

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
- <u>3.</u> 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
- 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

<u>17.</u> 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









Stephenville







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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.



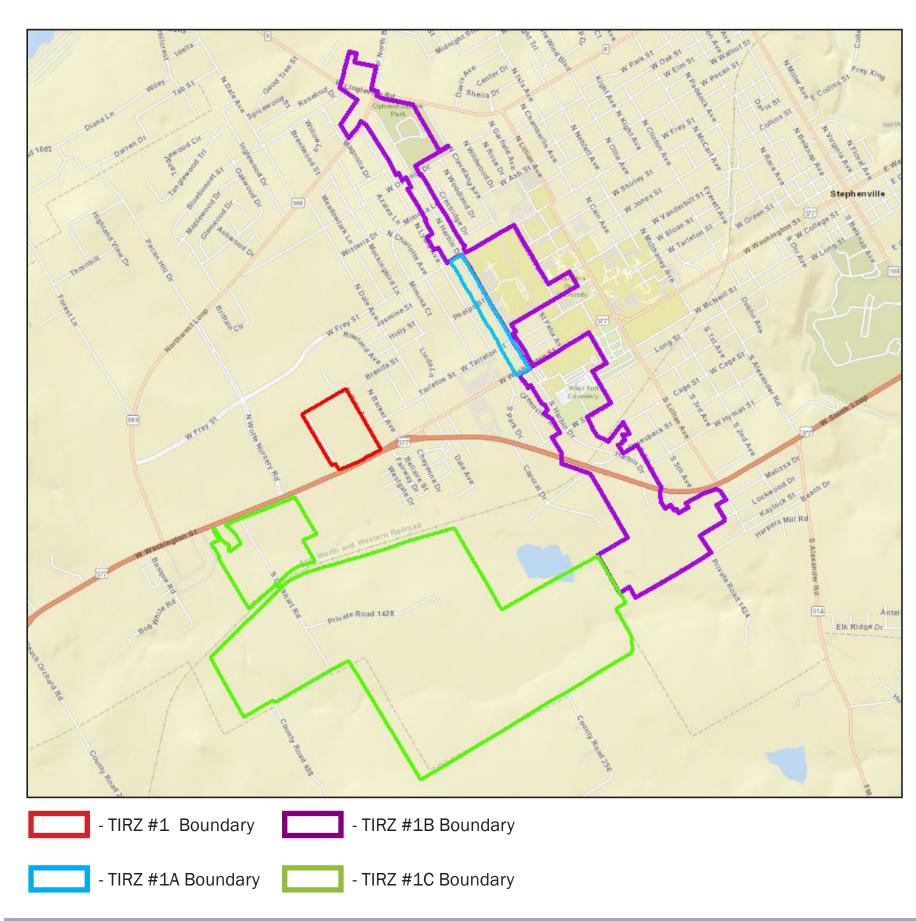
A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western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





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.



Amended Project and Financing Plan, TIRZ #1



Boundary Description

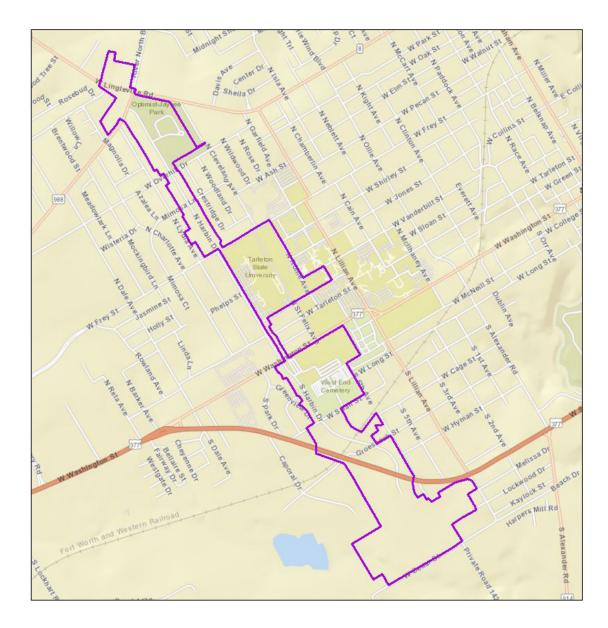
The expanded TIRZ is noncontiguous and consists of four areas, TIRZ #1, #1A, #1B, and #1C.

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.

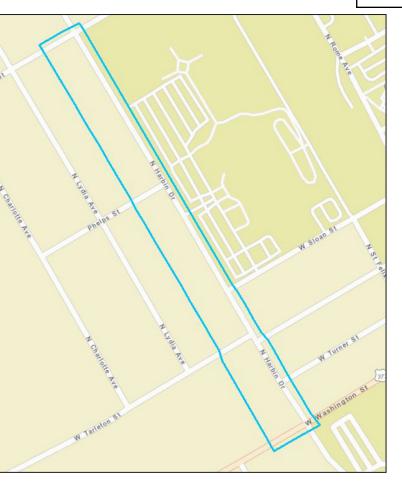
TIRZ #1B begins north of the intersection of W Lingleville Road and Northwest Loop, and runs along N Harbin Road, past W South Loop to County Road 257. TIRZ #1B encompasses approximately 245.23 acres.

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

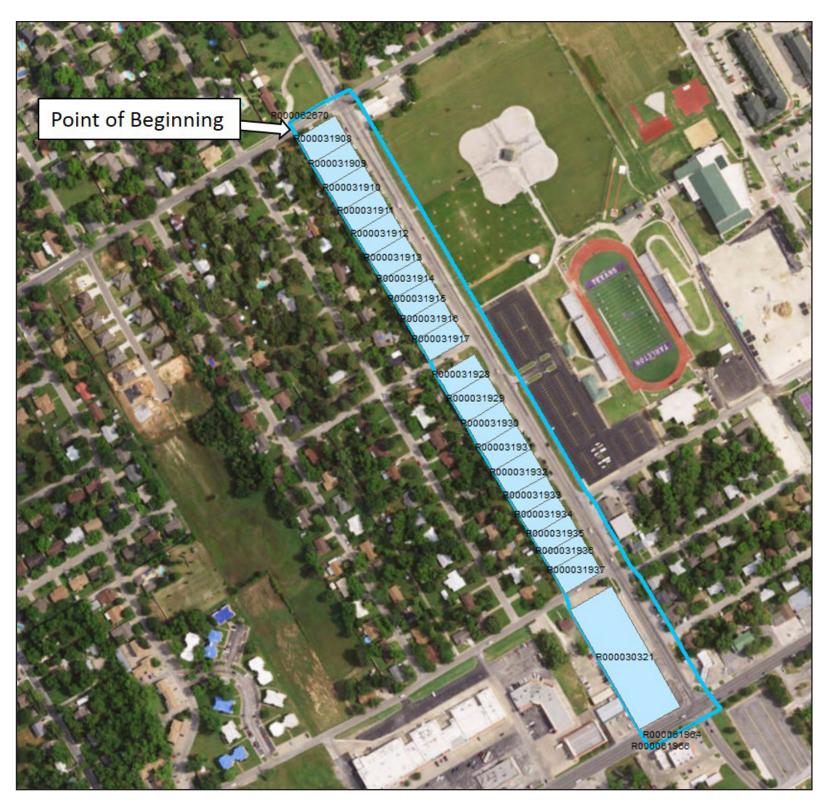
West along the southern boundary of Property ID R000074390 to the point it meets the southeast corner of Property ID R000030517, thence

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





- TIRZ #1A Boundary

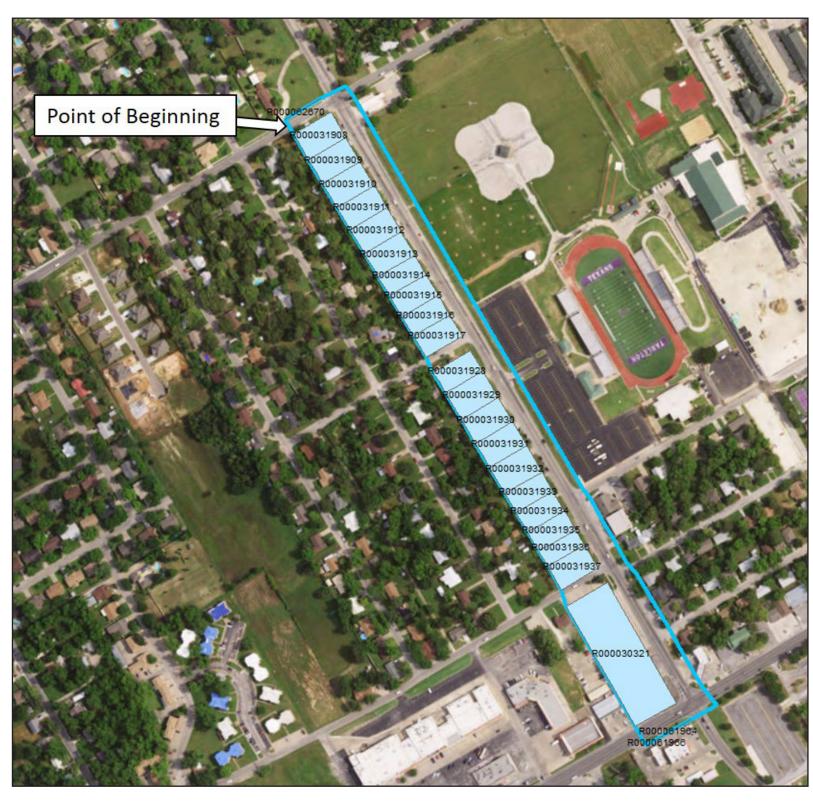
Legal Description - TIRZ #1A

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





Legal Description - TIRZ #1A (Continued)

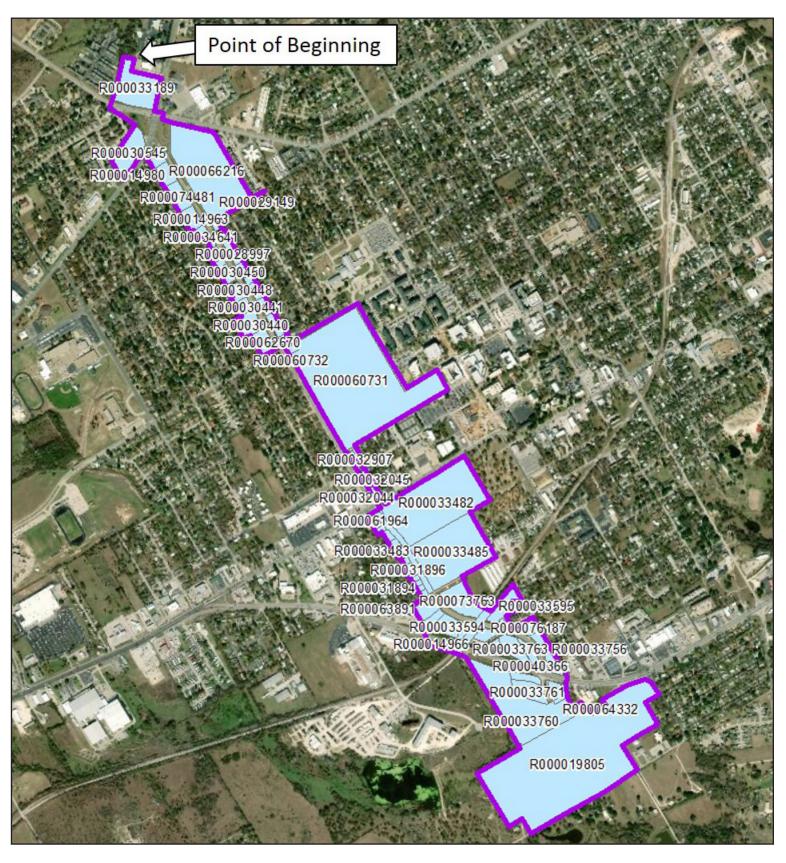
North along the western boundary of Property ID R000031930 to the point it meets the southwest corner of Property ID R000031929, thence North along the western boundary of Property ID R000031929 to the point it meets the southwest corner of Property ID R000031928, thence North along the western boundary 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 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

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

Property ID R000062670, which is the point of beginning.

- TIRZ #1A Boundary





Legal Description - TIRZ #1B

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

boundary of River N Boulevard, thence

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

corner of Property ID R000066216, thence

Property ID R000029149, thence

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

thence

thence

thence

thence

thence

thence

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

thence

thence

- Beginning at the northwest corner of Property ID R000033189, following the northern boundary to the point it
- East along the northern right of way boundary of W Lingleville Road to the point it meets the eastern right of way
- East along the southern right of way boundary of W Lingleville Road to the point it meets the northeastern
- South along the eastern boundary of Property ID R000066216 to the point it meets the northern boundary of
- East along the northern boundary of Property ID R000029149, continuing south then west along the property
- South to the southern right of way boundary of W Overhill Drive to the point it meets Property ID R000029000,
- South along the eastern boundary of Property ID R0000290000 to the point it meets Property ID R000028999,
- South along the eastern boundary of Property ID R000028999 to the point it meets Property ID R000028997,
- South along the eastern boundary of Property ID R000028997 to the point it meets Property ID R000028996,
- South along the eastern boundary of Property ID R000028996 to the point it meets Property ID R000028995,
- South along the eastern boundary of Property ID R000028995 to the point it meets Property ID R000028994,
- South along the eastern boundary of Property ID R000028994 to the point it the northern right of way boundary
- South along the eastern boundary of Property ID R000028944 to the point it meets Property ID R000028943,
- South along the eastern boundary of Property ID R000028943 to the point it meets Property ID R000028942,



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

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.





West along the southern boundary of Property ID R000030545, continuing north then east along the 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

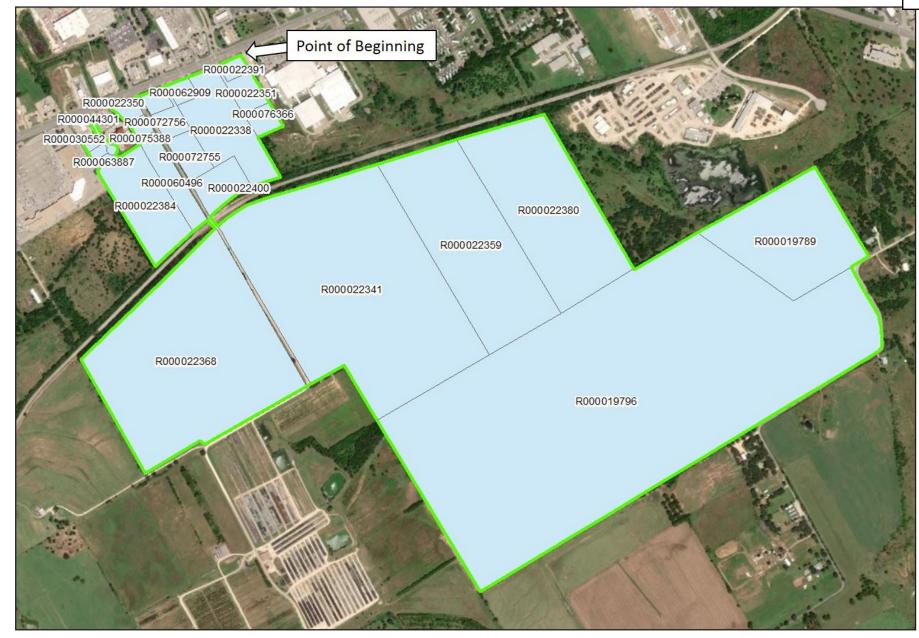
South, then west, then north along the boundary of Property ID R000019796 to the point it meets the southwest corner of Property ID R000022341, thence

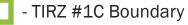
North then west along the boundary of Property ID R000022341 to the point it meets the eastern right of way boundary of S Lockhart Road, thence

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







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.

ltem 4





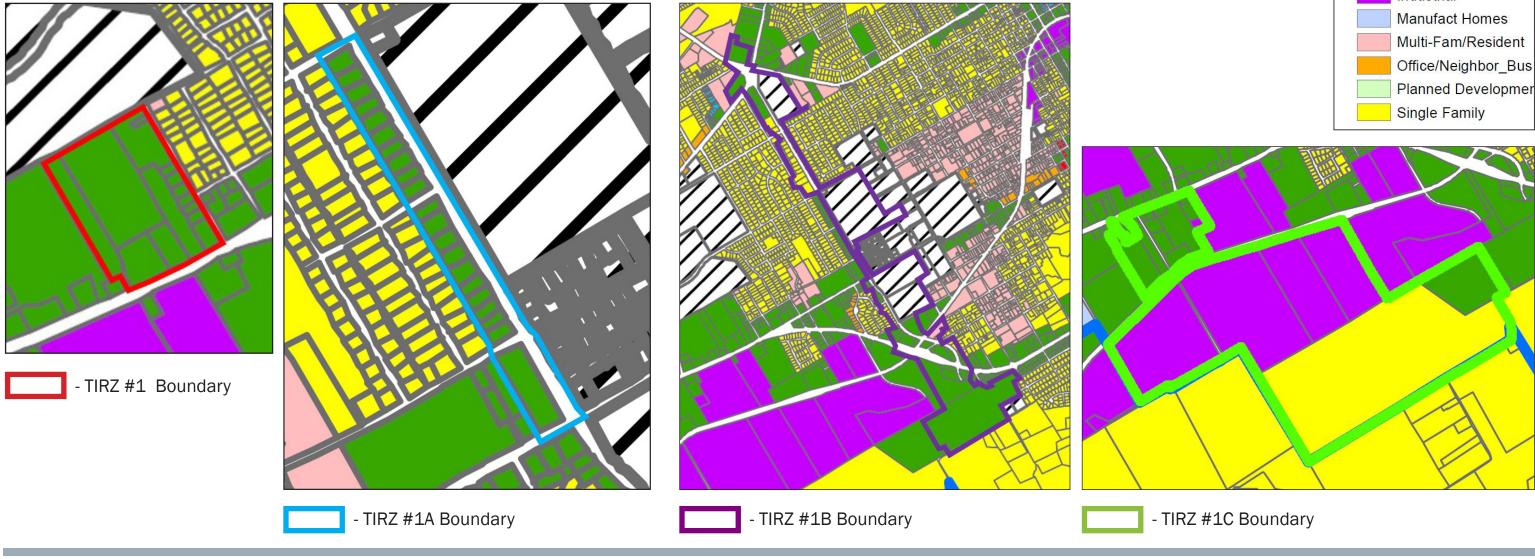
Land Use

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.



Amended Project and Financing Plan, TIRZ #1





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.



ricultural
eighborhood Business
tail and Commercial Business
entral Business
ivate Club
ity, Tarelton, School
wntown
dustrial
inned Development
ngle Family - 7,500
Single Family - 6,000
ne and Two Family
ultiple Family
gle Family - 1 Acre



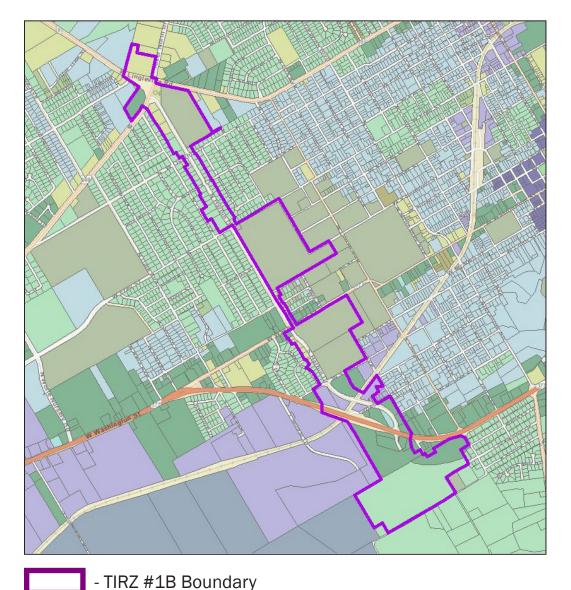
Zoning

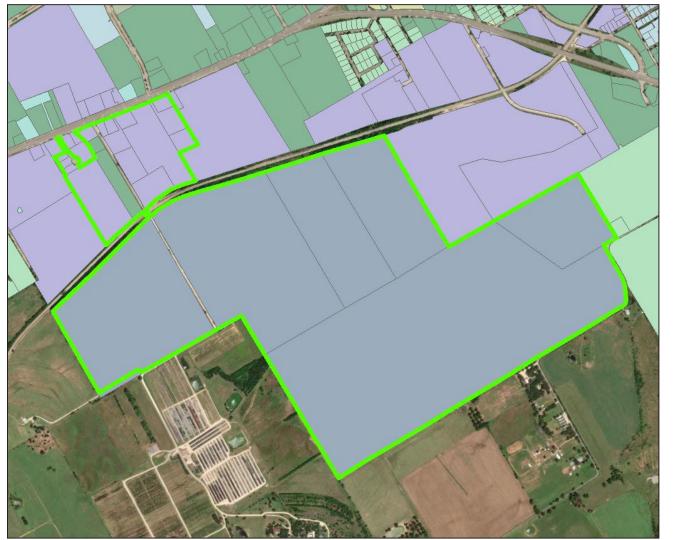
The Single-family residential district provides for a generally lesser density city neighborhood development. The primary land use allows for single-family dwelling development appropriate to a city-style neighborhood. Other uses within this district shall contribute to the nature of the neighborhood. 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 #1C Boundary

Amended Project and Financing Plan, TIRZ #1

AG - Agricultural
B-1 - Neighborhood Business
B-2 - Retail and Commercial Business
B-3 - Central Business
B-4 - Private Club
CTS - City, Tarelton, 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



Current Parcel Information

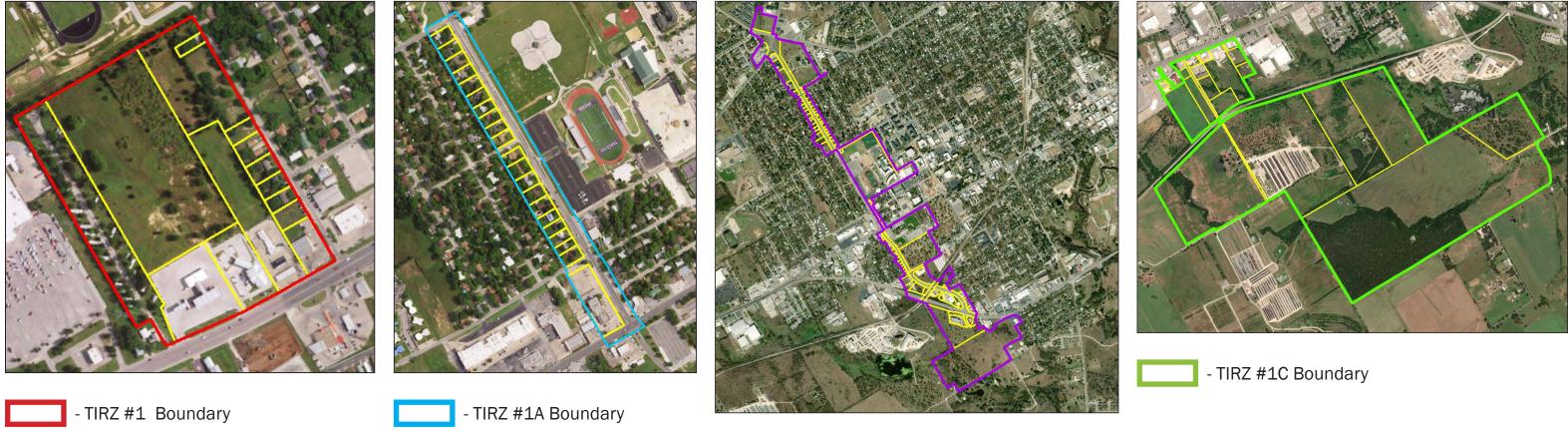
There are currently 14 parcels within Tax Increment Reinvestment Zone #1, being Block 148, Lot 2,4,6 (PT OF),7,8,9,10,11,12,13,14,15,16,17,18, 19, 20 (PT OF),21 (PT OF) of the City Addition, Block 1, Lot 1,2, 3 of the Lake Granbury Addition, and Block 1, Lot 3 and 4 of the O'Reilly Stephenville Addition.

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 #1B. 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.



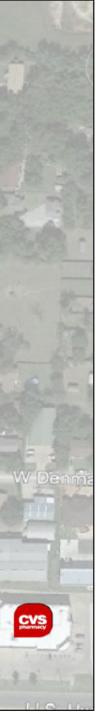
- TIRZ #1B Boundary





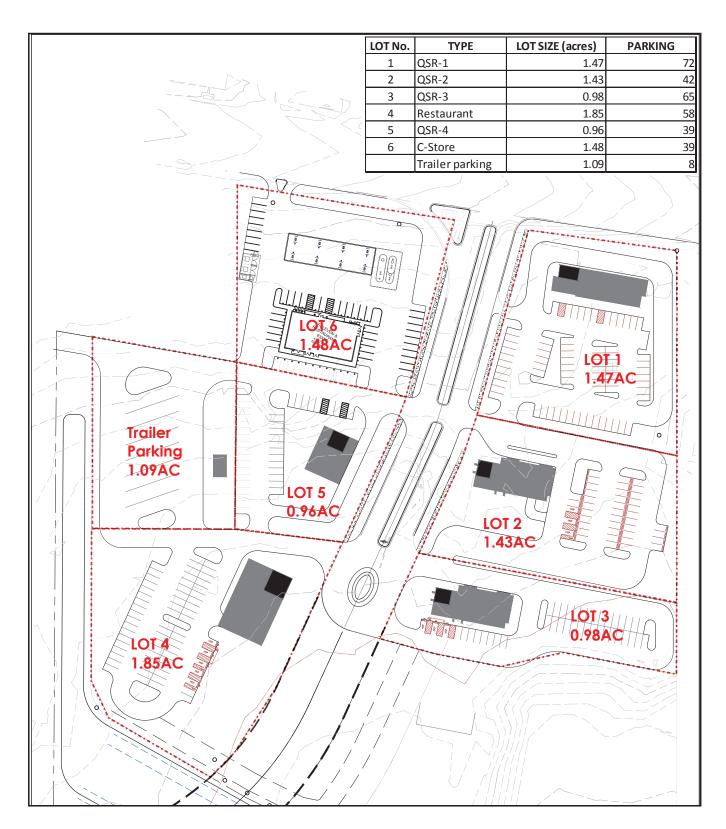
Proposed within the TIRZ #1 boundaries is a retail development totaling approximately 163,000 square feet of new commercial space on the western half of the zone. For the purposes of this plan, this western area of the zone is designated as TIRZ 1 - Phase I.

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.





Proposed Development



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	I	ncremental Value	Sales PSF	Total Sales		Projected Completion Date	Square Feet	⁻ axable Value SF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 1 - PHASE I								TIRZ 1C - PHASE I						
RETAIL	2021	50,000	\$ 100) \$	5,000,000	\$ 200	\$ 10,000,000	RETAIL	2022	4,800	\$ 150	\$ 720,000	\$1,000	\$ 4,800,000
RETAIL	2021	22,000	\$ 100) \$	2,200,000	\$ 200	\$ 4,400,000	RETAIL	2022	4,500	\$ 150	\$ 675,000	\$ 900	\$ 4,050,000
RETAIL	2021	18,000	\$ 100) \$	1,800,000	\$ 200	\$ 3,600,000	RETAIL	2022	4,500	\$ 150	\$ 675,000	\$ 900	\$ 4,050,000
RETAIL	2021	50,000	\$ 100) \$	5,000,000	\$ 200	\$ 10,000,000	RETAIL	2023	5,000	\$ 150	\$ 750,000	\$1,000	\$ 5,000,000
RETAIL	2022	10,375	\$ 100) \$	1,037,500	\$ 200	\$ 2,075,000	RETAIL	2023	4,800	\$ 150	\$ 720,000	\$ 900	\$ 4,320,000
RETAIL	2022	8,204	\$ 100) \$	820,400	\$ 200	\$ 1,640,800	RETAIL	2023	5,000	\$ 75	\$ 375,000	\$ 350	\$ 1,750,000
RETAIL	2022	10,000	\$ 100) \$	1,000,000	\$ 200	\$ 2,000,000	Total		28,600		\$ 3,915,000		\$23,970,000
RETAIL	2022	14,000	\$ 100) \$	1,400,000	\$ 200	\$ 2,800,000	TIRZ 1C - PHASE II						
TIRZ 1 - PHASE II								RETAIL	2023	3,000	\$ 150	\$ 450,000	\$ 750	\$ 2,250,000
RETAIL	2024	25,000	\$ 100) \$	2,500,000	\$ 200	\$ 5,000,000	RETAIL	2025	4,500	\$ 150	\$ 675,000	\$ 750	\$ 3,375,000
RETAIL	2024	25,000	\$ 100) \$	2,500,000	\$ 200	\$ 5,000,000	RETAIL	2025	4,500	\$ 150	\$ 675,000	\$ 350	\$ 1,575,000
RETAIL	2024	15,000	\$ 100) \$	1,500,000	\$ 200	\$ 3,000,000	RETAIL	2027	5,000	\$ 150	\$ 750,000	\$ 350	\$ 1,750,000
RETAIL	2024	10,000	\$ 100) \$	1,000,000	\$ 200	\$ 2,000,000	RETAIL	2027	4,800	\$ 150	\$ 720,000	\$ 350	\$ 1,680,000
Total		257,579		\$	25,757,900		<mark>\$ 51,515,800</mark>	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

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.

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 originial 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%	0.000000
	MIDDLE TRINITY WATER	0.00920000	0%	0.000000
	ERATH ROAD & BRIDGE	0.10960000	0%	0.000000
	STEPHENVILLE ISD	1.22210000	0%	0.000000
		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%	0.000000
	ERATH ROAD & BRIDGE	0.10960000	0%	0.000000
	STEPHENVILLE ISD	1.22210000	0%	0.0000000
		2.13070000		0.000000

	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



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Financial Feasibility Analysis - TIRZ 1 - Phase I

INFLATION RATE	2.00%

DISCOUNT RATE

REAL PROPERTY TAX		PARTICI	PATION
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

6.00%

PERSONAL PROPERTY TAX		PARTICI	PATION
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		0.000000

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

			AREA	REAL	PROPERTY		PERSONAL	PROPERTY		SALES
TIRZ		Year	SF/UNITS	\$ / SF	TAX VALUE		\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1	Retail Anchoi	2021	50,000	\$ 100.00	\$ 5,000,000	\$	40.00	\$ 2,000,000	\$ 200.00	\$ 10,000,000
1	Junior Ancho	2021	22,000	\$ 100.00	\$ 2,200,000	\$	40.00	\$ 880,000	\$ 200.00	\$ 4,400,000
1	Junior Ancho	2021	18,000	\$ 100.00	\$ 1,800,000	\$	40.00	\$ 720,000	\$ 200.00	\$ 3,600,000
1	Junior Anchoi	2021	50,000	\$ 100.00	\$ 5,000,000	\$	40.00	\$ 2,000,000	\$ 200.00	\$ 10,000,000
1	Strip Center with Quick service	2022	10,375	\$ 100.00	\$ 1,037,500	\$	40.00	\$ 415,000	\$ 200.00	\$ 2,075,000
1	Smaller Tenant	2022	8,204	\$ 100.00	\$ 820,400	\$	40.00	\$ 328,160	\$ 200.00	\$ 1,640,800
1	Smaller Tenant	2022	10,000	\$ 100.00	\$ 1,000,000	\$	40.00	\$ 400,000	\$ 200.00	\$ 2,000,000
1	Smaller Tenant	2022	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	. PRO	PERTY	PER	SONAL F	ROPERTY		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%	5		57.3%

TOTAL PARTICIPATION		TOTAL	REAL	PRO	PERTY	PERSO	NAL PROPE	RTY		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	REA	L PRO	OPERTY	PERSO	ONAL P	ROPERTY		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%

Amended Project and Financing Plan, TIRZ #1





Financial Feasibility Analysis - TIRZ 1 - Phase I

Tax Revenue Pr	ojections Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
TOTAL TAX REVENUE	% OCCUPIED	2020 100%	2021 100%	2022	2023	100%	2025	2026	2027 100%	2028	2029 100%	2030 100%	2031 100%	2032	2033	2034 100%	2035	2036 100%	2037 100%	2038	2039 100%	2040 100%	2041 100%	2042 100%	2043 100%	2044 100%
CITY OF STEPHENVILLE	Taxable Value PV 1.098.562	-		10,500,000 47,775	17,193,425 78,230	17,537,294 79,795	<i>17,888,039</i> 81,391	18,245,800 83,018	18,610,716 84,679	18,982,930 86,372	19,362,589 88,100	19,749,841 89,862	20,144,838 91,659	20,547,734 93,492	20,958,689 95,362	21,377,863 97,269	21,805,420 99,215	22,241,529 101,199	22,686,359	23,140,086	23,602,888	24,074,946 109,541	24,556,445	25,047,574	25,548,525	26,059,496 GROSS 118,571 2,183,377
ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	808,348 22,213 264,621 2,950,665 4,853,216	-	-	35,154 966 11,508 128,321 223,724	57,564 1,582 18,844 210,121 366,340	58,715 1,613 19,221 214,323 373,667	59,889 1,646 19,605 218,610 381,140	61,087 1,679 19,997 222,982 388,763	62,309 1,712 20,397 227,442 396,539	63,555 1,746 20,805 231,990 404,469	64,826 1,781 21,221 236,630 412,559	66,122 1,817 21,646 241,363 420,810	67,445 1,853 22,079 246,190 429,226	68,794 1,890 22,520 251,114 437,811	70,170 1,928 22,971 256,136 446,567	71,573 1,967 23,430 261,259 455,498	73,005 2,006 23,899 266,484 464,608	74,465 2,046 24,377 271,814 473,900	75,954 2,087 24,864 277,250 483,378	77,473 2,129 25,362 282,795 493,046	79,022 2,171 25,869 288,451 502,907	80,603 2,215 26,386 294,220 512,965	82,215 2,259 26,914 300,104 523,224	83,859 2,304 27,452 306,106 533,689	85,536 2,350 28,001 312,229 544,362	87,247 1,606,581 2,397 44,147 28,561 525,930 318,473 5,864,406 555,250 10,224,441
PERSONAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100% 4,200,000	100% 6,877,370	100% 7, <i>014,917</i>	100% 7, <i>155,216</i>	100% 7,298,320	100% 7,444,286	100% 7,593,172	100% 7,745,036	100% 7,899,936	100% 8,057,935	100% 8,219,094	100% 8,383,476	100% 8,551,145	100% 8,722,168	100% 8,896,611	100% 9,074,544	100% 9,256,035	100% 9,441,155	100% 9,629,978	100% 9,822,578	100% 10,019,029	100% 10,219,410	100% 10,423,798
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	PV 439,425 323,339 8,885 105,848 1,180,266 1,941,286	-	-	19,110 14,062 386 4,603 51,328 89,489	31,292 23,025 633 7,538 84,048 146,536	31,918 23,486 645 7,688 85,729 149,467	32,556 23,956 658 7,842 87,444 152,456	33,207 24,435 671 7,999 89,193 155,505	33,872 24,923 685 8,159 90,977 158,615	34,549 25,422 699 8,322 92,796 161,788	35,240 25,930 713 8,489 94,652 165,023	35,945 26,449 727 8,658 96,545 168,324	36,664 26,978 741 8,831 98,476 171,690	37,397 27,518 756 9,008 100,446 175,124	38,145 28,068 771 9,188 102,454 178,627	38,908 28,629 787 9,372 104,504 182,199	39,686 29,202 802 9,559 106,594 185,843	40,480 29,786 818 9,751 108,725 189,560	41,289 30,382 835 9,946 110,900 193,351	42,115 30,989 852 10,145 113,118 197,218	42,957 31,609 869 10,348 115,380 201,163	43,816 32,241 886 10,554 117,688 205,186	44,693 32,886 904 10,766 120,042 209,290	45,587 33,544 922 10,981 122,443 213,475	46,498 34,215 940 11,200 124,891 217,745	GROSS 47,428 873,351 34,899 642,633 959 17,659 11,424 210,372 127,389 2,345,762 222,100 4,089,777
SALES TAX	% OCCUPIED Taxable Value	100%	100%	100% <i>21,000,000</i>	100% 34,386,850	100% 35,074,587	100% 35,776,079	100% 36,491,600	100% 37,221,432	100% 37,965,861	100% 38,725,178	100% 39, <i>4</i> 99,682	100% 40,289,675	100% <i>41,095,46</i> 9	100% <i>41,917,378</i>	100% 42,755,726	100% 43,610,840	100% 44,483,057	100% 45,372,718	100% 46,280,173	100% 47,205,776	100% 48,149,892	100% 49,112,889	100% 50,095,147	100% <i>51,097,050</i>	100% <i>52,118,991</i>
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-		288,750 26,250 105,000	472,819 42,984 171,934	482,276 43,843 175,373	491,921 44,720 178,880	501,760 45,615 182,458	511,795 46,527 186,107	522,031 47,457 189,829	532,471 48,406 193,626	543,121 49,375 197,498	553,983 50,362 201,448	565,063 51,369 205,477	576,364 52,397 209,587	587,891 53,445 213,779	599,649 54,514 218,054	611,642 55,604 222,415	623,875 56,716 226,864	636,352 57,850 231,401	649,079 59,007 236,029	662,061 60,187 240,749	675,302 61,391 245,564	688,808 62,619 250,476	702,584 63,871 255,485	716,636 13,196,233 65,149 1,199,658 260,595 4,798,630
Total	PV 9,657,688	-		420,000	687,737	701,492	715,522	729,832	744,429	759,317	774,504	789,994	805,794	821,909	838,348	855,115	872,217	889,661	907,454	925,603	944,116	962,998	982,258	1,001,903	1,021,941	GROSS 1,042,380 <u>19,194,521</u>
SUMMARY CITY OF STEPHENVILLE	PV			355,635	582,341	593,988	605,868	617,985	630,345	642,952	655,811	668,927	692 206	695,952	709,871	724,068	738,550	753,321	768,387	783,755	700 420	815,418	831,727	848,361	965 220	GROSS
CITY OF 314 COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES Total	1,067,630 29,338 349,499 3,897,105 569,439 2,277,757 15,905,529	-	-	49,216 1,352 16,111 179,649 26,250 105,000 733,213	80,589 2,215 26,382 294,169 42,984 171,934 1,200,613	82,201 2,259 26,909 300,053 43,843 175,373 1,224,626	83,845 2,304 27,447 306,054 44,720 178,880 1,249,118	85,522 2,350 27,996 312,175 45,615 182,458 1,274,101	87,232 2,397 28,556 318,418 46,527 186,107 1,299,583	88,977 2,445 29,127 324,787 47,457 189,829 1,325,574	90,756 2,494 29,710 331,282 48,406 193,626 1,352,086	92,571 2,544 30,304 337,908 49,375 197,498 1,379,127	682,306 94,423 2,595 30,910 344,666 50,362 201,448 1,406,710	96,311 2,647 31,528 351,559 51,369 205,477 1,434,844	98,238 2,699 32,159 358,591 52,397 209,587 1,463,541	100,202 2,753 32,802 365,762 53,445 213,779 1,492,812	736,550 102,206 2,809 33,458 373,078 54,514 218,054 1,522,668	104,250 2,865 34,127 380,539 55,604 222,415 1,553,121	106,336 2,922 34,810 388,150 56,716 226,864 1,584,184	108,462 2,980 35,506 395,913 57,850 231,401 1,615,868	799,430 110,631 3,040 36,216 403,831 59,007 236,029 1,648,185	315,416 112,844 3,101 36,941 411,908 60,187 240,749 1,681,149	831,727 115,101 3,163 37,679 420,146 61,391 245,564 1,714,772	646,361 117,403 3,226 38,433 428,549 62,619 250,476 1,749,067	865,329 119,751 3,291 39,202 437,120 63,871 255,485 1,784,048	882,635 16,225,961 122,146 2,249,214 3,356 61,806 39,986 736,302 445,862 8,210,168 65,149 1,199,658 260,595 4,798,630 1,819,729 33,508,739
PARTICIPATION																										
REAL PROPERTY	Taxable Value PV	-	-	10,500,000	17,193,425	17,537,294	17,888,039	18,245,800	18,610,716	18,982,930	19,362,589	19,749,841	20,144,838	20,547,734	20,958,689	21,377,863	21,805,420	22,241,529	22,686,359	23,140,086	23,602,888	24,074,946	24,556,445	25,047,574	25,548,525	26,059,496 GROSS
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	1,036,379 - - - 1,036,379	-	-	47,775 - - - - 4 7,775	78,230 - - - 7 8,230	79,795 - - - - - 7 9,795	81,391 - - - - - 8 1,391	83,018 - - - 8 3,018	84,679 - - - - - 8 4,679	86,372 - - - 8 6,372	88,100 - - - 8 8,100	89,862 - - - - - - - - - - - - - - - - - - -	91,659 - - - 9 1,659	93,492 - - - - - 9 3,492	95,362 - - - 9 5,362	97,269 - - - - - - 97,269	99,215 - - 99,215	101,199 - - - - - 101,199	103,223 - - - - - - - - - 103,223	105,287 - - - - - - - - - - - - - - - - - - -	107,393 - - - - - - - - - 107,393	109,541 - - - - - 109,541	111,732 - - - - - - - - - - 111,732	113,966 - - - - - - - - 113,966	116,246 - - - - - - - 116,246	118,571 2,183,377 118,571 2,183,377
PERSONAL PROPERTY	Taxable Value	-		4,200,000	6,877,370	7,014,917	7,155,216	7,298,320	7,444,286	7,593,172	7,745,036	7,899,936	8,057,935	8,219,094	8,383,476	8,551,145	8,722,168	8,896,611	9,074,544	9,256,035	9,441,155	9,629,978	9,822,578	10,019,029	10,219,410	10,423,798
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	PV - - - - -			-	-	-		-	- - -	-	-	-	-	-		-	- - - -				-	- - - -	- - - -	- - - -		GROSS
SALES TAX	Taxable Value	-	-	21,000,000	34,386,850	35,074,587	35,776,079	36,491,600	37,221,432	37,965,861	38,725,178	39,499,682	40,289,675	41,095,469	41,917,378	42,755,726	43,610,840	44,483,057	45,372,718	46,280,173	47,205,776	48,149,892	49,112,889	50,095,147	51,097,050	52,118,991 GROSS
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES	PV	-	-	288,750 26,250 -	472,819 42,984 -	482,276 43,843 -	491,921 44,720 -	501,760 45,615 -	511,795 46,527 -	522,031 47,457 -	532,471 48,406 -	543,121 49,375 -	553,983 50,362 -	565,063 51,369 -	576,364 52,397 -	587,891 53,445 -	599,649 54,514 -	611,642 55,604 -	623,875 56,716 -	636,352 57,850 -	649,079 59,007 -	662,061 60,187 -	675,302 61,391 -	688,808 62,619 -	702,584 63,871 -	716,636 65,149
Total	6,446,481	-	-	315,000	515,803	526,119	536,641	547,374	558,321	569,488	580,878	592,495	604,345	616,432	628,761	641,336	654,163	667,246	680,591	694,203	708,087	722,248	736,693	751,427	766,456	781,785 14,395,891
SUMMARY CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES Total	PV 7,300,210 - - - - 7,869,649		-	336,525 - - - 26,250 - 362,775	551,049 - - - 42,984 - - 5 94,033	562,070 - - - 43,843 - - 605,913	573,312 - - - 44,720 - 618,032	584,778 - - 45,615 - 630,392	596,473 - - - 46,527 - 643,000	608,403 - - - 47,457 - - 655,860	620,571 - - - 48,406 - - 6 68,977	632,982 - - - 49,375 - 6 82,357	645,642 - - - 50,362 - 696,004	658,555 - - - 51,369 - 709,924	671,726 - - 52,397 - 7 24,123	685,161 - - - 53,445 - 738,605	698,864 - - - 54,514 - 753,377	712,841 - - 55,604 - 768,445	727,098 - - 56,716 - 7 83,814	741,640 - - - 57,850 - 799,490	756,473 - - - 59,007 - 815,480	771,602 - - - 60,187 - 831,789	787,034 - - 61,391 - 848,425	802,775 - - 62,619 - 865,394	818,830 - - - 63,871 - 882,702	GROSS 835,207 15,379,610 - - 65,149 1,199,668 900,356 16,579,268
TOTAL TAX REVENUE - F	PARTICIPATION = 1		т																							
SUMMARY CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES Total	PV 414,552 1,067,630 29,338 349,499 3,897,105 	- - - - -	-	19,110 49,216 1,352 16,111 179,649 - - 105,000 370,438	31,292 80,589 2,215 26,382 294,169 - 171,934 606,581	31,918 82,201 2,259 26,909 300,053 - - 175,373 618,712	32,556 83,845 2,304 27,447 306,054 - - 178,880 631,086	33,207 85,522 2,350 27,996 312,175 - - 182,458 643,708	33,872 87,232 2,397 28,556 318,418 - - 186,107 656,582	34,549 88,977 2,445 29,127 324,787 - - 189,829 669,714	35,240 90,756 2,494 29,710 331,282 - 193,626 683,108	35,945 92,571 2,544 30,304 337,908 - - 197,498 696,770	36,664 94,423 2,595 30,910 344,666 - - 201,448 710,706	37,397 96,311 2,647 31,528 351,559 - - 205,477 724,920	38,145 98,238 2,699 32,159 358,591 - - 209,587 739,418	38,908 100,202 2,753 32,802 365,762 - - 213,779 754,207	39,686 102,206 2,809 33,458 373,078 - - 218,054 769,291	40,480 104,250 2,865 34,127 380,539 - - 222,415 784,677	41,289 106,336 2,922 34,810 388,150 - - 226,864 800,370	42,115 108,462 2,980 35,506 395,913 - - 231,401 816,378	42,957 110,631 3,040 36,216 403,831 	43,816 112,844 3,101 36,941 411,908 - 240,749 849,359	44,693 115,101 3,163 37,679 420,146 - - 245,564 866,346	45,587 117,403 3,226 38,433 428,549 - - 250,476 883,673	46,498 119,751 39,202 437,120 - 255,485 901,347	GROSS 47,428 873,351 122,146 3,356 41,806 39,986 736,302 445,562 8,210,168 4,758,630 919,374 16,929,472

Financial Feasibility Analysis - TIRZ 1 - Phase II

► INPUT

2.00%
6.00%

REAL PROPERTY TAX		PARTICI	PATION
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

PERSONAL PROPERTY TAX		PARTICI	PATION
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	100.00%	0.0137500
ECONOMIC DEVELOPMENT	0.0012500	100.00%	0.0012500
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

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

7,500,000	3,000,000	15,000,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REA	. PRO	PERTY	PERSC	NAL PRO	PERTY		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	PROP	ERTY	PERSO	NAL PROPE	RTY			
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	. PRC	OPERTY	PERSONAL		OPERTY		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%

Amended Project and Financing Plan, TIRZ #1





Financial Feasibility Analysis - TIRZ 1 - Phase II

Tax Revenue Projections

Tax Revenue Pro	•					_		_																		
	Calendar Year	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
TOTAL TAX REVENUE																										
REAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100% 5,625,000	100% 7,500,000	100% 7,650,000	100% 7,803,000	100% 7,959,060	100% <i>8,118,241</i>	100% 8,280,606	100% 8,446,218	100% 8,615,143	100% 8,787,445	100% 8,963,194	100% 9, <i>142,458</i>	100% 9,325,307	100% 9, <i>511,813</i>	100% 9,702,050	100% 9,896,091	100% 10,094,013	100% 10,295,893	100% 10,501,811	100% 10,711,847
CITY OF STEPHENVILLE	PV 349,674	-	-	-	-	-	25,594	34,125	34,808	35,504	36,214	36,938	37,677	38,430	39,199	39,983	40,783	41,598	42,430	43,279	44,144	45,027	45,928	46,846	47,783	GROSS 48,739 805,028
ERATH COUNTY MIDDLE TRINITY WATER	257,299 7,070	-	-	-	-	-	18,833 518	25,110 690	25,612 704	26,124 718	26,647 732	27,180 747	27,723 762	28,278 777	28,843 793	29,420 808	30,009 825	30,609 841	31,221 858	31,846 875	32,482 893	33,132 910	33,795 929	34,471 947	35,160 966	35,863 592,359 985 16,277
ERATH ROAD & BRIDGE STEPHENVILLE ISD	84,229 939,203	-	-	-	-	-	6,165 68,743	8,220 91,658	8,384 93,491	8,552 95,360	8,723 97,268	8,898 99,213	9,076 101,197	9,257 103,221	9,442 105,286	9,631 107,391	9,824 109,539	10,020 111,730	10,221 113,965	10,425 116,244	10,633 118,569	10,846 120,940	11,063 123,359	11,284 125,826	11,510 128,343	11,740 193,914 130,909 2,162,252
Total	1,637,475	-	-	-		-	119,852	159,803	162,999	166,259	169,584	172,975	176,435	179,964	183,563	187,234	190,979	194,798	198,694	202,668	206,722	210,856	215,073	219,375	223,762	228,237 3,769,830
PERSONAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100% 2,250,000	100% 3, <i>000,000</i>	100% 3,060,000	100% 3,121,200	100% 3,183,624	100% 3,247,296	100% 3,312,242	100% 3,378,487	100% <i>3,446,05</i> 7	100% 3,514,978	100% 3,585,278	100% 3,656,983	100% 3,730,123	100% 3,804,725	100% 3,880,820	100% 3,958,436	100% 4,037,605	100% 4,118,357	100% 4,200,724	100% 4,284,739
CITY OF STEPHENVILLE	PV 148,262	-	-		-		10,238	13,650	13,923	14,201	14,485	14,775	15,071	15,372	15,680	15,993	16,313	16,639	16,972	17,312	17,658	18,011	18,371	18,739	19,113	GROSS 19,496 322,011
ERATH COUNTY MIDDLE TRINITY WATER	109,095 2,998	-	-	-	-		7,533 207	10,044 276	10,245 282	10,450 287	10,659 293	10,872 299	11,089 305	11,311 311	11,537 317	11,768 323	12,004 330	12,244 336	12,488 343	12,738 350	12,993 357	13,253 364	13,518 371	13,788 379	14,064 386	14,345 236,944 394 6,511
ERATH ROAD & BRIDGE STEPHENVILLE ISD	35,713 398,222	-	-	-	-		2,466 27,497	3,288 36,663	3,354 37,396	3,421 38,144	3,489 38,907	3,559 39,685	3,630 40,479	3,703 41,288	3,777 42,114	3,852 42,957	3,929 43,816	4,008 44,692	4,088 45,586	4,170 46,498	4,253 47,427	4,338 48,376	4,425 49,344	4,514 50,330	4,604 51,337	4,696 77,566 52,364 864,901
Total	694,290	-	-	-	-		47,941	63,921	65,199	66,503	67,833	69,190	70,574	71,985	73,425	74,894	76,392	77,919	79,478	81,067	82,689	84,342	86,029	87,750	89,505	91,295 1,507,932
SALES TAX	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100% <i>11,250,000</i>	100% <i>15,000,000</i>	100% <i>15,300,000</i>	100% <i>15,606,000</i>	100% 15,918,120	100% 16,236,482	100% 16,561,212	100% 16,892,436	100% 17,230,285	100% 17,574,891	100% 17,926,389	100% 18,284,916	100% 18,650,615	100% 19,023,627	100% 19,404,099	100% 19,792,181	100% 20,188,025	100% 20,591,786	100% 21,003,621	100% 21,423,694 GROSS
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT		-	-	-	-	-	154,688 14,063	206,250 18,750	210,375 19,125	214,583 19,508	218,874 19,898	223,252 20,296	227,717 20,702	232,271 21,116	236,916 21,538	241,655 21,969	246,488 22,408	251,418 22,856	256,446 23,313	261,575 23,780	266,806 24,255	272,142 24,740	277,585 25,235	283,137 25,740	288,800 26,255	294,576 4,865,553 26,780 442,323
ERATH COUNTY SALES	PV	-	-	-	-	-	56,250	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425	93,253	95,118	97,020	98,961	100,940	102,959	105,018	107,118 1,769,292
Total	3,258,505				-		225,000	300,000	306,000	312,120	318,362	324,730	331,224	337,849	344,606	351,498	358,528	365,698	373,012	380,473	388,082	395,844	403,761	411,836	420,072	428,474 7,077,168
SUMMARY	PV																									GROSS
CITY OF STEPHENVILLE ERATH COUNTY	2,602,961 360,218	-	-	-	-	-	190,519 26,366	254,025 35,154	259,106 35,857	264,288 36,574	269,573 37,306	274,965 38,052	280,464 38,813	286,073 39,589	291,795 40,381	297,631 41,189	303,583 42,012	309,655 42,853	315,848 43,710	322,165 44,584	328,608 45,475	335,181 46,385	341,884 47,313	348,722 48,259	355,696 49,224	362,810 5,992,592 50,209 829,302
MIDDLE TRINITY WATER	9,898	-	-	-	-	-	725	966	985	1,005	1,025	1,046	1,067	1,088	1,110	1,132	1,154	1,178	1,201	1,225	1,250	1,275	1,300	1,326	1,353	1,380 22,788
ERATH ROAD & BRIDGE STEPHENVILLE ISD	117,921 1,314,884	-	-	-	-	-	8,631 96,240	11,508 128,321	11,738 130,887	11,973 133,505	12,212 136,175	12,457 138,898	12,706 141,676	12,960 144,510	13,219 147,400	13,483 150,348	13,753 153,355	14,028 156,422	14,309 159,550	14,595 162,741	14,887 165,996	15,185 169,316	15,488 172,702	15,798 176,157	16,114 179,680	16,436 271,480 183,273 3,027,152
ECONOMIC DEVELOPMENT ERATH COUNTY SALES	192,129 768,515	-	-	-	-	-	14,063 56,250	18,750 75,000	19,125 76,500	19,508 78,030	19,898 79,591	20,296 81,182	20,702 82,806	21,116 84,462	21,538 86,151	21,969 87,874	22,408 89,632	22,856 91,425	23,313 93,253	23,780 95,118	24,255 97,020	24,740 98,961	25,235 100,940	25,740 102,959	26,255 105,018	26,780 442,323 107,118 1,769,292
Total	5,366,527	-	-	-	-	-	392,793	523,724	534,198	544,882	555,780	566,895	578,233	589,798	601,594	613,626	625,898	638,416	651,184	664,208	677,492	691,042	704,863	718,960	733,339	748,006 12,354,930
PARTICIPATION																										
REAL PROPERTY	Taxable Value	-	-	-	-		5,625,000	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847
CITY OF STEPHENVILLE	PV 370,655				-		25,594	34,125	34,808	35,504	36,214	36,938	37,677	38,430	39,199	39,983	40,783	41,598	42,430	43,279	44,144	45,027	45,928	46,846	47,783	GROSS 48,739 805,028
ERATH COUNTY MIDDLE TRINITY WATER	1	-	-	-	-		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE STEPHENVILLE ISD	1	-		-	-			-	-	-	-	-	-				-	-		-						1 1
Total	370,655	-	-	-	-		25,594	34,125	34,808	35,504	36,214	36,938	37,677	38,430	39,199	39,983	40,783	41,598	42,430	43,279	44,144	45,027	45,928	46,846	47,783	48,739 805,028
PERSONAL PROPERTY	Taxable Value		-	-	-		2,250,000	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296	3,312,242	3,378,487	3,446,057	3,514,978	3,585,278	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739
CITY OF STEPHENVILLE	PV		-	-	-	-						-		-	-	-	-		-	-						GROSS
ERATH COUNTY MIDDLE TRINITY WATER	1	-		-	-	-		-	-	-	-	-	-	-		-		-		-	-	-	-	-	-	
ERATH ROAD & BRIDGE STEPHENVILLE ISD	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value		-		-	-	11,250,000	15,000,000	15,300,000	15,606,000	15,918,120	16,236,482	16,561,212	16,892,436	17,230,285	17,574,891	17,926,389	18,284,916	18,650,615	19,023,627	19,404,099	19,792,181	20,188,025	20,591,786	21,003,621	21,423,694 GROSS
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT		-	-	-	-	-	154,688 14,063	206,250 18,750	210,375 19,125	214,583 19,508	218,874 19,898	223,252 20,296	227,717 20,702	232,271 21,116	236,916 21,538	241,655 21,969	246,488 22,408	251,418 22,856	256,446 23,313	261,575 23,780	266,806 24,255	272,142 24,740	277,585 25,235	283,137 25,740	288,800 26,255	294,576 4,865,553 26,780 442,323
ERATH COUNTY SALES	PV 2,175,043	-	-	-	-	-	- 168,750	- 225,000	- 229,500	- 234,090	- 238,772	- 243,547	- 248,418	- 253,387	- 258,454	- 263,623	- 268,896	- 274,274	- 279,759	- 285,354	- 291,061	- 296,883	- 302,820	- 308,877	- 315,054	
SUMMARY	725,546																									
CITY OF STEPHENVILLE	PV 2,463,091						180,281	240,375	245,183	250,086	255,088	260,190	265,393	270,701	276,115	281,638	287,270	293,016	298,876	304,854	310,951	317,170	323,513	329,983	336,583	GROSS 343,315 5,670,581
ERATH COUNTY	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD ECONOMIC DEVELOPMENT	-	-	-	-	-	-	- 14,063	- 18,750	- 19,125	- 19,508	- 19,898	- 20,296	- 20,702	- 21,116	- 21,538	- 21,969	- 22,408	- 22,856	- 23,313	- 23,780	- 24,255	- 24,740	- 25,235	- 25,740	- 26,255	
ERATH COUNTY SALES Total	2,655,220	-	-	-	-	-	- 194,344	- 259,125	- 264,308	- 269,594	- 274,986	- 280,485	- 286,095	- 291,817	- 297,653	- 303,606	- 309,678	- 315,872	- 322,189	- 328,633	- 335,206	- 341,910	- 348,748	- 355,723	- 362,838	370,094 6,112,904
TOTAL TAX REVENUE - F	PARTICIPATION =	NET BENEFI	T																							
CITY OF STEPHENVILLE	PV 139.870	-	-	-		-	10,238	13,650	13,923	14,201	14,485	14,775	15,071	15,372	15,680	15,993	16,313	16,639	16,972	17,312	17.658	18.011	18,371	18,739	19,113	GROSS 19,496 322,011
ERATH COUNTY	360,218	-	-	-	-	-	26,366 725	35,154 966	35,857 985	36,574 1.005	37,306 1.025	38,052 1.046	38,813	39,589 1.088	40,381	41,189 1,132	42,012	42,853	43,710 1,201	44,584 1,225	45,475	46,385 1,275	47,313 1,300	48,259 1,326	49,224 1,353	50,209 829,302
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	117,921	-	-	-	-	-	8,631	11,508	11,738	11,973	12,212	12,457	12,706	12,960	13,219	13,483	13,753	14,028	14,309	14,595	1,250 14,887	15,185	15,488	15,798	16,114	16,436 271,480
STEPHENVILLE ISD ECONOMIC DEVELOPMENT	1,314,884	-	-	-	-	-	96,240	128,321	130,887	133,505	136,175	138,898	141,676	144,510 -	147,400	150,348	153,355 -	156,422	159,550	162,741 -	165,996 -	169,316	172,702	176,157	179,680	183,273 3,027,152
ERATH COUNTY SALES Total	768,515 2,711,306	-	-	-	-	-	56,250 198,449	75,000 264,599	76,500 269,890	78,030 275,288	79,591 280,794	81,182 286,410	82,806 292,138	84,462 297,981	86,151 303,941	87,874 310,019	89,632 316,220	91,425 322,544	93,253 328,995	95,118 335,575	97,020 342,286	98,961 349,132	100,940 356,115	102,959 363,237	105,018 370,502	107,118 1,769,292 377,912 6,242,026
																									- * *	

Financial Feasibility Analysis - TIRZ 1C - Phase I

► INPUT

INFLATION RATE 2.00%

1C	REAL PROPERTY TAX		PARTICI	PATION
	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

C PERSONAL PROPER	TAX YAX		PARTICIPATION						
CITY OF STEPHEN	VILLE	0.45500000	0%	0.0000000					
ERATH COUNTY		0.33480000	0%	0.0000000					
MIDDLE TRINITY W	/ATER	0.00920000	0%	0.0000000					
ERATH ROAD & BR	RIDGE	0.10960000	0%	0.0000000					
STEPHENVILLE ISI	כ	1.22210000	0%	0.0000000					
		2.13070000		0.0000000					

1C CITY OF	STEPHENVILLE	0.0137500	50.00%	0.0068750
ECONO	MIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH	COUNTY SALES	0.0050000	0.00%	0.0000000

			AREA REAL PROPERTY					PERSONAL PROPERTY				SALES			
TIRZ ²	IC - PHASE I	Year	SF/UNITS	\$	/ SF		TAX VALUE		\$ / SF		TAX VALUE		\$ / 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

			AREA	REAL	PRC	OPERTY	PERSONAI	PROPERTY	SALES			
TIRZ 1C - PHASE II		Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF	TAX VALUE	\$ / 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	REA	AL PROPERTY		PERSO	NAL PR	OPERTY			S
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	REA	_ PRO	PERTY	PERS	SONAL PRO	OPERTY		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	REA	AL PRO	PERTY	PERSO	ONAL PRO	DPERTY		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%

Amended Project and Financing Plan, TIRZ #1





Financial Feasibility Analysis - TIRZ 1C - Phase I

Tax Revenue Projections

Tax Revenue Pro																										
	Calendar Year	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
TOTAL TAX REVENUE		2020	2021	2022	2023	2024	2025	2020	2027	2028	2029	2030	2031	2032	2033	2034	2035	2030	2037	2030	2039	2040	2041	2042	2043	2044
REAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100% 5,625,000	100% 7,500,000	100% 7,650,000	100% 7, <i>803,000</i>	100% 7,959,060	100% 8,118,241	100% 8,280,606	100% 8,446,218	100% 8,615,143	100% 8,787,445	100% 8,963,194	100% 9, <i>142,45</i> 8	100% 9,325,307	100% 9,511,813	100% 9,702,050	100% 9,896,091	100% 10,094,013	100% 10,295,893	100% 10,501,811	100% 10,711,847
CITY OF STEPHENVILLE	PV 349,674		-	-	-		25,594	34,125	34,808	35,504	36,214	36,938	37,677	38,430	39,199	39,983	40,783	41,598	42,430	43,279	44,144	45,027	45,928	46,846	47,783	GROSS 48,739 805,028
ERATH COUNTY MIDDLE TRINITY WATER	257,299 7,070	-	-	-	-	-	18,833 518	25,110 690	25,612 704	26,124 718	26,647 732	27,180 747	27,723	28,278	28,843 793	29,420 808	30,009 825	30,609 841	31,221	31,846 875	32,482 893	33,132 910	33,795	34,471 947	35,160 966	35,863 592,359 985 16,277
ERATH ROAD & BRIDGE	84,229	-	-	-	-	-	6,165	8,220	8,384	8,552	8,723	8,898	9,076	9,257	9,442	9,631	9,824	10,020	10,221	10,425	10,633	10,846	11,063	11,284	11,510	11,740 193,914
STEPHENVILLE ISD Total	939,203 1,637,475	-	-	-	-	-	68,743 119,852	91,658 159,803	93,491 162,999	95,360 166,259	97,268 169,584	99,213 172,975	101,197 176,435	103,221 179,964	105,286 183,563	107,391 187,234	109,539 190,979	111,730 194,798	113,965 198,694	116,244 202,668	118,569 206,722	120,940 210,856	123,359 215,073	125,826 219,375	128,343 223,762	130,909 2,162,252 228,237 3,769,830
	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
PERSONAL PROPERTY	7 Taxable Value	100%	100%	100%	100%	100%	2,250,000	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296	3,312,242	3,378,487	3,446,057	3,514,978	3,585,278	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739 GROSS
CITY OF STEPHENVILLE ERATH COUNTY	139,870 102,920	-	-	-	-	-	10,238 7,533	13,650 10,044	13,923 10,245	14,201 10,450	14,485 10,659	14,775 10,872	15,071 11,089	15,372 11,311	15,680 11,537	15,993 11,768	16,313 12,004	16,639 12,244	16,972 12,488	17,312 12,738	17,658 12,993	18,011 13,253	18,371 13,518	18,739 13,788	19,113 14,064	19,496 322,011 14,345 236,944
MIDDLE TRINITY WATER	2,828				-	-	207	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394 6,511
ERATH ROAD & BRIDGE STEPHENVILLE ISD	33,692 375,681	-			-	-	2,466 27,497	3,288 36,663	3,354 37,396	3,421 38,144	3,489 38,907	3,559 39,685	3,630 40,479	3,703 41,288	3,777 42,114	3,852 42,957	3,929 43,816	4,008 44,692	4,088 45,586	4,170 46,498	4,253 47,427	4,338 48,376	4,425 49,344	4,514 50,330	4,604 51,337	4,696 77,566 52,364 864,901
Total	694,290	-	-	-	-		47,941	63,921	65,199	66,503	67,833	69,190	70,574	71,985	73,425	74,894	76,392	77,919	79,478	81,067	82,689	84,342	86,029	87,750	89,505	91,295 1,507,932
SALES TAX	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100% <i>11,250,000</i>	100% 15,000,000	100% <i>15,300,000</i>	100% 15,606,000	100% 15,918,120	100% 16,236,482	100% 16,561,212	100% 16,892,436	100% <i>17,230,285</i>	100% 17,574,891	100% <i>17,926,389</i>	100% 18,284,916	100% 18,650,615	100% 19,023,627	100% <i>19,404,0</i> 99	100% 19,792,181	100% 20,188,025	100% 20,591,786	100% 21,003,621	100% 21,423,694 GROSS
CITY OF STEPHENVILLE		-	-	-	-	-	154,688	206,250	210,375	214,583	218,874	223,252	227,717	232,271	236,916	241,655	246,488	251,418	256,446	261,575	266,806	272,142	277,585	283,137	288,800	294,576 4,865,553
ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-	-	-	-	-	14,063 56,250	18,750 75,000	19,125 76,500	19,508 78,030	19,898 79,591	20,296 81,182	20,702 82,806	21,116 84,462	21,538 86,151	21,969 87,874	22,408 89,632	22,856 91,425	23,313 93,253	23,780 95,118	24,255 97,020	24,740 98,961	25,235 100,940	25,740 102,959	26,255 105,018	26,780 442,323 107,118 1,769,292
Total	PV 3,258,505	-	-	-	-		225,000	300,000	306,000	312,120	318,362	324,730	331,224	337,849	344,606	351,498	358,528	365,698	373,012	380,473	388,082	395,844	403,761	411,836	420,072	428,474 7,077,168
SUMMARY																										
CITY OF STEPHENVILLE	PV 2,602,961				-	-	190,519	254,025	259,106	264,288	269,573	274,965	280,464	286,073	291,795	297,631	303,583	309,655	315,848	322,165	328,608	335,181	341,884	348,722	355,696	GROSS 362,810 5,992,592
ERATH COUNTY MIDDLE TRINITY WATER	360,218 9,898	-	-	-	-	-	26,366 725	35,154 966	35,857 985	36,574 1,005	37,306 1,025	38,052 1,046	38,813 1,067	39,589 1,088	40,381 1,110	41,189 1,132	42,012 1,154	42,853 1,178	43,710 1,201	44,584 1,225	45,475 1,250	46,385 1,275	47,313 1,300	48,259 1,326	49,224 1,353	50,209 829,302 1,380 22,788
ERATH ROAD & BRIDGE	117,921	-	-	-	-	-	8,631	11,508	11,738	11,973	12,212	12,457	12,706	12,960	13,219	13,483	13,753	14,028	14,309	14,595	14,887	15,185	15,488	15,798	16,114	16,436 271,480
STEPHENVILLE ISD ECONOMIC DEVELOPMENT	1,314,884 192,129	-		-	-	-	96,240 14,063	128,321 18,750	130,887 19,125	133,505 19,508	136,175 19,898	138,898 20,296	141,676 20,702	144,510 21,116	147,400 21,538	150,348 21,969	153,355 22,408	156,422 22,856	159,550 23,313	162,741 23,780	165,996 24,255	169,316 24,740	172,702 25,235	176,157 25,740	179,680 26,255	183,273 3,027,152 26,780 442,323
ERATH COUNTY SALES Total	768,515 5,366,527	-	-	-	-	-	56,250 392,793	75,000 523,724	76,500 534,198	78,030 544,882	79,591 555,780	81,182 566,895	82,806 578,233	84,462 589,798	86,151 601,594	87,874 613,626	89,632 625,898	91,425 638,416	93,253 651,184	95,118 664,208	97,020 677,492	98,961 691,042	100,940 704,863	102,959 718,960	105,018 733,339	107,118 1,769,292 748,006 12,354,930
PARTICIPATION																										
REAL PROPERTY	Taxable Value				-		5,625,000	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847
CITY OF STEPHENVILLE	PV						0.050		10,100	40,400	40.075	40.000	10 107	40.454	40 700	10.001	44.074	44.550	44.054	45.440	15 151	15 700	40.075	40.000	10 704	GROSS
ERATH COUNTY	122,386	-	-	-	-		8,958	11,944 -	12,183	12,426	12,675	12,928	13,187 -	13,451 -	13,720	13,994	14,274	14,559	14,851	15,148	15,451	15,760	16,075	16,396 -	16,724	17,059 281,760
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	1	-		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-		-			-	
STEPHENVILLE ISD	-	-	-	-	-	-	- 8,958	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 15,760	- 16,075	-	-	
Total	129,729	-	-	-	-		0,950	11,944	12,183	12,426	12,675	12,928	13,187	13,451	13,720	13,994	14,274	14,559	14,851	15,148	15,451	15,760	16,075	16,396	16,724	17,059 281,760
PERSONAL PROPERTY	Taxable Value	-	-	-	-		2,250,000	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296	3,312,242	3,378,487	3,446,057	3,514,978	3,585,278	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739 GROSS
CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY MIDDLE TRINITY WATER	1		-	-	-	-		-	-		-		-		-	-	-	-	-	-	-		-		-	
ERATH ROAD & BRIDGE STEPHENVILLE ISD	-	-	-	-		-		-	-	-	-		-		-	-	-	-	-	-	-	-	-		-	
Total	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-		-	-		11,250,000	15,000,000	15,300,000	15,606,000	15,918,120	16,236,482	16,561,212	16,892,436	17,230,285	17,574,891	17,926,389	18,284,916	18,650,615	19,023,627	19,404,099	19,792,181	20,188,025	20,591,786	21,003,621	21,423,694 GROSS
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT		-	-	-	-	-	77,344	103,125	105,188	107,291	109,437	111,626 -	113,858	116,135 -	118,458 -	120,827	123,244	125,709	128,223	130,787 -	133,403	136,071	138,793 -	141,569	144,400 -	147,288 2,432,776
ERATH COUNTY SALES	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	996,895 332,542	-	-	-	-	-	77,344	103,125	105,188	107,291	109,437	111,626	113,858	116,135	118,458	120,827	123,244	125,709	128,223	130,787	133,403	136,071	138,793	141,569	144,400	147,288 2,432,776
SUMMARY	PV																									GROSS
CITY OF STEPHENVILLE ERATH COUNTY	1,179,095	-	-	-	-	-	86,302	115,069	117,370	119,718	122,112	124,554	127,045	129,586	132,178	134,821	137,518	140,268	143,074	145,935	148,854	151,831	154,867	157,965	161,124	164,347 2,714,536
MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE STEPHENVILLE ISD	1	-		-	-	-	-			-			-		-	-	-	-	-	-			-			
ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	· ·
Total	1,179,095	-	-	-	-	-	86,302	115,069	117,370	119,718	122,112	124,554	127,045	129,586	132,178	134,821	137,518	140,268	143,074	145,935	148,854	151,831	154,867	157,965	161,124	164,347 2,714,536
TOTAL TAX REVENUE - F	PARTICIPATION =	NET BENEFI	т																							
SUMMARY																										
CITY OF STEPHENVILLE	PV 1,423,867			-			104,217	138,956	141,735	144,570	147,461	150,411	153,419	156,487	159,617	162,809	166,066	169,387	172,775	176,230	179,755	183,350	187,017	190,757	194,572	GROSS 198,464 3,278,056
ERATH COUNTY	360,218	-	-	-	-	-	26,366	35,154	35,857	36,574	37,306	38,052	38,813	39,589	40,381	41,189	42,012	42,853	43,710	44,584	45,475	46,385	47,313	48,259	49,224	50,209 829,302
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	9,898 117,921	-	-	-	-	-	725 8,631	966 11,508	985 11,738	1,005 11,973	1,025 12,212	1,046 12,457	1,067 12,706	1,088 12,960	1,110 13,219	1,132 13,483	1,154 13,753	1,178 14,028	1,201 14,309	1,225 14,595	1,250 14,887	1,275 15,185	1,300 15,488	1,326 15,798	1,353 16,114	1,380 22,788 16,436 271,480
STEPHENVILLE ISD	1,314,884	-	-	-	-	-	96,240	128,321	130,887	133,505	136,175	138,898	141,676	144,510	147,400	150,348	153,355	156,422	159,550	162,741	165,996	169,316	172,702	176,157	179,680	183,273 3,027,152
ECONOMIC DEVELOPMENT ERATH COUNTY SALES	192,129 768,515	-	-	-	-	-	14,063 56,250	18,750 75,000	19,125 76,500	19,508 78,030	19,898 79,591	20,296 81,182	20,702 82,806	21,116 84,462	21,538 86,151	21,969 87,874	22,408 89,632	22,856 91,425	23,313 93,253	23,780 95,118	24,255 97,020	24,740 98,961	25,235 100,940	25,740 102,959	26,255 105,018	26,780 442,323 107,118 1,769,292
Total	4,187,432	-	-	-	-	-	306,491	408,655	416,828	425,164	433,668	442,341	451,188	460,212	469,416	478,804	488,380	498,148	508,111	518,273	528,638	539,211	549,995	560,995	572,215	583,660 9,640,394



Financial Feasibility Analysis - TIRZ 1C - Phase II

► INPUT

INFLATION RATE	2.00%

DISCOUNT RATE 6.00%

REAL PROPERTY TAX		PARTICI	PATION
CITY OF STEPHENVILLE	0.45500000	35%	0.1592500
ERATH COUNTY	0.33480000	0%	0.000000
MIDDLE TRINITY WATER	0.00920000	0%	0.000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.000000
STEPHENVILLE ISD	1.22210000	0%	0.000000
	2.13070000		0.159250

1C	PERSONAL PROPERTY TAX		PARTICI	PATION
	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

1C	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

			AREA	REAL	PROPERTY		PERSONAL	- PR	OPERTY_		SAL	. <u>ES</u>
TIRZ 1	C - PHASE III	Year	SF/UNITS	\$ / 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	REA	_ PRO	PERTY	PERSO	NAL PRO	PERTY		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	PRO	PERTY	PERS	SONAL PR	OPERTY		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	. PROF	PERTY	PERSC	ONAL PRO	PERTY		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%

Amended Project and Financing Plan, TIRZ #1





Financial Feasibility Analysis - TIRZ 1C - Phase II

No. No. <th></th> <th>Calendar Year</th> <th>0</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> <th>11</th> <th>12</th> <th>13</th> <th>14</th> <th>15</th> <th>16</th> <th>17</th> <th>18</th> <th>19</th> <th>20</th> <th>21</th> <th>22</th> <th>23</th>		Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Name <	TOTAL TAX REVENUE	1																								
Name <			2021	2022	2023	2024																				
Here Image	SINGLE FAMILY (40' LOTS)		-	-	-																					
NAME NAME No. No. <th< td=""><td></td><td></td><td>- 225,000</td><td>229,500</td><td>234,090</td><td>238,772</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>			- 225,000	229,500	234,090	238,772																				
And bias Image: Property interpretation of the state of	SINGLE FAMILY (50' LOTS)		-	-	-	-																				
NAME No. S. S. S		Taxable Value Per Unit	250,000	255,000	260,100	265,302	270,608	276,020	281,541	287,171	292,915	298,773	304,749	310,844	317,060	323,402	329,870	336,467	343,196	350,060	357,062	364,203	371,487	378,917	386,495	394,225
Note: Note: <th< th=""><th></th><th>Taxable Value</th><th>-</th><th>-</th><th>-</th><th>-</th><th>5,953,377</th><th>12,144,889</th><th>18,581,680</th><th>25,271,085</th><th>32,220,633</th><th>39,438,055</th><th>46,931,285</th><th>54,708,470</th><th>62,777,969</th><th>71,148,365</th><th>79,828,465</th><th>88,827,310</th><th>98,154,178</th><th>107,818,589</th><th>117,830,315</th><th>127,470,978</th><th>130,020,397</th><th>132,620,805</th><th>135,273,221</th><th>137,978,686</th></th<>		Taxable Value	-	-	-	-	5,953,377	12,144,889	18,581,680	25,271,085	32,220,633	39,438,055	46,931,285	54,708,470	62,777,969	71,148,365	79,828,465	88,827,310	98,154,178	107,818,589	117,830,315	127,470,978	130,020,397	132,620,805	135,273,221	137,978,686
Not ·	SINGLE FAMILY (60' LOTS)		-	-	-	-																,	,		,	
And -			275,000	280,500	286,110	291,832																				
Net of the set of the			-			-	19,340,473	39,470,009	00,390,400	02,131,023	104,717,037	120,113,010	152,520,077	111,002,320	204,020,335	231,232,103	233,442,312	200,000,739	519,001,078	330,410,413	302,940,020	400,023,072	400,030,034	410,000,243	425, 144,409	433,047,290
	REAL PROPERTY	Taxable Value	-	-	-		27,737,324 97																			1,500
Minima and and a set of a			-	-	-	-																				2,843,051 31,934,293
Number lange I <t< td=""><td></td><td></td><td>-</td><td>-</td><td>-</td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>			-	-	-	-																				
No. .			-	-	-	-																				
		†	-	-	-	-				1,069,788																
Control Contro Control Control	PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
$ \frac{1}{100} = \frac{1}{100} + 1$																										GROSS
Alter Alexa = 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ALT I			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MART I	Total		-	-	-	-	-	-	-	-	-	:	-	-	-	-	-	-	:	-	-	-	-	-	-	
no. n																										
NM .	SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trip of the first	Total			-	-	-	-	-	-	-	-	-	-		-	-		-	-	-	-		-	-	-	
Int or statemark Int or statemark Int or statemark State State <td>SUMMARY</td> <td></td>	SUMMARY																									
NUCLE INFORMATION I. I. <thi.< th=""> I. I. I.<</thi.<>	CITY OF STEPHENVILLE		-	-	-	-																				2,843,051 31,934,293
Signed biol	ERATH COUNTY MIDDLE TRINITY WATER		-	-	-	-																				
No. .<				-	-	-																				
New Yorks 1 2.02.02 65.441.1 61.70.20 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.70.801 91.84.641 91.80.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.84.641 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.84.641 91.70.81 91.70.81 91.84.641 91.70.81 91.70.81 91.84.641 91.70.81 91.70.81 91.70.81 91.70.81			-	-	-	-																				
And and a state of a sta	PARTICIPATION																									
chr of strappennie .	REAL PROPERTY	Taxable Value	-	-	-	-	27,737,324	56,584,141	86,573,736	117,740,281	150,118,858	183,745,482	218,657,124	254,891,733	292,488,264	331,486,699	371,928,076	413,854,514	457,309,238	502,336,609	548,982,151	577,261,427	588,806,656	600,582,789	612,594,445	624,846,333
BRAN- COUNTY BRAN- COUNTY BRAN- SCATT BRAN- SCATT <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>44 170</td> <td>00 110</td> <td>107.000</td> <td>197 501</td> <td>220.064</td> <td>202 615</td> <td>249 214</td> <td>405.015</td> <td>405 700</td> <td>527 002</td> <td>502 205</td> <td>650.063</td> <td>700.005</td> <td>700.071</td> <td>974 954</td> <td>010 290</td> <td>007.675</td> <td>056 409</td> <td>075 557</td> <td></td>							44 170	00 110	107.000	197 501	220.064	202 615	249 214	405.015	405 700	527 002	502 205	650.063	700.005	700.071	974 954	010 290	007.675	056 409	075 557	
ENVIRENCE I	ERATH COUNTY					-	-	-	-	-	-	- 292,015	-	400,910	-	-	-	-	-		-	-	-	-	-	
Test ·	ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CV 07 5175 Preservative Exercise Country Notifice Training Water Section Country Notifice Training Water Sectin Country Notifice Training Water Section Country Notifice Traini			-	-	-	-	- 44,172	- 90,110	- 137,869	- 187,501	- 239,064	- 292,615	- 348,211	- 405,915	- 465,788	- 527,893	- 592,295	- 659,063	- 728,265	- 799,971	- 874,254	- 919,289	- 937,675	- 956,428	- 975,557	 995,068 11,177,002
CV 07 5175 Preservative Exercise Country Notifice Training Water Section Country Notifice Training Water Sectin Country Notifice Training Water Section Country Notifice Traini																										
Carl Control States And States Control States Control States And States Control	PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
MIDEL I <td></td> <td></td> <td>-</td> <td>- GROSS</td>			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- GROSS
STEP-ENULLE ED Mul .			-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX Taxable Value I			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total	Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total - <td>SALES TAX</td> <td>Taxable Value</td> <td>-</td> <td></td>	SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CHY OF STEPHENVILLE -	Total		-	-	-	-		-	-	-		-	-		-	-	-		-	-	-	-	-			
ERATH COUNTY - <t< td=""><td>SUMMARY</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	SUMMARY																									
MIDDLE TRINITY WATER Image: Strate Strat			-	-		-	44,172	90,110	137,869	187,501	239,064	292,615	348,211	405,915	465,788	527,893	592,295	659,063	728,265	799,971	874,254	919,289	937,675	956,428	975,557	GROSS 995,068 11,177,002
ERATH ROAD & BRIDGE ·			-	-					-	-	-	-	-			-	-	-		-	-	-			-	
CITY OF STEPHENVILLE - - 82.033 167.348 256.042 348.217 443.977 543.427 646.678 753.842 865.034 990.372 1.099.977 1.223.975 1.352.492 1.485.661 1.623.615 1.707.251 1.741.396 1.776.24 1.811.748 1.847.983 207.975.745 IDDLE TRINITY WATER - - 2.552 5.206 7.965 10.832 13.811 16.905 20.116 23.450 26.909 30.497 34.217 38.075 42.072 46.215 50.506 53.108 54.170 55.254 56.359 7.486.547 468.832 279.361 320.567 363.309 407.633 453.576 61.90.966 63.108 54.170 55.254 56.359 57.486 645.704 239.643 320.567 363.309 407.633 453.576 61.90.966 61.90.977.16 50.896 615.180 7.486.517 7.682.49 645.704 645.704 645.704 645.704 645.704 645.704 645.704 645.704 645.835	ERATH ROAD & BRIDGE			-	-	-			-	-			-				-				-	-		-	-	
SUMMARY GROSS CITY OF STEPHENVILLE - - - - 82,033 167,348 256,042 348,217 443,977 543,427 646,678 753,842 865,034 980,372 1,099,977 1,223,975 1,352,492 1,485,661 1,623,615 1,707,251 1,741,396 1,776,224 1,811,748 1,847,983 20,797,290 ERATH COUNTY - - 92,865 189,444 289,849 394,194 502,598 615,180 732,064 853,378 979,251 1,109,817 1,245,215 1,385,585 1,531,071 1,681,823 1,837,992 1,932,671 1,971,325 2,010,751 2,010,751 2,010,751 2,010,751 2,010,751 2,010,751 2,010,751 2,010,751 2,010,751 2,010,751 2,010,751 2,019,863 20,797,290 MIDDLE TRINITY WATER - - - 2,552 5,206 7,965 10,832 24,903 20,797 320,567 363,309 34,217 380,754 2,612,211 50,506 501,814 <td>Total</td> <td></td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td></td> <td>137,869</td> <td>187,501</td> <td></td> <td></td> <td>348,211</td> <td></td> <td></td> <td></td> <td>592,295</td> <td></td> <td></td> <td></td> <td>874,254</td> <td>919,289</td> <td></td> <td>956,428</td> <td>975,557</td> <td>995,068 11,177,002</td>	Total			-	-	-			137,869	187,501			348,211				592,295				874,254	919,289		956,428	975,557	995,068 11,177,002
CITY OF STEPHENVILLE ERATH COUNTY 		- PARTICIPATION = N	ET BENEFI	r																						
ERATH COUNTY - - 92,865 189,444 289,849 394,194 502,598 615,180 732,064 853,378 979,251 1,109,817 1,245,215 1,381,091 1,681,823 1,837,992 1,932,671 1,971,325 2,010,751 2,050,966 2,091,966 <	SUMMARY																									GROSS
MIDDLE TRINITY WATER - - 2.552 5.206 7.965 10.832 13.811 16.905 26.909 30.497 34.217 38.075 42.072 46.215 50.506 53.108 54.170 55.254 56.369 57.489 ERATH ROAD & BRIDGE - - - 30.400 62.016 94.885 129.043 164.530 201.385 299.648 279.361 320.567 501.211 550.561 601.684 632.079 645.332 674.849 7.698.244 7.698.2			1	-	-																					
STEPHENVILLE ISD	MIDDLE TRINITY WATER		-	-	-	-	2,552	5,206	7,965	10,832	13,811	16,905	20,116	23,450	26,909	30,497	34,217	38,075	42,072	46,215	50,506	53,108	54,170	55,254	56,359	57,486 645,704
1,048,128 201,850 424,013 048,140 882,281 1,124,910 1,510,891 1,056,001 1,910,031 2,191,161 2,483,996 2,787,043 3,101,219 3,426,847 3,764,259 4,113,798 4,325,709 4,412,223 4,500,467 4,590,476 4,682,286 52,559,822	STEPHENVILLE ISD		-	-	-	-	338,978	691,515	1,058,018	1,438,904	1,834,603	2,245,554	2,672,209	3,115,032	3,574,499	4,051,099	4,545,333	5,057,716	5,588,776	6,139,056	6,709,111	7,054,712	7,195,806	7,339,722	7,486,517	7,636,247 85,773,405
	rotar	I	-	-	-	-	207,850	424,013	048,740	002,281	1,124,970	1,370,897	1,038,507	1,910,031	2,197,/07	∠,40 <i>3,99</i> 0	2,101,043	3,107,279	3,420,84/	3,104,259	4,113,198	4,325,709	4,412,223	4,300,407	4,390,476	4,002,200 <u>52,593,</u> 324



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%

	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		REAL P 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	100% 0% 0% 0% 0%	X 0.4550000 0.0000000 0.0000000 0.0000000 0.4550000	MIDDLE TRI ERATH RO/	ATH COUNTY NITY WATER	BUSINESS PER: 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	SONAL PROP 0% 0% 0% 0%	ERTY TAX 0.0000000 0.0000000 0.0000000 0.0000000	E	CITY OF STEPH ECONOMIC DEV ERATH COUNTY	ELOPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 100.00% 100.00% 0.00%	0.0137500 0.0012500 0.0000000		REAL 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	PROPERTY T# 35% 0% 0% 0% 0% 0% 0%	X 0.1592500 0.0000000 0.0000000 0.0000000 0.0000000 0.1592500	E	CITY OF STEPHE ECONOMIC DEV ERATH COUNTY	ELOPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 50.00% 0.00% 0.00%	0.0068750 0.0000000 0.0000000			
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	
BASE YEAR (#1 & #	#1A) CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100		11,643,100 11,643,100 11,643,100 11,643,100 11,643,100		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		11,875,962 11,875,962 11,875,962 11,875,962 11,875,962	12,113,481 12,113,481 12,113,481 12,113,481 12,113,481 12,113,481	12,355,751 12,355,751 12,355,751 12,355,751 12,355,751 12,355,751	12,602,866 12,602,866 12,602,866 12,602,866 12,602,866	12,854,923 12,854,923 12,854,923 12,854,923 12,854,923 12,854,923	13,112,022 13,112,022 13,112,022 13,112,022 13,112,022 13,112,022	13,374,262 13,374,262 13,374,262 13,374,262 13,374,262	13,641,747 13,641,747 13,641,747 13,641,747 13,641,747 13,641,747	13,914,582 13,914,582 13,914,582 13,914,582 13,914,582	14,192,874 14,192,874 14,192,874 14,192,874 14,192,874 14,192,874	14,476,731 14,476,731 14,476,731 14,476,731 14,476,731	14,766,266 14,766,266 14,766,266 14,766,266 14,766,266	15,061,591 15,061,591 15,061,591 15,061,591 15,061,591	15,362,823 15,362,823 15,362,823 15,362,823 15,362,823 15,362,823	15,670,080 15,670,080 15,670,080 15,670,080 15,670,080	15,983,481 15,983,481 15,983,481 15,983,481 15,983,481	16,303,151 16,303,151 16,303,151 16,303,151 16,303,151	16,629,214 16,629,214 16,629,214 16,629,214 16,629,214	16,961,798 16,961,798 16,961,798 16,961,798 16,961,798	17,301,034 17,301,034 17,301,034 17,301,034 17,301,034	17,647,055 17,647,055 17,647,055 17,647,055 17,647,055	17,999,996 17,999,996 17,999,996 17,999,996 17,999,996	18,359,996 18,359,996 18,359,996 18,359,996 18,359,996 18,359,996	18,727,196 18,727,196 18,727,196 18,727,196 18,727,196	19,101,740 19,101,740 19,101,740 19,101,740 19,101,740 19,101,740		
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		232,862 232,862 232,862 232,862 232,862	470,381 470,381 470,381 470,381 470,381	712,651 712,651 712,651 712,651 712,651	959,766 959,766 959,766 959,766 959,766	1,211,823 1,211,823 1,211,823 1,211,823 1,211,823 1,211,823	1,468,922 1,468,922 1,468,922 1,468,922 1,468,922	1,731,162 1,731,162 1,731,162 1,731,162 1,731,162 1,731,162	1,998,647 1,998,647 1,998,647 1,998,647 1,998,647	2,271,482 2,271,482 2,271,482 2,271,482 2,271,482 2,271,482	2,549,774 2,549,774 2,549,774 2,549,774 2,549,774	2,833,631 2,833,631 2,833,631 2,833,631 2,833,631 2,833,631	3,123,166 3,123,166 3,123,166 3,123,166 3,123,166 3,123,166	3,418,491 3,418,491 3,418,491 3,418,491 3,418,491 3,418,491	3,719,723 3,719,723 3,719,723 3,719,723 3,719,723 3,719,723	4,026,980 4,026,980 4,026,980 4,026,980 4,026,980	4,340,381 4,340,381 4,340,381 4,340,381 4,340,381	4,660,051 4,660,051 4,660,051 4,660,051 4,660,051	4,986,114 4,986,114 4,986,114 4,986,114 4,986,114	5,318,698 5,318,698 5,318,698 5,318,698 5,318,698 5,318,698	5,657,934 5,657,934 5,657,934 5,657,934 5,657,934	6,003,955 6,003,955 6,003,955 6,003,955 6,003,955	6,356,896 6,356,896 6,356,896 6,356,896 6,356,896	6,716,896 6,716,896 6,716,896 6,716,896 6,716,896 6,716,896	7,084,096 7,084,096 7,084,096 7,084,096 7,084,096	7,458,640 7,458,640 7,458,640 7,458,640 7,458,640		
REVENUE A TAXABLE VALUE GI	ROWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIER STEPHENVILLE ISD		1,060 0 0 0 0	2,140 0 0 0 0	3,243 0 0 0 0 3,243	4,367 0 0 0 0 4.367	5,514 0 0 0 0 5 .514	6,684 0 0 0 0 0	7,877 0 0 0 0 0	9,094 0 0 0 0 9.094	10,335 0 0 0 0 10.335	11,601 0 0 0 11,601	12,893 0 0 0 0	14,210 0 0 0 14,210	15,554 0 0 0 0 1 5,554	16,925 0 0 0 0 1 6,925	18,323 0 0 0 0 0	19,749 0 0 0 0 0	21,203 0 0 0 0 21,203	22,687 0 0 0 0 0	24,200 0 0 0 0 24,200	25,744 0 0 0 0 25,744	27,318 0 0 0 0 27,318	28,924 0 0 0 0 28,924	30,562 0 0 0 0 3 0.562	32,233 0 0 0 0 0 32,233	33,937 0 0 0 0 0 3 3,937	406,375 0 0 0 0 406,375	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
_		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	20,524	2042	2043	2044	400,010	
BASE YEAR (#1B)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373 21,774,373		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			22,209,860 22,209,860 22,209,860 22,209,860 22,209,860 22,209,860	22,654,058 22,654,058 22,654,058 22,654,058 22,654,058 22,654,058	23,107,139 23,107,139 23,107,139 23,107,139 23,107,139 23,107,139	23,569,282 23,569,282 23,569,282 23,569,282 23,569,282	24,040,667 24,040,667 24,040,667 24,040,667 24,040,667	24,521,481 24,521,481 24,521,481 24,521,481 24,521,481 24,521,481	25,011,910 25,011,910 25,011,910 25,011,910 25,011,910	25,512,148 25,512,148 25,512,148 25,512,148 25,512,148 25,512,148	26,022,391 26,022,391 26,022,391 26,022,391 26,022,391	26,542,839 26,542,839 26,542,839 26,542,839 26,542,839	27,073,696 27,073,696 27,073,696 27,073,696 27,073,696		28,167,473 28,167,473 28,167,473 28,167,473 28,167,473	28,730,823 28,730,823 28,730,823 28,730,823 28,730,823 28,730,823	29,305,439 29,305,439 29,305,439 29,305,439 29,305,439	29,891,548 29,891,548 29,891,548 29,891,548 29,891,548	30,489,379 30,489,379 30,489,379	31,099,167 31,099,167 31,099,167 31,099,167 31,099,167	31,721,150 31,721,150 31,721,150 31,721,150 31,721,150	32,355,573 32,355,573 32,355,573 32,355,573 32,355,573 32,355,573	33,002,684 33,002,684 33,002,684 33,002,684 33,002,684	33,662,738 33,662,738 33,662,738 33,662,738 33,662,738		35,022,713 35,022,713 35,022,713 35,022,713 35,022,713		
TAXABLE VALUE IM	NCREMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			435,487 435,487 435,487 435,487 435,487	879,685 879,685 879,685 879,685 879,685	1,332,766 1,332,766 1,332,766 1,332,766 1,332,766	1,794,909 1,794,909 1,794,909 1,794,909 1,794,909 1,794,909	2,266,294 2,266,294 2,266,294 2,266,294 2,266,294	2,747,108 2,747,108 2,747,108 2,747,108 2,747,108	3,237,537 3,237,537 3,237,537 3,237,537 3,237,537 3,237,537	3,737,775 3,737,775 3,737,775 3,737,775 3,737,775 3,737,775	4,248,018 4,248,018 4,248,018 4,248,018 4,248,018	4,768,466 4,768,466 4,768,466 4,768,466 4,768,466	5,299,323 5,299,323 5,299,323 5,299,323 5,299,323 5,299,323	5,840,797 5,840,797 5,840,797 5,840,797 5,840,797	6,393,100 6,393,100 6,393,100 6,393,100 6,393,100	6,956,450 6,956,450 6,956,450 6,956,450 6,956,450	7,531,066 7,531,066 7,531,066 7,531,066 7,531,066	8,117,175 8,117,175 8,117,175 8,117,175 8,117,175 8,117,175	8,715,006 8,715,006 8,715,006 8,715,006 8,715,006	9,324,794 9,324,794 9,324,794 9,324,794 9,324,794 9,324,794	9,946,777 9,946,777 9,946,777 9,946,777 9,946,777	10,581,200 10,581,200 10,581,200 10,581,200 10,581,200	11,228,311 11,228,311 11,228,311 11,228,311 11,228,311 11,228,311	11,888,365 11,888,365 11,888,365 11,888,365 11,888,365	12,561,620 12,561,620	13,248,340 13,248,340 13,248,340 13,248,340 13,248,340 13,248,340		
REVENUE B TAXABLE VALUE GI	ROWTH																												
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0	1,981 0 0 0 0 1,981	4,003 0 0 0 0 4,003	6,064 0 0 0 0 6,064	8,167 0 0 0 0 8,167	10,312 0 0 0 0 10,312	12,499 0 0 0 0 12,499	14,731 0 0 0 0 14,731	17,007 0 0 0 0 1 7,007	19,328 0 0 0 0 19,328	21,697 0 0 0 0 21,697	24,112 0 0 0 0 24,112	26,576 0 0 0 0 26,576	29,089 0 0 0 0 29,089	31,652 0 0 0 0 3 1,652	34,266 0 0 0 0 34,266	36,933 0 0 0 0 3 6,933	39,653 0 0 0 0 0 39,653	42,428 0 0 0 0 4 2,428	45,258 0 0 0 0 4 5,258	48,144 0 0 0 0 48,144	51,089 0 0 0 0 5 1,089	54,092 0 0 0 0 54,092	57,155 0 0 0 0 5 7,155	60,280 0 0 0 0 0 60,280	696,516 0 0 0 0 696,516	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
BASE YEAR (#1C)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	2019	2020	2021 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2022 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2023 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2024 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2025 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2026 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2027 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2028 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2029 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2030 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2031 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2032 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2033 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2034 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	2035 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740			2038 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740		2040 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740		2042 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740	2044 12,733,740 12,733,740 12,733,740 12,733,740 12,733,740		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				12,988,415 12,988,415 12,988,415 12,988,415 12,988,415 12,988,415	13,248,183 13,248,183 13,248,183 13,248,183 13,248,183 13,248,183	13,513,147 13,513,147 13,513,147 13,513,147 13,513,147 13,513,147		14,059,078 14,059,078 14,059,078 14,059,078 14,059,078	14,340,259 14,340,259 14,340,259 14,340,259 14,340,259	14,627,065 14,627,065 14,627,065 14,627,065 14,627,065	14,919,606 14,919,606 14,919,606 14,919,606 14,919,606	15,217,998 15,217,998 15,217,998 15,217,998 15,217,998	15,522,358 15,522,358 15,522,358 15,522,358 15,522,358	15,832,805 15,832,805 15,832,805 15,832,805 15,832,805 15,832,805	16,149,461 16,149,461 16,149,461 16,149,461 16,149,461	16,472,450 16,472,450 16,472,450 16,472,450 16,472,450	16,801,900 16,801,900 16,801,900 16,801,900 16,801,900	17,137,937 17,137,937 17,137,937 17,137,937 17,137,937 17,137,937	17,480,696 17,480,696 17,480,696 17,480,696 17,480,696	17,830,310 17,830,310 17,830,310 17,830,310 17,830,310	18,186,916 18,186,916 18,186,916 18,186,916 18,186,916 18,186,916	18,550,655 18,550,655 18,550,655 18,550,655 18,550,655	18,921,668 18,921,668 18,921,668 18,921,668 18,921,668	19,300,101 19,300,101 19,300,101 19,300,101 19,300,101	19,686,103 19,686,103 19,686,103	20,079,825 20,079,825 20,079,825 20,079,825 20,079,825 20,079,825		
TAXABLE VALUE IN	NCREMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				254,675 254,675 254,675 254,675 254,675	514,443 514,443 514,443 514,443 514,443	779,407 779,407 779,407 779,407 779,407	1,049,670 1,049,670 1,049,670 1,049,670 1,049,670	1,325,338 1,325,338 1,325,338 1,325,338 1,325,338	1,606,519 1,606,519 1,606,519 1,606,519 1,606,519	1,893,325 1,893,325 1,893,325 1,893,325 1,893,325 1,893,325	2,185,866 2,185,866 2,185,866 2,185,866 2,185,866 2,185,866	2,484,258 2,484,258 2,484,258 2,484,258 2,484,258 2,484,258	2,788,618 2,788,618 2,788,618 2,788,618 2,788,618 2,788,618	3,099,065 3,099,065 3,099,065 3,099,065 3,099,065	3,415,721 3,415,721 3,415,721 3,415,721 3,415,721	3,738,710 3,738,710 3,738,710 3,738,710 3,738,710 3,738,710	4,068,160 4,068,160 4,068,160 4,068,160 4,068,160	4,404,197 4,404,197 4,404,197 4,404,197 4,404,197	4,746,956 4,746,956 4,746,956 4,746,956 4,746,956	5,096,570 5,096,570 5,096,570 5,096,570 5,096,570	5,453,176 5,453,176 5,453,176 5,453,176 5,453,176	5,816,915 5,816,915 5,816,915 5,816,915 5,816,915 5,816,915	6,187,928 6,187,928 6,187,928 6,187,928 6,187,928	6,566,361 6,566,361 6,566,361 6,566,361 6,566,361	6,952,363 6,952,363 6,952,363 6,952,363 6,952,363	7,346,085 7,346,085 7,346,085 7,346,085 7,346,085 7,346,085		
REVENUE C TAXABLE VALUE GI	ROWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0 0	0 0 0 0 0	1,159 0 0 0 0 0 1,159	2,341 0 0 0 0 2,341	3,546 0 0 0 0 3 ,546	4,776 0 0 0 0 4,776	6,030 0 0 0 0 6,030	7,310 0 0 0 0 7,310	8,615 0 0 0 0 8 ,615	9,946 0 0 0 0 9 ,946	11,303 0 0 0 0 11,303	12,688 0 0 0 0 0 12,688	14,101 0 0 0 1 4,101	15,542 0 0 0 0 0 1 5,542	17,011 0 0 0 1 7,011	18,510 0 0 0 0 18,510	20,039 0 0 0 0 20,039	21,599 0 0 0 0 21,599	23,189 0 0 0 0 23,189	24,812 0 0 0 0 24,812	26,467 0 0 0 0 2 6,467	28,155 0 0 0 0 2 8,155	29,877 0 0 0 0 2 9,877	31,633 0 0 0 0 31,633	33,425 0 0 0 0 3 3,425	372,073 0 0 0 0 372,073	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD



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%

CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		REAL PR 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	100% 0% 0% 0% 0% 0%	0.4550000 0.0000000 0.0000000 0.0000000 0.000000	ERA MIDDLE TRII ERATH ROA	EPHENVILLE ITH COUNTY VITY WATER ID & BRIDGE ENVILLE ISD	USINESS PERS 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	SONAL PROPE 0% 0% 0% 0% 0% 0% 0% 0%	RTY TAX 0.0000000 0.0000000 0.0000000 0.0000000	EC	TY OF STEPH CONOMIC DEV RATH COUNTY	ELOPMENT	0.0137500 0.0012500	100.00% 100.00% 0.00% 0.00%	0.0137500 0.0012500 0.0000000		REAL 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000		X 0.1592500 0.0000000 0.0000000 0.0000000 0.1592500	EC	TY OF STEPH CONOMIC DEV RATH COUNTY	ELOPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 50.00% 0.00% 0.00%	0.0068750 0.0000000 0.0000000			
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		0 0	0 0	10,500,000 4,200,000	17,193,425 6,877,370	17,537,294 7,014,917	17,888,039 7,155,216	18,245,800 7,298,320	18,610,716 7,444,286	18,982,930 7,593,172	19,362,589 7,745,036	19,749,841 7,899,936			20,958,689 8,383,476	21,377,863 8,551,145			22,686,359 9,074,544	23,140,086 9,256,035	23,602,888 9,441,155			25,047,574 10,019,029				
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0	0 0 0 0	47,775 0 0 0 0	78,230 0 0 0 0	79,795 0 0 0 0	81,391 0 0 0 0	83,018 0 0 0 0	84,679 0 0 0 0	86,372 0 0 0 0	88,100 0 0 0 0	89,862 0 0 0 0	91,659 0 0 0 0	93,492 0 0 0 0	95,362 0 0 0 0	97,269 0 0 0 0	99,215 0 0 0 0	101,199 0 0 0 0	103,223 0 0 0 0	105,287 0 0 0 0	107,393 0 0 0 0 0	109,541 0 0 0 0	111,732 0 0 0 0 0	113,966 0 0 0 0	116,246 0 0 0 0	118,571 0 0 0 0	2,183,377 0 0 0 0	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
EVENUE 2 - PHASE ONE SALES		0	0		78,230				84,679																		2,183,377	
SALES CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		0 0 0	0 0 0	21,000,000 288,750 26,250 0 315,000	34,386,850 472,819 42,984 0 515,803	482,276 43,843 0 526,119	491,921 44,720 0 536,641	501,760 45,615 0	37,221,432 511,795 46,527 0 558,321	522,031 47,457 0 569,488	38,725,178 532,471 48,406 0 580,878	543,121 49,375 0	553,983 50,362 0	41,095,469 565,063 51,369 0 616,432	41,917,378 576,364 52,397 0 628,761	42,755,726 587,891 53,445 0 641,336	599,649 54,514 0	44,483,057 611,642 55,604 0 667,246	45,372,718 623,875 56,716 0 680,591	46,280,173 636,352 57,850 0 694,203	47,205,776 649,079 59,007 0 708,087	48,149,892 662,061 60,187 0 722,248	675,302 61,391 0	50,095,147 688,808 62,619 0 751,427	702,584 63,871 0 766,456	716,636 65,149 0	13,196,233 1,199,658 0 14,395,891	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
EVENUE 3 - PHASE TWO REAL PROPERTY TAX		0	0	0	0	0	5,625,000	7,500,000	7,650,000	7,803,000	7 959 060	8,118,241	8 280 606	8 446 218	8 615 143	8 787 445	8 963 194	9 142 458	9 325 307	9 511 813	9 702 050	9 896 091	10 094 013	10,295,893	10 501 811	10 711 847		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	2,250,000	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296 36,938	3,312,242	3,378,487 38,430	3,446,057 39,199	3,514,978	40,783	3,656,983 41,598	3,730,123 42,430	3,804,725 43,279	3,880,820 44,144	3,958,436 45,027	4,037,605		4,200,724		805,028	CITY OF STEPHENVILLE
ERATH COUNTY MIDDLE TRINTY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 25,594	0 0 0 0 34,125	0 0 0 34,808	0 0 0 35,504	0 0 0 36,214	0 0 0 36,938	0 0 0 37,677	0 0 0 38,430	0 0 0 39,199	0 0 0 39,983	0 0 0 40,783	0 0 0 41,598	0 0 0 42,430	0 0 0 43,279	0 0 0 44.144	0 0 0 45,027	0 0 0 4 5,928	0 0 0 46,846	0 0 0 47,783	0 0 0 48,739	0 0 0 0 805,028	ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
EVENUE 4 - PHASE TWO SALES SALES		0	0	0	0	0	11,250,000	15,000,000	15,300,000	15,606,000			16,561,212		17,230,285			18,284,916			19,404,099	19,792,181	20,188,025	20,591,786	21,003,621			
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	154,688 14,063 0 168,750	206,250 18,750 0 225,000	210,375 19,125 0 229,500	214,583 19,508 0 234,090	218,874 19,898 0 238,772	223,252 20,296 0 243,547	227,717 20,702 0 248,418	232,271 21,116 0 253,387	236,916 21,538 0 258,454	241,655 21,969 0 263,623	246,488 22,408 0 268,896	251,418 22,856 0 274,274	256,446 23,313 0 279,759	261,575 23,780 0 285,354	266,806 24,255 0 291,061	272,142 24,740 0 296,883	277,585 25,235 0 302.820	283,137 25,740 0 308.877	288,800 26,255 0 315,054	294,576 26,780 0 321,355	4,865,553 442,323 0 5,307,876	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
EVENUE 5 - IC REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0	0	0	0	0	5,625,000	7,500,000	7,650,000			8,118,241 3,247,296		8,446,218 3,378,487	8,615,143 3,446,057	8,787,445 3.514.978	8,963,194 3,585,278			9,511,813 3.804.725	9,702,050	9,896,091 3.958.436		10,295,893 4.118.357		10,711,847		
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	8,958 0 0 0 0	11,944 0 0 0 0	12,183 0 0 0 0	12,426 0 0 0 0	12,675 0 0 0 0	12,928 0 0 0 0	13,187 0 0 0 0	13,451 0 0 0 0	13,720 0 0 0 0	13,994 0 0 0 0	14,274 0 0 0 0	14,559 0 0 0 0	14,851 0 0 0 0	15,148 0 0 0 0	15,451 0 0 0 0	15,760 0 0 0 0	16,075 0 0 0 0	16,396 0 0 0 0	16,724 0 0 0 0	17,059 0 0 0 0	281,760 0 0 0 0	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
EVENUE 6 - 1C SALES	-	0	0	0	0	0	8,958	11,944	12,183	12,426	12,675	12,928	13,187	13,451	13,720	13,994	14,274	14,559	14,851	15,148	15,451	15,760	16,075	16,396	16,724	17,059	281,760	
SALES CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	11,250,000 77,344 0 0	15,000,000 103,125 0 0	15,300,000 105,188 0 0	15,606,000 107,291 0 0	15,918,120 109,437 0 0	16,236,482 111,626 0 0	16,561,212 113,858 0 0	16,892,436 116,135 0 0	17,230,285 118,458 0 0	17,574,891 120,827 0 0	17,926,389 123,244 0 0	18,284,916 125,709 0 0	18,650,615 128,223 0 0	19,023,627 130,787 0 0	19,404,099 133,403 0 0	19,792,181 136,071 0 0	20,188,025 138,793 0 0	20,591,786 141,569 0 0	21,003,621 144,400 0 0	21,423,694 147,288 0 0	2,432,776 0 0	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
EVENUE 7 - IC SF		0	0	0	0	0			105,188		•	111,626		116,135	118,458		123,244		128,223	130,787	133,403		138,793	141,569		147,288	2,432,776	
REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY CITY OF STEPHENVILLE ERATH COUNTY		0	0	0	0	0	27,737,324 0 44,172 0	90,110 0	86,573,736 0 137,869 0	117,740,281 0 187,501 0	150,118,858 0 239,064 0	183,745,482 0 292,615 0	218,657,124 0 348,211 0	254,891,733 0 405,915 0	292,488,264 0 465,788 0	331,486,699 0 527,893 0	371,928,076 0 592,295 0	413,854,514 0 659,063 0	457,309,238 0 728,265 0	502,336,609 0 799,971 0	548,982,151 0 874,254 0	919,289 0	937,675 0	600,582,789 0 956,428 0	612,594,445 0 975,557 0	624,846,333 0 995,068 0	11,177,002 0	CITY OF STEPHENVILLE ERATH COUNTY
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
EVENUE A, B, 1, 2, 3, 4, 5, AND 7		0 1,060	0 4,122	0 371,179	0 606,805	0 623,140	44,172 964,620	90,110 1,121,103	137,869 1,193,681	187,501 1,268,630	239,064 1,346,015	292,615 1,425,904	348,211 1,508,366	405,915 1,593,473	465,788 1,681,296	527,893 1,771,911	592,295 1,865,394	659,063 1,961,824	728,265 2,061,280	799,971 2,163,846	874,254 2,269,607	919,289 2,346,748	937,675 2,397,883	956,428 2,450,040	975,557 2,503,241	995,068 2,557,506	11,177,002 38,058,673	
tunning Total		1,060	5,181	376,360	983,165	1,606,305	2,570,925	3,692,028	4,885,709	6,154,338	7,500,353	8,926,257	10,434,623	12,028,096	13,709,392	15,481,303	17,346,697	19,308,521	21,369,801	23,533,648	25,803,255	28,150,003	30,547,886	32,997,927	35,501,168	38,058,673		
ROSS	38,058,673	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES	\$ \$ \$ \$ \$	1,060 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	4,122 \$ - \$ - \$ - \$ - \$	\$-\$ \$-\$ \$-\$ \$-\$	- S - S - S	- 9	- 9 - 9 - 9 - 9	- 9 - 9 - 9	- S - S - S	- \$ - \$ - \$ - \$		- 9	- \$	- \$ - \$ - \$	- \$ - \$ - \$	- \$ - \$ - \$	- \$ - \$ - \$	- 9	- \$ - \$ - \$ - \$	- \$ - \$ - \$ - \$		s - s s - s	-	\$-\$ \$-\$ \$-\$ \$-\$	- 9	-	1,641,98	3 CITY OF STEPHENVILLE 0 ERATH COUNTY 0 MIDDLE TRINITY WATER 0 ERATH ROAD & BRIDGE 0 STEPHENVILLE ISD 1 ECONOMIC DEVELOPMENT 1 ECONOMIC DEVELOPMENT 0 ERATH COUNTY SALES





Financial Feasibility Analysis - Total Taxes Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION TAXABLE BASE YEAR GROWTH DISCOUNT RATE

	DISCOUNT RATE	6	.00%																							
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		REAL 1 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	PROPERTY TAX 100% 100% 100% 100% 100%	0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	ER MIDDLE TR ERATH RO	TEPHENVILLE ATH COUNTY INITY WATER AD & BRIDGE HENVILLE ISD	3USINESS PER: 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	SONAL PROPE 100% 100% 100% 100% 100%	ERTY TAX 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	1	CITY OF STEPH ECONOMIC DE ERATH COUNT	VELOPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 100.00% 100.00% 1000.00%	0.0137500 0.0012500 0.0500000	- - - - -	REAL 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	L PROPERTY T. 100% 100% 100% 100% 100%	AX 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	I	CITY OF STEPH ECONOMIC DEV ERATH COUNT ^V	/ELOPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 100.00% 100.00% 100.00%	
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	
BASE YEAR (#1 & #	#1A) CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	11,643,100 11,643,100 11,643,100 11,643,100 11,643,100	1
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		11,875,962 11,875,962 11,875,962 11,875,962 11,875,962	12,113,481 12,113,481 12,113,481 12,113,481 12,113,481 12,113,481	12,355,751 12,355,751 12,355,751 12,355,751 12,355,751 12,355,751	12,602,866 12,602,866 12,602,866 12,602,866 12,602,866	12,854,923 12,854,923 12,854,923 12,854,923 12,854,923	13,112,022 13,112,022 13,112,022 13,112,022 13,112,022 13,112,022	13,374,262 13,374,262 13,374,262 13,374,262 13,374,262	13,641,747 13,641,747 13,641,747 13,641,747 13,641,747	13,914,582 13,914,582 13,914,582 13,914,582 13,914,582	14,192,874 14,192,874 14,192,874 14,192,874 14,192,874	14,476,731 14,476,731 14,476,731 14,476,731 14,476,731	14,766,266 14,766,266 14,766,266 14,766,266 14,766,266	15,061,591 15,061,591 15,061,591 15,061,591 15,061,591	15,362,823 15,362,823 15,362,823 15,362,823 15,362,823 15,362,823	15,670,080 15,670,080 15,670,080 15,670,080 15,670,080	15,983,481 15,983,481 15,983,481 15,983,481 15,983,481	16,303,151 16,303,151 16,303,151 16,303,151 16,303,151 16,303,151	16,629,214 16,629,214 16,629,214 16,629,214 16,629,214	16,961,798 16,961,798 16,961,798 16,961,798 16,961,798	17,301,034 17,301,034 17,301,034 17,301,034 17,301,034	17,647,055 17,647,055 17,647,055 17,647,055 17,647,055	17,999,996 17,999,996 17,999,996 17,999,996 17,999,996	18,359,996 18,359,996 18,359,996 18,359,996 18,359,996	1
TAXABLE VALUE I	NCREMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		232,862 232,862 232,862 232,862 232,862 232,862	470,381 470,381 470,381 470,381 470,381	712,651 712,651 712,651 712,651 712,651 712,651	959,766 959,766 959,766 959,766 959,766	1,211,823 1,211,823 1,211,823 1,211,823 1,211,823 1,211,823	1,468,922 1,468,922 1,468,922 1,468,922 1,468,922	1,731,162 1,731,162 1,731,162 1,731,162 1,731,162 1,731,162	1,998,647 1,998,647 1,998,647 1,998,647 1,998,647	2,271,482 2,271,482 2,271,482 2,271,482 2,271,482 2,271,482	2,549,774 2,549,774 2,549,774 2,549,774 2,549,774	2,833,631 2,833,631 2,833,631 2,833,631 2,833,631 2,833,631	3,123,166 3,123,166 3,123,166 3,123,166 3,123,166 3,123,166	3,418,491 3,418,491 3,418,491 3,418,491 3,418,491 3,418,491	3,719,723 3,719,723 3,719,723 3,719,723 3,719,723 3,719,723	4,026,980 4,026,980 4,026,980 4,026,980 4,026,980 4,026,980	4,340,381 4,340,381 4,340,381 4,340,381 4,340,381	4,660,051 4,660,051 4,660,051 4,660,051 4,660,051	4,986,114 4,986,114 4,986,114 4,986,114 4,986,114	5,318,698 5,318,698 5,318,698 5,318,698 5,318,698	5,657,934 5,657,934 5,657,934 5,657,934 5,657,934	6,003,955 6,003,955 6,003,955 6,003,955 6,003,955	6,356,896 6,356,896 6,356,896 6,356,896 6,356,896 6,356,896	6,716,896 6,716,896 6,716,896 6,716,896 6,716,896	
REVENUE A TAXABLE VALUE G	ROWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		1,060 780 21 255 2,846	2,140 1,575 43 516 5,749	3,243 2,386 66 781 8,709	4,367 3,213 88 1,052 11,729	5,514 4,057 111 1,328 14,810	6,684 4,918 135 1,610 17,952	7,877 5,796 159 1,897 21,157	9,094 6,691 184 2,191 24,425	10,335 7,605 209 2,490 27,760	11,601 8,537 235 2,795 31,161	12,893 9,487 261 3,106 34,630	14,210 10,456 287 3,423 38,168	15,554 11,445 315 3,747 41,777	16,925 12,454 342 4,077 45,459	18,323 13,482 370 4,414 49,214	19,749 14,532 399 4,757 53,044	21,203 15,602 429 5,107 56,950	22,687 16,694 459 5,465 60,935	24,200 17,807 489 5,829 65,000	25,744 18,943 521 6,201 69,146	27,318 20,101 552 6,580 73,374	28,924 21,283 585 6,967 77,688	30,562 22,488 618 7,362 82,087	
		2019	4,962 2020	<u>10,022</u> 2021	<u>15,184</u> 2022	<u>20,450</u> 2023	25,820 2024	<u>31,298</u> 2025	<u>36,886</u> 2026	42,585 2027	<u>48,398</u> 2028	<u>54,328</u> 2029	<u>60,376</u> 2030	<u>66,545</u> 2031	72,838 2032	79,256 2033	<u>85,803</u> 2034	92,481 2035	<u>99,292</u> 2036	<u>106,239</u> 2037	<u>113,326</u> 2038	<u>120,554</u> 2039	<u>127,926</u> 2040	<u>135,446</u> 2041	<u>143,117</u> 2042	
BASE YEAR (#1B)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	21,774,373 21,774,373 21,774,373 21,774,373 21,774,373	4
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			22,209,860 22,209,860 22,209,860 22,209,860 22,209,860 22,209,860	22,654,058 22,654,058 22,654,058 22,654,058 22,654,058 22,654,058	23,107,139 23,107,139 23,107,139 23,107,139 23,107,139	23,569,282 23,569,282 23,569,282 23,569,282 23,569,282 23,569,282	24,040,667 24,040,667 24,040,667 24,040,667 24,040,667	24,521,481 24,521,481 24,521,481 24,521,481 24,521,481 24,521,481	25,011,910 25,011,910 25,011,910 25,011,910 25,011,910	25,512,148 25,512,148 25,512,148 25,512,148 25,512,148 25,512,148	26,022,391 26,022,391 26,022,391 26,022,391 26,022,391	26,542,839 26,542,839 26,542,839 26,542,839 26,542,839 26,542,839	27,073,696 27,073,696 27,073,696 27,073,696 27,073,696 27,073,696	27,615,170 27,615,170 27,615,170 27,615,170 27,615,170 27,615,170	28,167,473 28,167,473 28,167,473 28,167,473 28,167,473 28,167,473	28,730,823 28,730,823 28,730,823 28,730,823 28,730,823 28,730,823	29,305,439 29,305,439 29,305,439 29,305,439 29,305,439	29,891,548 29,891,548 29,891,548 29,891,548 29,891,548 29,891,548	30,489,379 30,489,379 30,489,379 30,489,379 30,489,379	31,099,167 31,099,167 31,099,167 31,099,167 31,099,167 31,099,167	31,721,150 31,721,150 31,721,150 31,721,150 31,721,150 31,721,150	32,355,573 32,355,573 32,355,573 32,355,573 32,355,573 32,355,573	33,002,684 33,002,684 33,002,684 33,002,684 33,002,684	33,662,738 33,662,738 33,662,738 33,662,738 33,662,738	
TAXABLE VALUE II	NCREMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			435,487 435,487 435,487 435,487 435,487	879,685 879,685 879,685 879,685 879,685	1,332,766 1,332,766 1,332,766 1,332,766 1,332,766	1,794,909 1,794,909 1,794,909 1,794,909 1,794,909 1,794,909	2,266,294 2,266,294 2,266,294 2,266,294 2,266,294 2,266,294	2,747,108 2,747,108 2,747,108 2,747,108 2,747,108	3,237,537 3,237,537 3,237,537 3,237,537 3,237,537 3,237,537	3,737,775 3,737,775 3,737,775 3,737,775 3,737,775 3,737,775	4,248,018 4,248,018 4,248,018 4,248,018 4,248,018	4,768,466 4,768,466 4,768,466 4,768,466 4,768,466	5,299,323 5,299,323 5,299,323 5,299,323 5,299,323 5,299,323	5,840,797 5,840,797 5,840,797 5,840,797 5,840,797	6,393,100 6,393,100 6,393,100 6,393,100 6,393,100	6,956,450 6,956,450 6,956,450 6,956,450 6,956,450	7,531,066 7,531,066 7,531,066 7,531,066 7,531,066	8,117,175 8,117,175 8,117,175 8,117,175 8,117,175 8,117,175	8,715,006 8,715,006 8,715,006 8,715,006 8,715,006	9,324,794 9,324,794 9,324,794 9,324,794 9,324,794	9,946,777 9,946,777 9,946,777 9,946,777 9,946,777	10,581,200 10,581,200 10,581,200 10,581,200 10,581,200	11,228,311 11,228,311 11,228,311 11,228,311 11,228,311 11,228,311	11,888,365 11,888,365 11,888,365 11,888,365 11,888,365	
REVENUE B TAXABLE VALUE G	ROWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	1,981 1,458 40 477 5,322	4,003 2,945 81 964 10,751	6,064 4,462 123 1,461 16,288	8,167 6,009 165 1,967 21,936	10,312 7,588 208 2,484 27,696	12,499 9,197 253 3,011 33,572	14,731 10,839 298 3,548 39,566	17,007 12,514 344 4,097 45,679	19,328 14,222 391 4,656 51,915	21,697 15,965 439 5,226 58,275	24,112 17,742 488 5,808 64,763	26,576 19,555 537 6,402 71,380	29,089 21,404 588 7,007 78,130	31,652 23,290 640 7,624 85,015	34,266 25,214 693 8,254 92,037	36,933 27,176 747 8,896 99,200	39,653 29,178 802 9,552 106,506	42,428 31,219 858 10,220 113,958	45,258 33,302 915 10,902 121,560	48,144 35,426 973 11,597 129,313	51,089 37,592 1,033 12,306 137,221	54,092 39,802 1,094 13,030 145,288	
		2019	2020	<u>9,279</u> 2021	<u>18,743</u> 2022	<u>28,397</u> 2023	<u>38,244</u> 2024	48,288 2025	58,533 2026	<u>68,982</u> 2027	79,641 2028	<u>90,513</u> 2029	<u>101,602</u> 2030	<u>112,913</u> 2031	<u>124,450</u> 2032	<u>136,218</u> 2033	<u>148,221</u> 2034	<u>160,464</u> 2035	<u>172,953</u> 2036	<u>185,691</u> 2037	<u>198,683</u> 2038	211,936 2039	225,454 2040	239,242 2041	253,305 2042	
BASE YEAR (#1C)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	12,733,740 12,733,740 12,733,740 12,733,740 12,733,740	
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				12,988,415 12,988,415 12,988,415 12,988,415 12,988,415 12,988,415	13,248,183 13,248,183 13,248,183 13,248,183 13,248,183 13,248,183	13,513,147 13,513,147 13,513,147 13,513,147 13,513,147 13,513,147	13,783,410 13,783,410 13,783,410 13,783,410 13,783,410 13,783,410	14,059,078 14,059,078 14,059,078 14,059,078 14,059,078	14,340,259 14,340,259 14,340,259 14,340,259 14,340,259	14,627,065 14,627,065 14,627,065 14,627,065 14,627,065	14,919,606 14,919,606 14,919,606 14,919,606 14,919,606	15,217,998 15,217,998 15,217,998 15,217,998 15,217,998	15,522,358 15,522,358 15,522,358 15,522,358 15,522,358 15,522,358	15,832,805 15,832,805 15,832,805 15,832,805 15,832,805 15,832,805	16,149,461 16,149,461 16,149,461 16,149,461 16,149,461	16,472,450 16,472,450 16,472,450 16,472,450 16,472,450	16,801,900 16,801,900 16,801,900 16,801,900 16,801,900	17,137,937 17,137,937 17,137,937 17,137,937 17,137,937 17,137,937	17,480,696 17,480,696 17,480,696 17,480,696 17,480,696	17,830,310 17,830,310 17,830,310 17,830,310 17,830,310 17,830,310	18,186,916 18,186,916 18,186,916 18,186,916 18,186,916 18,186,916	18,550,655 18,550,655 18,550,655 18,550,655 18,550,655	18,921,668 18,921,668 18,921,668 18,921,668 18,921,668	19,300,101 19,300,101 19,300,101 19,300,101 19,300,101	1
TAXABLE VALUE I	NCREMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				254,675 254,675 254,675 254,675 254,675 254,675	514,443 514,443 514,443 514,443 514,443 514,443	779,407 779,407 779,407 779,407 779,407	1,049,670 1,049,670 1,049,670 1,049,670 1,049,670	1,325,338 1,325,338 1,325,338 1,325,338 1,325,338	1,606,519 1,606,519 1,606,519 1,606,519 1,606,519	1,893,325 1,893,325 1,893,325 1,893,325 1,893,325 1,893,325	2,185,866 2,185,866 2,185,866 2,185,866 2,185,866 2,185,866	2,484,258 2,484,258 2,484,258 2,484,258 2,484,258 2,484,258	2,788,618 2,788,618 2,788,618 2,788,618 2,788,618 2,788,618	3,099,065 3,099,065 3,099,065 3,099,065 3,099,065	3,415,721 3,415,721 3,415,721 3,415,721 3,415,721	3,738,710 3,738,710 3,738,710 3,738,710 3,738,710 3,738,710	4,068,160 4,068,160 4,068,160 4,068,160 4,068,160	4,404,197 4,404,197 4,404,197 4,404,197 4,404,197	4,746,956 4,746,956 4,746,956 4,746,956 4,746,956	5,096,570 5,096,570 5,096,570 5,096,570 5,096,570	5,453,176 5,453,176 5,453,176 5,453,176 5,453,176 5,453,176	5,816,915 5,816,915 5,816,915 5,816,915 5,816,915 5,816,915	6,187,928 6,187,928 6,187,928 6,187,928 6,187,928	6,566,361 6,566,361 6,566,361 6,566,361 6,566,361	
REVENUE C TAXABLE VALUE G	ROWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0	0 0 0 0	1,159 853 23 279 3,112	2,341 1,722 47 564 6,287	3,546 2,609 72 854 9,525	4,776 3,514 97 1,150 12,828	6,030 4,437 122 1,453 16,197	7,310 5,379 148 1,761 19,633	8,615 6,339 174 2,075 23,138	9,946 7,318 201 2,396 26,713	11,303 8,317 229 2,723 30,360	12,688 9,336 257 3,056 34,080	14,101 10,376 285 3,397 37,874	15,542 11,436 314 3,744 41,744	17,011 12,517 344 4,098 45,691	18,510 13,620 374 4,459 49,717	20,039 14,745 405 4,827 53,824	21,599 15,893 437 5,203 58,013	23,189 17,063 469 5,586 62,285	24,812 18,257 502 5,977 66,643	26,467 19,475 535 6,375 71,089	28,155 20,717 569 6,782 75,623	29,877 21,984 604 7,197 80,247	
			0	0	5,426	10,961	16,607	22,365	28,239	34,230	40,341	46,574	52,932	59,417	66,032	72,779	79,661	86,680	93,840	101,143	108,593	116,191	123,941	131,846	139,909	



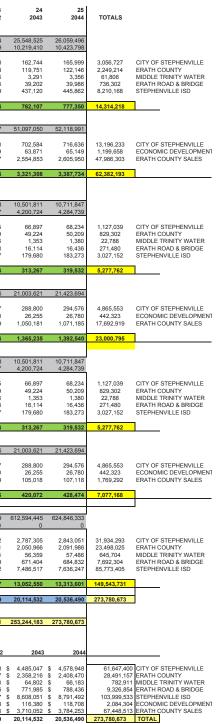
x	0.0137500			
	0.0012500			
	0.0050000			
23	24	25		
042	2043	2044	TOTALS	
100 100	11,643,100 11,643,100	11,643,100 11,643,100		
100	11,643,100	11,643,100		
100 100	11,643,100 11,643,100	11,643,100 11,643,100		
100	11,043,100	11,043,100		
996 996	18,727,196 18,727,196	19,101,740 19,101,740		
996	18,727,196	19,101,740		
996 996	18,727,196 18,727,196	19,101,740 19,101,740		
		., . , .		
896	7,084,096	7,458,640		
896 896	7,084,096 7,084,096	7,458,640 7,458,640		
896	7,084,096	7,458,640		
896	7,084,096	7,458,640		
	20.000	00.007	400.075	
562 488	32,233 23,718	33,937 24,972	406,375 299,020	CITY OF STEPHENVILLE ERATH COUNTY
618	652	686	8,217	MIDDLE TRINITY WATER
362 087	7,764 86,575	8,175 91,152	97,887 1,091,496	ERATH ROAD & BRIDGE STEPHENVILLE ISD
117	150,941	158,921	1,902,995	
042	2043	2044		
373	21,774,373	21,774,373		
373	21,774,373	21,774,373		
373 373	21,774,373 21,774,373	21,774,373 21,774,373		
373	21,774,373	21,774,373		
	04.005.000	05 000 740		
738 738	34,335,993 34,335,993	35,022,713 35,022,713		
738	34,335,993	35,022,713		
738 738	34,335,993 34,335,993	35,022,713 35,022,713		
365	12,561,620	13,248,340		
365 365	12,561,620 12,561,620	13,248,340 13,248,340		
365	12,561,620	13,248,340		
365	12,561,620	13,248,340		
092 802	57,155 42,056	60,280 44,355	696,516 512,513	CITY OF STEPHENVILLE ERATH COUNTY
094	1,156	1,219	14,083	MIDDLE TRINITY WATER
030 288	13,768 153,516	14,520 161,908	167,776 1,870,795	ERATH ROAD & BRIDGE STEPHENVILLE ISD
305	267,650	282,282	3,261,683	
042	2043	2044		
740 740	12,733,740 12,733,740	12,733,740 12,733,740		
740 740	12,733,740 12,733,740	12,733,740		
740 740	12,733,740	12,733,740 12,733,740		
101	10 696 402	20,079,825		
101	19,686,103 19,686,103	20,079,825		
101 101	19,686,103	20,079,825		
101	19,686,103 19,686,103	20,079,825 20,079,825		
361	6,952,363	7,346,085		
361 361	6,952,363 6,952,363	7,346,085 7,346,085		
361	6,952,363	7,346,085		
361	6,952,363	7,346,085		
877	24 600	20.405	272 072	CITY OF STEPHENVILLE
877 984	31,633 23,277	33,425 24,595	372,073 273,780	ERATH COUNTY
604 197	640 7,620	676 8,051	7,523 89,625	MIDDLE TRINITY WATER ERATH ROAD & BRIDGE
197 247	7,620 84,965	8,051	89,625 999,364	STEPHENVILLE ISD
909	148,134	156,523	1,742,366	
			,,	

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION 2.00% 6.00%

TAXABLE BASE YEAR GR	OWTH	2
DISCOUNT	RATE	e
		_

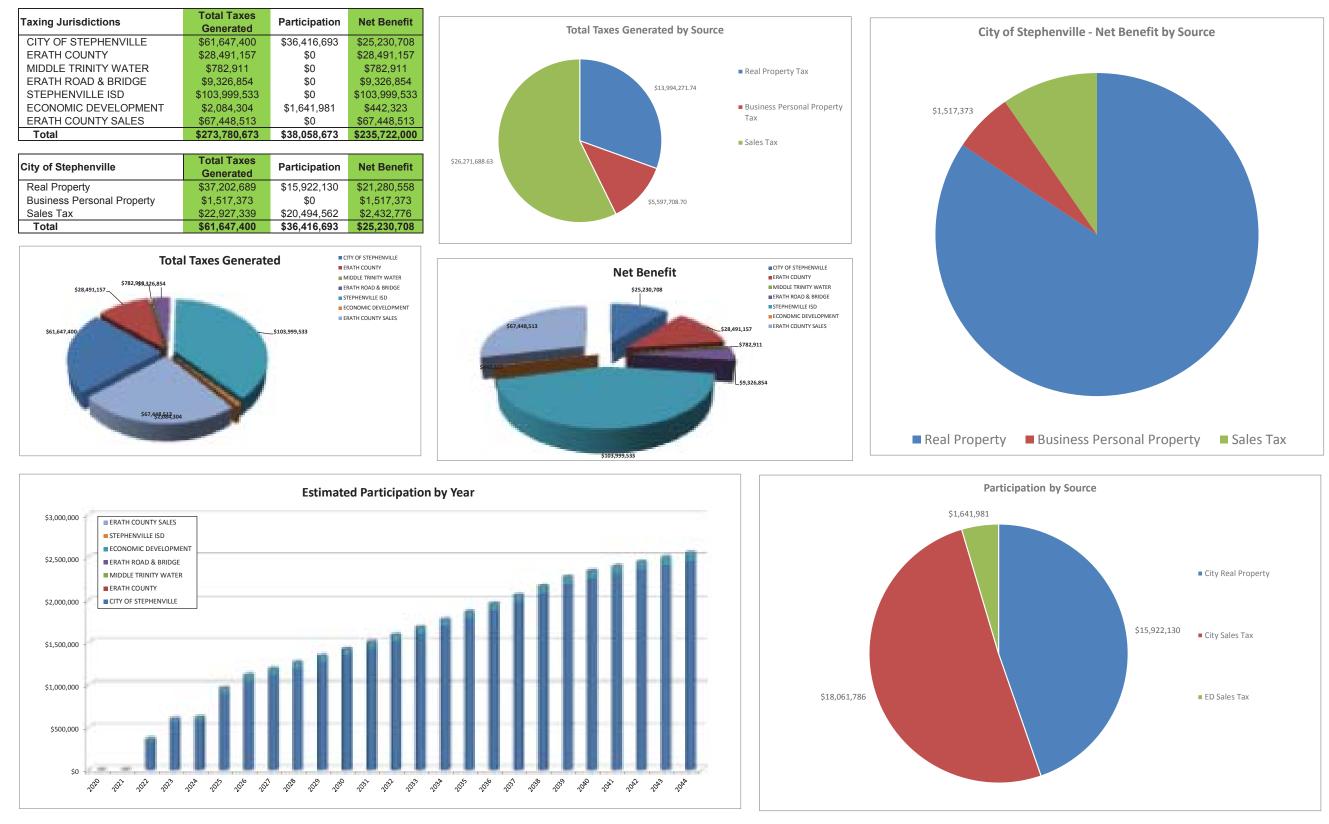
CITY OF STEP ERATI MIDDLE TRININ ERATH ROAD STEPHEN	COUNTY Y WATER & BRIDGE	REAL 0 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	100% 100% 100% 100% 100% 100% 100%	0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	ER/ MIDDLE TRI ERATH RO/	EPHENVILLE ATH COUNTY NITY WATER AD & BRIDGE IENVILLE ISD	BUSINESS PERS 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	ONAL PROPE 100% 100% 100% 100% 100%	RTY TAX 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	E	ITY OF STEPH CONOMIC DEV RATH COUNTY	ELOPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 100.00% 100.00% 1000.00%	0.0137500 0.0012500 0.0500000		REAL 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	PROPERTY TA 100% 100% 100% 100% 100%	X 0.4550000 0.3348000 0.0092000 0.1096000 1.2221000 2.1307000	E	ITY OF STEPHE CONOMIC DEV RATH COUNTY	ELOPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 100.00% 100.00% 100.00%	0.0137500 0.0012500 0.0050000			
REVENUE YEAR	TAX BASE YEA 201		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 PROP BUSINESS PERSONAL P		0 0	0 0	10,500,000 4,200,000	17,193,425 6,877,370	17,537,294 7,014,917	17,888,039 7,155,216	18,245,800 7,298,320	18,610,716 7,444,286	18,982,930 7,593,172	19,362,589 7,745,036	19,749,841 7,899,936	20,144,838 8,057,935	20,547,734 8,219,094	20,958,689 8,383,476	21,377,863 8,551,145	21,805,420 8,722,168	22,241,529 8,896,611	22,686,359 9,074,544	23,140,086 9,256,035	23,602,888 9,441,155	24,074,946 9,629,978	24,556,445 9,822,578	25,047,574 10,019,029		26,059,496 10,423,798		
CITY OF STEP ERATH MIDDLE TRINI ERATH ROAD STEPHEN	COUNTY Y WATER & BRIDGE	0 0 0 0 0	0 0 0 0 0	66,885 49,216 1,352 16,111 179,649 313,213	109,522 80,589 2,215 26,382 294,169 512,876	111,713 82,201 2,259 26,909 300,053 523,134	113,947 83,845 2,304 27,447 306,054 533,597	116,226 85,522 2,350 27,996 312,175 544,269	118,550 87,232 2,397 28,556 318,418 555,154	120,921 88,977 2,445 29,127 324,787 566,257	123,340 90,756 2,494 29,710 331,282 577,582	125,806 92,571 2,544 30,304 337,908 589,134	128,323 94,423 2,595 30,910 344,666 600,916	130,889 96,311 2,647 31,528 351,559 612,935	133,507 98,238 2,699 32,159 358,591 625,194	136,177 100,202 2,753 32,802 365,762 637,697	138,901 102,206 2,809 33,458 373,078 650,451	141,679 104,250 2,865 34,127 380,539 663,460	144,512 106,336 2,922 34,810 388,150 676,730	147,402 108,462 2,980 35,506 395,913 690,264	150,350 110,631 3,040 36,216 403,831 704,069	153,357 112,844 3,101 36,941 411,908 718,151	156,425 115,101 3,163 37,679 420,146 732,514	159,553 117,403 3,226 38,433 428,549 747,164	162,744 119,751 3,291 39,202 437,120 762,107	165,999 122,146 3,356 39,986 445,862 777,350	3,056,727 2,249,214 61,806 736,302 8,210,168 14,314,218	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 2 - PHASE ONE SALES	SALES	0	0	21,000,000	34,386,850	35,074,587	35,776,079	36,491,600	37,221,432	37,965,861	38,725,178	39,499,682	40,289,675	41,095,469	41,917,378	42,755,726	43,610,840	44,483,057	45,372,718	46,280,173	47,205,776	48,149,892	49,112,889	50,095,147	51,097,050	52,118,991		
CITY OF STEP ECONOMIC DEVE ERATH COUN	OPMENT	0 0 0	0 0 0	288,750 26,250 1,050,000 1,365,000	472,819 42,984 1,719,343 2,235,145	482,276 43,843 1,753,729 2,279,848	491,921 44,720 1,788,804 2,325,445	501,760 45,615 1,824,580 2,371,954	511,795 46,527 1,861,072 2,419,393	522,031 47,457 1,898,293 2,467,781	532,471 48,406 1,936,259 2,517,137	543,121 49,375 1,974,984 2,567,479	553,983 50,362 2,014,484 2,618,829	565,063 51,369 2,054,773 2,671,205	576,364 52,397 2,095,869 2,724,630	587,891 53,445 2,137,786 2,779,122	599,649 54,514 2,180,542 2,834,705	611,642 55,604 2,224,153 2,891,399	623,875 56,716 2,268,636 2,949,227	636,352 57,850 2,314,009 3,008,211	649,079 59,007 2,360,289 3,068,375	662,061 60,187 2,407,495 3,129,743	675,302 61,391 2,455,644 3,192,338	688,808 62,619 2,504,757 3,256,185	702,584 63,871 2,554,853 3,321,308	716,636 65,149 2,605,950 3,387,734	13,196,233 1,199,658 47,986,303 62,382,193	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE 3 - PHASE TWO REAL PROP		0	0	0	0	0	5,625,000	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013		10,501,811			
BUSINESS PERSONAL P CITY OF STEP ERATI MIDDLE TRINIT ERATH ROAD STEPHEN	IENVILLE COUNTY Y WATER & BRIDGE	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	2,250,000 35,831 26,366 725 8,631 96,240	3,000,000 47,775 35,154 966 11,508 128,321	3,060,000 48,731 35,857 985 11,738 130,887	3,121,200 49,705 36,574 1,005 11,973 133,505	3,183,624 50,699 37,306 1,025 12,212 136,175	3,247,296 51,713 38,052 1,046 12,457 138,898	3,312,242 52,747 38,813 1,067 12,706 141,676	3,378,487 53,802 39,589 1,088 12,960 144,510	3,446,057 54,878 40,381 1,110 13,219 147,400	3,514,978 55,976 41,189 1,132 13,483 150,348	3,585,278 57,096 42,012 1,154 13,753 153,355	3,656,983 58,237 42,853 1,178 14,028 156,422	3,730,123 59,402 43,710 1,201 14,309 159,550	3,804,725 60,590 44,584 1,225 14,595 162,741	3,880,820 61,802 45,475 1,250 14,887 165,996	3,958,436 63,038 46,385 1,275 15,185 169,316	4,037,605 64,299 47,313 1,300 15,488 172,702	4,118,357 65,585 48,259 1,326 15,798 176,157	4,200,724 66,897 49,224 1,353 16,114 179,680	4,284,739 68,234 50,209 1,380 16,436 183,273	1,127,039 829,302 22,788 271,480 3,027,152	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 4 - PHASE TWO SALES	SALES	0	0	0	0	0	167,793	223,724	228,198	232,762	237,417	242,166	247,009	251,949	256,988	262,128	267,370	272,718	278,172	283,735	289,410	295,198	301,102	307,124	313,267		5,277,762	
CITY OF STEP ECONOMIC DEVE ERATH COUN	IENVILLE OPMENT	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	11,250,000 154,688 14,063 562,500 731,250	206,250 18,750 750,000 975,000	210,375 19,125 765,000 994,500	214,583 19,508 780,300 1,014,390	218,874 19,898 795,906 1,034,678	223,252 20,296 811,824 1,055,371	16,561,212 227,717 20,702 828,061 1,076,479	16,892,436 232,271 21,116 844,622 1,098,008	236,916 21,538 861,514 1,119,969	241,655 21,969 878,745 1,142,368	246,488 22,408 896,319 1,165,215	251,418 22,856 914,246 1,188,520	256,446 23,313 932,531 1,212,290	261,575 23,780 951,181 1,236,536	266,806 24,255 970,205 1,261,266	19,792,181 272,142 24,740 989,609 1,286,492	20,188,025 277,585 25,235 1,009,401 1,312,222	20,591,786 283,137 25,740 1,029,589 1,338,466	21,003,621 288,800 26,255 1,050,181 1,365,235	294,576 26,780 1,071,185 1,392,540	4,865,553 442,323 17,692,919 23,000,795	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE 5 - IC REAL PROP BUSINESS PERSONAL P		0	0 0	0 0	0 0	0 0	5,625,000 2,250,000	7,500,000 3,000,000	7,650,000 3,060,000	7,803,000 3,121,200	7,959,060 3,183,624	8,118,241 3,247,296	8,280,606 3,312,242	8,446,218 3,378,487	8,615,143 3,446,057	8,787,445 3,514,978	8,963,194 3,585,278	9,142,458 3,656,983	9,325,307 3,730,123	9,511,813 3,804,725	9,702,050 3,880,820	9,896,091 3,958,436	10,094,013 4,037,605	10,295,893 4,118,357	10,501,811 4,200,724	10,711,847 4,284,739		
CITY OF STEP ERATI MIDDLE TRINI ERATH ROAD STEPHEN	COUNTY Y WATER & BRIDGE	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	35,831 26,366 725 8,631 96,240	47,775 35,154 966 11,508 128,321 223,724	48,731 35,857 985 11,738 130,887 228,198	49,705 36,574 1,005 11,973 133,505 232,762	50,699 37,306 1,025 12,212 136,175 237,417	51,713 38,052 1,046 12,457 138,898 242,166	52,747 38,813 1,067 12,706 141,676 247,009	53,802 39,589 1,088 12,960 144,510 251,949	54,878 40,381 1,110 13,219 147,400	55,976 41,189 1,132 13,483 150,348 262,128	57,096 42,012 1,154 13,753 153,355 267,370	58,237 42,853 1,178 14,028 156,422 272,718	59,402 43,710 1,201 14,309 159,550 278,172	60,590 44,584 1,225 14,595 162,741 283,735	61,802 45,475 1,250 14,887 165,996 289,410	63,038 46,385 1,275 15,185 169,316 295,198	64,299 47,313 1,300 15,488 172,702 301.102	65,585 48,259 1,326 15,798 176,157 307,124	66,897 49,224 1,353 16,114 179,680 313,267	68,234 50,209 1,380 16,436 183,273 319,532	1,127,039 829,302 22,788 271,480 3,027,152	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 6 - 1C SALES	SALES	0	0	0	0	0	11,250,000	15.000,000	15,300,000	15,606,000	15,918,120	16,236,482	16,561,212	16,892,436	17,230,285	17,574,891	17,926,389		18,650,615	19,023,627	19,404,099	19,792,181	20,188,025		21,003,621		0,211,102	
CITY OF STEP ECONOMIC DEVE ERATH COUN	OPMENT	0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	154,688 14,063 56,250 225,000	206,250 18,750 75,000 300,000	210,375 19,125 76,500 306,000	214,583 19,508 78,030 312,120	218,874 19,898 79,591 318,362	223,252 20,296 81,182 324,730	227,717 20,702 82,806 331,224	232,271 21,116 84,462 337,849	236,916 21,538 86,151 344,606	241,655 21,969 87,874 351,498	246,488 22,408 89,632 358,528	251,418 22,856 91,425 365,698	256,446 23,313 93,253 373,012	261,575 23,780 95,118 380,473	266,806 24,255 97,020 388,082	272,142 24,740 98,961 395,844	277,585 25,235 100,940 403,761	283,137 25,740 102,959 411,836	288,800 26,255 105,018 420,072	294,576 26,780 107,118 428,474	4,865,553 442,323 1,769,292 7,077,168	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE 7 - IC SF REAL PROP BUSINESS PERSONAL P			0	0	0	0	27,737,324	56,584,141	86,573,736	117,740,281	150,118,858	183,745,482	218,657,124	254,891,733	292,488,264	331,486,699	371,928,076	413,854,514	457,309,238	502,336,609	548,982,151	577,261,427	588,806,656	600,582,789	612,594,445	624,846,333		
CITY OF STEP	IENVILLE COUNTY Y WATER & BRIDGE	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	126,205 92,865 2,552 30,400 338,978	257,458 189,444 5,206 62,016 691,515	393,910 289,849 7,965 94,885 1,058,018	535,718 394,194 10,832 129,043 1,438,904	683,041 502,598 13,811 164,530 1,834,603	836,042 615,180 16,905 201,385 2,245,554	994,890 732,064 20,116 239,648 2,672,209	1,159,757 853,378 23,450 279,361 3,115,032	1,330,822 979,251 26,909 320,567 3,574,499	1,508,264 1,109,817 30,497 363,309 4,051,099	1,692,273 1,245,215 34,217 407,633 4,545,333	1,883,038 1,385,585 38,075 453,585 5,057,716	2,080,757 1,531,071 42,072 501,211 5,588,776	2,285,632 1,681,823 46,215 550,561 6,139,056	2,497,869 1,837,992 50,506 601,684 6,709,111	2,626,539 1,932,671 53,108 632,679 7,054,712	2,679,070 1,971,325 54,170 645,332 7,195,806	2,732,652 2,010,751 55,254 658,239 7,339,722	2,787,305 2,050,966 56,359 671,404 7,486,517	2,843,051 2,091,986 57,486 684,832 7,636,247	645,704 7,692,304	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE A, B, 1, 2, 3, 4, 5, AND 7		0 4,962	0 19,301	0 1,717,567	0 2,807,830	0 2,883,653	590,999 4,843,828				3,198,583 8,312,591			5,430,978 10,918,193										12,796,617 19,700,849			149,543,731 273,780,673	
Running Total		4,962	24,263	1,741,830	4,549,660	7,433,313	12,277,141	18,245,106	24,966,973	32,470,118	40,782,708	49,933,729	59,952,997	70,871,190	82,719,863	95,531,476	109,339,412	124,178,007	140,082,571	157,089,413	175,235,870	194,133,526	213,428,802	233,129,651	253,244,183	273,780,673		
GROSS	273,780,67	3 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
CITY OF STEP ERATI MIDDLE TRINI ERATH ROAD STEPHEN ECONOMIC DEVE ERATH COUN	COUNTY Y WATER & BRIDGE /ILLE ISD OPMENT	\$ 1,060 \$ 780 \$ 211 \$ 255 \$ 2,846 \$ - \$ - 4,962	\$ 4,122 \$ 3,033 \$ 83 \$ 993 \$ 11,071 \$ - \$ -	\$ 364,039 \$ \$ 55,399 \$ \$ 1,522 \$ \$ 18,136 \$ \$ 202,221 \$ \$ 26,250 \$	595,113 89,987 2,473 29,458 328,473 42,984 1,719,343	\$ 611,215 9 \$ 94,877 9 \$ 2,607 9 \$ 31,059 9 \$ 346,323 9 \$ 43,843 9 \$ 1,753,729 9	\$ 1,134,881 \$ \$ 245,460 \$ \$ 6,745 \$ \$ 80,354 \$ \$ 895,988 \$ \$ 72,845 \$ \$ 2,407,554 \$	1,409,900 \$ 364,704 \$ 10,022 \$ 119,389 \$ 1,331,256 \$ 83,115 \$ 2,649,580 \$	i 1,573,601 \$ 471,705 \$ 12,962 \$ 154,417 \$ 1,721,834 \$ 84,777 \$ 2,702,572 \$	5 1,743,202 5 582,778 5 16,014 5 5 190,778 5 2,127,277 5 86,472 5 2,756,623 5	 1,918,874 698,043 19,182 228,511 2,548,024 88,202 2,811,756 	 2,100,792 817,624 22,468 267,657 2,984,523 89,966 2,867,991 	\$ 2,289,134 5 \$ 941,647 5 \$ 25,876 5 \$ 308,257 5 \$ 3,437,238 5 \$ 91,765 5 \$ 2,925,350 5	 2,484,086 \$ 1,070,243 \$ 29,409 \$ 350,354 \$ 3,906,642 \$ 93,600 \$ 2,983,857 \$ 	2,685,837 1,203,544 33,072 393,992 4,393,222 95,472 3,043,535	 2,894,580 \$ 1,341,687 \$ 36,868 \$ 439,214 \$ 4,897,476 \$ 97,382 \$ 3,104,405 \$ 	3,110,514 \$ 1,484,812 \$ 40,801 \$ 486,067 \$ 5,419,918 \$ 99,330 \$ 3,166,493 \$	3,333,844 \$ 1,633,064 \$ 44,875 \$ 534,599 \$ 5,961,073 \$ 101,316 \$ 3,229,823 \$	3,564,779 \$ 1,786,590 \$ 49,094 \$ 584,857 \$ 6,521,481 \$ 103,342 \$ 3,294,420 \$	3,803,534 \$ 1,945,542 \$ 5,3,462 \$ 6,636,892 \$ 7,101,695 \$ 105,409 \$ 3,360,308 \$	4,050,329 \$ 2,110,076 \$ 57,983 \$ 690,754 \$ 7,702,283 \$ 107,517 \$ 3,427,514 \$	4,214,249 5 2,213,287 5 60,819 5 724,541 5 8,079,028 5 109,668 5 3,496,065 5	 4,302,733 2,260,643 62,120 740,043 8,251,889 111,861 3,565,986 	 4,392,988 \$ 2,308,947 \$ 63,448 \$ 755,856 \$ 8,428,207 \$ 114,098 \$ 3,637,306 \$ 	4,485,047 \$ 2,358,216 \$ 64,802 \$ 771,985 \$ 8,608,051 \$ 116,380 \$ 3,710,052 \$	2,408,470 66,183 788,436 8,791,492 118,708 3,784,253	28,491,15 782,91 9,326,85 103,999,53 2,084,30 67,448,51	0 CITY OF STEPHENVILLE 77 ERATH COUNTY 1 MIDDLE TRINITY WATER 4 ERATH ROAD & BRIDGE 13 STEPHENVILLE ISD 3 ERATH COUNTY SALES 1 ERATH COUNTY SALES 1 TOTAL





Financial Feasibility Analysis - Summary

Revenue Summary





Terms and Conditions

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:

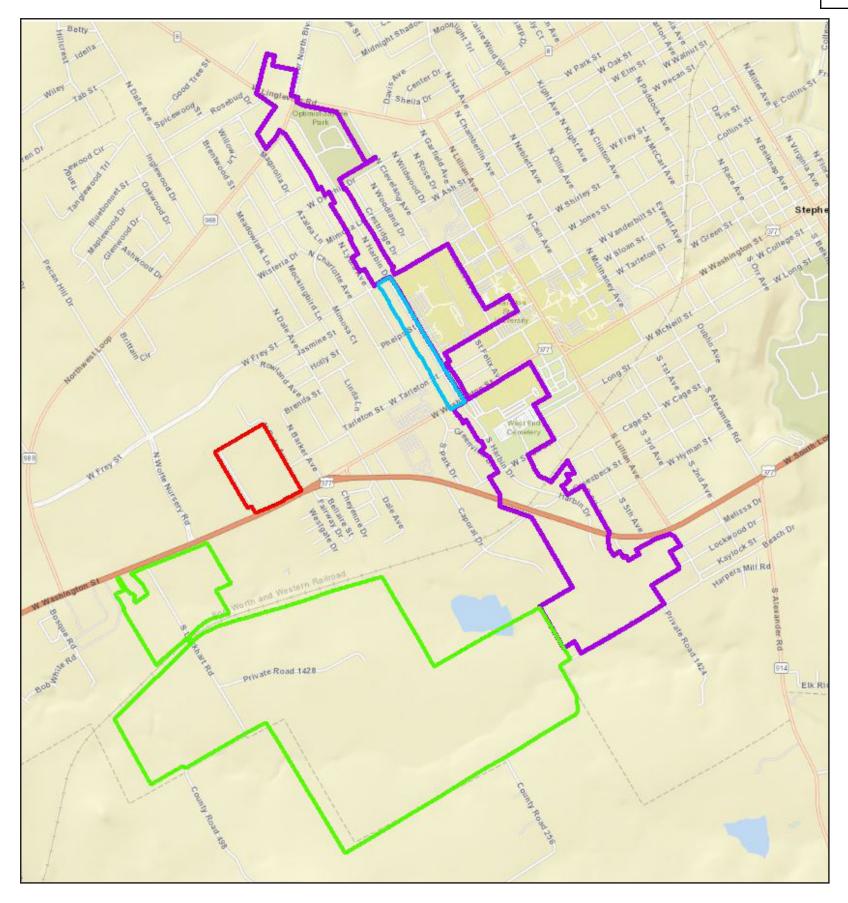
issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.





Amended Project and Financing Plan, TIRZ #1



TIRZ #1 CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Tax	able 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 Ta	xable Value	Size Acres	Legal
R000019805	DB & CB INVESTMENTS LTD	\$	700,110	59.974	A0342 HUDSON H C;, COMM BLDG (BRUNER BUDGET, AUTO SA
R000033482	TARLETON STATE UNIVERSITY	\$	-	21.222	S6200 SOUTH SIDE ADDITION, BLOCK 1 & BLOCK 2; HORTICULT
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
R000033763	SBG SMITH SUPPLY INC	\$	872,600	2.11	S6200 SOUTH SIDE ADDITION, BLOCK 32, LOT 13
R000033594	HARBIN STREET LLC	\$	336,980		S6200 SOUTH SIDE ADDITION, BLOCK 19; LOT 17
R000014966	FORT WORTH & WESTERN RAILROAD	\$	29,980	1.77	RAILROAD CORRIDOR, (STEPHENVILLE CITY LIMITS); COMMERC
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 O
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
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; (W 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	1	S5400 PARK PLACE ADDITION, BLOCK 40;, LOT 4A (W 99.6 OF N
R000032029	TEXAS A&M UNIV SYSTEM OFFICE OF GENERAL COUNSEL	\$	212,400		S4000 GROESBECK & MCCLELLAND; BLOCK E-39;, LOT 13;14;15; PT OF 15)

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CIAL SITES(LOVE OIL)(PAT PATTERSON)
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N 170) 9 (FCO OF N120 C)
N 179) & (E60 OF N130.6)
W32.5 OF 13;, S33.3 OF 15; W32.5 OF S33, .3
N91)
5;16;, (N43.7 OF W32.5 OF 13;, N43.7 OF 14;



APPENDIX A - CURRENT PROPERTY OWNERSHIP

TIRZ #1B CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxa	able Value	Size Acres	Legal
R000032028	KINCANNON DAVID	\$	251,030	0.177	S4000 GROESBECK & MCCLELLAND; BLOCK E-39;, LOTS 13 & 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		S2600 CITY ADDITION; BLOCK 144; LOT 3
R000034641	GOKUL BHAGWANDAS DR & LORENZA	\$	267,850		S7000 WEST OAKS ADDITION;, BLOCK 8;, LOT 1
R000030448	BRADBERRY RONALD	\$	166,680		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,
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 C
R000029000	COLE RODNEY M & STACEY L	\$	188,380	0.379	S2500 CHAMBERLIN ADDITION, BLOCK D;, LOT 8 & 9 (W 37.5
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		S2500 CHAMBERLIN ADDITION, BLOCK D;, LOTS 4, 5 & 6 (N35
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
R000028944	ARENDELL EVAN M & DEBORAH D	\$	216,340		S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 23 & 24 (N 20
R000028996	FARRAR DOROTHY	\$	137,300	0.292	S2500 CHAMBERLIN ADDITION, BLOCK D;, LOT 3 & 4, (N60 C
R000028941	TRAFALGAR HOMES OF TEXAS LLC	\$	139,690	0.292	S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 20 & 21 (N 50
R000028936	WALKER CLEBURN A & ROSE H	\$	100,950	0.284	S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 14 & 15 (N 45
R000028937	DESANZO MICHAEL PAUL & DONNA	\$	166,230	0.284	S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 15 & 16, (N22
R000028940	RICHMOND CLARENCE FLOYD	\$	123,890	0.262	S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 19 & 20, (N65
R000031895	SALAME DANIEL JR & DEBORAH HOWARD-SALAME	\$	112,710		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

& 14; (S69.6 OF 13; S69.6 OF 14, 69.6X15 OF
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4, (N37 OF 12 & S30 OF 14)
OF 6)
.5 OF 9)
35' OF 4 & S20' OF 6)
9 OF 10)
20 OF, LOT 23)
OF 3 & S40 OF 4)
0 OF 20, & S 50 OF 21) 5 OF 14, & S 52.5 OF 15)
2.5 OF 15)
55 OF 19 & S25 OF 20)
F 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		



APPENDIX A - CURRENT PROPERTY OWNERSHIP

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 E
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 BLD
R000044301	HEIMAN ENTERPRISES	\$ 474,930	1.182	S5680 SANDERS SUBDIVISION, BLOCK 1;, LOT 1; (WHATABUR
R000062909	2810 W WASHINGTON - SERIES OF GREEN DEER PROP LLC	\$ 800,400	1.354	S2600 CITY ADDITION;, BLOCK 157;, LOT 6;, & COMMERCIAL
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) - ROAD
		\$ 12,733,740	549.67	

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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 1B, is the total taxable value of all real property taxable by the City and located. 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, 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

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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 R0000290000 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

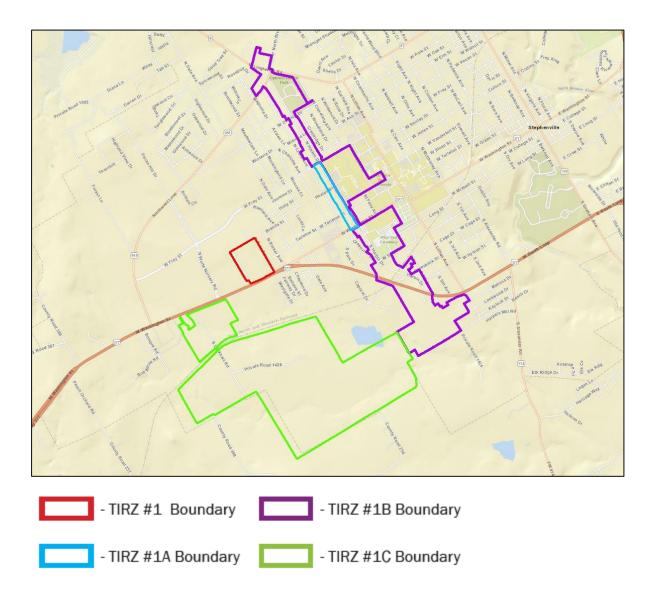
East along the northern boundary of Property ID R000072756 to the point it meets Property ID R000062909, thence

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



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Exhibit C Preliminary Project Plan and Finance Plan

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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

ATTEST:

Doug Svien, Mayor

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



Item 9.

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:

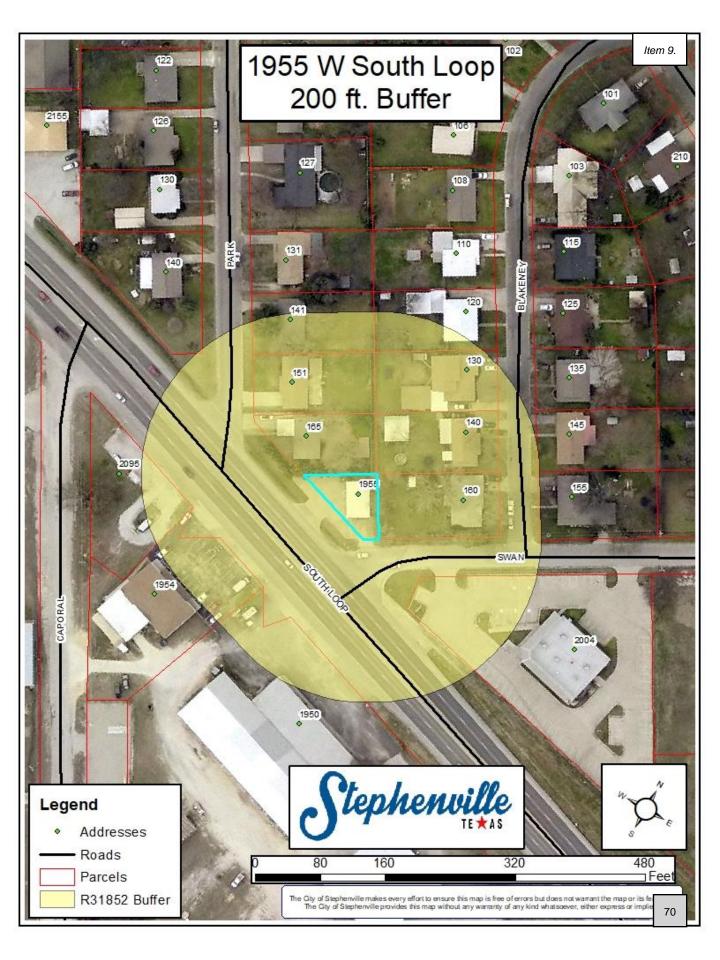
Location	Zoning	Future Land Use
Subject Site	(B-1) Neighborhood Business	Commercial
North	(R-1) Single Family	Single Family
South	(I) Industrial	Commercial
East	(R-1) Single Family	Single Family
West	(I) Industrial	Commercial

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

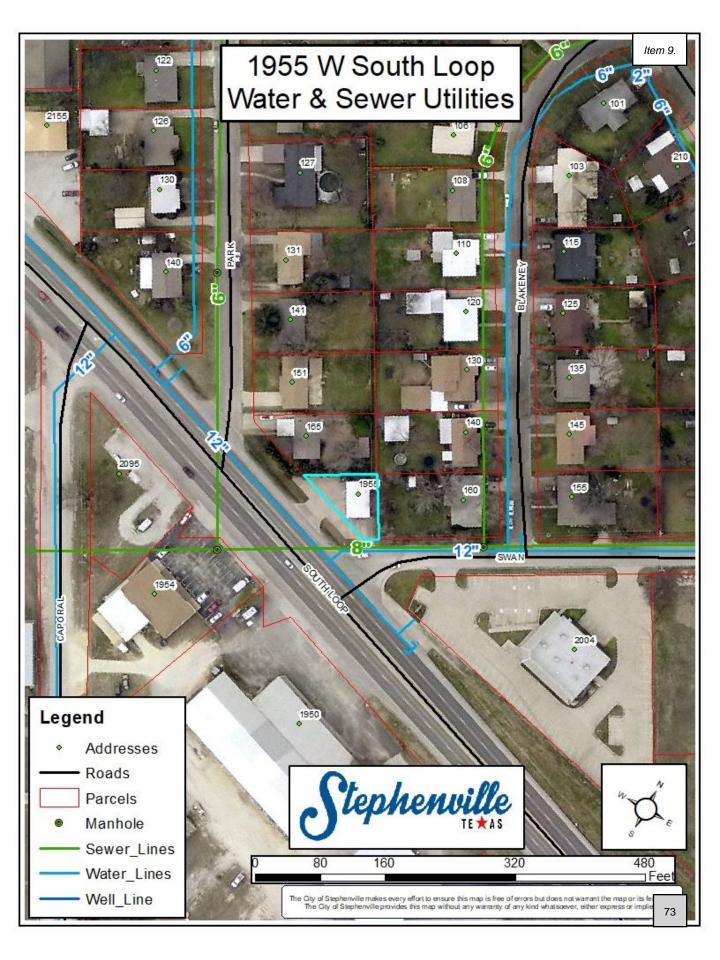
ALTERNATIVES

- 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 Addresses

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

Item 9.

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: I	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.
- Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny of 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:

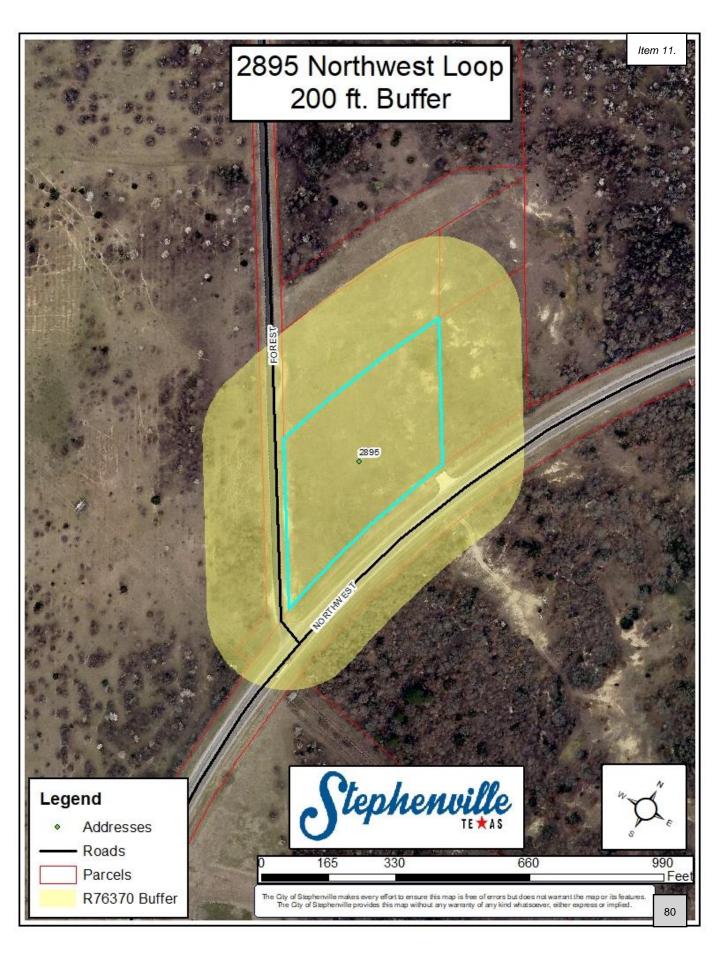
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel is land large enough and in proper location for proposed 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

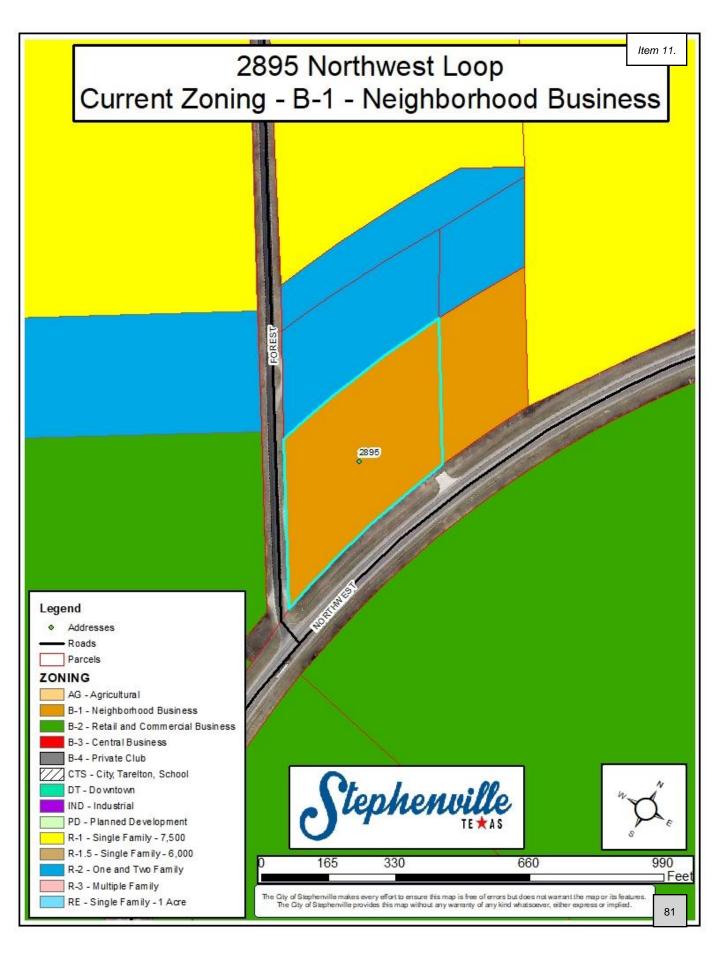
ALTERNATIVES

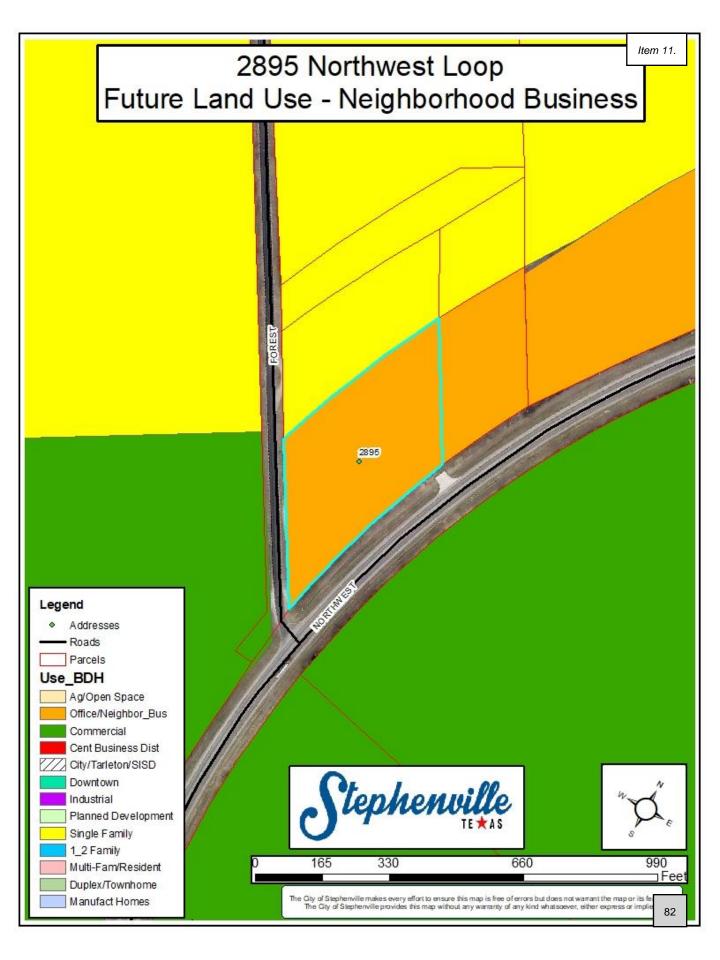
1) Accept the recommendation from the Planning and Zoning Commission and approve the waiver request.

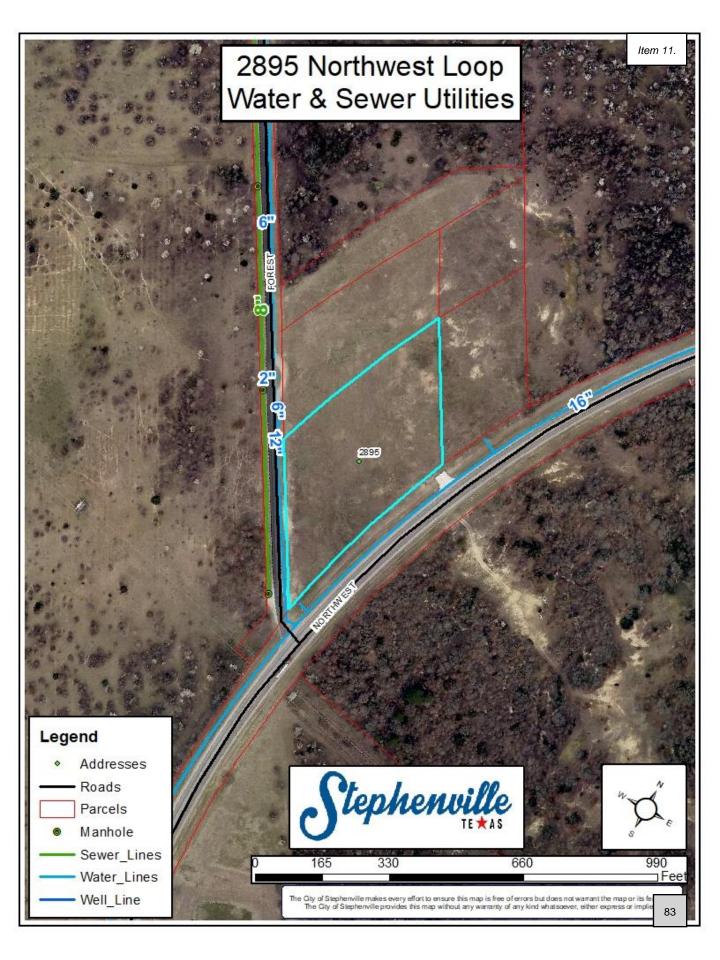
2) Modify the recommendation of the Planning and Zoning Commission under the recent revisions to the subdivision ordinance in regards to the sidewalk waiver fees.

3) Over-rule the recommendation of the Planning and Zoning Commission and deny the waiver request.









2895 Northwest Loop Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022427	0 NORTHWEST LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	тх	76401
R000022439	0 NORTHWEST LOOP	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	тх	76401-0552
R000075151	0 NORTHWEST LOOP & FREY	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	тх	76401-0552
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	тх	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	тх	76401
R000076371	0 NORTHWEST LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	тх	79095
R000069042	0 FOREST LN	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	тх	79095
R000076370	2895 NORTHWEST LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	тх	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,
 - 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.
 - 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 barrierfree 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.
 - Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny of 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:	
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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:

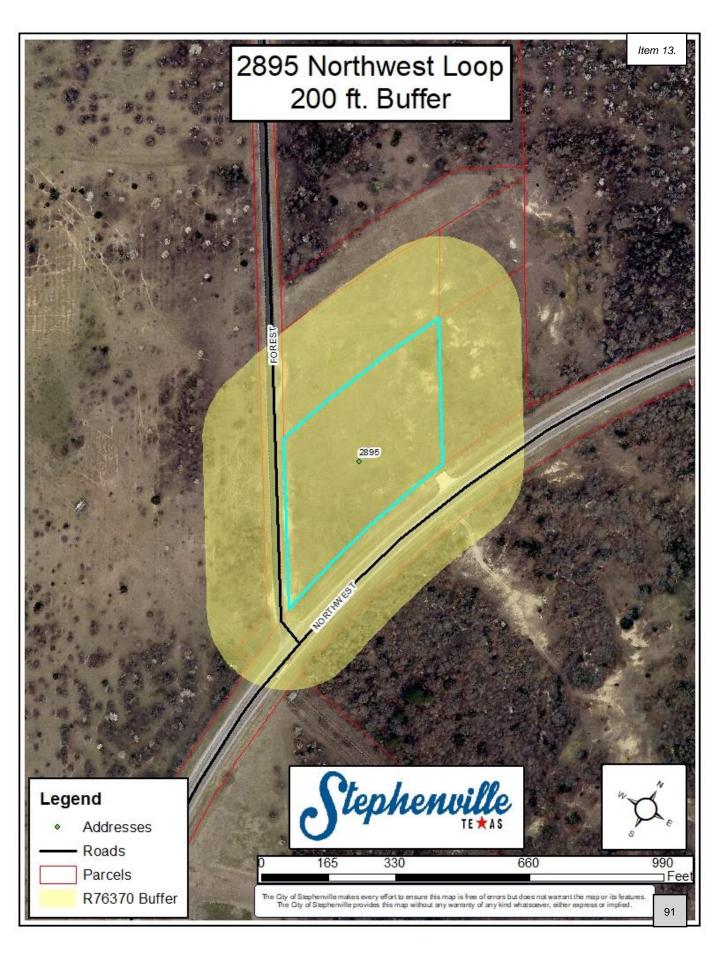
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel is land large enough and in proper location for proposed 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

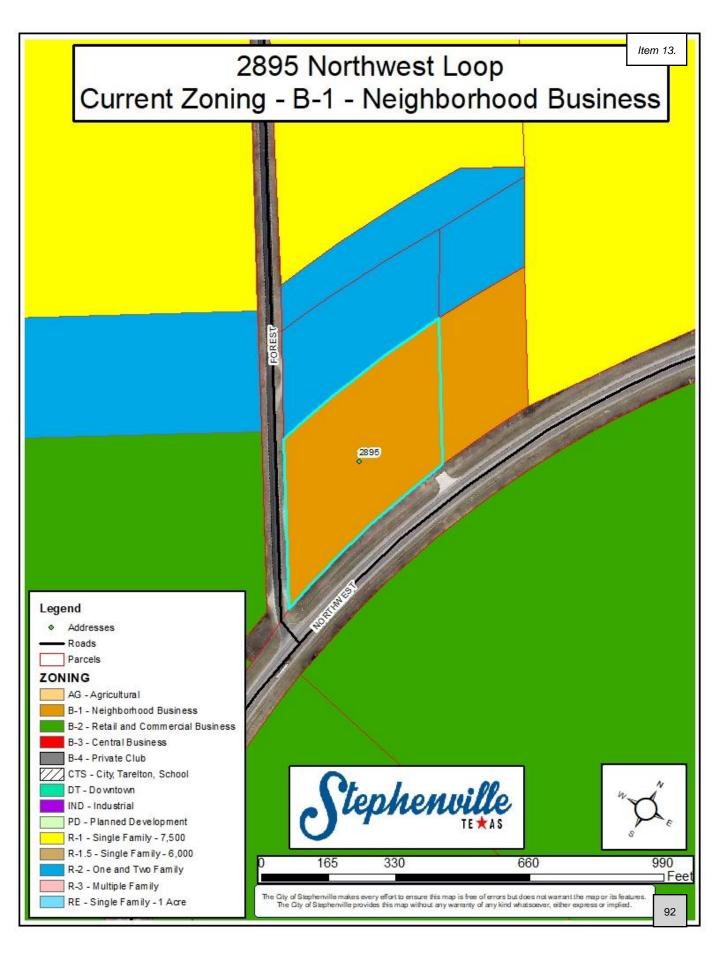
ALTERNATIVES

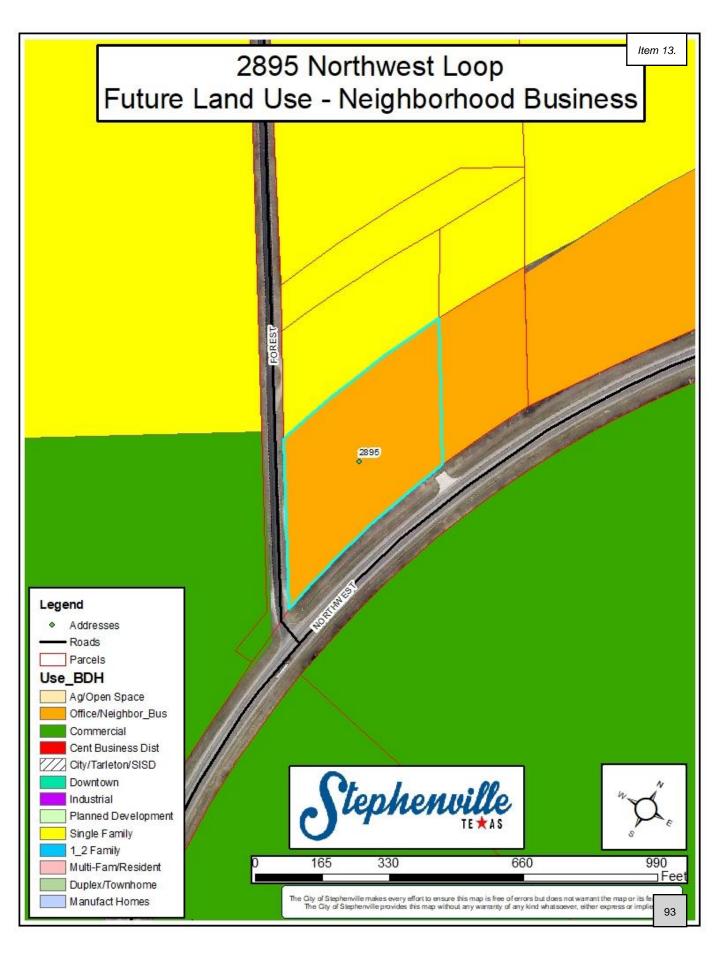
1) Accept the recommendation from the Planning and Zoning Commission and approve the waiver request.

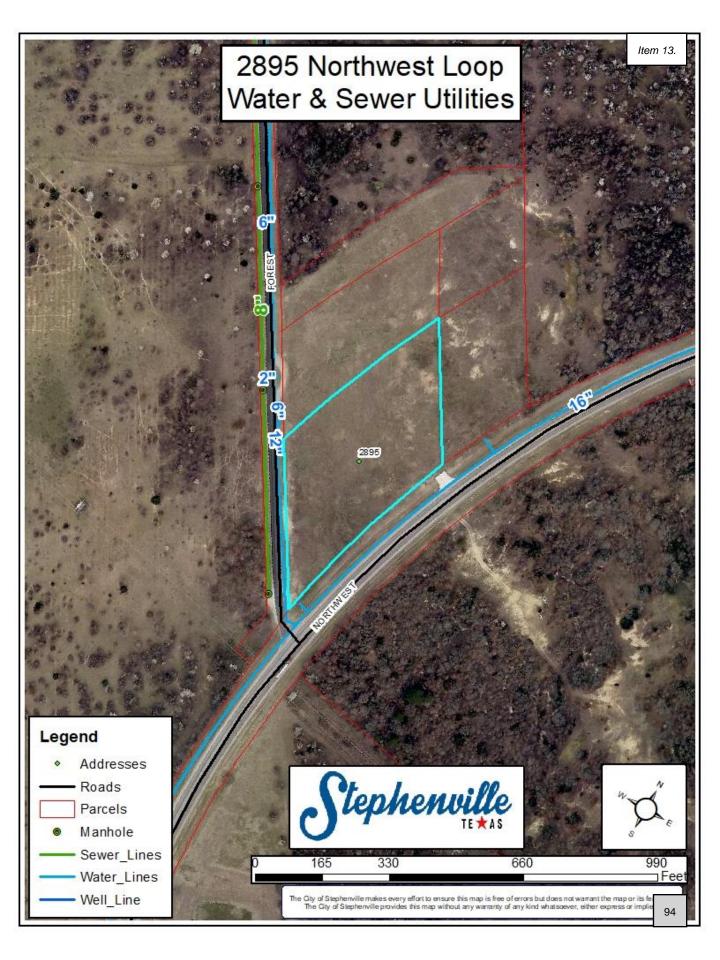
2) Modify the recommendation of the Planning and Zoning Commission under the recent revisions to the subdivision ordinance in regards to the sidewalk waiver fees.

3) Over-rule the recommendation of the Planning and Zoning Commission and deny the waiver request









2895 Northwest Loop Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022427	0 NORTHWEST LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	тх	76401
R000022439	0 NORTHWEST LOOP	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	тх	76401-0552
R000075151	0 NORTHWEST LOOP & FREY	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	тх	76401-0552
R000072455	0 FOREST LANE	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	тх	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	тх	76401
R000076371	0 NORTHWEST LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	тх	79095
R000069042	0 FOREST LN	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	тх	79095
R000076370	2895 NORTHWEST LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	тх	79095

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 of successors in interest.

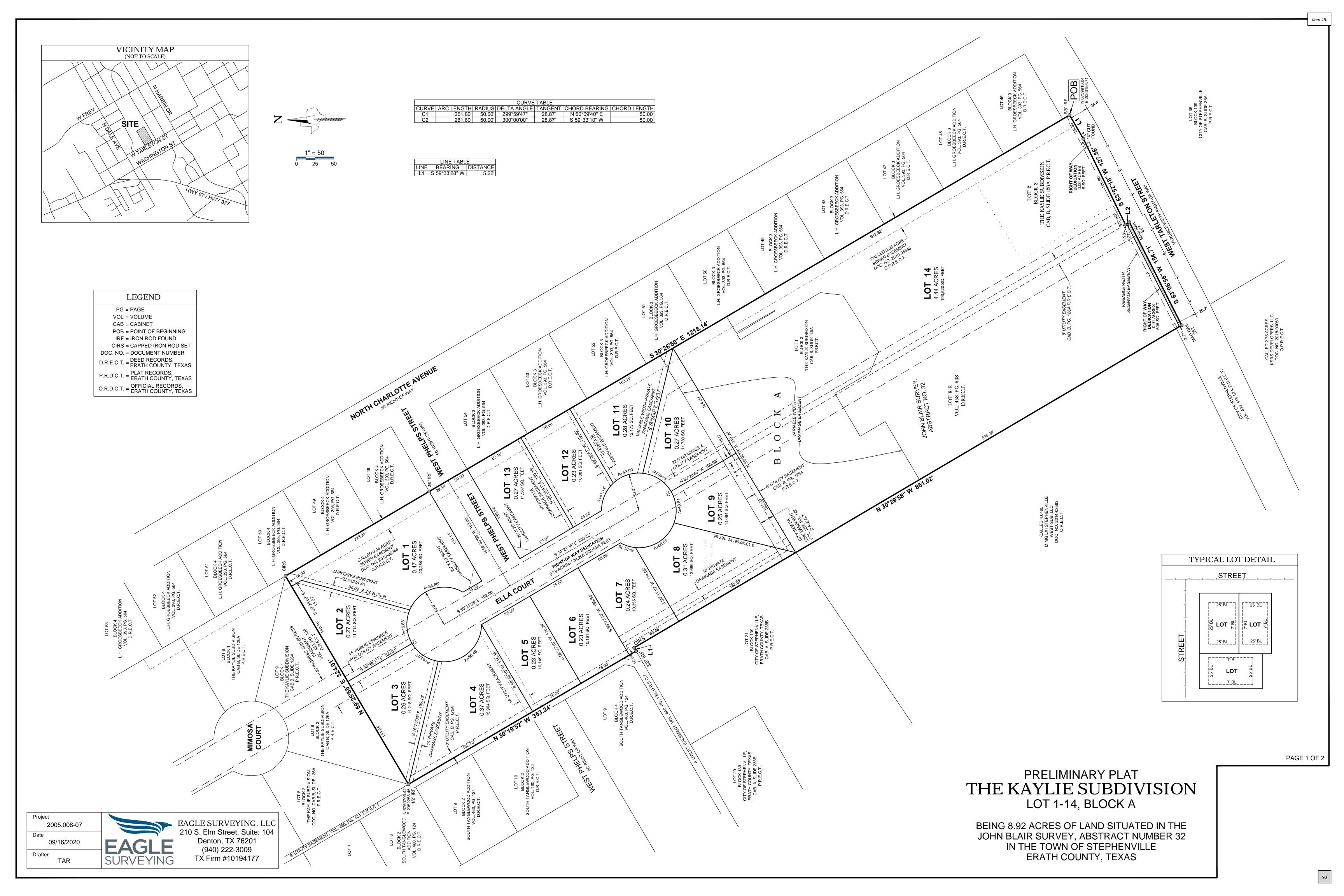
(2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.

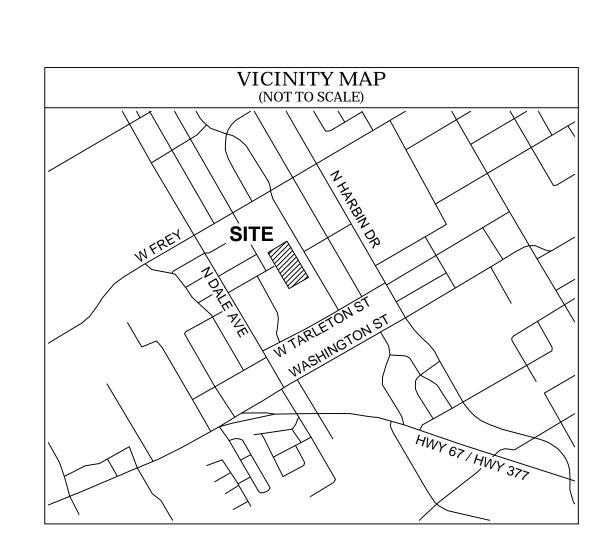
(3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development 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.





STATE OF TEXAS COUNTY OF DENTON

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

STATE OF TEXAS COUNTY OF DENTON

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 Numbe 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).

ATTEST:

Project

2005.008-06 Date 09/14/2020

Drafter TAR



EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

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

CERTIFICATE OF SURVEYOR

8

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.

Date

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

CERTIFICATE OF APPROVAL

, 2020.

APPROVED this the _____ day of _

CITY OF STEPHENVILLE ERATH COUNTY, TEXAS

Director of Development Services

City Secretary

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. Groesbeeck 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;

or (388526 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

__, 2020.

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.



OWNER: AIG RE ENTERPRISES, LLC

BY: (Authorized Agent)

STATE OF TEXAS COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State subscribed to the foregoing instrument and acknowledged to me that he ex

Notary Public in and for the State of Texas

Given under my hand and seal of office, this _____ day of _

My commission expires on _

OWNER: BTF PROPERTIES, LLC

BY: (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 _ subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Notary Public in and for the State of Texas

My commission expires on _____

OWNER BTF Properties, LLC PO Box 1827 Stephenville, TX 76401

OWNER AIG RE Enterprises, LLC 3053 Crestwater Ridge Keller, TX 76248

Given under my hand and seal of office, this _____ day of ___

OWNER'S CERTIFICATE & DEDICATION

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. Groesbeeck 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. Groesbeeck 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,

__ County, Texas this the _____ day of ___

of Texas, on this day personally appeared	, known to me to be the person whose name is
executed the same for the purpose and considerations therein expressed.	

, 2020.

_, known to me to be the person whose name is

, 2020.

PAGE 2 OF 2

Item 15

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



Item 17.

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)

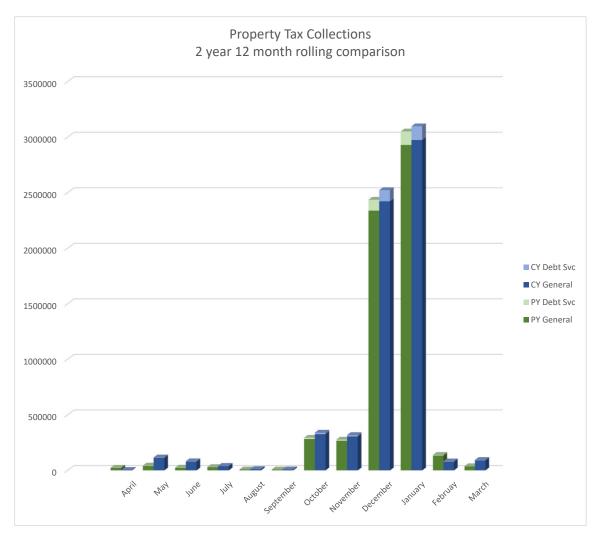
Operating expenditures last year were \$9.62 million as compared to the current year's \$9.89 million, resulting in a \$259K increase due to costs associated with COVID-19 prevention, stimulus grant to reduce the impact of COVID-19, damage claims, wages, advertising and gateway planning.

• 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%.

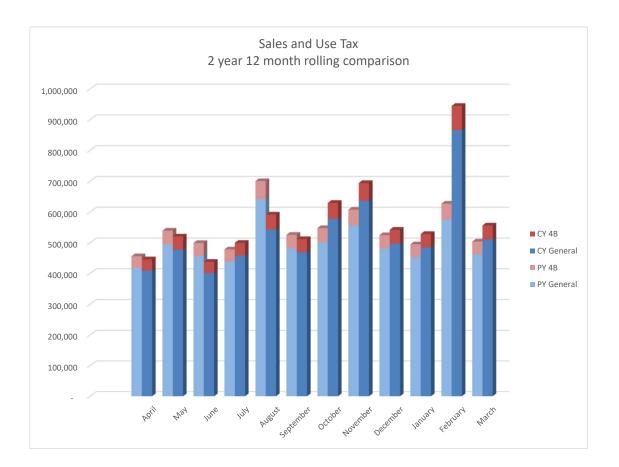
City of Stephenville



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,		6,501,308		FY 2020-2021 Budget		6,650,644	

Collection to date as percentage of fiscal year total 95.91%

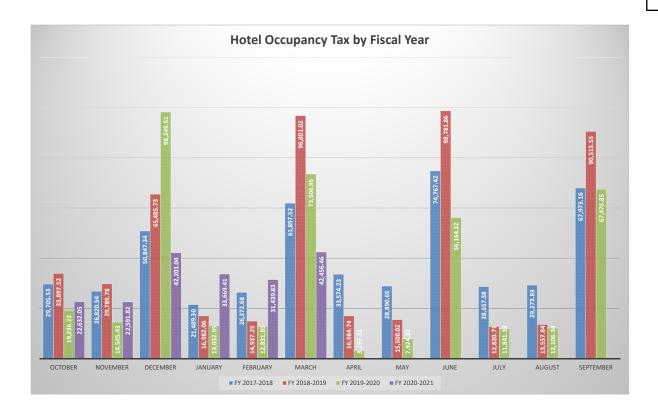
Collection to date as percentage of fiscal year budget 97.02%



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	-	6,503,471			12 month total	-	6,901,858	6.13%
	Oct 2019 - Mar	rch 2020	3,304,854			Oct 2020 - Mar	-ch 2021	3,894,271	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 percer	ntage of fisca	al year budget	62.39%		

Item 17.

Item 17.





104

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

Date Prepared: May 3, 2021

		Approved		03/3		03/31/21	1 Dollar			
		Budget		Target	Current			Variance	Percent	
Source of Funds	2	2020-20201		Budget	YTD Actual		Pos	sitive(Negative)	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		28,465,274		16,415,339		16,798,389	383,050		2.33%	
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	_	31,157,850	_	17,713,005		17,694,305		(18,700)	(0.11%)	
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		20,460,334		10,478,908		9,885,634		593,273	5.66%	
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		56,608,490		29,417,589		16,105,194		13,312,395	45.25%	

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	% Variance	Notes			
						Positive	Positive				
						(Negative)	(Negative)				
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, Penality 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		16,508,073		16,798,389		290,316	1.76%				
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		16,699,042	_	17,694,305	_	995,263	5.96%				
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		9,626,453		9,885,634		259,181	2.69%				
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		17,302,053	-	16,105,194		(1,196,859)	(6.92%)				

Budget Variance As Of: 03/31/2021

Stephenville

Fund: 01 - GENERAL FUND

	cu	RRENT 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		
ТАХ	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

As C	ltem 17.

	CL	IRRENT 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

As C	ltem	17.
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	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	%	
REVENUE SUMMARY											
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	
EXPENSE SUMMARY											
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	%	
REVENUE SUMMARY											
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	
EXPENSE SUMMARY											
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	%	
REVENUE SUMMARY											
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	
EXPENSE SUMMARY											
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	%	
REVENUE SUMMARY											
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	
EXPENSE SUMMARY											
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

	CI	CURRENT MONTH YEAR 1			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	%	
REVENUE SUMMARY											
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	
EXPENSE SUMMARY											
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	%	
REVENUE SUMMARY											
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	
EXPENSE SUMMARY											
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

	CU	RRENT MONTH		YEAR TO DATE				ANNUA	L BUDGET	
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
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
EXPENSE SUMMARY										
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

	CU	RRENT MONTH		YEAR TO DATE				ANNUA	L BUDGET	
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
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
EXPENSE SUMMARY										
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)	



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Stephenville

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%

	2019-2020	2020-2021	March Variance Favorable /		2019-2020	2020-2021	YTD Variance Favorable /	
Categor	March Activity	March Activity	(Unfavorable)	Variance %	YTD Activity	YTD Activity	(Unfavorable)	Variance %
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		-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%

			March Variance				YTD Variance	
	2019-2020	2020-2021	Favorable /		2019-2020	2020-2021	Favorable /	
Categor	March Activity	March Activity	(Unfavorable)	Variance %	YTD Activity	YTD Activity	(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%

	2019-2020	2020-2021	March Variance Favorable /		2019-2020	2020-2021	YTD Variance Favorable /	
Categor	March Activity	March Activity	(Unfavorable)	Variance %	YTD Activity	YTD Activity	(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 March Activity	2020-2021 March Activity	March Variance Favorable / (Unfavorable)	Variance %	2019-2020 YTD Activity	2020-2021 YTD Activity	YTD Variance 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%

	2019-2020	2020-2021	March Variance Favorable /		2019-2020	2020-2021	YTD Variance Favorable /	
Categor	March Activity	March Activity	(Unfavorable)	Variance %	YTD Activity	YTD Activity	(Unfavorable)	Variance %
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%
55 - 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	-22,530.00	-1,042.04%	133,103.53	125,852.73	7,250.80	-1.07% 5.45%
	12,301.32	57,000.45	-24,720.33	-200.02/0	133,103.33	123,032.73	7,230.00	3.4370
Department: 011 - WASTEWATER COLLECTION	45 363 54	10 040 10	4 400 65	7 400/	407 400 0 0	04 007 70	40.404.00	22 574
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%

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 %
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%

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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: 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%

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%

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	2019-2020	2020-2021	March Variance		2019-2020	2020-2021	YTD Variance	
Categor	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%

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: 07 - HOTEL OCCUPANCY TAX FUND	March Activity	March Activity	(omavorable)	variance /	The Activity	The Activity	(onlavorable)	variance /
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%

For the Period Ending 03 *Item 17.*

		2019-2020	2020-2021	March Variance Favorable /		2019-2020	2020-2021	YTD Variance Favorable /	
Categor		March Activity	March Activity	(Unfavorable)	Variance %	YTD Activity	YTD Activity	(Unfavorable)	Variance %
Fund: 08 - DEBT SERVICE FUND	1								
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 S	ERVICE								
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%

For the Period Ending 03	ltem 17
For the Period Ending 03	

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: 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 To	tal: 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 To	tal: 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 To	tal: 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 (Defi	cit): -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%

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: 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%

For the Period Ending 03 <i>Item 17.</i>	For the I	Period	Ending	03	ltem	17.
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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%

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For the Period Ending 03	nom m.

	2019-2020	2020-2021	March Variance Favorable /		2019-2020	2020-2021	YTD Variance Favorable /	
Categor	March Activity	March Activity	(Unfavorable)	Variance %	YTD Activity	YTD Activity	(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%

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: 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

	2019-2020	2020-2021	March Variance Favorable /		2019-2020	2020-2021	YTD Variance Favorable /	
Fund	March Activity	March Activity	(Unfavorable)	Variance %	YTD Activity	YTD Activity	(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%

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Quarterly Investment Report For the Quarter Ending March 31, 2021

<u>City of Stephenville, Texas</u> Quarterly Investment Report March 31, 2021

Portfolio Summary Management Report

Portfolio as of December 31	, 2020 :		Portfolio as of March 31, 20	<u>21:</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	\$	-
			Net Change in Value	φ	-

Average Yield to Maturity for period - Total0.05%Average Yield to Maturity for period - Non-Demand0.04%3 Month Treasury Average October - December 20200.05%

Monica D. Harris

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

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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	Maturity Date	cebh	investment Type	Tur Timount	coupon	Thee	Tield	2021	1 coruary 2021	101aren 2021	tor the Quarter	Book vulue	Lunings 11D	11100	Warket Value
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			-	1,076,939.33				87.78	67.59	35.04	190.41	1,076,939.33	380.87	_	1,076,939.33
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			-	12,219,346.72				589.39	345.12	206.19	1,140.70	12,219,346.72	3,710.03	_	12,219,346.72
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% 0.022%	67.57	34.14	16.81	118.52	1,099,536.23	385.45	100.0000	1,099,536.23
3/31/2021 3/31/2021	4/1/2021 4/1/2021	N/A N/A	TexSTAR TexSTAR	1,692,809.18 12,547,351.87	0.022% 0.022%	100.0000 100.0000	0.022%	75.86 631.48	43.10 322.22	31.05 229.92	150.01 1,183.62	1,692,809.18 12,547,351.87	506.86 4,153.12	100.0000 100.0000	1,692,809.18 12,547,351.87
Sub Total	4/1/2021	IN/A	ICASTAR	18,323,247.91	0.02270	100.0000	0.02270	1,012.39	502.35	321.66	1,1836.40	18,323,247.91	6,246.69	100.0000	18,323,247.91
Sub Ioui			-	10,525,217.51				1,012.57	502.55	521.00	1,050.10	10,525,217.51	0,210.05	_	10,525,217.51
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			_	531,200.03				66.95	25.68	8.66	101.29	531,200.03	369.29	_	531,200.03
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			-	284,569.99				16.10	7.79	3.85	27.74	284,569.99	118.82	-	284,569.99
Child Safety	111/2021	27/4			0.0100/	100.0000	0.0100/		0.14		0.45		1.00	100 0000	
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			_	4,536.54				0.31	0.16	-	0.4/	4,536.54	1.39	_	4,536.54
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		1011		8,352.72	0101970	10010000	0101970	0.51	0.25	0.03	0.79	8,352.72	2.59		8,352.72
			_									,		-	, , ,
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				63,388.76				4.80	2.41	1.15	8.36	63,388.76	29.30		63,388.76
			_											_	
<u>SEDA</u> 3/31/2021	4/1/2021	N/A	Tarnaal	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
5/51/2021	4/1/2021	IN/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
Debt Service			_	913,203.32				03.87	31.17	13.40	110.44	913,203.32	5/5.55	-	913,203.32
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			_	243,878.29				17.37	12.37	7.84	37.58	243,878.29	75.46	_	243,878.29
														_	
Employee Benefit	4/1/2021	27/4		110.024.50	0.0400/	100.0000	0.04007				16.00	112 02 (50	22.22	100 0000	110.024.50
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 16.90	112,034.58 112,034.58	32.22 32.22	100.0000	112,034.58
Sub Total			-	112,034.38				/.80	4.55	4.49	10.90	112,034.58	32.22	-	112,034.38

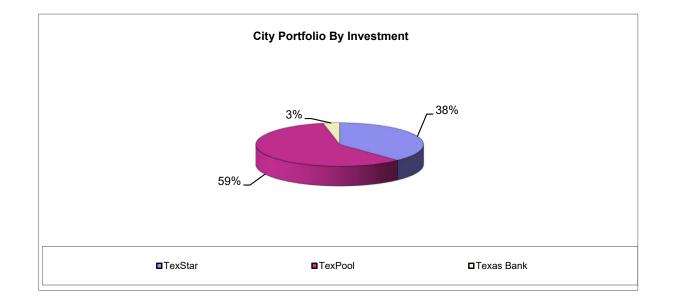
City of Stephenville, TX

Investment Report 3/31/2021

									Interest	Interest	Interest					
	Purchase						Purchase	Purchase	Earned January	Earned	Earned	Interest Earned	Ending		Market	
_	Date	Maturity Date	CUSIP	Investment Type	Par Amount	Coupon	Price	Yield	2021	February 2021	March 2021	for the Quarter	Book Value	Earnings YTD	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				10,991,121.35				862.82	392.53	184.26	1,439.61	10,991,121.35	5,436.41		10,991,121.35
	Grand Total				44,831,901.74				2,730.15	1,391.97	788.57	4,910.69	44,831,901.74	16,778.40	_	44,831,901.74

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>	Average Monthly Balance	Net Monthly Earning	<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%
Totals for January	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%
Totals for February	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%
Totals for March	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:

<u>COUNCIL PRESENT:</u>	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 wavier.

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.

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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:

<u>COUNCIL PRESENT:</u>	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

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.

Monica Harris, Director of Finance

Staci King, City Secretary

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:

<u>COUNCIL PRESENT:</u>	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.

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

MOTON by Mark McClinton, second by Alan Nix, to approve the rezone. MOTION CARRIED by unanimous vote.

3. PUBLIC HEARING

2.

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.

Business District (B-1) to Single-Family Residential District (R-1.5).

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.

ATTEST:

Doug Svien, Mayor

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.