal year to date, resulting in \$383K over the target budget due to sales taxes and service charges.
- **Expenditures (Budgetary comparison)**
The target budget for operating expenditures is \$10.5 million. We expended \$9.9 million fiscal year to date, resulting in \$593K under the target budget.
- **Revenue (Prior year comparison)**
Operating revenue received last year was \$16.5 million as compared to the current year's \$16.8 million, resulting in a \$290K increase due to property tax, sales taxes, and service charges.
- **Expenditures (Prior year comparison)**
Operating expenditures last year were \$9.62 million as compared to the current year's \$9.89 million, resulting in a \$259K increase due to costs associated with COVID-19 prevention, stimulus grant to reduce the impact of COVID-19, damage claims, wages, advertising and gateway planning.

- **Investments**

The total market value of cash and investments on March 31, 2021 was \$44,831,902. This is allocated 3% in demand accounts, 38% in TexStar investment pool, and 59% in TexPool investment pool.

We earned \$11,406 in interest for the quarter. The average yield to maturity for all account types for the quarter was 0.05%. The average yield to maturity for investment accounts for the quarter was 0.04%. The average yield to maturity for a 3-month treasury bill for the quarter was .05%.

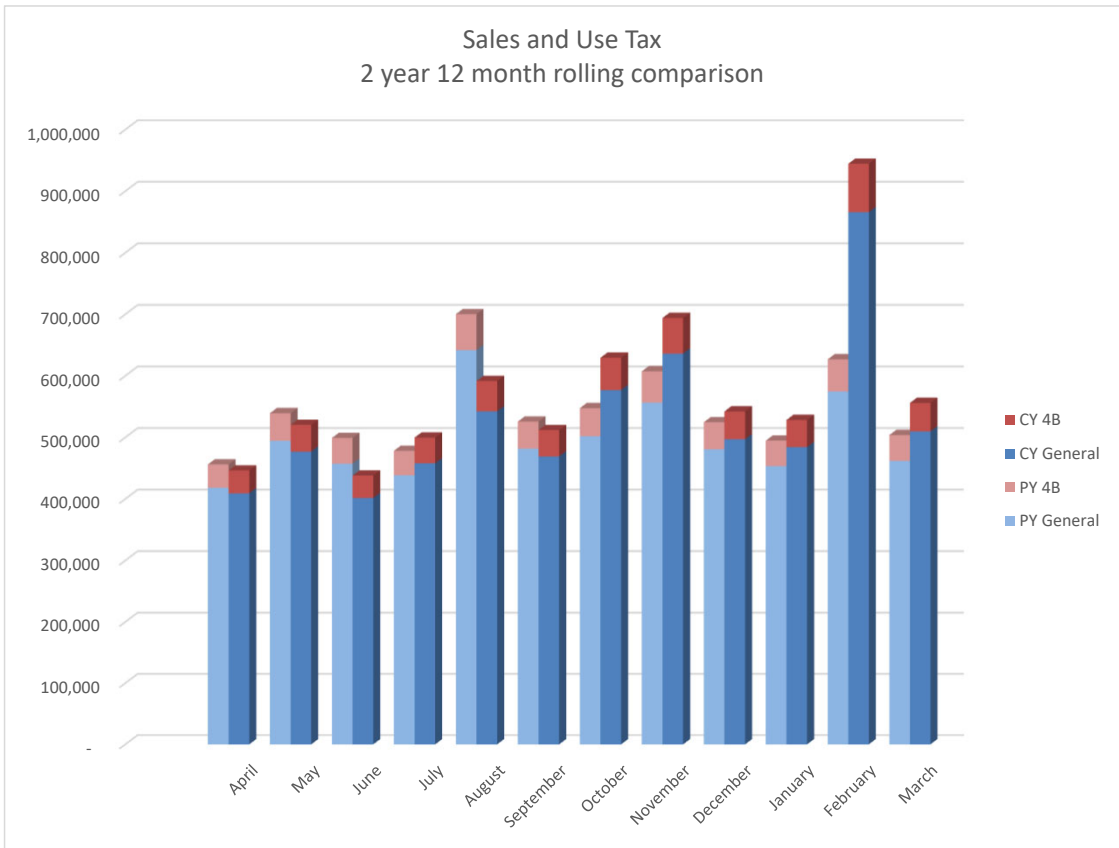
City of Stephenville



Month	General Fund	Debt Svc	Total	Month	General Fund	Debt Svc	Total
Apr-19	22,735	2,215	24,950	Apr-20	4,688	163	4,851
May-19	40,676	3,571	44,247	May-20	112,150	4,518	116,668
Jun-19	23,002	1,994	24,996	Jun-20	79,259	3,379	82,637
Jul-19	28,289	2,374	30,664	Jul-20	39,473	2,238	41,712
Aug-19	7,613	695	8,308	Aug-20	11,762	824	12,585
Sep-19	7,943	635	8,578	Sep-20	9,137	385	9,522
Oct-19	281,652	11,982	293,634	Oct-20	325,732	13,700	339,432
Nov-19	265,777	11,255	277,032	Nov-20	304,970	12,804	317,774
Dec-19	2,337,593	98,214	2,435,807	Dec-20	2,421,750	100,945	2,522,695
Jan-20	2,928,631	122,287	3,050,918	Jan-21	2,973,159	123,936	3,097,096
Feb-20	133,573	5,889	139,461	Feb-21	78,158	3,268	81,427
Mar-20	36,684	1,632	38,315	Mar-21	90,202	3,822	94,024
12 month total			6,376,909	12 month total			6,720,422
Oct 2019 - March 2020			6,235,167	Oct 2020 - March 2021			6,452,447
FY 2019-2020 Total			6,501,308	FY 2020-2021 Budget			6,650,644

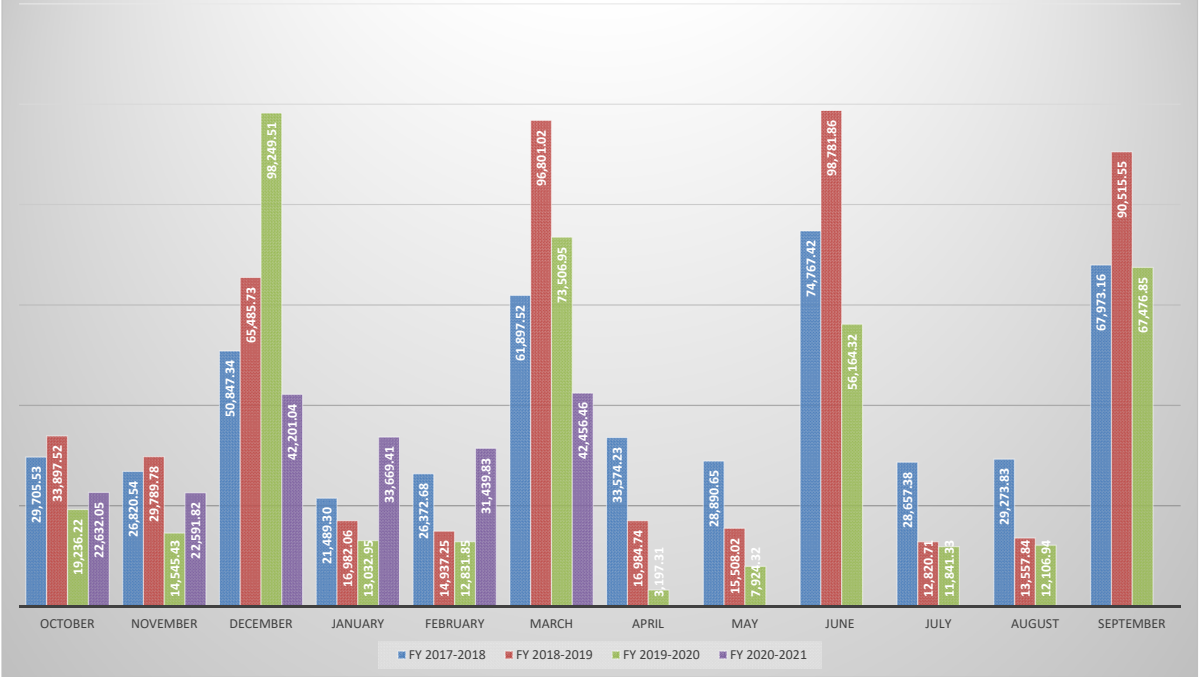
Collection to date as percentage of fiscal year total 95.91%

Collection to date as percentage of fiscal year budget 97.02%

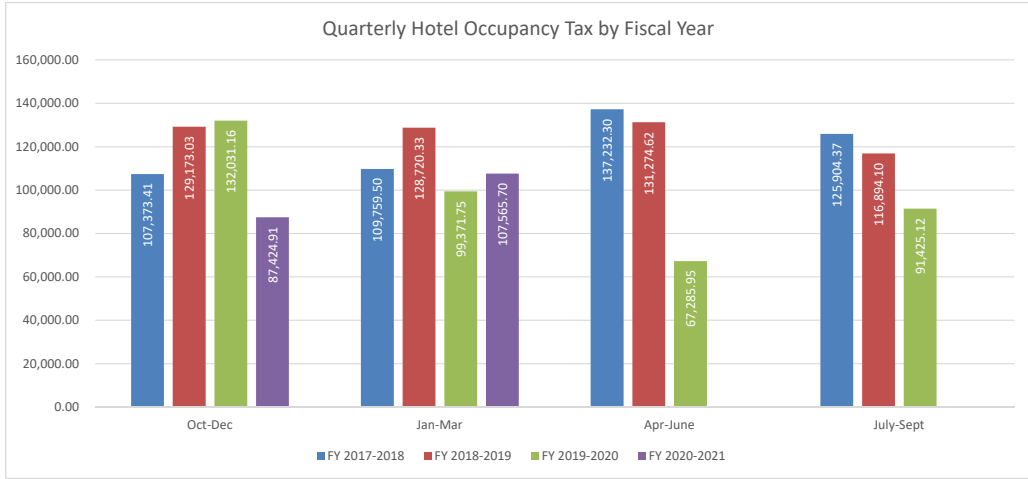


Month	General	4B	Total	Month	General	4B	Total	% Change +/-
Apr-19	418,155	38,014	456,169	Apr-20	409,098	37,191	446,289	-2.17%
May-19	494,362	44,942	539,304	May-20	476,944	43,359	520,302	-3.52%
Jun-19	457,429	41,584	499,014	Jun-20	401,495	36,500	437,994	-12.23%
Jul-19	438,349	39,850	478,199	Jul-20	458,003	41,637	499,639	4.48%
Aug-19	641,868	58,352	700,220	Aug-20	542,275	49,298	591,573	-15.52%
Sep-19	481,902	43,809	525,711	Sep-20	469,140	42,649	511,790	-2.65%
Oct-19	501,862	45,624	547,485	Oct-20	576,942	52,449	629,391	14.96%
Nov-19	556,777	50,616	607,393	Nov-20	636,149	57,832	693,981	14.26%
Dec-19	480,875	43,716	524,591	Dec-20	497,048	45,186	542,234	3.36%
Jan-20	453,492	41,227	494,719	Jan-21	484,228	44,021	528,249	6.78%
Feb-20	574,600	52,236	626,836	Feb-21	865,761	78,706	944,466	50.67%
Mar-20	461,845	41,986	503,831	Mar-21	509,621	46,329	555,950	10.34%
12 month total			<u>6,503,471</u>	12 month total			<u>6,901,858</u>	6.13%
Oct 2019 - March 2020			<u>3,304,854</u>	Oct 2020 - March 2021			<u>3,894,271</u>	17.83%
FY 2019-2020 Total			6,312,441	FY 2020-2021 Budget			6,241,679	
Collection to date as percentage of fiscal year total			52.35%	Collection to date as percentage of fiscal year budget			62.39%	

Hotel Occupancy Tax by Fiscal Year



Quarterly Hotel Occupancy Tax by Fiscal Year



**City of Stephenville
Budget vs. YTD Actual
March 31, 2021**

Date Prepared: May 3, 2021

Source of Funds	Approved Budget 2020-20201	Target Budget	03/31/21 Current YTD Actual	Dollar Variance Positive(Negative)	Percent Variance	Notes
Property Taxes	\$ 6,674,946	\$ 6,496,181	\$ 6,445,415	\$ (50,766)	(0.78%)	Collections lower & refunds
Sales Taxes	6,241,679	3,147,621	3,894,271	746,650	23.72%	Back to school & audit collections
Other Taxes	2,099,361	606,466	641,052	34,586	5.70%	Franchise taxes
Licenses and permits	331,562	177,534	168,938	(8,596)	(4.84%)	Building Permits
Fines and forfeitures	129,250	64,623	58,676	(5,947)	(9.20%)	Citation & Collection Dependent
Service charges	11,204,096	5,040,796	5,523,365	482,568	9.57%	Water, Sewer, & Landfill charges
Interest on investments	37,947	18,986	16,454	(2,532)	(13.33%)	Fluctuates with cash flows
Other Income	1,746,433	863,131.66	50,218	(812,914)	(94.18%)	Project driven funds
Total Operating Revenue	<u>28,465,274</u>	<u>16,415,339</u>	<u>16,798,389</u>	<u>383,050</u>	<u>2.33%</u>	
Intergovernmental grants	2,692,576	1,297,666	895,916	(401,750)	(30.96%)	Reimbursement based/project driven revenue
Debt Proceeds	0	0	0	0	0.00%	
Total Revenue	<u>31,157,850</u>	<u>17,713,005</u>	<u>17,694,305</u>	<u>(18,700)</u>	<u>(0.11%)</u>	
Transfers-In	\$ 2,519,638	\$ 2,189,809	\$ -	\$ (2,189,809)	(100.00%)	Transfers not done yet
Transfers-Out	(2,519,638)	(2,189,809)	-	2,189,809	100.00%	Transfers not done yet
Expenditures						
General Fund	\$ 14,619,046	\$ 7,559,486	\$ 7,113,566	\$ 445,920	5.90%	
Utility Fund	4,296,155	2,141,260	2,053,115	88,145	4.12%	
Landfill Fund	406,236	213,657	215,247	(1,590)	(0.74%)	Maintenance
Airport Fund	81,095	43,394	33,368	10,025	23.10%	
Storm Water Drainage Fund	75,268	37,693	14,273	23,420	62.13%	
Special Revenue Funds	463,223	222,492	225,333	(2,841)	(1.28%)	Day tripper contract
Stephenville Economic Dev Authority	519,311	260,927	230,733	30,194	11.57%	
Total Operating Expenditures	<u>20,460,334</u>	<u>10,478,908</u>	<u>9,885,634</u>	<u>593,273</u>	<u>5.66%</u>	
Capital	32,917,098	16,452,169	3,815,049	12,637,120	76.81%	
Debt Service	3,231,058	2,486,512	2,404,511	82,001	3.30%	
Total Expenditures	<u>56,608,490</u>	<u>29,417,589</u>	<u>16,105,194</u>	<u>13,312,395</u>	<u>45.25%</u>	

**City of Stephenville
Prior YTD Actual vs Current YTD Actual
March 31, 2021**

Date Prepared: May 3, 2021

Source of Funds	Prior YTD Actual	Current YTD Actual	Variance Positive (Negative)	% Variance Positive (Negative)	Notes
Property Taxes	\$ 6,239,775	\$ 6,445,415	\$ 205,640	3.30%	Increased assessments.
Sales Taxes	3,304,854	3,894,271	589,416	17.83%	Back to school and audit collections.
Other Taxes	618,945	641,052	22,107	3.57%	Hotel Occupancy Tax, Mixed Drinks Tax
Licenses and permits	171,366	168,938	(2,428)	(1.42%)	Building permits.
Fines and forfeitures	47,683	58,676	10,994	23.06%	Fluctuating revenue source
Service charges	5,410,223	5,523,365	113,142	2.09%	Ambulance, Recreation, Street cuts, Penalty billing, Landfill
Interest on investments	237,520	16,454	(221,066)	(93.07%)	Rates have declined.
Other Income	477,707	50,218	(427,489)	(89.49%)	Prior year - insurance proceeds, credit card fees
Total Operating Revenue	<u>16,508,073</u>	<u>16,798,389</u>	<u>290,316</u>	<u>1.76%</u>	
Intergovernmental grants	190,968	895,916	704,948	369.14%	Grants differ from year to year.
Debt Proceeds	0	0	0	0.00%	
Total Revenue	<u>16,699,042</u>	<u>17,694,305</u>	<u>995,263</u>	<u>5.96%</u>	
Transfers-In	\$ -	\$ -	\$ -	0.00%	
Transfers-Out	\$ -	\$ -	\$ -	0.00%	
Expenditures					
General Fund	\$ 6,865,949	\$ 7,113,566	247,616	3.61%	Damage Claims, COVID/Vaccination Cntr Supplies, Stimulus Grants
Utility Fund	2,159,495	\$ 2,053,115	(106,380)	(4.93%)	
Landfill Fund	218,968	\$ 215,247	(3,721)	(1.70%)	
Airport Fund	32,613	\$ 33,368	755	2.32%	Wages, Insurance, Supplies, Pest Control
Storm Water Drainage Fund	33,115	\$ 14,273	(18,842)	(56.90%)	
Special Revenue Funds	110,998	\$ 225,333	114,335	103.01%	Day Tripper Advertising, Gateway planning
Stephenville Economic Dev Authority	205,315	\$ 230,733	25,418	12.38%	Wages, Façade grants, Outside Professionals
Total Operating Expenditures	<u>9,626,453</u>	<u>9,885,634</u>	<u>259,181</u>	<u>2.69%</u>	
Capital	5,412,983	3,815,049	(1,597,934)	(29.52%)	Capital differs from year to year
Debt Service	2,262,618	2,404,511	141,893	6.27%	Debt Service differs from year to year
Total Expenditures	<u>17,302,053</u>	<u>16,105,194</u>	<u>(1,196,859)</u>	<u>(6.92%)</u>	



Budget Variance Report

Item 17.

As Of: 03/31/2021

Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	709,164.99	560,567.76	148,597.23	10,233,112.63	9,521,887.23	711,225.40	74	13,809,417.00	(3,576,304.37)	26
LICENSES AND PERMITS	27,133.95	24,857.89	2,276.06	168,491.71	163,040.13	5,451.58	56	302,562.00	(134,070.29)	44
FINES AND FORFEITURES	6,351.04	9,820.81	(3,469.77)	54,928.64	58,924.86	(3,996.22)	47	117,850.00	(62,921.36)	53
INTERGOVERNMENTAL	300.00	52,264.66	(51,964.66)	845,109.11	363,587.96	481,521.15	102	827,176.00	17,933.11	-2
CHARGES FOR SERVICES	101,044.55	82,184.16	18,860.39	454,186.15	491,562.38	(37,376.23)	39	1,156,137.00	(701,950.85)	61
OTHER REVENUE	1,161.06	3,778.25	(2,617.19)	42,126.33	22,682.52	19,443.81	87	48,278.00	(6,151.67)	13
TRANSFER	0.00	0.00	0.00	0.00	683,841.00	(683,841.00)	0	683,841.00	(683,841.00)	100
TOTAL REVENUE	845,155.59	733,473.53	111,682.06	11,797,954.57	11,305,526.08	492,428.49	70	16,945,261.00	(5,147,306.43)	30
EXPENSE SUMMARY										
CITY COUNCIL	1,759.26	10,335.29	8,576.03	187,932.31	78,744.74	(109,187.57)	134	140,757.00	47,175.31	-34
CITY MANAGER	32,567.55	34,970.39	2,402.84	207,624.09	218,397.34	10,773.25	48	428,220.00	(220,595.91)	52
CITY SECRETARY	8,755.30	8,796.21	40.91	101,936.37	76,910.26	(25,026.11)	79	129,688.00	(27,751.63)	21
EMERGENCY MANAGEMENT	172.30	1,733.49	1,561.19	14,750.07	10,400.94	(4,349.13)	71	20,802.00	(6,051.93)	29
MUNICIPAL BUILDING	6,025.92	7,713.94	1,688.02	47,891.12	49,007.64	1,116.52	50	95,292.00	(47,400.88)	50
MUNICIPAL SERVICES CTR	8,538.29	7,616.31	(921.98)	50,988.35	49,334.86	(1,653.49)	54	95,033.00	(44,044.65)	46
HUMAN RESOURCES	17,122.74	14,227.38	(2,895.36)	93,443.11	102,434.28	8,991.17	50	187,799.00	(94,355.89)	50
DOWNTOWN	2,480.86	4,890.97	2,410.11	8,178.75	29,785.82	21,607.07	14	59,132.00	(50,953.25)	86
FINANCE	40,010.58	40,112.95	102.37	231,505.78	270,945.70	39,439.92	45	511,624.00	(280,118.22)	55
INFORMATION TECHNOLOGY	20,158.44	25,772.95	5,614.51	124,566.07	157,933.70	33,367.63	40	312,572.00	(188,005.93)	60
TAX	319.20	14,169.24	13,850.04	126,530.16	85,015.44	(41,514.72)	74	170,031.00	(43,500.84)	26
LEGAL COUNSEL	7,830.58	9,975.40	2,144.82	45,073.30	59,989.40	14,916.10	38	119,842.00	(74,768.70)	62
MUNICIPAL COURT	7,896.79	9,103.87	1,207.08	53,337.44	59,593.22	6,255.78	47	114,217.00	(60,879.56)	53
STREET MAINTENANCE	54,281.87	79,288.67	25,006.80	389,936.81	502,954.02	113,017.21	40	978,687.00	(588,750.19)	60
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	103,999.51	206,883.19	102,883.68	1,062,253.25	1,280,598.14	218,344.89	42	2,521,899.00	(1,459,645.75)	58
PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
LIBRARY	21,304.71	24,797.01	3,492.30	109,167.23	130,214.06	21,046.83	44	250,197.00	(141,029.77)	56
SENIOR CENTER	6,861.21	11,379.15	4,517.94	49,312.46	72,833.90	23,521.44	35	141,110.00	(91,797.54)	65
AQUATIC CENTER	3,397.79	20,763.01	17,365.22	17,919.66	130,280.06	112,360.40	7	254,859.00	(236,939.34)	93
FIRE DEPARTMENT	268,504.35	282,117.27	13,612.92	1,876,318.02	1,794,727.62	(81,590.40)	54	3,470,633.00	(1,594,314.98)	46
POLICE DEPARTMENT	418,605.52	430,462.64	11,857.12	2,963,787.30	2,748,800.84	(214,986.46)	56	5,331,578.00	(2,367,790.70)	44
DEVELOPMENT SERVICES	35,690.80	50,682.00	14,991.20	239,421.52	320,186.00	80,764.48	38	624,279.00	(384,857.48)	62
TRANSFERS	0.00	(0.01)	(0.01)	0.00	1,309,227.68	1,309,227.68	0	1,467,231.74	(1,467,231.74)	100
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	1,066,283.57	1,295,791.32	229,507.75	8,001,873.17	9,538,315.66	1,536,442.49	46	17,425,482.74	9,423,609.57	54
REVENUE OVER/(UNDER) EXPENDITURE	(221,127.98)	(562,317.79)	341,189.81	3,796,081.40	1,767,210.42	2,028,870.98		(480,221.74)	(14,570,916.00)	

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	749.70	(749.70)	223.17	4,498.20	(4,275.03)	2	9,000.00	(8,776.83)	98
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	736,111.45	581,996.87	154,114.58	4,230,512.14	3,795,068.89	435,443.25	51	8,330,765.00	(4,100,252.86)	49
OTHER REVENUE	271.29	898.08	(626.79)	17,239.63	11,450.38	5,789.25	45	38,671.00	(21,431.37)	55
TRANSFER	0.00	0.00	0.00	0.00	34,753.00	(34,753.00)	0	34,753.00	(34,753.00)	100
TOTAL REVENUE	736,382.74	583,644.65	152,738.09	4,247,974.94	3,845,770.47	402,204.47	50	8,413,189.00	(4,165,214.06)	50
EXPENSE SUMMARY										
UTILITIES ADMINISTRATION	19,761.98	52,155.08	32,393.10	138,064.08	320,395.48	182,331.40	22	633,577.00	(495,512.92)	78
WATER PRODUCTION	152,741.55	123,341.35	(29,400.20)	620,836.85	758,735.10	137,898.25	41	1,499,376.00	(878,539.15)	59
WATER DISTRIBUTION	55,891.89	126,902.35	71,010.46	282,626.16	769,047.10	486,420.94	18	1,531,071.00	(1,248,444.84)	82
CUSTOMER SERVICE	37,088.45	19,886.32	(17,202.13)	125,852.73	125,024.92	(827.81)	51	244,439.00	(118,586.27)	49
WASTEWATER COLLECTION	46,913.27	1,027,269.37	980,356.10	263,555.29	6,174,416.22	5,910,860.93	2	12,342,966.00	(12,079,410.71)	98
WASTEWATER TREATMENT	68,617.32	96,293.29	27,675.97	490,916.85	584,267.74	93,350.89	42	1,162,490.00	(671,573.15)	58
BILLING & COLLECTION	38,625.98	21,700.96	(16,925.02)	169,385.60	154,438.76	(14,946.84)	59	284,748.00	(115,362.40)	41
NON-DEPARTMENTAL	223,498.36	207,741.03	(15,757.33)	1,519,001.32	2,186,348.02	667,346.70	56	2,727,662.00	(1,208,660.68)	44
TOTAL EXPENSE	643,138.80	1,675,289.75	1,032,150.95	3,610,238.88	11,072,673.34	7,462,434.46	18	20,426,329.00	16,816,090.12	82
REVENUE OVER/(UNDER) EXPENDITURE	93,243.94	(1,091,645.10)	1,184,889.04	637,736.06	(7,226,902.87)	7,864,638.93		(12,013,140.00)	(20,981,304.18)	

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	64,452.80	64,170.00	282.80	454,360.85	346,050.00	108,310.85	50	900,000.00	(445,639.15)	50
OTHER REVENUE	16.81	119.94	(103.13)	865.45	1,583.69	(718.24)	25	3,440.00	(2,574.55)	75
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	64,469.61	64,289.94	179.67	455,226.30	347,633.69	107,592.61	50	903,440.00	(448,213.70)	50
<u>EXPENSE SUMMARY</u>										
LANDFILL	26,009.41	32,070.77	6,061.36	215,246.83	242,419.62	27,172.79	49	434,999.00	(219,752.17)	51
TOTAL EXPENSE	26,009.41	32,070.77	6,061.36	215,246.83	242,419.62	27,172.79	49	434,999.00	219,752.17	51
REVENUE OVER/(UNDER) EXPENDITURE	38,460.20	32,219.17	6,241.03	239,979.47	105,214.07	134,765.40		468,441.00	(667,965.87)	

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		0.00	0.00	
CHARGES FOR SERVICES	9,273.98	9,076.55	197.43	56,269.86	54,343.20	1,926.66	51	109,380.00	(53,110.14)	49
OTHER REVENUE	0.00	140,568.75	(140,568.75)	0.00	843,412.50	(843,412.50)	0	1,687,500.00	(1,687,500.00)	100
TRANSFER	0.00	0.00	0.00	0.00	160,000.00	(160,000.00)	0	160,000.00	(160,000.00)	100
TOTAL REVENUE	9,273.98	149,645.30	(140,371.32)	56,269.86	1,057,755.70	(1,001,485.84)	3	1,956,880.00	(1,900,610.14)	97
EXPENSE SUMMARY										
AIRPORT	5,954.72	162,465.96	156,511.24	33,368.36	980,518.76	947,150.40	2	1,956,095.00	(1,922,726.64)	98
TOTAL EXPENSE	5,954.72	162,465.96	156,511.24	33,368.36	980,518.76	947,150.40	2	1,956,095.00	1,922,726.64	98
REVENUE OVER/(UNDER) EXPENDITURE	3,319.26	(12,820.66)	16,139.92	22,901.50	77,236.94	(54,335.44)		785.00	(3,823,336.78)	

Budget Variance Report

Fund: 05 - STORM WATER DRAINAGE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
LICENSES AND PERMITS	0.00	1,666.00	(1,666.00)	223.17	9,996.00	(9,772.83)	1	20,000.00	(19,776.83)	99
INTERGOVERNMENTAL	47,600.00	155,096.27	(107,496.27)	47,600.00	930,577.62	(882,977.62)	3	1,861,900.00	(1,814,300.00)	97
CHARGES FOR SERVICES	54,434.15	54,257.02	177.13	325,535.61	325,095.45	440.16	50	650,438.00	(324,902.39)	50
OTHER REVENUE	8.66	162.32	(153.66)	369.29	1,116.49	(747.20)	18	2,060.00	(1,690.71)	82
TOTAL REVENUE	102,042.81	211,181.61	(109,138.80)	373,728.07	1,266,785.56	(893,057.49)	15	2,534,398.00	(2,160,669.93)	85
<u>EXPENSE SUMMARY</u>										
STORM WATER DRAINAGE	5,744.55	196,276.28	190,531.73	854,306.18	1,852,234.68	997,928.50	27	3,120,371.00	(2,266,064.82)	73
TOTAL EXPENSE	5,744.55	196,276.28	190,531.73	854,306.18	1,852,234.68	997,928.50	27	3,120,371.00	2,266,064.82	73
REVENUE OVER/(UNDER) EXPENDITURE	96,298.26	14,905.33	81,392.93	(480,578.11)	(585,449.12)	104,871.01		(585,973.00)	(4,426,734.75)	

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	76,101.85	33,998.72	42,103.13	163,526.76	203,992.32	(40,465.56)	40	408,148.00	(244,621.24)	60
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	2,500.00	3,498.60	(998.60)	2,500.00	20,991.60	(18,491.60)	6	42,000.00	(39,500.00)	94
OTHER REVENUE	3.85	64.94	(61.09)	118.82	295.71	(176.89)	18	660.00	(541.18)	82
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	78,605.70	37,562.26	41,043.44	166,145.58	225,279.63	(59,134.05)	37	450,808.00	(284,662.42)	63
<u>EXPENSE SUMMARY</u>										
TOURISM	9,992.17	34,843.52	24,851.35	225,332.97	215,994.12	(9,338.85)	50	450,223.00	(224,890.03)	50
TOTAL EXPENSE	9,992.17	34,843.52	24,851.35	225,332.97	215,994.12	(9,338.85)	50	450,223.00	224,890.03	50
REVENUE OVER/(UNDER) EXPENDITURE	68,613.53	2,718.74	65,894.79	(59,187.39)	9,285.51	(68,472.90)		585.00	(509,552.45)	

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	4,188.09	3,436.80	751.29	259,576.00	258,416.32	1,159.68	98	265,289.00	(5,713.00)	2
OTHER REVENUE	7.84	22.39	(14.55)	75.46	175.86	(100.40)	24	311.00	(235.54)	76
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	4,195.93	3,459.19	736.74	259,651.46	430,417.18	(170,765.72)	43	609,250.00	(349,598.54)	57
<u>EXPENSE SUMMARY</u>										
DEBT SERVICE	0.00	24.99	24.99	400,900.00	401,049.94	149.94	66	609,250.00	(208,350.00)	34
TOTAL EXPENSE	0.00	24.99	24.99	400,900.00	401,049.94	149.94	66	609,250.00	208,350.00	34
REVENUE OVER/(UNDER) EXPENDITURE	4,195.93	3,434.20	761.73	(141,248.54)	29,367.24	(170,615.78)		0.00	(557,948.54)	

Budget Variance Report

Fund: 10 - CAPITAL PROJECTS FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	1,280.82	(1,280.82)	0.00	7,684.92	(7,684.92)	0	15,376.00	(15,376.00)	100
OTHER REVENUE	184.26	123.48	60.78	5,436.41	349.68	5,086.73	453	1,200.00	4,236.41	-353
TRANSFER	0.00	0.00	0.00	0.00	967,565.00	(967,565.00)	0	967,565.00	(967,565.00)	100
TOTAL REVENUE	184.26	1,404.30	(1,220.04)	5,436.41	975,599.60	(970,163.19)	1	984,141.00	(978,704.59)	99
EXPENSE SUMMARY										
STREET MAINTENANCE	397,776.33	1,159,817.63	762,041.30	2,533,194.08	6,958,905.78	4,425,711.70	18	13,923,381.00	(11,390,186.92)	82
PARKS & RECREATION	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
FIRE DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	397,776.33	1,159,817.63	762,041.30	2,533,194.08	6,958,905.78	4,425,711.70	18	13,923,381.00	11,390,186.92	82
REVENUE OVER/(UNDER) EXPENDITURE	(397,592.07)	(1,158,413.33)	760,821.26	(2,527,757.67)	(5,983,306.18)	3,455,548.51		(12,939,240.00)	(12,368,891.51)	

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	261.15	208.33	52.82	1,393.99	1,249.98	144.01	56	2,500.00	(1,106.01)	44
OTHER REVENUE	0.00	0.24	(0.24)	1.39	1.44	(0.05)	46	3.00	(1.61)	54
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	261.15	208.57	52.58	1,395.38	1,251.42	143.96	56	2,503.00	(1,107.62)	44
<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	261.15	208.57	52.58	1,395.38	1,251.42	143.96		2,503.00	(1,107.62)	

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	440.42	741.37	(300.95)	2,353.61	4,448.22	(2,094.61)	26	8,900.00	(6,546.39)	74
OTHER REVENUE	0.03	1.91	(1.88)	2.59	11.46	(8.87)	11	23.00	(20.41)	89
TOTAL REVENUE	440.45	743.28	(302.83)	2,356.20	4,459.68	(2,103.48)	26	8,923.00	(6,566.80)	74
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	440.45	743.28	(302.83)	2,356.20	4,459.68	(2,103.48)		8,923.00	(6,566.80)	

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	3,206.87	3,500.00	(293.13)	92	3,500.00	(293.13)	8
OTHER REVENUE	1.15	6.66	(5.51)	29.30	39.96	(10.66)	37	80.00	(50.70)	63
TOTAL REVENUE	1.15	6.66	(5.51)	3,236.17	3,539.96	(303.79)	90	3,580.00	(343.83)	10
<u>EXPENSE SUMMARY</u>										
PUBLIC SAFETY	0.00	1,082.90	1,082.90	0.00	6,497.40	6,497.40	0	13,000.00	(13,000.00)	100
TOTAL EXPENSE	0.00	1,082.90	1,082.90	0.00	6,497.40	6,497.40	0	13,000.00	13,000.00	100
REVENUE OVER/(UNDER) EXPENDITURE	1.15	(1,076.24)	1,077.39	3,236.17	(2,957.44)	6,193.61		(9,420.00)	(13,343.83)	

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	0.00	38.21	(38.21)	0.00	3,668.16	(3,668.16)	0	13,821.00	(13,821.00)	100
OTHER REVENUE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TRANSFER	0.00	0.00	0.00	0.00	171,825.00	(171,825.00)	0	329,829.00	(329,829.00)	100
TOTAL REVENUE	0.00	38.21	(38.21)	0.00	175,493.16	(175,493.16)	0	343,650.00	(343,650.00)	100
<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	0.00	38.21	(38.21)	0.00	3,668.16	(3,668.16)		0.00	(687,300.00)	

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	46,329.20	39,363.77	6,965.43	324,522.58	262,303.97	62,218.61	62	519,311.00	(194,788.42)	38
OTHER REVENUE	15.40	192.13	(176.73)	375.33	997.70	(622.37)	17	2,154.00	(1,778.67)	83
TOTAL REVENUE	46,344.60	39,555.90	6,788.70	324,897.91	263,301.67	61,596.24	62	521,465.00	(196,567.09)	38
<u>EXPENSE SUMMARY</u>										
SEDA	27,399.46	43,029.53	15,630.07	230,733.37	260,927.18	30,193.81	44	519,311.00	(288,577.63)	56
TOTAL EXPENSE	27,399.46	43,029.53	15,630.07	230,733.37	260,927.18	30,193.81	44	519,311.00	288,577.63	56
REVENUE OVER/(UNDER) EXPENDITURE	18,945.14	(3,473.63)	22,418.77	94,164.54	2,374.49	91,790.05		2,154.00	(485,144.72)	



Prior-Year Comparative Income Statement

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Group Summary

For the Period Ending 03/31/2021

Categor...	2019-2020 March Activity	2020-2021 March Activity	March Variance Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 01 - GENERAL FUND								
Revenue								
40 - TAXES	569,689.01	709,164.99	139,475.98	24.48%	9,471,981.32	10,233,112.63	761,131.31	8.04%
41 - LICENSES AND PERMITS	40,650.63	27,133.95	-13,516.68	-33.25%	171,366.33	168,491.71	-2,874.62	-1.68%
42 - FINES AND FORFEITURES	966.81	6,351.04	5,384.23	556.91%	46,209.73	54,928.64	8,718.91	18.87%
43 - INTERGOVERNMENTAL	300.00	300.00	0.00	0.00%	56,428.52	845,109.11	788,680.59	1,397.66%
44 - CHARGES FOR SERVICES	65,092.39	101,044.55	35,952.16	55.23%	473,616.41	454,186.15	-19,430.26	-4.10%
45 - OTHER REVENUE	37,179.61	1,161.06	-36,018.55	-96.88%	485,308.88	42,126.33	-443,182.55	-91.32%
Revenue Total:	713,878.45	845,155.59	131,277.14	18.39%	10,704,911.19	11,797,954.57	1,093,043.38	10.21%
Expense								
Department: 101 - CITY COUNCIL								
51 - PERSONNEL	2,153.00	2,153.00	0.00	0.00%	12,200.00	12,012.86	187.14	1.53%
52 - CONTRACTUAL	4,369.68	-462.49	4,832.17	110.58%	39,691.58	88,612.01	-48,920.43	-123.25%
53 - GENERAL SERVICES	0.00	68.75	-68.75	0.00%	10,333.97	2,446.33	7,887.64	76.33%
54 - MACHINE & EQUIPMENT MAI	1,010.98	0.00	1,010.98	100.00%	10,533.33	10,113.00	420.33	3.99%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	0.00	74,748.11	-74,748.11	0.00%
Department 101 - CITY COUNCIL Total:	7,533.66	1,759.26	5,774.40	76.65%	72,758.88	187,932.31	-115,173.43	-158.29%
Department: 102 - CITY MANAGER								
51 - PERSONNEL	24,624.39	31,521.17	-6,896.78	-28.01%	131,386.70	195,839.32	-64,452.62	-49.06%
52 - CONTRACTUAL	49.90	1,046.38	-996.48	-1,996.95%	18,373.69	6,948.75	11,424.94	62.18%
53 - GENERAL SERVICES	2,029.62	0.00	2,029.62	100.00%	2,101.82	4,836.02	-2,734.20	-130.09%
Department 102 - CITY MANAGER Total:	26,703.91	32,567.55	-5,863.64	-21.96%	151,862.21	207,624.09	-55,761.88	-36.72%
Department: 103 - CITY SECRETARY								
51 - PERSONNEL	6,587.22	6,646.86	-59.64	-0.91%	40,455.70	42,174.99	-1,719.29	-4.25%
52 - CONTRACTUAL	80.86	2,108.44	-2,027.58	-2,507.52%	21,578.05	11,372.61	10,205.44	47.30%
53 - GENERAL SERVICES	24.00	0.00	24.00	100.00%	534.73	250.07	284.66	53.23%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	13,972.05	27,638.70	-13,666.65	-97.81%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	20,500.00	-20,500.00	0.00%
Department 103 - CITY SECRETARY Total:	6,692.08	8,755.30	-2,063.22	-30.83%	76,540.53	101,936.37	-25,395.84	-33.18%
Department: 104 - EMERGENCY MANAGEMENT								
52 - CONTRACTUAL	485.49	172.30	313.19	64.51%	14,328.10	13,205.07	1,123.03	7.84%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	0.00	1,545.00	-1,545.00	0.00%
Department 104 - EMERGENCY MANAGEMENT Total:	485.49	172.30	313.19	64.51%	14,328.10	14,750.07	-421.97	-2.95%

Prior-Year Comparative Income Statement

For the Period Ending 03 Item 17.

Categor...	2019-2020	2020-2021	March Variance	Variance %	2019-2020	2020-2021	YTD Variance	Variance %
	March Activity	March Activity	Favorable / (Unfavorable)		YTD Activity	YTD Activity	Favorable / (Unfavorable)	
Department: 105 - MUNICIPAL BUILDING								
51 - PERSONNEL	2,437.04	963.33	1,473.71	60.47%	13,293.70	6,419.17	6,874.53	51.71%
52 - CONTRACTUAL	4,332.73	2,182.84	2,149.89	49.62%	17,745.75	17,527.89	217.86	1.23%
53 - GENERAL SERVICES	1,823.10	873.75	949.35	52.07%	9,718.96	6,208.99	3,509.97	36.11%
54 - MACHINE & EQUIPMENT MAI	7,090.29	2,006.00	5,084.29	71.71%	24,652.31	17,664.95	6,987.36	28.34%
55 - CAPITAL OUTLAY	180.15	0.00	180.15	100.00%	9,181.20	70.12	9,111.08	99.24%
Department 105 - MUNICIPAL BUILDING Total:	15,863.31	6,025.92	9,837.39	62.01%	74,591.92	47,891.12	26,700.80	35.80%
Department: 106 - MUNICIPAL SERVICES CTR								
51 - PERSONNEL	2,442.81	0.00	2,442.81	100.00%	17,579.42	14,753.14	2,826.28	16.08%
52 - CONTRACTUAL	3,510.79	4,088.76	-577.97	-16.46%	16,605.73	15,970.53	635.20	3.83%
53 - GENERAL SERVICES	6,149.68	4,083.54	2,066.14	33.60%	16,310.25	18,645.30	-2,335.05	-14.32%
54 - MACHINE & EQUIPMENT MAI	141.56	365.99	-224.43	-158.54%	643.35	1,619.38	-976.03	-151.71%
Department 106 - MUNICIPAL SERVICES CTR Total:	12,244.84	8,538.29	3,706.55	30.27%	51,138.75	50,988.35	150.40	0.29%
Department: 107 - HUMAN RESOURCES								
51 - PERSONNEL	5,605.66	5,916.57	-310.91	-5.55%	35,893.32	44,161.54	-8,268.22	-23.04%
52 - CONTRACTUAL	12,845.28	11,198.42	1,646.86	12.82%	49,320.34	32,898.37	16,421.97	33.30%
53 - GENERAL SERVICES	15.00	7.75	7.25	48.33%	485.55	1,384.20	-898.65	-185.08%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	0.00	14,999.00	-14,999.00	0.00%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	14,999.00	0.00	14,999.00	100.00%
Department 107 - HUMAN RESOURCES Total:	18,465.94	17,122.74	1,343.20	7.27%	100,698.21	93,443.11	7,255.10	7.20%
Department: 108 - DOWNTOWN								
51 - PERSONNEL	0.00	3,567.22	-3,567.22	0.00%	0.00	5,257.78	-5,257.78	0.00%
52 - CONTRACTUAL	0.00	40.70	-40.70	0.00%	0.00	759.50	-759.50	0.00%
53 - GENERAL SERVICES	0.00	-1,127.06	1,127.06	0.00%	0.00	2,161.47	-2,161.47	0.00%
Department 108 - DOWNTOWN Total:	0.00	2,480.86	-2,480.86	0.00%	0.00	8,178.75	-8,178.75	0.00%
Department: 201 - FINANCE								
51 - PERSONNEL	26,013.56	26,434.58	-421.02	-1.62%	162,758.38	164,574.20	-1,815.82	-1.12%
52 - CONTRACTUAL	12,968.12	12,172.81	795.31	6.13%	54,836.75	45,080.61	9,756.14	17.79%
53 - GENERAL SERVICES	434.07	1,127.06	-692.99	-159.65%	942.53	1,435.66	-493.13	-52.32%
54 - MACHINE & EQUIPMENT MAI	30,550.00	0.00	30,550.00	100.00%	46,818.96	18,875.82	27,943.14	59.68%
56 - BANK CHARGES	100.00	276.13	-176.13	-176.13%	771.84	1,539.49	-767.65	-99.46%
Department 201 - FINANCE Total:	70,065.75	40,010.58	30,055.17	42.90%	266,128.46	231,505.78	34,622.68	13.01%
Department: 203 - INFORMATION TECHNOLOGY								
51 - PERSONNEL	16,129.86	15,006.32	1,123.54	6.97%	101,809.66	99,654.45	2,155.21	2.12%
52 - CONTRACTUAL	1,182.75	0.00	1,182.75	100.00%	5,606.07	583.74	5,022.33	89.59%
53 - GENERAL SERVICES	39.99	467.20	-427.21	-1,068.29%	2,035.91	1,021.84	1,014.07	49.81%
54 - MACHINE & EQUIPMENT MAI	17,641.88	4,684.92	12,956.96	73.44%	34,713.64	23,306.04	11,407.60	32.86%
Department 203 - INFORMATION TECHNOLOGY Total:	34,994.48	20,158.44	14,836.04	42.40%	144,165.28	124,566.07	19,599.21	13.59%
Department: 204 - TAX								
52 - CONTRACTUAL	170.40	319.20	-148.80	-87.32%	126,306.80	126,530.16	-223.36	-0.18%

Prior-Year Comparative Income Statement

For the Period Ending 03

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Categor...	March Variance				YTD Variance			
	2019-2020 March Activity	2020-2021 March Activity	Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	Favorable / (Unfavorable)	Variance %
Department 204 - TAX Total:	170.40	319.20	-148.80	-87.32%	126,306.80	126,530.16	-223.36	-0.18%
Department: 301 - LEGAL COUNSEL								
51 - PERSONNEL	11,145.41	7,823.58	3,321.83	29.80%	49,533.07	44,929.01	4,604.06	9.29%
52 - CONTRACTUAL	475.00	7.00	468.00	98.53%	1,729.74	144.29	1,585.45	91.66%
Department 301 - LEGAL COUNSEL Total:	11,620.41	7,830.58	3,789.83	32.61%	51,262.81	45,073.30	6,189.51	12.07%
Department: 302 - MUNICIPAL COURT								
51 - PERSONNEL	3,799.08	4,000.17	-201.09	-5.29%	27,918.29	24,471.61	3,446.68	12.35%
52 - CONTRACTUAL	2,559.42	3,648.96	-1,089.54	-42.57%	16,009.04	22,414.52	-6,405.48	-40.01%
53 - GENERAL SERVICES	134.47	247.66	-113.19	-84.17%	959.48	2,063.81	-1,104.33	-115.10%
54 - MACHINE & EQUIPMENT MAI	1,500.00	0.00	1,500.00	100.00%	4,250.00	4,387.50	-137.50	-3.24%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	14,563.52	0.00	14,563.52	100.00%
Department 302 - MUNICIPAL COURT Total:	7,992.97	7,896.79	96.18	1.20%	63,700.33	53,337.44	10,362.89	16.27%
Department: 402 - STREET MAINTENANCE								
51 - PERSONNEL	31,067.36	29,543.91	1,523.45	4.90%	215,844.90	201,892.65	13,952.25	6.46%
52 - CONTRACTUAL	16,207.06	3,644.45	12,562.61	77.51%	80,022.12	100,495.11	-20,472.99	-25.58%
53 - GENERAL SERVICES	821.43	1,241.34	-419.91	-51.12%	15,094.13	9,356.80	5,737.33	38.01%
54 - MACHINE & EQUIPMENT MAI	2,731.68	19,852.17	-17,120.49	-626.74%	90,285.74	34,345.25	55,940.49	61.96%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	13,500.00	43,847.00	-30,347.00	-224.79%
Department 402 - STREET MAINTENANCE Total:	50,827.53	54,281.87	-3,454.34	-6.80%	414,746.89	389,936.81	24,810.08	5.98%
Department: 501 - PARKS & RECREATION								
51 - PERSONNEL	71,241.62	70,146.65	1,094.97	1.54%	441,102.63	374,917.44	66,185.19	15.00%
52 - CONTRACTUAL	14,171.00	14,081.59	89.41	0.63%	119,083.94	242,402.02	-123,318.08	-103.56%
53 - GENERAL SERVICES	8,604.50	6,837.58	1,766.92	20.53%	59,998.90	43,774.56	16,224.34	27.04%
54 - MACHINE & EQUIPMENT MAI	22,888.07	3,333.69	19,554.38	85.43%	68,565.89	25,743.48	42,822.41	62.45%
55 - CAPITAL OUTLAY	15,300.00	9,600.00	5,700.00	37.25%	167,214.70	375,415.75	-208,201.05	-124.51%
Department 501 - PARKS & RECREATION Total:	132,205.19	103,999.51	28,205.68	21.33%	855,966.06	1,062,253.25	-206,287.19	-24.10%
Department: 502 - PARK MAINTENANCE								
52 - CONTRACTUAL	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Department 502 - PARK MAINTENANCE Total:	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Department: 504 - LIBRARY								
51 - PERSONNEL	14,388.34	14,645.60	-257.26	-1.79%	90,918.74	91,290.97	-372.23	-0.41%
52 - CONTRACTUAL	1,749.59	82.90	1,666.69	95.26%	8,488.01	6,719.77	1,768.24	20.83%
53 - GENERAL SERVICES	1,110.65	1,345.53	-234.88	-21.15%	10,083.25	5,332.64	4,750.61	47.11%
54 - MACHINE & EQUIPMENT MAI	4,800.00	5,230.68	-430.68	-8.97%	6,243.97	5,823.85	420.12	6.73%
Department 504 - LIBRARY Total:	22,048.58	21,304.71	743.87	3.37%	115,733.97	109,167.23	6,566.74	5.67%
Department: 505 - STREET MAINTENANCE								
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Department 505 - STREET MAINTENANCE Total:	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%

Prior-Year Comparative Income Statement

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Categor...	March Variance				YTD Variance			
	2019-2020 March Activity	2020-2021 March Activity	Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	Favorable / (Unfavorable)	Variance %
Department: 506 - SENIOR CENTER								
51 - PERSONNEL	5,663.76	4,832.52	831.24	14.68%	36,214.86	31,755.56	4,459.30	12.31%
52 - CONTRACTUAL	2,201.61	615.81	1,585.80	72.03%	19,118.05	7,146.64	11,971.41	62.62%
53 - GENERAL SERVICES	3,013.92	1,333.09	1,680.83	55.77%	9,147.91	5,893.86	3,254.05	35.57%
54 - MACHINE & EQUIPMENT MAI	142.94	79.79	63.15	44.18%	3,531.01	4,516.40	-985.39	-27.91%
Department 506 - SENIOR CENTER Total:	11,022.23	6,861.21	4,161.02	37.75%	68,011.83	49,312.46	18,699.37	27.49%
Department: 507 - AQUATIC CENTER								
51 - PERSONNEL	739.56	0.00	739.56	100.00%	7,111.22	1,892.00	5,219.22	73.39%
52 - CONTRACTUAL	1,417.12	251.57	1,165.55	82.25%	15,500.69	10,918.64	4,582.05	29.56%
53 - GENERAL SERVICES	10.00	1,115.16	-1,105.16	-11,051.60%	1,191.50	2,452.66	-1,261.16	-105.85%
54 - MACHINE & EQUIPMENT MAI	20,169.99	2,031.06	18,138.93	89.93%	23,286.74	2,656.36	20,630.38	88.59%
Department 507 - AQUATIC CENTER Total:	22,336.67	3,397.79	18,938.88	84.79%	47,090.15	17,919.66	29,170.49	61.95%
Department: 601 - FIRE DEPARTMENT								
51 - PERSONNEL	215,227.54	240,043.59	-24,816.05	-11.53%	1,349,503.33	1,396,555.67	-47,052.34	-3.49%
52 - CONTRACTUAL	6,635.61	5,335.91	1,299.70	19.59%	102,981.15	65,749.48	37,231.67	36.15%
53 - GENERAL SERVICES	9,798.55	17,939.36	-8,140.81	-83.08%	57,587.85	118,958.52	-61,370.67	-106.57%
54 - MACHINE & EQUIPMENT MAI	9,449.51	5,185.49	4,264.02	45.12%	33,214.87	54,643.23	-21,428.36	-64.51%
55 - CAPITAL OUTLAY	1,951.85	0.00	1,951.85	100.00%	314,816.80	8,287.11	306,529.69	97.37%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.35	0.00	0.35	100.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	231,825.49	232,124.01	-298.52	-0.13%
Department 601 - FIRE DEPARTMENT Total:	243,063.06	268,504.35	-25,441.29	-10.47%	2,089,929.84	1,876,318.02	213,611.82	10.22%
Department: 701 - POLICE DEPARTMENT								
51 - PERSONNEL	313,010.82	334,229.25	-21,218.43	-6.78%	2,110,600.09	2,061,925.80	48,674.29	2.31%
52 - CONTRACTUAL	18,520.61	23,920.07	-5,399.46	-29.15%	314,978.53	483,777.64	-168,799.11	-53.59%
53 - GENERAL SERVICES	19,068.99	12,902.73	6,166.26	32.34%	84,960.09	103,369.00	-18,408.91	-21.67%
54 - MACHINE & EQUIPMENT MAI	8,742.89	11,827.38	-3,084.49	-35.28%	119,738.88	106,651.22	13,087.66	10.93%
55 - CAPITAL OUTLAY	117.23	0.00	117.23	100.00%	158,591.12	147,449.95	11,141.17	7.03%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	1.74	0.00	1.74	100.00%
57 - DEBT SERVICE	35,726.09	35,726.09	0.00	0.00%	95,398.53	60,613.69	34,784.84	36.46%
Department 701 - POLICE DEPARTMENT Total:	395,186.63	418,605.52	-23,418.89	-5.93%	2,884,268.98	2,963,787.30	-79,518.32	-2.76%
Department: 801 - DEVELOPMENT SERVICES								
51 - PERSONNEL	30,489.47	29,116.03	1,373.44	4.50%	121,838.47	179,566.98	-57,728.51	-47.38%
52 - CONTRACTUAL	1,083.00	6,242.45	-5,159.45	-476.40%	81,931.09	41,509.45	40,421.64	49.34%
53 - GENERAL SERVICES	1,794.99	332.32	1,462.67	81.49%	3,248.77	3,060.76	188.01	5.79%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	9,762.61	10,284.33	-521.72	-5.34%
55 - CAPITAL OUTLAY	14,678.00	0.00	14,678.00	100.00%	73,853.00	0.00	73,853.00	100.00%
56 - BANK CHARGES	6.56	0.00	6.56	100.00%	28.81	0.00	28.81	100.00%

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Categor...	2019-2020	2020-2021	March Variance		2019-2020	2020-2021	YTD Variance	
	March Activity	March Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	0.00	5,000.00	-5,000.00	0.00%
Department 801 - DEVELOPMENT SERVICES Total:	48,052.02	35,690.80	12,361.22	25.72%	290,662.75	239,421.52	51,241.23	17.63%
Expense Total:	1,137,575.15	1,066,283.57	71,291.58	6.27%	7,959,892.75	8,001,873.17	-41,980.42	-0.53%
Fund 01 Surplus (Deficit):	-423,696.70	-221,127.98	202,568.72	47.81%	2,745,018.44	3,796,081.40	1,051,062.96	38.29%

Prior-Year Comparative Income Statement

For the Period Ending 03 Item 17.

Categor...	2019-2020	2020-2021	March Variance	Variance %	2019-2020	2020-2021	YTD Variance	Variance %
	March Activity	March Activity	Favorable / (Unfavorable)		YTD Activity	YTD Activity	Favorable / (Unfavorable)	
Fund: 02 - WATER AND WASTEWATER FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	0.00	0.00	0.00%	0.00	223.17	223.17	0.00%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	103,802.18	0.00	-103,802.18	-100.00%
44 - CHARGES FOR SERVICES	588,107.14	736,111.45	148,004.31	25.17%	4,053,357.97	4,230,512.14	177,154.17	4.37%
45 - OTHER REVENUE	32,755.43	271.29	-32,484.14	-99.17%	197,008.90	17,239.63	-179,769.27	-91.25%
Revenue Total:	620,862.57	736,382.74	115,520.17	18.61%	4,354,169.05	4,247,974.94	-106,194.11	-2.44%
Expense								
Department: 000 - UTILITIES ADMINISTRATION								
51 - PERSONNEL	26,001.56	18,439.54	7,562.02	29.08%	169,219.01	114,900.10	54,318.91	32.10%
52 - CONTRACTUAL	524.42	1,261.95	-737.53	-140.64%	5,743.71	19,154.51	-13,410.80	-233.49%
53 - GENERAL SERVICES	0.00	60.49	-60.49	0.00%	392.19	3,899.47	-3,507.28	-894.28%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	24.67	110.00	-85.33	-345.89%
55 - CAPITAL OUTLAY	50,840.18	0.00	50,840.18	100.00%	350,477.17	0.00	350,477.17	100.00%
Department 000 - UTILITIES ADMINISTRATION Total:	77,366.16	19,761.98	57,604.18	74.46%	525,856.75	138,064.08	387,792.67	73.74%
Department: 001 - WATER PRODUCTION								
51 - PERSONNEL	19,575.75	22,640.35	-3,064.60	-15.66%	109,926.63	108,028.50	1,898.13	1.73%
52 - CONTRACTUAL	26,676.15	24,944.48	1,731.67	6.49%	325,305.05	328,632.14	-3,327.09	-1.02%
53 - GENERAL SERVICES	563.19	313.01	250.18	44.42%	4,792.82	3,183.63	1,609.19	33.58%
54 - MACHINE & EQUIPMENT MAI	11,989.00	42,593.71	-30,604.71	-255.27%	84,714.45	101,342.58	-16,628.13	-19.63%
55 - CAPITAL OUTLAY	0.00	62,250.00	-62,250.00	0.00%	0.00	79,650.00	-79,650.00	0.00%
Department 001 - WATER PRODUCTION Total:	58,804.09	152,741.55	-93,937.46	-159.75%	524,738.95	620,836.85	-96,097.90	-18.31%
Department: 002 - WATER DISTRIBUTION								
51 - PERSONNEL	13,897.71	17,480.33	-3,582.62	-25.78%	93,789.84	95,447.23	-1,657.39	-1.77%
52 - CONTRACTUAL	11,623.91	8,969.70	2,654.21	22.83%	93,678.06	56,483.52	37,194.54	39.70%
53 - GENERAL SERVICES	919.29	1,074.86	-155.57	-16.92%	13,382.00	11,862.65	1,519.35	11.35%
54 - MACHINE & EQUIPMENT MAI	2,194.01	3,197.00	-1,002.99	-45.71%	46,229.56	55,657.28	-9,427.72	-20.39%
55 - CAPITAL OUTLAY	800,000.00	25,170.00	774,830.00	96.85%	800,000.00	63,175.48	736,824.52	92.10%
Department 002 - WATER DISTRIBUTION Total:	828,634.92	55,891.89	772,743.03	93.25%	1,047,079.46	282,626.16	764,453.30	73.01%
Department: 003 - CUSTOMER SERVICE								
51 - PERSONNEL	13,183.18	15,287.29	-2,104.11	-15.96%	89,844.27	83,829.38	6,014.89	6.69%
52 - CONTRACTUAL	122.04	241.97	-119.93	-98.27%	3,820.15	3,686.71	133.44	3.49%
53 - GENERAL SERVICES	428.31	400.14	28.17	6.58%	4,861.53	3,180.94	1,680.59	34.57%
54 - MACHINE & EQUIPMENT MAI	-1,371.61	21,159.05	-22,530.66	-1,642.64%	34,577.58	35,155.70	-578.12	-1.67%
Department 003 - CUSTOMER SERVICE Total:	12,361.92	37,088.45	-24,726.53	-200.02%	133,103.53	125,852.73	7,250.80	5.45%
Department: 011 - WASTEWATER COLLECTION								
51 - PERSONNEL	15,767.51	16,948.49	-1,180.98	-7.49%	137,499.34	91,337.73	46,161.61	33.57%
52 - CONTRACTUAL	3,282.95	180.27	3,102.68	94.51%	47,972.76	35,264.40	12,708.36	26.49%
53 - GENERAL SERVICES	640.38	818.64	-178.26	-27.84%	8,425.70	7,375.19	1,050.51	12.47%
54 - MACHINE & EQUIPMENT MAI	4,730.86	633.44	4,097.42	86.61%	23,696.59	16,162.21	7,534.38	31.80%

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Categor...	2019-2020	2020-2021	March Variance		2019-2020	2020-2021	YTD Variance	
	March Activity	March Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
55 - CAPITAL OUTLAY	1,381,127.17	28,332.43	1,352,794.74	97.95%	2,986,212.85	113,415.76	2,872,797.09	96.20%
Department 011 - WASTEWATER COLLECTION Total:	1,405,548.87	46,913.27	1,358,635.60	96.66%	3,203,807.24	263,555.29	2,940,251.95	91.77%
Department: 012 - WASTEWATER TREATMENT								
52 - CONTRACTUAL	77,105.30	68,617.32	8,487.98	11.01%	486,422.99	471,638.85	14,784.14	3.04%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	22,531.39	19,278.00	3,253.39	14.44%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	212,733.75	0.00	212,733.75	100.00%
Department 012 - WASTEWATER TREATMENT Total:	77,105.30	68,617.32	8,487.98	11.01%	721,688.13	490,916.85	230,771.28	31.98%
Department: 020 - BILLING & COLLECTION								
51 - PERSONNEL	7,864.08	7,850.92	13.16	0.17%	47,119.33	48,581.04	-1,461.71	-3.10%
52 - CONTRACTUAL	12,563.56	13,450.29	-886.73	-7.06%	48,441.29	40,622.76	7,818.53	16.14%
53 - GENERAL SERVICES	4,932.13	16,794.77	-11,862.64	-240.52%	32,236.02	56,918.31	-24,682.29	-76.57%
54 - MACHINE & EQUIPMENT MAI	265.00	530.00	-265.00	-100.00%	21,262.38	23,263.49	-2,001.11	-9.41%
Department 020 - BILLING & COLLECTION Total:	25,624.77	38,625.98	-13,001.21	-50.74%	149,059.02	169,385.60	-20,326.58	-13.64%
Department: 901 - NON-DEPARTMENTAL								
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.00	1.95	-1.95	0.00%
57 - DEBT SERVICE	179,037.00	184,337.00	-5,300.00	-2.96%	1,298,870.50	1,300,883.00	-2,012.50	-0.15%
59 - TRANSFER	31,294.38	39,161.36	-7,866.98	-25.14%	203,585.65	218,116.37	-14,530.72	-7.14%
Department 901 - NON-DEPARTMENTAL Total:	210,331.38	223,498.36	-13,166.98	-6.26%	1,502,456.15	1,519,001.32	-16,545.17	-1.10%
Expense Total:	2,695,777.41	643,138.80	2,052,638.61	76.14%	7,807,789.23	3,610,238.88	4,197,550.35	53.76%
Fund 02 Surplus (Deficit):	-2,074,914.84	93,243.94	2,168,158.78	104.49%	-3,453,620.18	637,736.06	4,091,356.24	118.47%

Prior-Year Comparative Income Statement

For the Period Ending 03 Item 17.

Categor...	2019-2020 March Activity	2020-2021 March Activity	March Variance Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 03 - SANITARY LANDFILL FUND								
Revenue								
44 - CHARGES FOR SERVICES	80,457.36	64,452.80	-16,004.56	-19.89%	494,867.26	454,360.85	-40,506.41	-8.19%
45 - OTHER REVENUE	1,114.67	16.81	-1,097.86	-98.49%	10,125.15	865.45	-9,259.70	-91.45%
Revenue Total:	81,572.03	64,469.61	-17,102.42	-20.97%	504,992.41	455,226.30	-49,766.11	-9.85%
Expense								
Department: 030 - LANDFILL								
51 - PERSONNEL	14,707.41	16,317.62	-1,610.21	-10.95%	100,644.82	106,539.67	-5,894.85	-5.86%
52 - CONTRACTUAL	1,204.83	237.43	967.40	80.29%	24,540.93	23,243.09	1,297.84	5.29%
53 - GENERAL SERVICES	4,880.95	5,998.29	-1,117.34	-22.89%	31,556.43	26,189.27	5,367.16	17.01%
54 - MACHINE & EQUIPMENT MAI	30,308.13	3,456.07	26,852.06	88.60%	62,225.61	59,274.80	2,950.81	4.74%
55 - CAPITAL OUTLAY	69,606.82	0.00	69,606.82	100.00%	76,016.59	0.00	76,016.59	100.00%
Department 030 - LANDFILL Total:	120,708.14	26,009.41	94,698.73	78.45%	294,984.38	215,246.83	79,737.55	27.03%
Expense Total:	120,708.14	26,009.41	94,698.73	78.45%	294,984.38	215,246.83	79,737.55	27.03%
Fund 03 Surplus (Deficit):	-39,136.11	38,460.20	77,596.31	198.27%	210,008.03	239,979.47	29,971.44	14.27%

Prior-Year Comparative Income Statement

For the Period Ending 03

Item 17.

Categor...	2019-2020 March Activity	2020-2021 March Activity	March Variance Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 04 - AIRPORT FUND								
Revenue								
44 - CHARGES FOR SERVICES	9,214.45	9,273.98	59.53	0.65%	55,606.08	56,269.86	663.78	1.19%
Revenue Total:	9,214.45	9,273.98	59.53	0.65%	55,606.08	56,269.86	663.78	1.19%
Expense								
Department: 040 - AIRPORT								
51 - PERSONNEL	325.35	398.56	-73.21	-22.50%	1,541.75	2,813.33	-1,271.58	-82.48%
52 - CONTRACTUAL	2,977.05	5,112.16	-2,135.11	-71.72%	22,375.84	22,720.12	-344.28	-1.54%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	0.00	71.00	-71.00	0.00%
54 - MACHINE & EQUIPMENT MAI	184.36	444.00	-259.64	-140.83%	8,695.56	7,763.91	931.65	10.71%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	556.98	0.00	556.98	100.00%
Department 040 - AIRPORT Total:	3,486.76	5,954.72	-2,467.96	-70.78%	33,170.13	33,368.36	-198.23	-0.60%
Expense Total:	3,486.76	5,954.72	-2,467.96	-70.78%	33,170.13	33,368.36	-198.23	-0.60%
Fund 04 Surplus (Deficit):	5,727.69	3,319.26	-2,408.43	-42.05%	22,435.95	22,901.50	465.55	2.08%

Prior-Year Comparative Income Statement

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Categor...	2019-2020	2020-2021	March Variance		2019-2020	2020-2021	YTD Variance	
	March Activity	March Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Fund: 05 - STORM WATER DRAINAGE FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	0.00	0.00	0.00%	0.00	223.17	223.17	0.00%
43 - INTERGOVERNMENTAL	27,200.00	47,600.00	20,400.00	75.00%	27,200.00	47,600.00	20,400.00	75.00%
44 - CHARGES FOR SERVICES	54,232.95	54,434.15	201.20	0.37%	324,307.84	325,535.61	1,227.77	0.38%
45 - OTHER REVENUE	625.62	8.66	-616.96	-98.62%	7,571.37	369.29	-7,202.08	-95.12%
Revenue Total:	82,058.57	102,042.81	19,984.24	24.35%	359,079.21	373,728.07	14,648.86	4.08%
Expense								
Department: 050 - STORM WATER DRAINAGE								
52 - CONTRACTUAL	2,630.91	5,744.55	-3,113.64	-118.35%	32,967.09	13,825.03	19,142.06	58.06%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	38,147.45	430,043.65	-391,896.20	-1,027.32%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	147.50	447.50	-300.00	-203.39%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	405,248.00	409,990.00	-4,742.00	-1.17%
Department 050 - STORM WATER DRAINAGE Total:	2,630.91	5,744.55	-3,113.64	-118.35%	476,510.04	854,306.18	-377,796.14	-79.28%
Expense Total:	2,630.91	5,744.55	-3,113.64	-118.35%	476,510.04	854,306.18	-377,796.14	-79.28%
Fund 05 Surplus (Deficit):	79,427.66	96,298.26	16,870.60	21.24%	-117,430.83	-480,578.11	-363,147.28	-309.24%

Prior-Year Comparative Income Statement

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Categor...	2019-2020				2020-2021			
	March Activity	March Activity	March Variance Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 07 - HOTEL OCCUPANCY TAX FUND								
Revenue								
40 - TAXES	22,777.16	76,101.85	53,324.69	234.11%	163,236.42	163,526.76	290.34	0.18%
44 - CHARGES FOR SERVICES	2,900.00	2,500.00	-400.00	-13.79%	4,300.00	2,500.00	-1,800.00	-41.86%
45 - OTHER REVENUE	206.73	3.85	-202.88	-98.14%	1,716.31	118.82	-1,597.49	-93.08%
Revenue Total:	25,883.89	78,605.70	52,721.81	203.69%	169,252.73	166,145.58	-3,107.15	-1.84%
Expense								
Department: 070 - TOURISM								
51 - PERSONNEL	5,963.84	6,008.70	-44.86	-0.75%	36,632.46	36,903.64	-271.18	-0.74%
52 - CONTRACTUAL	781.13	400.51	380.62	48.73%	12,028.72	141,623.39	-129,594.67	-1,077.38%
53 - GENERAL SERVICES	2,410.97	0.00	2,410.97	100.00%	3,984.38	781.40	3,202.98	80.39%
58 - GRANT DISBURSEMENTS	240.52	3,582.96	-3,342.44	-1,389.67%	49,417.15	46,024.54	3,392.61	6.87%
Department 070 - TOURISM Total:	9,396.46	9,992.17	-595.71	-6.34%	102,062.71	225,332.97	-123,270.26	-120.78%
Expense Total:	9,396.46	9,992.17	-595.71	-6.34%	102,062.71	225,332.97	-123,270.26	-120.78%
Fund 07 Surplus (Deficit):	16,487.43	68,613.53	52,126.10	316.16%	67,190.02	-59,187.39	-126,377.41	-188.09%

Prior-Year Comparative Income Statement

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Categor...	2019-2020 March Activity	2020-2021 March Activity	March Variance Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 08 - DEBT SERVICE FUND								
Revenue								
40 - TAXES	1,787.09	4,188.09	2,401.00	134.35%	252,952.57	259,576.00	6,623.43	2.62%
45 - OTHER REVENUE	162.42	7.84	-154.58	-95.17%	1,390.47	75.46	-1,315.01	-94.57%
Revenue Total:	1,949.51	4,195.93	2,246.42	115.23%	254,343.04	259,651.46	5,308.42	2.09%
Expense								
Department: 080 - DEBT SERVICE								
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	221,775.00	400,900.00	-179,125.00	-80.77%
Department 080 - DEBT SERVICE Total:	0.00	0.00	0.00	0.00%	221,775.00	400,900.00	-179,125.00	-80.77%
Expense Total:	0.00	0.00	0.00	0.00%	221,775.00	400,900.00	-179,125.00	-80.77%
Fund 08 Surplus (Deficit):	1,949.51	4,195.93	2,246.42	115.23%	32,568.04	-141,248.54	-173,816.58	-533.70%

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Categor...	March				YTD			
	2019-2020 March Activity	2020-2021 March Activity	March Variance Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 10 - CAPITAL PROJECTS FUND								
Revenue								
44 - CHARGES FOR SERVICES	0.00	0.00	0.00	0.00%	4,167.00	0.00	-4,167.00	-100.00%
45 - OTHER REVENUE	450.03	184.26	-265.77	-59.06%	4,481.33	5,436.41	955.08	21.31%
Revenue Total:	450.03	184.26	-265.77	-59.06%	8,648.33	5,436.41	-3,211.92	-37.14%
Expense								
Department: 402 - STREET MAINTENANCE								
55 - CAPITAL OUTLAY	132,136.57	397,776.33	-265,639.76	-201.03%	182,118.62	2,533,194.08	-2,351,075.46	-1,290.96%
56 - BANK CHARGES	9,500.00	0.00	9,500.00	100.00%	9,500.00	0.00	9,500.00	100.00%
Department 402 - STREET MAINTENANCE Total:	141,636.57	397,776.33	-256,139.76	-180.84%	191,618.62	2,533,194.08	-2,341,575.46	-1,222.00%
Expense Total:	141,636.57	397,776.33	-256,139.76	-180.84%	191,618.62	2,533,194.08	-2,341,575.46	-1,222.00%
Fund 10 Surplus (Deficit):	-141,186.54	-397,592.07	-256,405.53	-181.61%	-182,970.29	-2,527,757.67	-2,344,787.38	-1,281.51%

Prior-Year Comparative Income Statement

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Categor...	2019-2020	2020-2021	March Variance		2019-2020	2020-2021	YTD Variance	
	March Activity	March Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Fund: 11 - CHILD SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	172.55	261.15	88.60	51.35%	872.55	1,393.99	521.44	59.76%
45 - OTHER REVENUE	1.72	0.00	-1.72	-100.00%	11.97	1.39	-10.58	-88.39%
Revenue Total:	174.27	261.15	86.88	49.85%	884.52	1,395.38	510.86	57.76%
Fund 11 Total:	174.27	261.15	86.88	49.85%	884.52	1,395.38	510.86	57.76%

Prior-Year Comparative Income Statement

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Categor...	2019-2020 March Activity	2020-2021 March Activity	March Variance Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 12 - COURT TECHNOLOGY FUND								
Revenue								
42 - FINES AND FORFEITURES	318.16	440.42	122.26	38.43%	600.46	2,353.61	1,753.15	291.97%
45 - OTHER REVENUE	3.63	0.03	-3.60	-99.17%	30.87	2.59	-28.28	-91.61%
Revenue Total:	321.79	440.45	118.66	36.87%	631.33	2,356.20	1,724.87	273.21%
Expense								
Department: 120 - COURT TECHNOLOGY								
52 - CONTRACTUAL	0.00	0.00	0.00	0.00%	186.00	0.00	186.00	100.00%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	8,222.11	0.00	8,222.11	100.00%
Department 120 - COURT TECHNOLOGY Total:	0.00	0.00	0.00	0.00%	8,408.11	0.00	8,408.11	100.00%
Expense Total:	0.00	0.00	0.00	0.00%	8,408.11	0.00	8,408.11	100.00%
Fund 12 Surplus (Deficit):	321.79	440.45	118.66	36.87%	-7,776.78	2,356.20	10,132.98	130.30%

Prior-Year Comparative Income Statement

For the Period Ending 03 Item 17.

Categor...	2019-2020 March Activity	2020-2021 March Activity	March Variance Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 13 - PUBLIC SAFETY FUND								
Revenue								
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	3,537.55	3,206.87	-330.68	-9.35%
45 - OTHER REVENUE	86.78	1.15	-85.63	-98.67%	802.15	29.30	-772.85	-96.35%
Revenue Total:	86.78	1.15	-85.63	-98.67%	4,339.70	3,236.17	-1,103.53	-25.43%
Expense								
Department: 130 - PUBLIC SAFETY								
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	526.89	0.00	526.89	100.00%
Department 130 - PUBLIC SAFETY Total:	0.00	0.00	0.00	0.00%	526.89	0.00	526.89	100.00%
Expense Total:	0.00	0.00	0.00	0.00%	526.89	0.00	526.89	100.00%
Fund 13 Surplus (Deficit):	86.78	1.15	-85.63	-98.67%	3,812.81	3,236.17	-576.64	-15.12%

Prior-Year Comparative Income Statement

For the Period Ending 03 Item 17.

Categor...	2019-2020	2020-2021	March Variance	Variance %	2019-2020	2020-2021	YTD Variance	Variance %
	March Activity	March Activity	Favorable / (Unfavorable)		YTD Activity	YTD Activity	Favorable / (Unfavorable)	
Fund: 79 - SEDA								
Revenue								
40 - TAXES	41,985.90	46,329.20	4,343.30	10.34%	275,404.54	324,522.58	49,118.04	17.83%
45 - OTHER REVENUE	693.35	15.40	-677.95	-97.78%	6,324.03	375.33	-5,948.70	-94.07%
Revenue Total:	42,679.25	46,344.60	3,665.35	8.59%	281,728.57	324,897.91	43,169.34	15.32%
Expense								
Department: 790 - SEDA								
51 - PERSONNEL	16,609.56	16,959.65	-350.09	-2.11%	100,393.34	104,174.40	-3,781.06	-3.77%
52 - CONTRACTUAL	19,861.16	9,511.96	10,349.20	52.11%	103,407.86	110,262.57	-6,854.71	-6.63%
53 - GENERAL SERVICES	246.61	278.85	-32.24	-13.07%	1,222.08	1,722.61	-500.53	-40.96%
54 - MACHINE & EQUIPMENT MAI	0.00	649.00	-649.00	0.00%	0.00	649.00	-649.00	0.00%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	75.08	0.00	75.08	100.00%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	216.96	13,924.79	-13,707.83	-6,318.14%
Department 790 - SEDA Total:	36,717.33	27,399.46	9,317.87	25.38%	205,315.32	230,733.37	-25,418.05	-12.38%
Expense Total:	36,717.33	27,399.46	9,317.87	25.38%	205,315.32	230,733.37	-25,418.05	-12.38%
Fund 79 Surplus (Deficit):	5,961.92	18,945.14	12,983.22	217.77%	76,413.25	94,164.54	17,751.29	23.23%
Total Surplus (Deficit):	-2,568,797.14	-294,941.04	2,273,856.10	88.52%	-603,467.02	1,589,079.01	2,192,546.03	363.32%

Fund Summary

Fund	2019-2020		2020-2021		March Variance		YTD Variance			
	March Activity	March Activity	March Activity	March Activity	Favorable / (Unfavorable)	Variance %	Favorable / (Unfavorable)	Variance %		
01 - GENERAL FUND	-423,696.70	-221,127.98			202,568.72	47.81%	2,745,018.44	3,796,081.40	1,051,062.96	38.29%
02 - WATER AND WASTEWATE...	-2,074,914.84	93,243.94			2,168,158.78	104.49%	-3,453,620.18	637,736.06	4,091,356.24	118.47%
03 - SANITARY LANDFILL FUND	-39,136.11	38,460.20			77,596.31	198.27%	210,008.03	239,979.47	29,971.44	14.27%
04 - AIRPORT FUND	5,727.69	3,319.26			-2,408.43	-42.05%	22,435.95	22,901.50	465.55	2.08%
05 - STORM WATER DRAINAGE...	79,427.66	96,298.26			16,870.60	21.24%	-117,430.83	-480,578.11	-363,147.28	-309.24%
07 - HOTEL OCCUPANCY TAX F...	16,487.43	68,613.53			52,126.10	316.16%	67,190.02	-59,187.39	-126,377.41	-188.09%
08 - DEBT SERVICE FUND	1,949.51	4,195.93			2,246.42	115.23%	32,568.04	-141,248.54	-173,816.58	-533.70%
10 - CAPITAL PROJECTS FUND	-141,186.54	-397,592.07			-256,405.53	-181.61%	-182,970.29	-2,527,757.67	-2,344,787.38	-1,281.51%
11 - CHILD SAFETY FUND	174.27	261.15			86.88	49.85%	884.52	1,395.38	510.86	57.76%
12 - COURT TECHNOLOGY FU...	321.79	440.45			118.66	36.87%	-7,776.78	2,356.20	10,132.98	130.30%
13 - PUBLIC SAFETY FUND	86.78	1.15			-85.63	-98.67%	3,812.81	3,236.17	-576.64	-15.12%
79 - SEDA	5,961.92	18,945.14			12,983.22	217.77%	76,413.25	94,164.54	17,751.29	23.23%
Total Surplus (Deficit):	-2,568,797.14	-294,941.04			2,273,856.10	88.52%	-603,467.02	1,589,079.01	2,192,546.03	363.32%



**Quarterly Investment Report
For the Quarter Ending
March 31, 2021**

City of Stephenville, Texas
Quarterly Investment Report
March 31, 2021
Portfolio Summary Management Report

<u>Portfolio as of December 31, 2020:</u>		<u>Portfolio as of March 31, 2021:</u>	
Beginning Book Value	\$ 45,583,736	Ending Book Value	\$ 44,831,902
Beginning Market Value	\$ 45,583,736	Ending Market Value	\$ 44,831,902
		Total Income for Quarter	\$ 11,406
		Change in Book Value	\$ (751,834)
		Change in Market Value	\$ (751,834)
		Net Change in Value	\$ -

Average Yield to Maturity for period - Total 0.05%
Average Yield to Maturity for period - Non-Demand 0.04%
3 Month Treasury Average October - December 2020 0.05%

Monica D. Harris

Monica D. Harris, CPA
Director of Finance and Administration
City of Stephenville

City of Stephenville, TX
Investment Report
3/31/2021

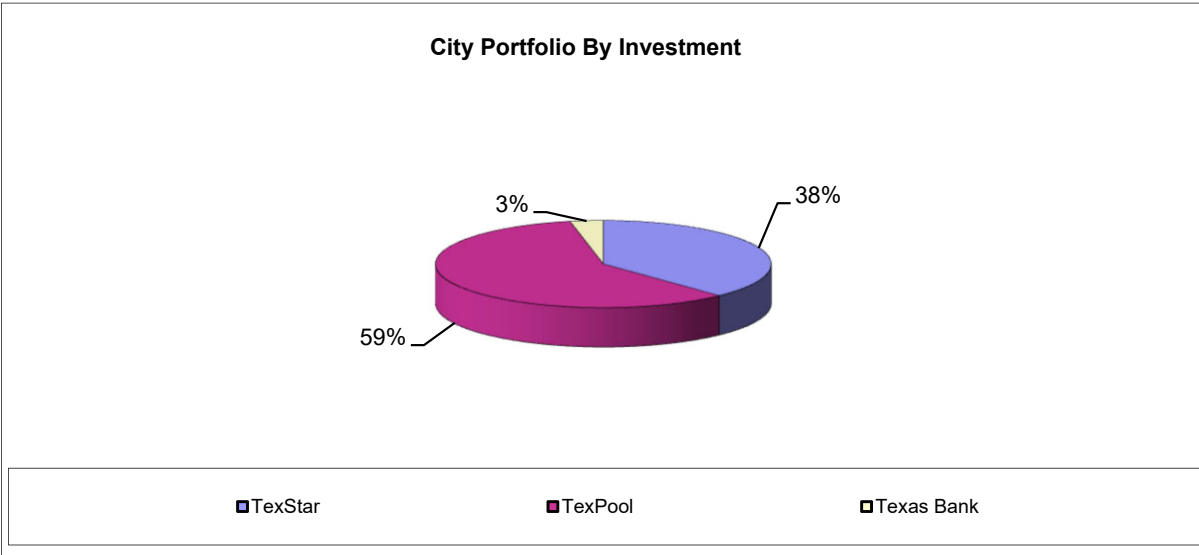
Purchase Date	Maturity Date	CUSIP	Investment Type	Par Amount	Coupon	Purchase Price	Purchase Yield	Interest Earned January 2021	Interest Earned February 2021	Interest Earned March 2021	Interest Earned for the Quarter	Ending Book Value	Earnings YTD	Market Price	Market Value
Pooled Cash															
3/31/2021	4/1/2021	N/A	Demand	1,076,939.33	0.040%	100.000	0.040%	87.78	67.59	35.04	190.41	1,076,939.33	380.87	100.0000	1,076,939.33
Sub Total				<u>1,076,939.33</u>				<u>87.78</u>	<u>67.59</u>	<u>35.04</u>	<u>190.41</u>	<u>1,076,939.33</u>	<u>380.87</u>		<u>1,076,939.33</u>
General Fund															
3/31/2021	4/1/2021	N/A	Texpool	9,457,426.92	0.019%	100.000	0.019%	452.75	274.32	155.61	882.68	9,457,426.92	2,347.33	100.0000	9,457,426.92
3/31/2021	4/1/2021	N/A	TexSTAR	2,761,919.80	0.022%	100.000	0.022%	136.64	70.80	50.58	258.02	2,761,919.80	900.56	100.0000	2,761,919.80
10/11/2019	10/9/2020	87270LCZ4	CD	-									96.66		-
11/5/2019	11/3/2020	98970L6C2	CD	-									365.48		-
Sub Total				<u>12,219,346.72</u>				<u>589.39</u>	<u>345.12</u>	<u>206.19</u>	<u>1,140.70</u>	<u>12,219,346.72</u>	<u>3,710.03</u>		<u>12,219,346.72</u>
Enterprise															
3/31/2021	4/1/2021	N/A	Texpool	2,983,550.63	0.019%	100.0000	0.019%	237.48	102.89	43.88	384.25	2,983,550.63	1,201.26	100.0000	2,983,550.63
3/31/2021	4/1/2021	N/A	Texpool	1,099,536.23	0.019%	100.0000	0.019%	67.57	34.14	16.81	118.52	1,099,536.23	385.45	100.0000	1,099,536.23
3/31/2021	4/1/2021	N/A	TexSTAR	1,692,809.18	0.022%	100.0000	0.022%	75.86	43.10	31.05	150.01	1,692,809.18	506.86	100.0000	1,692,809.18
3/31/2021	4/1/2021	N/A	TexSTAR	12,547,351.87	0.022%	100.0000	0.022%	631.48	322.22	229.92	1,183.62	12,547,351.87	4,153.12	100.0000	12,547,351.87
Sub Total				<u>18,323,247.91</u>				<u>1,012.39</u>	<u>502.35</u>	<u>321.66</u>	<u>1,836.40</u>	<u>18,323,247.91</u>	<u>6,246.69</u>		<u>18,323,247.91</u>
Storm Drainage															
3/31/2021	4/1/2021	N/A	Texpool	348,128.19	0.019%	100.0000	0.019%	54.58	19.64	5.76	79.98	348,128.19	294.66	100.0000	348,128.19
3/31/2021	4/1/2021	N/A	Texpool	183,071.84	0.019%	100.0000	0.019%	12.37	6.04	2.90	21.31	183,071.84	74.63	100.0000	183,071.84
Sub Total				<u>531,200.03</u>				<u>66.95</u>	<u>25.68</u>	<u>8.66</u>	<u>101.29</u>	<u>531,200.03</u>	<u>369.29</u>		<u>531,200.03</u>
Hotel Occupancy Tax															
3/31/2021	4/1/2021	N/A	Texpool	284,569.99	0.019%	100.0000	0.019%	16.10	7.79	3.85	27.74	284,569.99	118.82	100.0000	284,569.99
Sub Total				<u>284,569.99</u>				<u>16.10</u>	<u>7.79</u>	<u>3.85</u>	<u>27.74</u>	<u>284,569.99</u>	<u>118.82</u>		<u>284,569.99</u>
Child Safety															
3/31/2021	4/1/2021	N/A	Texpool	4,536.54	0.019%	100.0000	0.019%	0.31	0.16	-	0.47	4,536.54	1.39	100.0000	4,536.54
Sub Total				<u>4,536.54</u>				<u>0.31</u>	<u>0.16</u>	<u>-</u>	<u>0.47</u>	<u>4,536.54</u>	<u>1.39</u>		<u>4,536.54</u>
Court Technology															
3/31/2021	4/1/2021	N/A	Texpool	8,352.72	0.019%	100.0000	0.019%	0.51	0.25	0.03	0.79	8,352.72	2.59	100.0000	8,352.72
Sub Total				<u>8,352.72</u>				<u>0.51</u>	<u>0.25</u>	<u>0.03</u>	<u>0.79</u>	<u>8,352.72</u>	<u>2.59</u>		<u>8,352.72</u>
Public Safety															
3/31/2021	4/1/2021	N/A	Texpool	63,388.76	0.019%	100.0000	0.019%	4.80	2.41	1.15	8.36	63,388.76	29.30	100.0000	63,388.76
Sub Total				<u>63,388.76</u>				<u>4.80</u>	<u>2.41</u>	<u>1.15</u>	<u>8.36</u>	<u>63,388.76</u>	<u>29.30</u>		<u>63,388.76</u>
SEDA															
3/31/2021	4/1/2021	N/A	Texpool	973,285.52	0.019%	100.0000	0.019%	63.87	31.17	15.40	110.44	973,285.52	375.33	100.0000	973,285.52
Sub Total				<u>973,285.52</u>				<u>63.87</u>	<u>31.17</u>	<u>15.40</u>	<u>110.44</u>	<u>973,285.52</u>	<u>375.33</u>		<u>973,285.52</u>
Debt Service															
3/31/2021	4/1/2021	N/A	Demand	243,878.29	0.040%	100.0000	0.040%	17.37	12.37	7.84	37.58	243,878.29	75.46	100.0000	243,878.29
Sub Total				<u>243,878.29</u>				<u>17.37</u>	<u>12.37</u>	<u>7.84</u>	<u>37.58</u>	<u>243,878.29</u>	<u>75.46</u>		<u>243,878.29</u>
Employee Benefit															
3/31/2021	4/1/2021	N/A	Demand	112,034.58	0.040%	100.0000	0.040%	7.86	4.55	4.49	16.90	112,034.58	32.22	100.0000	112,034.58
Sub Total				<u>112,034.58</u>				<u>7.86</u>	<u>4.55</u>	<u>4.49</u>	<u>16.90</u>	<u>112,034.58</u>	<u>32.22</u>		<u>112,034.58</u>

City of Stephenville, TX
 Investment Report
 3/31/2021

Purchase Date	Maturity Date	CUSIP	Investment Type	Par Amount	Coupon	Purchase Price	Purchase Yield	Interest Earned January 2021	Interest Earned February 2021	Interest Earned March 2021	Interest Earned for the Quarter	Ending Book Value	Earnings YTD	Market Price	Market Value
Capital Projects															
3/31/2021	4/1/2021	N/A	Texpool	10,991,121.35	0.019%	100.0000	0.019%	862.82	392.53	184.26	1,439.61	10,991,121.35	5,436.41	100.0000	10,991,121.35
Sub Total				<u>10,991,121.35</u>				<u>862.82</u>	<u>392.53</u>	<u>184.26</u>	<u>1,439.61</u>	<u>10,991,121.35</u>	<u>5,436.41</u>		<u>10,991,121.35</u>
Grand Total				<u>44,831,901.74</u>				<u>2,730.15</u>	<u>1,391.97</u>	<u>788.57</u>	<u>4,910.69</u>	<u>44,831,901.74</u>	<u>16,778.40</u>		<u>44,831,901.74</u>

**City of Stephenville
Investment Diversification
For Month Ending March 31, 2021**

Investments	Par Value	Market Value	% of Portfolio	Avg Yield
TexStar	17,002,080.85	17,002,080.85	37.92%	0.02%
TexPool	26,396,968.69	26,396,968.69	58.88%	0.02%
Texas Bank	1,432,852.20	1,432,852.20	3.20%	0.04%
	44,831,901.74	44,831,901.74	100.00%	



City of Stephenville, TX
Consolidated Yield Worksheet
January-March 2021

<u>January</u>	<u>Average Monthly Balance</u>	<u>Net Monthly Earnings</u>	<u>Average Monthly Rate</u>
Security Investments			
Demand - Operating	1,749,855.25	87.78	0.06%
Demand - Others	502,843.69	25.23	0.06%
Texpool	26,280,518.48	1,773.16	0.08%
TexSTAR	17,058,797.20	843.98	0.06%
<i>Totals for January</i>	45,592,014.62	2,730.15	0.06%
<u>February</u>			
Security Investments			
Demand - Operating	1,799,903.84	67.59	0.05%
Demand - Others	441,130.97	16.92	0.05%
Texpool	26,705,579.18	871.34	0.04%
TexSTAR	17,014,394.97	436.12	0.03%
<i>Totals for February</i>	45,961,008.96	1,391.97	0.04%
<u>March</u>			
Security Investments			
Demand - Operating	1,118,145.85	35.04	0.04%
Demand - Others	379,562.61	12.33	0.04%
Texpool	26,860,137.31	429.65	0.02%
TexSTAR	17,001,769.30	311.55	0.02%
<i>Totals for March</i>	45,359,615.07	788.57	0.03%



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, April 06, 2021 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, April 06, 2021 at 5:30 PM, in the City Hall Council Chambers for the purpose of a Regular City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT: Mayor Doug Svien
Mayor Pro Tem Mark McClinton
Council Member Justin Haschke
Council Member Nick Robinson
Council Member Brady Pendleton
Council Member Ricky Thurman
Council Member Alan Nix
Council Member Gerald Cook

COUNCIL ABSENT: Council Member Brandon Huckabee

OTHERS ATTENDING: Allen Barnes, 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.

PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAGS

INVOCATION

Ed Dittfurth, Cornerstone Assembly, gave the invocation

RECOGNITION OF MONTY PARKER FOR HIS APPOINTMENT TO TEXAS TASK FORCE II

Jimmy Chew, Fire Chief, recognized Monty Parker for his appointment to Texas Task Force II, which is an elite, highly-trained search and rescue group.

CITIZENS GENERAL DISCUSSION

No one came forward to address the council.

REGULAR AGENDA

1. Presentation of Proclamation for "National Therapy Animal Day"

Mayor Svien presented the following proclamation to Jennifer Yeager and Xander, Paws for Nursing at Tarleton State University, and Lyndi Hanna and Hank, founder of Annie's Therapeutic Companions.:

WHEREAS, there are thousands of Pet Partners therapy animal teams serving in communities across the United States; and

WHEREAS, Pet Partners has designated April 30 as National Therapy Animal Day; and

WHEREAS, Pet Partners therapy animal teams in the City of Stephenville play an essential role in improving human health and well-being through the human-animal bond; and

WHEREAS, Pet Partners therapy animal teams make millions of visits per year in settings such as hospitals, nursing homes, schools and hospice; and

WHEREAS, Pet Partners therapy animal teams interact with a variety of people in our community including veterans, seniors, patients, students facing literacy challenges, and those approaching end of life; and

WHEREAS, these exceptional therapy animals who partner with their human companions bring comfort and healing to those in need.

NOW, THEREFORE, I, Doug Svien, Mayor, on behalf of the City Council of the City of Stephenville, Texas, do hereby proclaim National Therapy Animal Day, April 30, 2021, in the City of Stephenville, and encourage our citizens to celebrate our therapy animals and their human handlers. Further, we salute the service of therapy animal teams in our community and in communities across the nation.

2. Presentation of Proclamation in Recognition of "Stop the Silence"

Mayor Svien presented Jennifer Thurman, Erath County Juvenile Probation, with a proclamation on behalf of Stop the Silence 2021.

3. Oncor Ad Hoc Committee Report - Ricky Thurman, Chair

Council member Ricky Thurman gave a report on the efforts of the Oncor Ad Hoc Committee. Pat Ann Wilson, representative of Oncor, was in attendance via videoconference to answer questions. No action taken.

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

4. PUBLIC HEARING

Case No.: RZ2021-001

Applicant is Requesting a Rezone of the Property Located at 751 Miller, Parcel No. R32531, being Lot 9B, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Central Business District (B-3)

After a brief discussion, Taylor Kanute, applicant, withdrew his request. Mr. Kanute will submit a new application for Single Family Residential District (R 1.5).

5. Consider Approval of an Ordinance Rezoning the Property Located at 751 Miller, Parcel No. R32531, being Lot 9B, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Central Business District (B-3)

This item was removed from the agenda.

6. PUBLIC HEARING

Case No.: RZ2021-002

Applicant is Requesting a Rezone of the Property Located at 751 Miller, Parcel No. R32529, being Lot 8, Block 2, Miller Addition, of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Central Business District (B-3)

This request was withdrawn by the applicant.

7. Consider Approval of an Ordinance Rezoning the Property Located at 751 Miller, Parcel No. R32529, being Lot 8, Block 2, Miller Addition, of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Central Business District (B-3)

This item was removed from the agenda.

8. PUBLIC HEARING

Case No.: RZ2021-003

Applicant is Requesting a Rezone of the Property Located at 1290 Hyman, Parcel No. R33798, being Lots 4, 4A, and 4C, Block 35, South Side Addition, of the City of Stephenville, Erath County, Texas, from Single-Family Residential District (R-1) to Multiple Family Residential District (R-3)

Steve Killen, Director of Development Services, briefed the council on the case. On March 10, 2021 the Planning and Zoning Commission recommended unanimous approval of the rezone.

Mayor Svien opened the public hearing.

Jeff Brady, 2121 Crestridge, owner, addressed the council regarding his plans for the property.

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

Mayor Svien closed the public hearing.

9. Consider Approval of an Ordinance Rezoning the Property Located at 1290 Hyman, Parcel No. R33798, being Lots 4, 4A, and 4C, Block 35, South Side Addition, of the City of Stephenville, Erath County, Texas, from Single-Family Residential District (R-1) to Multiple Family Residential District (R-3)

MOTION by Mark McClinton, second by Nick Robinson, to approve Ordinance No. 2021-O-07 rezoning the property located at 1290 Hyman. MOTION CARRIED by unanimous vote.

10. PUBLIC HEARING

Case No.: RZ2021-004

Applicant is Requesting a Rezone of the Property Located at 1270 Hyman, Parcel No. R33799, being Lot 5, Block 35, South Side Addition, to the City of Stephenville, Erath County, Texas, from (R-1) Single-Family Residential District (R-1) to Multiple Family Residential District (R-3)

Steve Killen, Director of Development Services, briefed the council on the case. This case is related to Case No. RZ2021-003. On March 10, 2021 the Planning and Zoning Commission recommended unanimous approval of the rezone.

Mayor Svien opened the public hearing.

Jeff Brady, 2121 Crestridge, owner, addressed the council regarding his plans for the property.

Sheryl Wells, 801 Alexander Road, expressed concern over increased traffic in the area.

No one else came forward to address the council.

Mayor Svien closed the public hearing.

11. Consider Approval of an Ordinance Rezoning the Property Located at 1270 Hyman, Parcel No. R33799, being Lot 5, Block 35, South Side Addition, to the City of Stephenville, Erath County, Texas, from (R-1) Single-Family Residential District (R-1) to Multiple Family Residential District (R-3)

MOTION by Brady Pendleton, second by Mark McClinton, to approve Ordinance No. 2021-O-08 rezoning the property located at 1270 Hyman. MOTION CARRIED by unanimous vote.

12. PUBLIC HEARING

Case No.: RZ2021-005

Applicant is Requesting a Rezone of the Property Located at 820 Alexander, Parcel No. R33804, being Lot 7B, Block 35, South Side Addition, of the City of Stephenville, Erath County, Texas, from Single-Family Residential District (R-1) to Multiple Family Residential District (R-3)

Steve Killen, Director of Development Services, briefed the council on the case. On March 10, 2021 the Planning and Zoning Commission recommended unanimous approval of the rezone.

Mayor Svien opened the public hearing.

Beau Mayo, owner, addressed the council regarding his plans for the property and speak in favor of the rezone.

Sheryl Wells, 801 Alexander Road, expressed concern over increased traffic in the area.

No one else came forward to address the council.

Mayor Svien closed the public hearing.

13. Consider Approval of an Ordinance Rezoning the Property Located at 820 Alexander, Parcel No. R33804, being Lot 7B, Block 35, South Side Addition, of the City of Stephenville, Erath County, Texas, from Single-Family Residential District (R-1) to Multiple Family Residential District (R-3)

MOTION by Mark McClinton, second by Brady Pendleton, to approve Ordinance No. 2021-O-09 rezoning the property located at 820 Alexander Road. MOTION CARRIED by unanimous vote.

14. PUBLIC HEARING

Case No.: SC2021-001

Abandonment of the 800 Blk. of N. Lillian Avenue

Steve Killen, Director of Development Services, briefed the council on the case. On March 10, 2021, the Planning and Zoning Commission voted 3-1 to make a positive recommendation to council.

Mayor Svien opened the public hearing.

No one came forward to speak in favor of or opposition to the abandonment of the 800 block of North Lillian Avenue.

Mayor Svien closed the public hearing.

15. Consider Approval of an Ordinance Abandoning the 800 Blk. of N. Lillian Avenue and Authorizing the Sale of Same

MOTION by Mark McClinton, second by Ricky Thurman, to approve Ordinance No. 2021-O-10 abandoning the 800 block of N. Lillian Avenue and authorizing the sale of same. MOTION CARRIED by unanimous vote.

16. PUBLIC HEARING

Case No.: SC2021-002

Abandonment of an Undeveloped Portion of Shirley Street Located between Paddock Street and the Ft. Worth and Western Railroad

Steve Killen, Director of Development Services, briefed the council on the case. On March 10, 2021, the Planning and Zoning Commission made a unanimous positive recommendation.

Mayor Svien opened the public hearing.

No one came forward to speak in favor of or opposition to the abandonment of the 800 block of North Lillian Avenue.

Mayor Svien closed the public hearing.

17. Consider Approval of the Abandonment of an Undeveloped Portion of Shirley Street Located between Paddock Street and the Ft. Worth and Western Railroad and Authorizing the Sale of Same

MOTION by Justin Haschke, second by Gerald Cook to approve Ordinance No. 2021-O-11 abandoning and undeveloped portion of Shirley Street and authorizing the sale of same.

18. PUBLIC HEARING

Case No.: SV2021-001

Applicant is Requesting a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.11 – Sidewalks, along County Road 257 / Peach Orchard Road, Parcel No. R23789, being Lot 2, Block 1, Excels Addition of the City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, briefed the council on the case. On March 10, 2021, the Planning and Zoning Commission voted 3-1 to deny the waiver.

Mayor Svien opened the public hearing.

Bert Thompson, applicant, was in attendance to answer questions and speak in favor of the waiver. Mr. Thompson explained that the entrance on Peach Orchard Road would be a delivery entrance only; customers would enter from Washington / US 377.

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

Mayor Svien closed the public hearing.

19. Consider Approval of a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.11 – Sidewalks, along County Road 257 / Peach Orchard Road, Parcel No. R23789, being Lot 2, Block 1, Excels Addition of the City of Stephenville, Erath County, Texas

MOTION by Brady Pendleton, second by Mark McClinton, to approve the waiver. MOTION CARRIED with Alan Nix casting a dissenting vote.

20. PUBLIC HEARING

Case No.: SV2021-002

Applicant is Requesting a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.04.M.1 – Curb and Gutter Options, along County Road 257 / Peach Orchard Road, located at Parcel No. R23789, Lot 2, Block 1, Excels Addition of the City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, briefed the council on the case. On March 10, 2021, the Planning and Zoning Commission voted 3-1 to approve the waiver.

Mayor Svien opened the public hearing.

Bert Thompson, applicant, was in attendance to answer questions and speak in favor of the waiver.

Mayor Svien closed the public hearing.

- 21. Consider Approval of a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.04.M.1 – Curb and Gutter Options, along County Road 257 / Peach Orchard Road, located at Parcel No. R23789, Lot 2, Block 1, Excels Addition of the City of Stephenville, Erath County, Texas**

MOTION by Brady Pendleton, second by Mark McClinton to approve the curb and gutter waiver. MOTION FAILED by the following votes:

Ayes: Mark McClinton, Brady Pendleton

Noes: Justin Haschke, Nick Robinson, Ricky Thurman, Alan Nix

Staff was instructed to work with the developer to create an escrow account for the curb and gutter improvements.

22. PUBLIC HEARING

Case No.: SV2021-003

Applicant is Requesting a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.04.M.1 – Curb and Gutter Options, along S US Highway 377, located at Parcel No. R23789, Lot 2, Block 1, Excels Addition of the City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, briefed the council on the case. On March 10, 2021, the Planning and Zoning Commission voted 3-1 to approve the waiver.

Mayor Svien opened the public hearing.

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

Mayor Svien closed the public hearing.

- 23. Consider Approval of a Waiver from the City of Stephenville Code of Ordinances, Section 155.6.04.M.1 – Curb and Gutter Options, along S US Highway 377, located at Parcel No. R23789, Lot 2, Block 1, Excels Addition of the City of Stephenville, Erath County, Texas**

MOTION by Mark McClinton, second by Justin Haschke, to approve the waiver. MOTION CARRIED by unanimous vote.

NOMINATIONS COMMITTEE

Gerald Cook, Chair

- 24. Committee Report - April 6, 2021**

Gerald Cook, chair, gave the committee report.

- 25. Consider Approval of an Ordinance Creating the Main Street Advisory Board and Other Matters Related Thereto**

MOTION by Gerald Cook, second by Alan Nix, to approve Ordinance No. 2021-O-12 creating the Main Street Advisory Board and adopting the board's bylaws, and updating the Boards and Commissions Handbook to include the Main Street Advisory Board. MOTION CARRIED by unanimous vote.

PARKS AND LEISURE SERVICES COMMITTEE

Nick Robinson, Chair

- 26. Parks and Leisure Services Committee Report**

Nick Robinson, chair, gave the committee report.

27. Consider Approval of a Resolution Authorizing a Financing Agreement with Government Capital Corporation for the Purpose of Financing Mowers and Related Equipment

MOTION by Nick Robinson, second by Alan Nix, to approve Resolution No. 2021-R-09 authorizing a financing agreement with Government Capital Corporation. MOTION CARRIED by unanimous vote.

PUBLIC WORKS COMMITTEE

Alan Nix, Chair

28. Committee Report - March 30, 2021

Alan Nix, chair, gave the committee report.

29. Consider Approval of a Professional Services Agreement with Provenance Engineering for 536 Well Field Development

MOTION by Alan Nix, second by Mark McClinton, to approve a Professional Services Agreement with Provenance Engineering. MOTION CARRIED by unanimous vote.

FINANCE COMMITTEE

Mark McClinton, Chair

30. Committee Report - March 16, 2021

Mark McClinton, chair, gave the committee report.

31. Consider Authorization for Staff to Proceed with the Process of Creating Tax Increment Reinvestment Zone No. 1C

MOTION by Mark McClinton, second by Gerald Cook, to authorize staff to initiate the process of creating Tax Increment Reinvestment Zone No. 1C. MOTION CARRIED by unanimous vote.

FINANCIAL REPORTS

32. Monthly Budget Report for the period Ending February 28, 2021

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

In reviewing the financial statements ending February 28, 2021, the financial indicators vary with an overall positive outcome.

Property Tax - We received \$53K in property taxes in the month of February, resulting in \$133K or 2.15% increase over funds collected through last February. The \$6.33 million collected fiscal year to date is 95.18% of budget, which is slightly less than the 96.35% anticipated.

Sales Tax - We received \$944K in sales tax in February, resulting in \$318K or 50.67% more than the funds collected last February. There were \$276K of audit collections in the February, which far exceeds the losses experienced in January, April through June, August, and September. The \$3.3 million collected fiscal year to date is 53.48% of the \$6.24 million budgeted, which is higher than the 42.93% anticipated.

HOT Funds - Lodging establishments have reported \$150K in Hotel Occupancy Taxes through February, as compared to the \$158K through last February. We have received 14K of sports venue tax through February. We spent \$215K in Hotel Occupancy Tax funds through fiscal year to date as compared to \$93K last year due to the Day Tripper contract and gateway planning.

Revenue (Budgetary comparison) - The target budget for operating revenue is \$14.80 million. We received \$14.92 million in revenue fiscal year to date, resulting in \$127K over the target budget due to sales taxes and service charges.

Expenditures (Budgetary comparison) - The target budget for operating expenditures is \$8.8 million. We expended \$8.3 million fiscal year to date resulting in \$522K under the target budget.

Revenue (Prior year comparison) - Operating revenue received last year was \$14.96 million as compared to the current year's \$14.92 million, resulting in a \$32K decrease. Increases in property tax and sales taxes almost offset the reduction in interest on investments and the large insurance proceeds received last year.

Expenditures (Prior year comparison) - Operating expenditures last year were \$8.2 million as compared to the current year's \$8.3 million, resulting in a \$141K increase due to costs associated with COVID-19 prevention, stimulus grant to reduce the impact of COVID-19, damage claims, wages, advertising and gateway planning.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY

Jeff Sandford, Executive Director, gave an update on the Stephenville Economic Development Authority.

CONSENT

33. **Approval of Minutes - March 2, 2021 Regular City Council Meeting**
34. **Approval of Minutes - March 8, 2021 Special City Council Meeting**
35. **Approval of Minutes - March 16, 2021 Employee Benefits Trust and Special City Council Meeting**
36. **Approval of Resolution No. 2021-R-09 Authorizing Membership in the Oncor Cities Steering Committee**
37. **Approval of 2021 Annual Chip Seal Bid Award**
38. **Approval of Annual Micro-Surface Bid Award**
39. **Approval Resolution No. 2021-R-10 Authorizing Application for a Downtown Revitalization Program - Main Street Grant**
40. **Approval of Resolution No. 2021-R-11 Adopting the 2021 Erath County Hazard Mitigation Action Plan**

MOTION By Mark McClinton, second by Ricky Thurman, to approve the consent agenda as presented.
MOTION CARRIED by unanimous vote.

COMMENTS BY CITY MANAGER

Monday, April 19, 10:00 a.m. - City Council Work Session

Tuesday, April 20, 5:30 p.m. - Special City Council Meeting and Council Committee Meetings

Tuesday, May 4, 5:30 p.m. - Regular City Council Meeting

Town Hall Meetings for May 1, 2021 Bond Election

Thursday, April 8, 6:00 p.m. @ City Hall (will be live streamed)

Tuesday, April 13, 6:00 p.m. @ Ranger College

Monday, April 19, 6:00 p.m. @ City Hall (will be live streamed)

Monday, April 26, 6:00 p.m. @ Ranger College

Facility Open House Events

Monday, April 12, 6-8 p.m. - Senior Citizens Center

Thursday, April 15, 6-8 p.m. - Library

Thursday, April 22, 6-8 p.m. - Recreation Hall

Early Voting for the May 1, 2021 Election

April 19-23, 8 am - 5 pm

April 26-27, 7 am - 7 pm

Election Day

Saturday, May 1, 2021, 7 am - 7 pm

COMMENTS BY COUNCIL MEMBERS

Mark McClinton recognized Steve Killen and Randy Thomas for their innovation and persistence in finding a solution for a resident. He also encouraged everyone to go to the annual Native and Heirloom Plant Fair at the Stephenville Historical Museum on Saturday, April 10 from 9-3.

Justin Haschke reminded everyone that the Upland Bird Extravaganza would be taking place in the month of April.

Brady Pendleton invited everyone to a kick-off event for a local option election petition to be placed on the November election ballot.

Ricky Thurman congratulated Monty Parker for his acceptance to Texas Task Force II.

Alan Nix thanked city staff for their quick and efficient work.

Gerald Cook thanked staff for organizing the bond election Town Hall meetings so that voters can be informed.

EXECUTIVE SESSION

41. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Blue

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

1. Assistant Director of Public Works

2. Planner

43. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property.

Mayor Svien called the meeting into Executive Session at 7:37 p.m.

Mayor Svien called the meeting into Regular Session at 8:27 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

MOTION by Ricky Thurman, second by Alan Nix to approve a contract with Strategic Government Resources for recruiting services for the Assistant Director of Public Works and Planner positions.

ADJOURN

The meeting was adjourned at 8:27 p.m.

Doug Svien, Mayor

ATTEST:

Staci L. King, City Secretary



CITY COUNCIL WORK SESSION

The Agave, 1907 E. Washington, Stephenville, Texas 76401
Monday, April 19, 2021 at 10:00 AM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Monday, April 19, 2021 at 10:00 AM, at the Agave Meeting Room, 1907 E. Washington, Stephenville, Texas, for the purpose of City Council Work Session, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT: Mayor Doug Svien
Mayor Pro Tem Mark McClinton
Council Member Justin Haschke
Council Member Ricky Thurman
Council Member Alan Nix
Council Member Gerald Cook
Council Member Brandon Huckabee

COUNCIL ABSENT: Council Member Nick Robinson
Council Member Brady Pendleton

OTHERS ATTENDING: Council Member-Elect Daron Trussell
Council Member-Elect LeAnn Durfey

Allen Barnes, City Manager
Jason King, Assistant City Manager
Monica Harris, Director of Finance
Staci King, City Secretary

CALL TO ORDER

Mayor Svien called the meeting to order at 10:08 a.m.

REGULAR AGENDA

FY 2021-2022 Budget Priorities

Council and staff met to discuss budget priorities for the upcoming fiscal year. No action was taken.

ADJOURN

The meeting was adjourned at 2:41 pm.

Doug Svien, Mayor

ATTEST:

Staci L. King, City Secretary



SPECIAL CITY COUNCIL MEETING

via Videoconference
Wednesday, April 21, 2021 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Wednesday, April 21, via videoconference, for the purpose of a Special City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT: Mayor Doug Svien
Mayor Pro Tem Mark McClinton
Council Member Justin Haschke
Council Member Nick Robinson
Council Member Ricky Thurman
Council Member Alan Nix
Council Member Gerald Cook
Council Member Brandon Huckabee

COUNCIL ABSENT: Council Member Brady Pendleton

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

CALL TO ORDER

Mayor Svien called the meeting to order at 5:36 p.m.

PLANNING AND ZONING COMMISSION

1. PUBLIC HEARING

Case No.: RZ2021-001R

Applicant is Requesting a Rezone a Property Located at 751 Miller, being Parcel R32531, Lot 9B, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Single-Family Residential District (R-1.5).

Steve Killen, Director of Development Services, briefed the council on the case. On April 21, 2021, the Planning and Zoning Commission voted unanimously to make a positive recommendation to council.

Mayor Svien opened the public hearing.

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

Mayor Svien closed the public hearing.

2. **Consider Approval of an Ordinance Rezoning a Property Located at 751 Miller, being Parcel R32531, Lot 9B, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Single-Family Residential District (R-1.5).**

MOTON by Mark McClinton, second by Alan Nix, to approve the rezone. MOTION CARRIED by unanimous vote.

3. **PUBLIC HEARING**

Case No.: RZ2021-002R

Applicant is Requesting a Rezone of the Property Located at 751 Miller, being Parcel No. R32529, Lot 8, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business District (B-1) to Single-Family Residential District (R-1.5).

Steve Killen, Director of Development Services, briefed the council on the case. On April 21, 2021, the Planning and Zoning Commission voted unanimously to make a positive recommendation to council.

Mayor Svien opened the public hearing.

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

Mayor Svien closed the public hearing.

4. **Consider Approval of an Ordinance Rezoning a Property Located at 751 Miller, being Parcel No. R32529, Lot 8, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to Single-Family Residential District (R-1.5)**

MOTON by Mark McClinton, second by Brandon Huckabee, to approve the rezone. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 5:41 p.m.

Doug Svien, Mayor

ATTEST:

Staci L. King, City Secretary

REPORT REGARDING ONCOR'S DISTRIBUTION COST RECOVERY FACTOR FILING

On April 8, 2021, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF") to Increase Distribution Rates with each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in total distribution revenue requirement by approximately \$97,826,277.

The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor ("OCSC") to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by Oncor.

Explanation of "Be It Resolved" Paragraphs:

1. This section authorizes the City to participate with OCSC as a party in the Company's DCRF filing, PUC Docket No. 51996.
2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.
3. This paragraph finds that the Company's application is unreasonable and should be denied.
4. This section states that the Company's current rates shall not be changed.
5. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.
6. This section 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.
7. This section provides that Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed Resolution to counsel.

RESOLUTION NO. 2021-R-XX

A RESOLUTION OF THE CITY OF STEPHENVILLE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH OCSC; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

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

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

WHEREAS, on or about April 8, 2021, Oncor filed with the Commission an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF"), Commission Docket No. 51996, seeking to increase its total distribution revenue requirement by approximately \$97,826,277; and

WHEREAS, the City of Stephenville will cooperate with OCSC in coordinating their review of Oncor's DCRF filing with designated attorneys and consultants, prepare a common response, negotiate with the Company, and direct any necessary litigation, to resolve issues in the Company's filing; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if Oncor's Application is granted; and

WHEREAS, working with the OCSC to review the rates charged by Oncor allows members to accomplish more collectively than each city could do acting alone; and

WHEREAS, OCSC's members and attorneys recommend that members who have retained original jurisdiction over electric utility rates deny Oncor's DCRF.

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

SECTION 1. That the City is authorized to participate with OCSC in Commission Docket No. 51996.

SECTION 2. That, subject to the right to terminate employment at any time, the City of Stephenville hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal Oncor's DCRF application.

SECTION 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits should be denied.

SECTION 4. That the Company should continue to charge its existing rates to customers within the City.

SECTION 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution, and within 30 days of presenting monthly bills to Oncor thereafter.

SECTION 6. 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 7. That a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President – Regulatory, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 7520; and to Thomas Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, TX 78767-1725, or tbrocato@lglawfirm.com.

PASSED AND APPROVED this 4th day of May, 2021.