



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, August 02, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

1. PRESENTATIONS AND RECOGNITIONS

Presentation of Check for State Farm Grant to SPARD

Administer Oath of Office to SPD Officer Kiegan Basso

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

- [1.](#) Consider Acceptance of Resignation of Council Member Place 3 Daron Trussell
- [2.](#) Consider Approval of Order of Special Election for November 8, 2022
- [3.](#) Consider Approval of Purchase of Vehicle for Street Department
- [4.](#) Consider Resolution Approving a Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2022 Rate Review Mechanism Filing

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

[5.](#) Public Hearing

Case No.: PD2022-007

Taylor Kanute, representing LK Capital Investments, LLC, is requesting a rezone of property located at 415 E. Tarleton, Parcel R29529, being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD)

- [6.](#) Consider Approval of Ordinance Rezoning Property Located at 415 E Tarleton, Parcel 29529, Being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD)

[7.](#) Case No.: RZ2022-014

Applicant Austin Tullos, representing Tullivan Properties, LLC, is requesting a rezone of property located at 1040 and 1050 Oak, Parcel R31508 and R31509, being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (R-2.5)

8. Consider Approval of Ordinance Rezoning Property Located at 1040 and 1050 Oak, Parcel R31508 and R31509, being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (R-2.5)

PARKS AND LEISURE SERVICES COMMITTEE

Daron Trussell, Chair

9. Parks and Leisure Services Committee Report
10. Consider Approval of Award of Contract with Whirlix Design, Inc. for the Installation of Phase 1 of the Inclusive Playground at City Park in the Amount of \$176,896.00.
11. Consider Approval to Proceed with Senior Citizens Center Project on Vine Street

PUBLIC WORKS COMMITTEE

Mark McClinton, Chair

12. Public Works Committee Report
13. Consider Approval of a Professional Services Agreement with Jacob & Martin, LLC. for the design of Brick Street Reconstruction Projects on College and Belknap

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

14. Development Services Report

NOMINATIONS COMMITTEE

David Baskett, Chair

15. Nominations Committee Report
16. Consider Approval of Appointments to Citizen Boards and Commissions

FINANCE COMMITTEE

Justin Haschke, Chair

17. Finance Committee Report
18. Consider Acceptance of Annual Comprehensive Finance Report for the period Ending September 30, 2021

FINANCIAL REPORTS

Monica Harris, Director of Finance

19. Monthly Budget Report for the period Ending June 30, 2022

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

CONSENT AGENDA

20. Consider Approval of Minutes - July 5, 2022 Regular City Council Meeting
21. Consider Approval of Minutes - July 19, 2022 Special Council Meeting
22. Consider Approval of Expenditure for Axon Camera Contract Year 1
23. Consider Approval of Annual Agreement between the City of Stephenville and the Texas Department of Transportation Regarding Landscaping of Medians and Right-of-Ways
24. Consider Approval of Resolution Establishing Technically Based Local Limits Required by TCEQ for Wastewater Discharges

25. Consider Approval to Sell Auction Items

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

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

- 26. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Pearl**
- 27. Section 551.074 Personnel Matters** to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **City Manager**
- 28. Section 551.074 Personnel Matters** to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **Parks and Leisure Director**
- 29. Section 551.074 Personnel Matters** to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **Assistant City Manager**
- 30. Section 551.074 Personnel Matters** to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **Director of Administrative Services**

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

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

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

Daron M. Trussell
690 N. Belknap St.
Stephenville, TX 76401
DaronTrussell@gmail.com

July 29, 2022

Dear Mayor and Council Members;

Please accept this letter of resignation from my position as Council Member Place 3 with the City of Stephenville effective July 29, 2022.

It has been an honor and a privilege to serve the people of Stephenville as a member of the city council. I look forward to continuing to support and work with our council in a different capacity in the future.

Best Regards,



Daron M Trussell

ORDER OF SPECIAL ELECTION FOR CITY OF STEPHENVILLE, TEXAS

An election is hereby ordered to be held on **November 8, 2022** for the purpose of electing Council Member Place 3 for an unexpired term in accordance with Chapter 334 of the Texas Local Government Code.

Applications for a place on the ballot shall be filed by **August 25, 2022 at 6:00 PM**.

A deadline is required to be stated in the order for a special election.

Council Member Place 3

Early voting by personal appearance will be conducted each weekday at:

Erath County Courthouse
100 West Washington Street
Stephenville, Texas

Monday, October 24 – Tuesday, October 25	7:00 a.m. to 7:00 p.m.
Wednesday, October 26 – Friday, October 28	8:00 a.m. to 5:00 p.m.
Monday, October 31 – Friday, November 5	8:00 a.m. to 5:00 p.m.

Applications for ballot by mail shall be mailed to:

Gwinda Jones, County Election Officer
100 West Washington Street
Stephenville, TX 76401
(254) 965-1482
vote@co.erath.tx.us
www.co.erath.tx.usd/184/Elections

Applications for ballots by mail must be received no later than the close of business on Friday, October 28, 2022.

Federal Post Card Applications (FPCAs) must be received no later than the close of business on Friday, October 28, 2022.

Issued this the 2nd day of August, 2022.

Doug Svien, Mayor

Signature of Councilperson

Signature of Councilperson

STAFF REPORT



SUBJECT: Budgeted Vehicle – Street Department
MEETING: Regular Business Meeting - 02 Aug 2022
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval to purchase a 2022 ¾-ton pickup truck for the Street Department from Bruner Motors.

BACKGROUND:

The adopted FY21-22 budget approved a pickup for the Street Department.

A single bid for the Street Department ¾-ton pickup truck was received on 11/26/2021 from Silsbee Ford for \$47,325.00. Because the original bid was significantly higher than budgeted, staff waited for vehicle demand and prices to subside. Additionally, there was no guarantee when the truck would be available for delivery in 2022.

FISCAL IMPACT SUMMARY:

Bruner Motors has agreed to sell a 2022 ¾-ton Ram, discounted from \$46,310.00 to \$44,011.75 off the lot.

The adopted FY21-22 budget allocated \$38,000 for the truck leaving a negative balance of \$6,011.75.

Outfitting with safety lights, trailer brakes, a toolbox, and the city's markings is estimated to cost approximately \$3,000. Staff requests \$9,000 to be allocated from the bridge maintenance account to cover the difference which has a current balance of \$20,000.

ADDITIONAL TERMS AND CONDITIONS

1. As used in this Order the terms (a) "Seller" shall mean the authorized Dealer to whom this Order is addressed and who shall become a party hereto by its acceptance hereof, (b) "Purchaser" shall mean the party executing this Order as such on the face hereof, and (c) "Manufacturer" shall mean the Division of General Motors Corporation that manufactured the vehicle or chassis, it being understood by Purchaser and Seller that Seller is in no respect the agent of Manufacturer, that Seller and Purchaser are the sole parties to this Order and that reference to Manufacturer herein is for the purpose of explaining generally certain contractual relationships existing between Seller and Manufacturer with respect to new motor vehicles.

2. Manufacturer has reserved the right to change the price to Dealer of new motor vehicles without notice. In the event the price to Dealer of new motor vehicles of the series and body type ordered hereunder is changed by Manufacturer prior to delivery of the new motor vehicle ordered hereunder to Purchaser, Dealer reserves the right to change the cash delivered price of such motor vehicle to Purchaser accordingly. If such cash delivered price is increased by Dealer, Purchaser may, if dissatisfied therewith, cancel this Order, in which event if a used motor vehicle has been traded in as a part of the consideration for such new motor vehicle, such used motor vehicle shall be returned to Purchaser upon payment of a reasonable charge for storage and repairs (if any) or, if such used motor vehicle has been previously sold by Dealer, the amount received therefor, less a selling commission of 15% and any expense incurred in storing, insuring, conditioning or advertising said used motor vehicle for sale, shall be returned to Purchaser.

3. If the used motor vehicle which has been traded in as a part of the consideration for the motor vehicle ordered hereunder is not to be delivered to Dealer until delivery to Purchaser of such motor vehicle, the used motor vehicle shall be reappraised at that time and such reappraised value shall determine the allowance made for such used motor vehicle. If such reappraised value is lower than the original allowance therefor shown on the front of the Order, Purchaser may, if dissatisfied therewith, cancel this Order, provided, however, that such right to cancel is exercised prior to the delivery of the motor vehicle ordered hereunder to the Purchaser and surrender of the used motor vehicle to Dealer.

4. Purchaser agrees to deliver to Dealer satisfactory evidence of title to any used motor vehicle traded in as a part of the consideration for the motor vehicle ordered hereunder at the time of delivery of such used motor vehicle to Dealer. Purchaser warrants any such used motor vehicle to be his property free and clear of all liens and encumbrances except as otherwise noted herein.

5. Unless this Order shall have been cancelled by Purchaser under and in accordance with the provisions of paragraph 2 or 3 above, Dealer shall have the right, upon failure or refusal of Purchaser to accept delivery of the motor vehicle ordered hereunder and to comply with the terms of this Order, to retain as liquidated damages any cash deposit made by Purchaser, and, in the event a used motor vehicle has been traded in as a part of the consideration for the motor vehicle ordered hereunder, to sell such used motor vehicle and reimburse himself out of the proceeds of such sale for the expenses specified in paragraph 2 above and for such other expenses and losses as Dealer may incur or suffer as a result of such failure or refusal by Purchaser.

6. Manufacturer has reserved the right to change the design of any new motor vehicle, chassis, accessories, or parts thereof at any time without notice and without obligation to make the same or any similar change upon any motor vehicle, chassis, accessories or parts thereof previously purchased by or shipped to Dealer or being manufactured or sold in accordance with Dealer's orders. Correspondingly, in the event of any such change by Manufacturer, Dealer shall have no obligation to Purchaser to make the same or any similar change in any motor vehicle, chassis, accessories or parts thereof covered by this Order either before or subsequent to delivery thereof to Purchaser.

7. Dealer shall not be liable for failure to deliver or delay in delivering the motor vehicle covered by this Order where such failure or delay is due, in whole or in part, to any cause beyond the control or without the fault or negligence of Dealer.

8. The price for the motor vehicle specified on the face of this Order includes reimbursement for Federal Excise taxes, but does not include sales taxes, use taxes or occupational taxes based on sales volume, (Federal, State or Local) unless expressly so stated. Purchaser assumes and agrees to pay, unless prohibited by law, any such sales, use or occupational taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability therefor.

9. There are no warranties, expressed or implied, made by the Seller herein on the vehicle or chassis described on the face hereof. In the case of a new vehicle or chassis the printed General Motors New Vehicle Warranty delivered to Purchaser with such vehicle or chassis shall apply and the same is hereby made a part hereof as though fully set forth herein. The New Vehicle Warranty is the only warranty applicable to such new vehicle or chassis and is expressly in lieu of all other warranties by the Seller, expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose. In the case of a used vehicle or chassis, the applicability of an existing manufacturer's warranty thereon, if any, shall be determined solely by the terms of such warranty.

10. Any used motor vehicle sold to Purchaser by Dealer under this Order is sold at the time of delivery by Dealer without any guarantee or warranty, expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose, as to its condition or the condition of any part thereof except as may be otherwise specifically provided in writing on the face of this Order or in a separate writing furnished to Purchaser by Dealer.

11. The Purchaser, before or at the time of delivery of the motor vehicle covered by this Order will execute such other forms of agreement or documents as may be required by the terms and conditions of payment indicated on the front of this Order.



STAFF REPORT

SUBJECT: Atmos Settlement of 2022 Rate Case

DEPARTMENT: Administration

STAFF CONTACT: Jason King, City Manager

BACKGROUND AND SUMMARY:

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2022, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2021, entitled it to additional system-wide revenues of \$141.3 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$115 million, \$83.26 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$95.8 million instead of the claimed \$141.3 million.

The Executive Committee recommends a settlement at \$115 million. The Effective Date for new rates is October 1, 2022. ACSC members should take action approving the Resolution/Ordinance before September 30, 2022.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance will generate \$115 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$4.60 on a monthly basis, or 6.7 percent. The increase for average commercial usage will be \$14.34 or 4.3 percent. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full

hearing) and rate increases go into effect without any material adjustments. In ACSC’s view, the GRIP process unfairly raises customers’ rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2022, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$73.22	-
DARR:	\$71.96	(\$1.26)
ATM Cities:	\$78.72	\$5.50
Environs:	\$78.53	\$5.31

Note: DARR rate is as filed 1/22/22. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks like the explosion in North Dallas or the evacuation in Georgetown.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$115 million from ACSC Cities.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this

Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.

10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$141.3 million in additional system-wide revenues, the RRM settlement at \$115 million for ACSC Cities reflects substantial savings to ACSC Cities. Settlement at \$115 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before September 30, 2022. New rates become effective October 1, 2022.

**ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2021**

Line No.						<u>Current</u>	<u>Proposed</u>	<u>Change</u>
1	Rate R @ 43.8 Ccf							
2	Customer charge					\$ 20.85		
3	Consumption charge	43.8	CCF	X \$ 0.27979 =		12.25		
4	Rider GCR Part A	43.8	CCF	X \$ 0.35744 =		15.66		
5	Rider GCR Part B	43.8	CCF	X \$ 0.35918 =		15.73		
6	Subtotal					\$ 64.49		
7	Rider FF & Rider TAX			X 0.06408 =	\$ 64.49	4.13		
8	Total					<u>\$ 68.62</u>		
9								
10	Customer charge						\$ 21.55	
11	Consumption charge	43.8	CCF	X \$ 0.36223 =		15.87		
12	Rider GCR Part A	43.8	CCF	X \$ 0.35744 =		15.66		
13	Rider GCR Part B	43.8	CCF	X \$ 0.35918 =		15.73		
14	Subtotal					\$ 68.81		
15	Rider FF & Rider TAX			X 0.06408 =	\$ 68.81	4.41		
16	Total					<u>\$ 73.22</u>	\$ 4.60	
17								6.71%
18								
19	Rate C @ 345.7 Ccf							
20	Customer charge					\$ 56.50		
21	Consumption charge	345.7	CCF	X \$ 0.12263 =		42.39		
22	Rider GCR Part A	345.7	CCF	X \$ 0.35744 =		123.56		
23	Rider GCR Part B	345.7	CCF	X \$ 0.26532 =		91.71		
24	Subtotal					\$ 314.16		
25	Rider FF & Rider TAX			X 0.06408 =	\$ 314.16	20.13		
26	Total					<u>\$ 334.29</u>		
27								
28	Customer charge						\$ 63.50	
29	Consumption charge	345.7	CCF	X \$ 0.14137 =		48.87		
30	Rider GCR Part A	345.7	CCF	X \$ 0.35744 =		123.56		
31	Rider GCR Part B	345.7	CCF	X \$ 0.26532 =		91.71		
32	Subtotal					\$ 327.64		
33	Rider FF & Rider TAX			X 0.06408 =	\$ 327.64	20.99		
34	Total					<u>\$ 348.63</u>	\$ 14.34	
35								4.29%

**ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2021**

Line No.						<u>Current</u>	<u>Proposed</u>	<u>Change</u>
36	Rate I @ 4278 MMBTU							
37	Customer charge					\$ 1,054.75		
38	Consumption charge	1,500	MMBTU	X \$ 0.4330 =	649.50			
39	Consumption charge	2,778	MMBTU	X \$ 0.3171 =	880.80			
40	Consumption charge	0	MMBTU	X \$ 0.0680 =	-			
41	Rider GCR Part A	4,278	MMBTU	X \$ 3.4906 =	14,931.86			
42	Rider GCR Part B	4,278	MMBTU	X \$ 0.5485 =	<u>2,346.33</u>			
43	Subtotal					\$ 19,863.24		
44	Rider FF & Rider TAX			X 0.06408 =	<u>1,272.82</u>			
45	Total					<u>\$ 21,136.06</u>		
46								
47	Customer charge						\$ 1,204.50	
48	Consumption charge	1,500	MMBTU	X \$ 0.4939 =		740.85		
49	Consumption charge	2,778	MMBTU	X \$ 0.3617 =		1,004.69		
50	Consumption charge	0	MMBTU	X \$ 0.0776 =		-		
51	Rider GCR Part A	4,278	MMBTU	X \$ 3.4906 =		14,931.86		
52	Rider GCR Part B	4,278	MMBTU	X \$ 0.5485 =		<u>2,346.33</u>		
53	Subtotal						\$ 20,228.23	
54	Rider FF & Rider TAX			X 0.06408 =		<u>1,296.21</u>		
55	Total					\$ 21,524.44	\$ 388.38	
56								1.84%
57	Rate T @ 4278 MMBTU							
58	Customer charge					\$ 1,054.75		
59	Consumption charge	1,500	MMBTU	X \$ 0.4330 =	649.50			
60	Consumption charge	2,778	MMBTU	X \$ 0.3171 =	880.80			
61	Consumption charge	0	MMBTU	X \$ 0.0680 =	-			
62	Rider GCR Part B	4,278	MMBTU	X \$ 0.5485 =	<u>2,346.33</u>			
63	Subtotal					\$ 4,931.38		
64	Rider FF & Rider TAX			X 0.06408 =	<u>316.00</u>			
65	Total					<u>\$ 5,247.38</u>		
66								
67	Customer charge						\$ 1,204.50	
68	Consumption charge	1,500	MMBTU	X \$ 0.4939 =		740.85		
69	Consumption charge	2,778	MMBTU	X \$ 0.3617 =		1,004.69		
70	Consumption charge	0	MMBTU	X \$ 0.0776 =		-		
71	Rider GCR Part B	4,278	MMBTU	X \$ 0.5485 =		<u>2,346.33</u>		
72	Subtotal						\$ 5,296.37	
73	Rider FF & Rider TAX			X 0.06408 =		<u>339.39</u>		
74	Total					\$ 5,635.76	\$ 388.38	
75								7.40%

RESOLUTION NO. 2022-R-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2022 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Stephenville, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2022, Atmos Mid-Tex filed its 2022 RRM rate request with ACSC Cities based on a test year ending December 31, 2021; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2022 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$115 million on a system-wide basis with an Effective Date of October 1, 2022; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$115 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2022 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$115 on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2022 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2022.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ

Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 2ND DAY OF AUGUST 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King
City Manager

Randy Thomas, City Attorney
Approved as to form and legality

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2022	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 21.55 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 21.60 per month
Commodity Charge – All <u>Ccf</u>	\$0.36223 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2022.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2022	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 63.50 per month
Rider CEE Surcharge	(\$ 0.01) per month ¹
Total Customer Charge	\$ 63.49 per month
Commodity Charge – All Ccf	\$ 0.14137 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2022.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2022	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,204.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4939 per MMBtu
Next 3,500 MMBtu	\$ 0.3617 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0776 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailement Overpull Fee

Upon notification by Company of an event of curtailement or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailement or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2022	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2022	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,204.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4939 per MMBtu
Next 3,500 MMBtu	\$ 0.3617 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0776 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2022	

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2022	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2022	

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	10.58	0.1422	88.85	0.6666
Austin	9.90	0.1372	233.56	0.7819
Dallas	14.17	0.1938	186.38	0.9394
Waco	10.07	0.1308	140.10	0.7170
Wichita Falls	11.43	0.1398	131.57	0.5610

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2021**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2022 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 1,715,323	\$ 982,708	\$ 3,137,022	\$ 313,319	\$ (341,412)	
2	Allocation to Mid-Tex	44.72%	44.72%	76.88%	100.00%	76.88%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 767,038	\$ 439,436	\$ 2,411,882	\$ 313,319	\$ (262,493)	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$ 767,038	\$ 439,436	\$ 2,411,882	\$ 313,319	\$ (262,493)	\$ 3,669,182
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	79.88%	79.88%	38.60%	11.00%	38.60%	
11							
12							
13	Total Pension Account Plan	\$ 612,700		\$ 931,100			\$ 1,543,800
14	Total Post-Employment Benefit Plan		\$ 351,016			\$ (101,335)	249,681
15	Total Supplemental Executive Benefit Plan				\$ 34,465		34,465
16	Total (Ln 13 + Ln 14 + Ln 15)	\$ 612,700	\$ 351,016	\$ 931,100	\$ 34,465	\$ (101,335)	\$ 1,827,946

Notes:

1. Studies not applicable to Mid-Tex or Shared Services are omitted.
2. Mid-Tex is proposing that the Fiscal Year 2022 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount.
3. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.



STAFF REPORT

SUBJECT: Case No.: PD2022-007

Taylor Kanute, representing LK Capital Investments, LLC, is requesting a rezone of property located at 415 E. Tarleton, Parcel R29529, being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD).

DEPARTMENT: Development Services

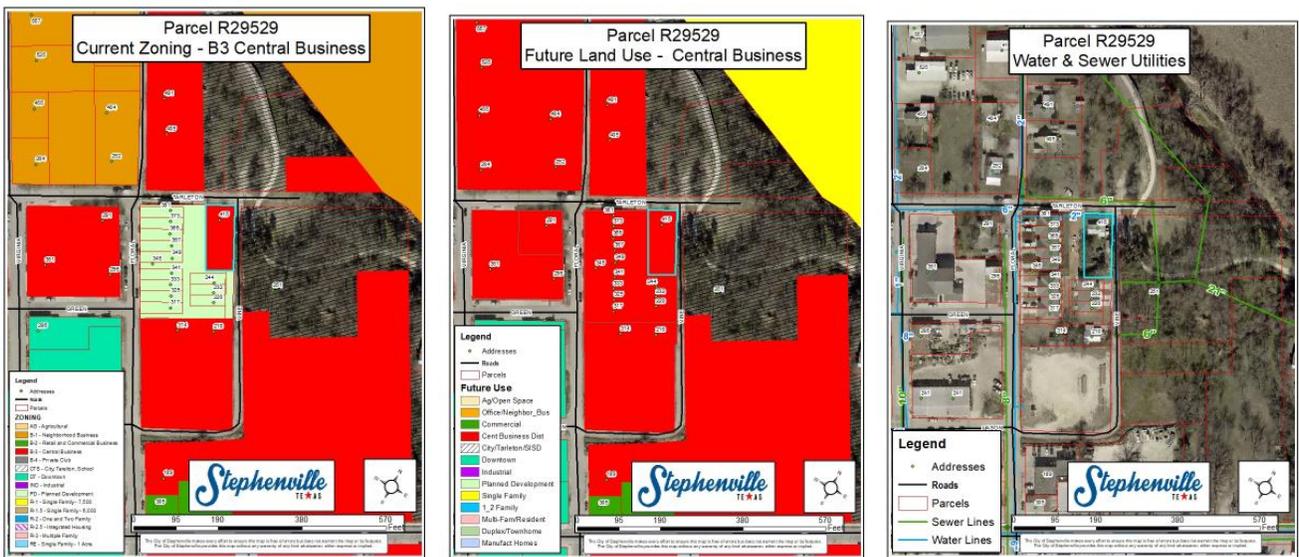
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

A conceptual plan for the proposed Planned Development was presented at the June 18, 2022, Planning and Zoning meeting. The Developer presented the development plan and request for rezone to the Commission on July 20, 2022. The Commission, by a unanimous vote of 6-0, recommended the City Council approve the Planned Development.

BACKGROUND:

PROPERTY PROFILE:



STAFF NOTES:

1. The applicant is proposing identical construction in regards to building finishes, elevations and floor plans as the completed planned development on Floral street.
2. This project will require a replatting of property designated as common area in the previous planned development to allow adequate space for the construction of the additional units on what is now currently known as 415 E. Tarleton.

3. Lot dimensions do not meet the minimum requirements. No other variations have been requested or identified.

Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and

- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application. CITY ATTORNEY ACCEPTED PROOF OF OWNERSHIP.

8.E Development Schedule.

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

8.F Plat Requirements. No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirement of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as

part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;

- (3) General locations of existing tree clusters, providing average size and number and indication of species;
- (4) Location and detail of perimeter fencing if applicable;
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
- (7) Height of all non-single-family structures;
- (8) Proposed uses;
- (9) Location and description of subdivision signage and landscaping at entrance areas;
- (10) Street names on proposed streets;
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
- (12) Indication of all development phasing and platting limits; and
- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
 - (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
 - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
 - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
 - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
 - (d) "PD" provisions may vary setbacks with approval.

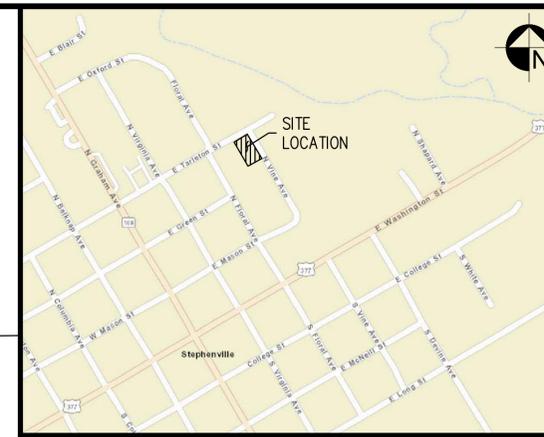
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

- 1) Accept the recommendation of the Planning and Zoning Commission and approve the rezone and Planned Development.
- 2) Reject the recommendation of the Planning and Zoning Commission and deny the request for rezone and the Planned Development.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS



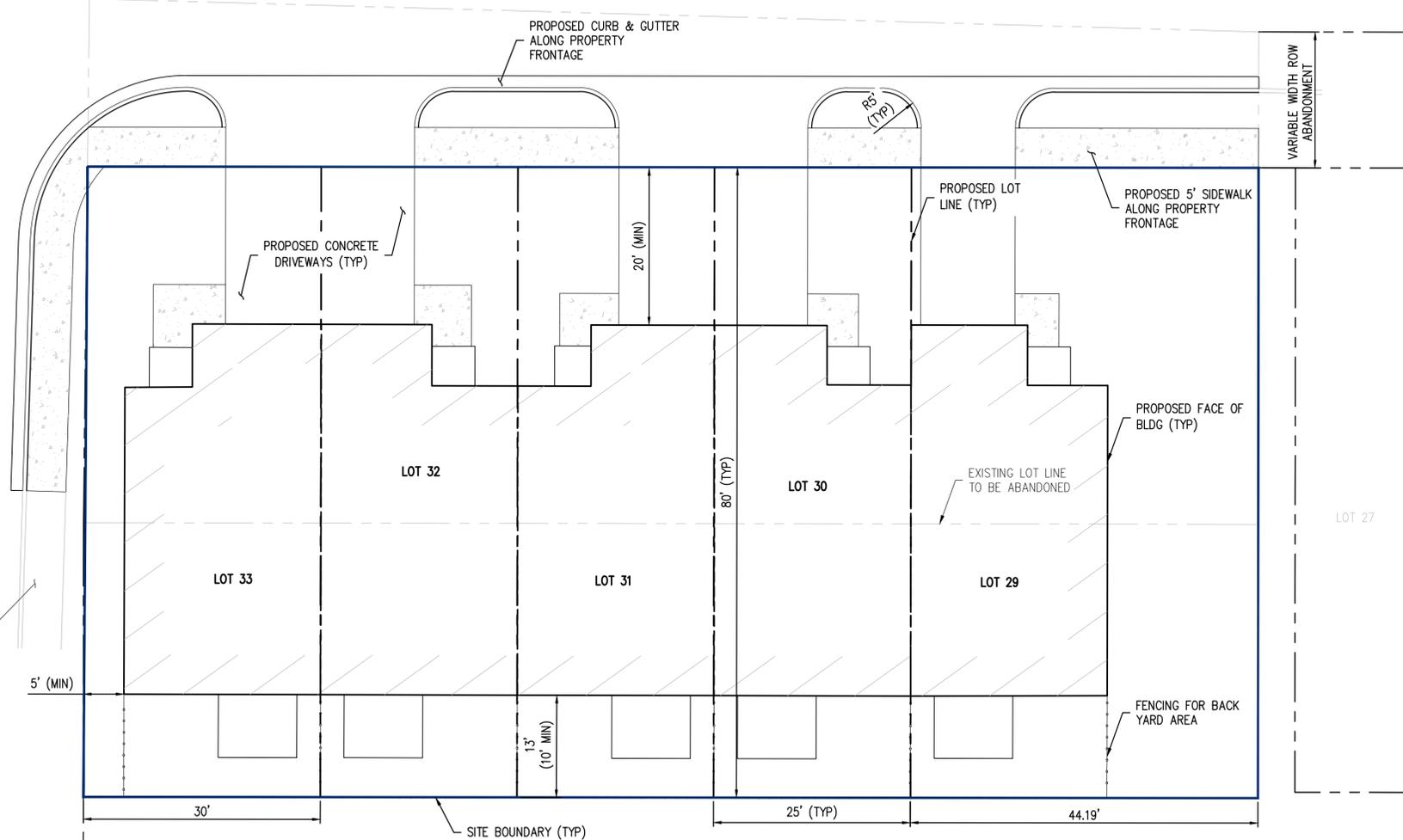
LOCATION MAP
N.T.S.

REVISIONS		
NO.	DESCRIPTION	DATE

- DIMENSION CONTROL NOTES:**
1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
 3. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 5. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
 6. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

VINE AVENUE

EAST TARLETON STREET



OWNER/DEVELOPER:

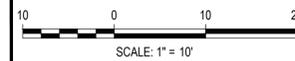
KEEWAYDIN DEVELOPMENTS, LLC
 159 S GRAHAM STREET
 STEPHENVILLE, TEXAS 76401
 TEL: 630-327-8306
 CONTACT: MALCOLM & TAYLOR KANUTE

KEEWAYDIN
 DEVELOPMENTS, LLC.



THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
 TEXAS REGISTRATION NO. 129781



Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

CITY CENTER TOWNHOMES PHASE 2
STEPHENVILLE, TEXAS

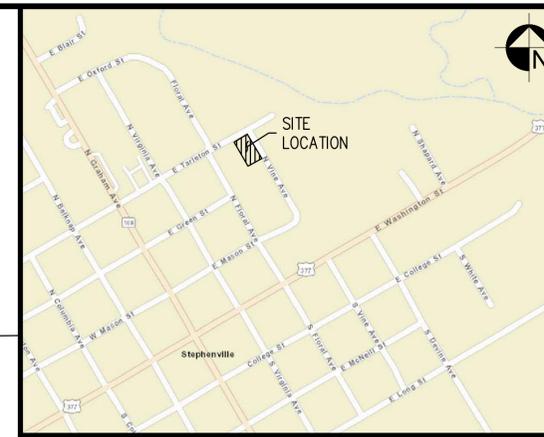
SITE PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-04-02	ISSUE DATE: 07.09.2022	SHEET 1 OF 1
CHECKED: FLS			
DRAWN: MRF			

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS



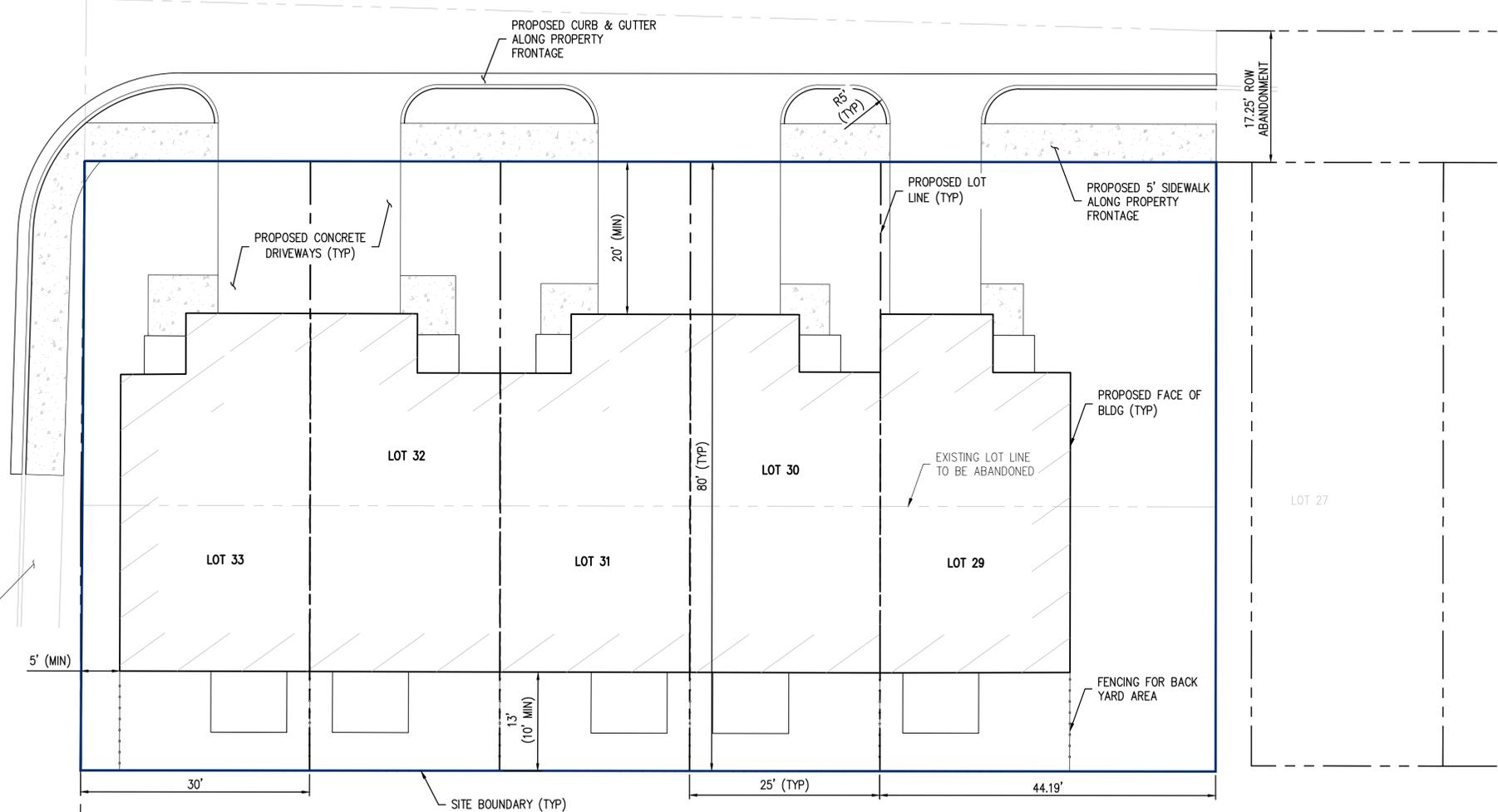
LOCATION MAP
N.T.S.

REVISIONS		
NO.	DESCRIPTION	DATE

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VINE AVENUE

EAST TARLETON STREET



OWNER/DEVELOPER:
 KEEWAYDIN DEVELOPMENTS, LLC
 159 S GRAHAM STREET
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 TEXAS REGISTRATION NO. 129781

SCALE: 1" = 10'

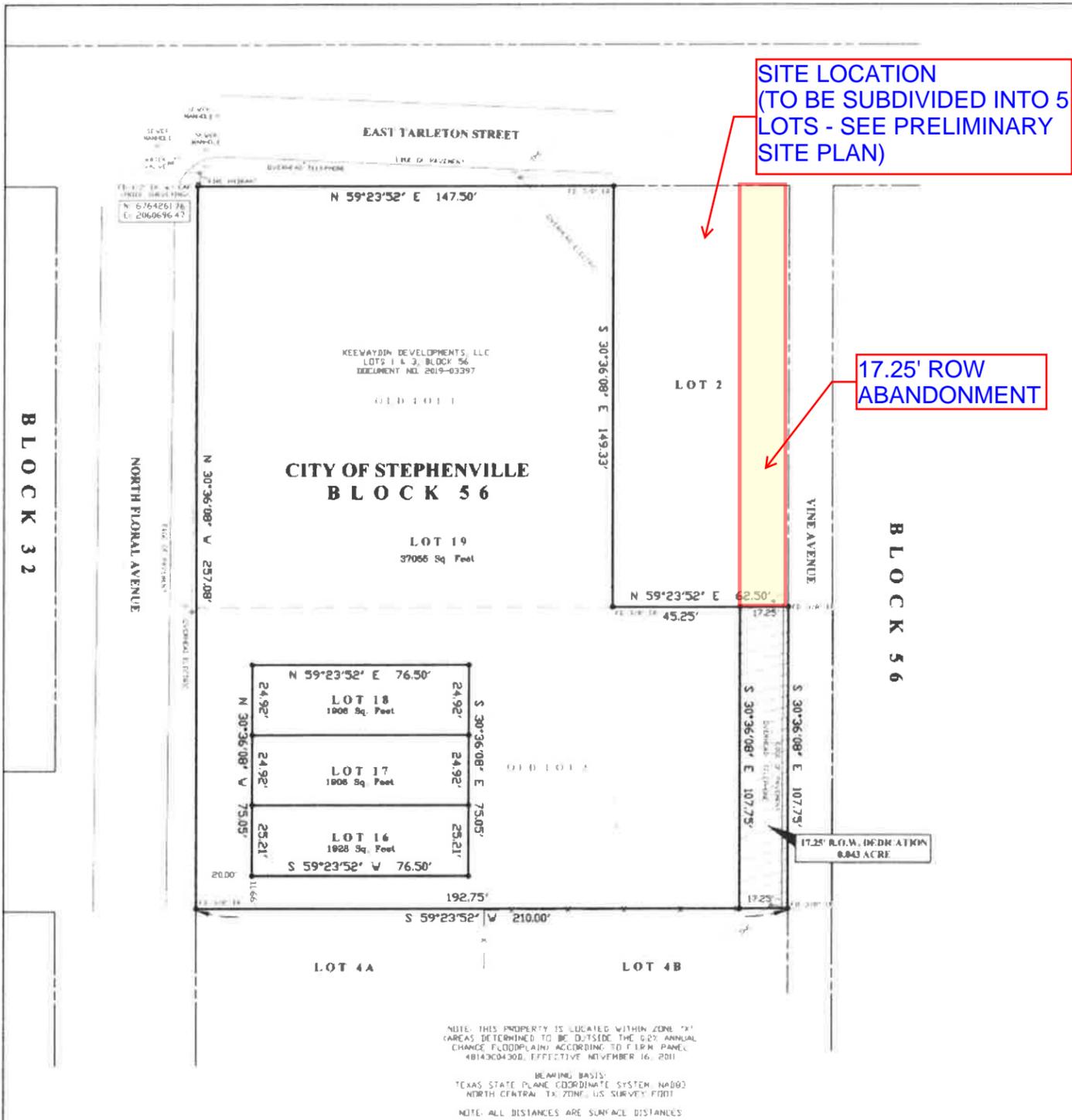
Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

CITY CENTER TOWNHOMES PHASE 2
STEPHENVILLE, TEXAS

SITE PLAN

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-04-02	ISSUE DATE: 07.19.2022	SHEET 1 OF 1
CHECKED: FLS			
DRAWN: MRF			



BLOCK 32

BLOCK 56

SITE LOCATION
(TO BE SUBDIVIDED INTO 5
LOTS - SEE PRELIMINARY
SITE PLAN)

17.25' ROW
ABANDONMENT

17.25' ROW ABANDONMENT
0.843 ACRE

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE TX
(AREAS DETERMINED TO BE OUTSIDE THE 0.02 ANNUAL
CHANCE FLOODPLAIN ACCORDING TO FIRM PANEL
4814304300, EFFECTIVE NOVEMBER 16, 2011)

MEASUREMENT BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM NAD83
NORTH CENTRAL TX ZONE - US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

SURVEYOR'S CERTIFICATE

THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have platted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision during JULY 2019

Matthew K Price
Matthew K. Price, R.P.L.S. No. 6284
JN19627 REPLAT



OWNER'S CERTIFICATE

Now therefore know all men by these presents:
That, Keewaydin Developments, LLC, owner, does hereby adopt this replat designating the herein described property as Lots 16 thru 19 in Block 56 of the City of Stephenville, Erath County, Texas, and do hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City's use thereof. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

This plat approved, subject to all platting ordinances, rules, regulations and resolutions of The City of Stephenville, Erath County, Texas.

Witness my hand, This the 18 day of November, 2019

mh

STATE OF TEXAS

COUNTY OF Erath

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marcelino Kautz, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 18th day of November, 2019

Paula R. Burgess
Signature
Paula R. Burgess
My Commission Expires On



CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Baron H. Johnson
Director of Development Services

11/18/19
Date of Approval

Attest: *Shelly*
City Secretary

11/10/19
Date



FILED
AT 10:58 O'CLOCK A.M.
ON THE 18th DAY OF Nov.
A.D. 2019

STATE OF TEXAS File #
COUNTY OF ERATH 2019-06698
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me
and was duly RECORDED in the Cabinet and
Slide of the Official Public Records of Erath
County, Texas.

Quinda Jones
Quinda Jones
County Clerk, Erath County, Texas
Slide
Claudette White
B 253B
DEPUTY



OWNER	SURVEYOR
Keewaydin Developments, LLC 159 South Graham Avenue Stephenville, TX 76401	Matthew K. Price Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489

REPLAT
LOTS 16 THRU 19, BLOCK 56
CITY OF STEPHENVILLE
BEING ALL OF LOT 1 AND ALL OF LOT 3 IN BLOCK 56 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION & DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH, COUNTY, TEXAS

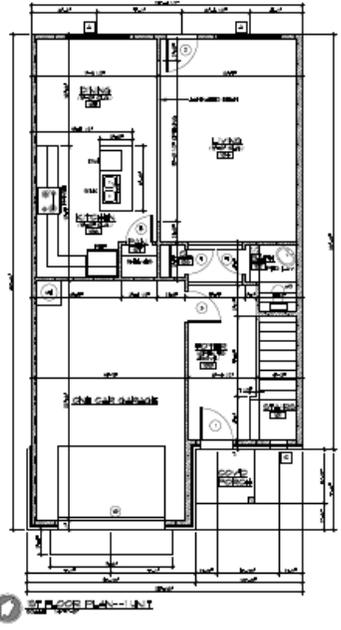
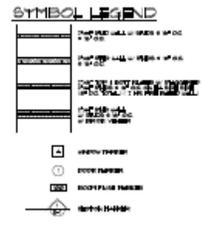
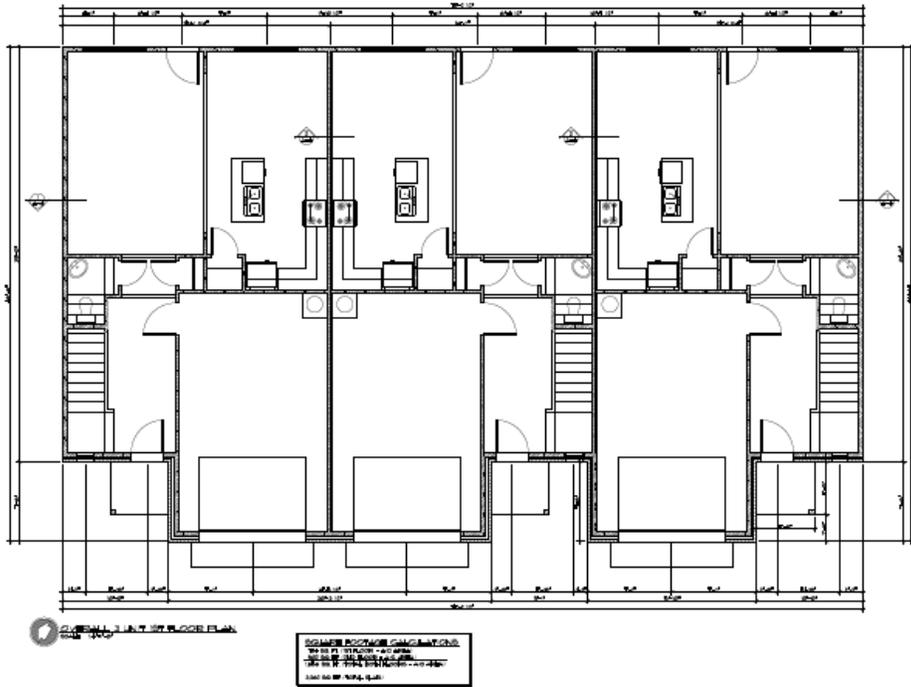
July 19,2022

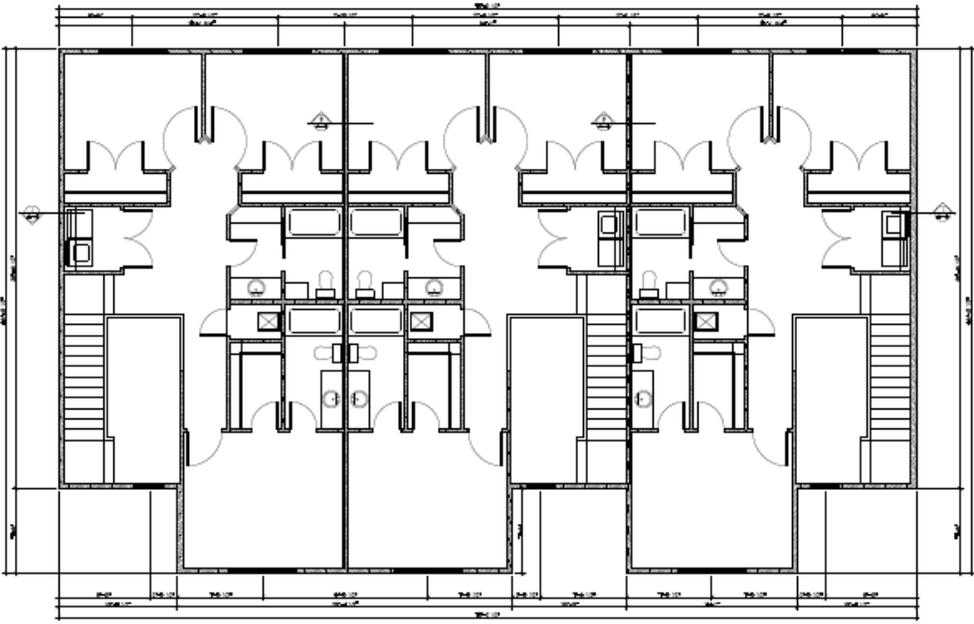
Tarleton Townhomes 2.0 Development Plan

Upon full approval by the Stephenville City Council (anticipated August 2, 2022), It is the intent of the Developer to submit final engineering plans and building permit plans to the building department for review, and then begin site development and building the entire 5 unit building immediately after the appropriate permits are issued, approximately September 1, 2022.

Construction will proceed until all 5 units are completed, approximately 90 days after commencement, and we anticipate all 5 units selling before the building is complete. In the event there are any delays in construction and the developer has not completed the building by September 1, 2023, they will furnish the Stephenville City Council a production report with updated completion dates on or before September 1, 2023.





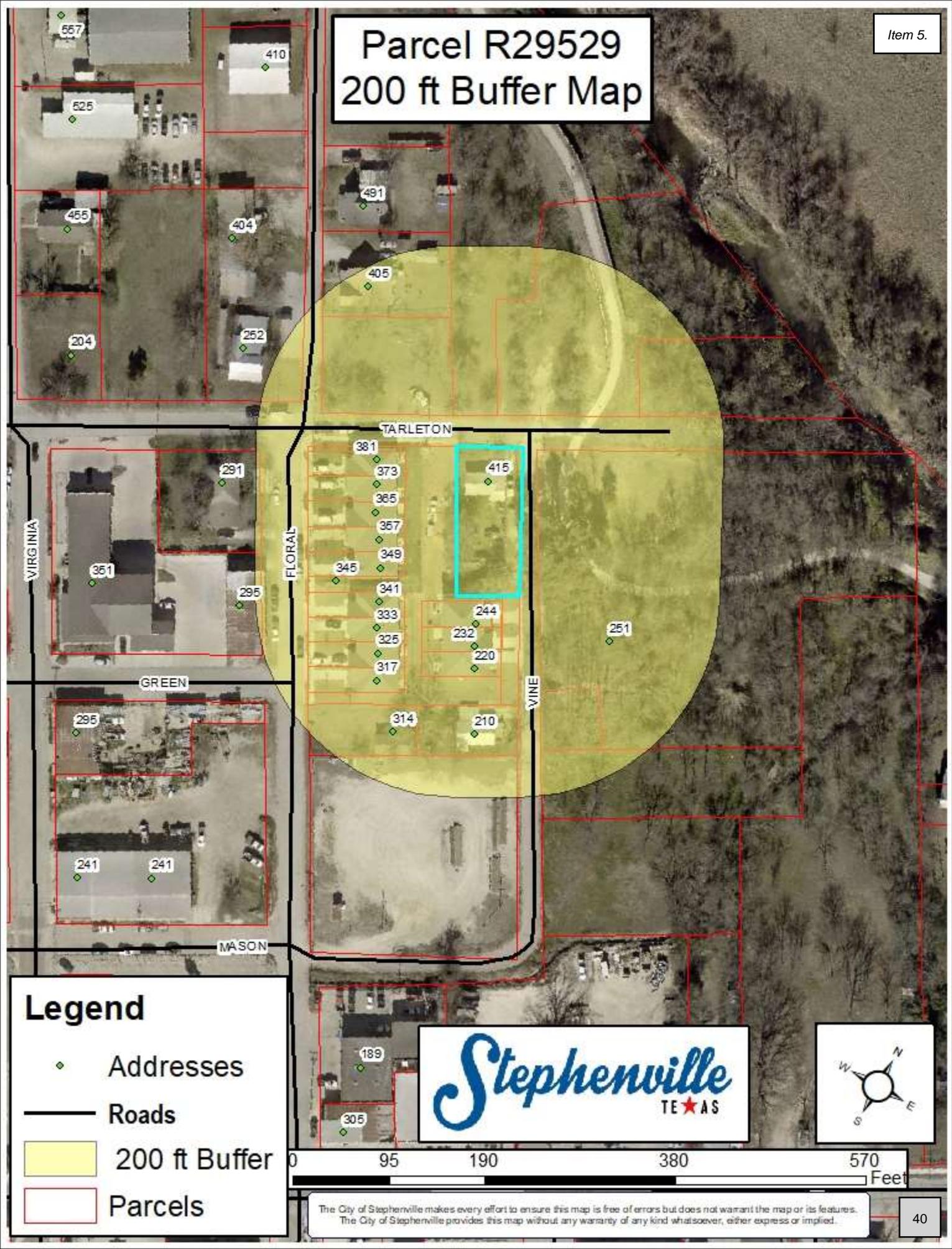


GENERAL 2 UNIT FLOOR PLAN

SYMBOL LEGEND

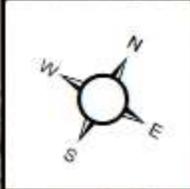
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Parcel R29529 200 ft Buffer Map



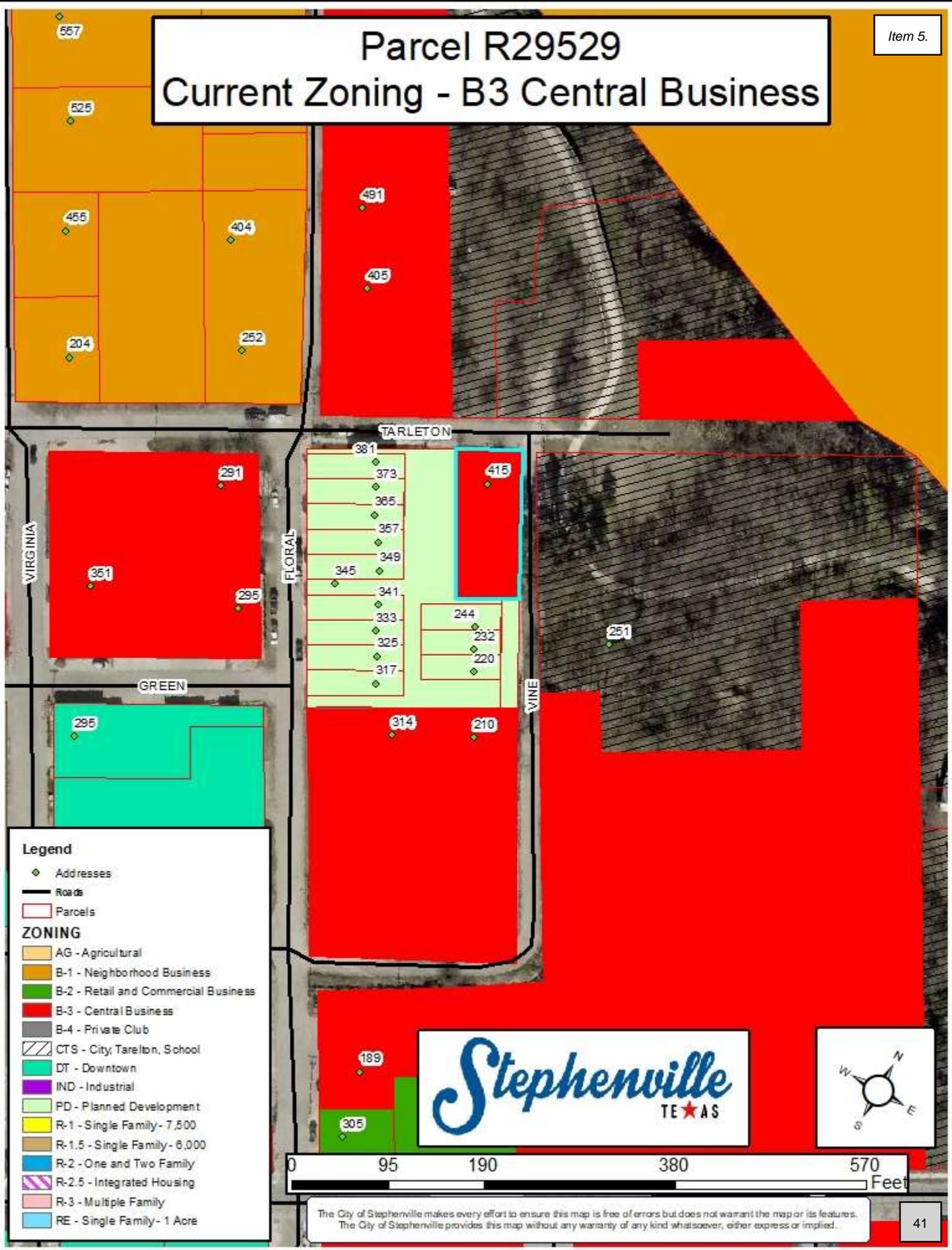
Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

Parcel R29529 Current Zoning - B3 Central Business

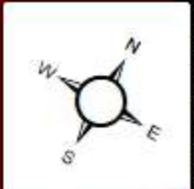


Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 8,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre

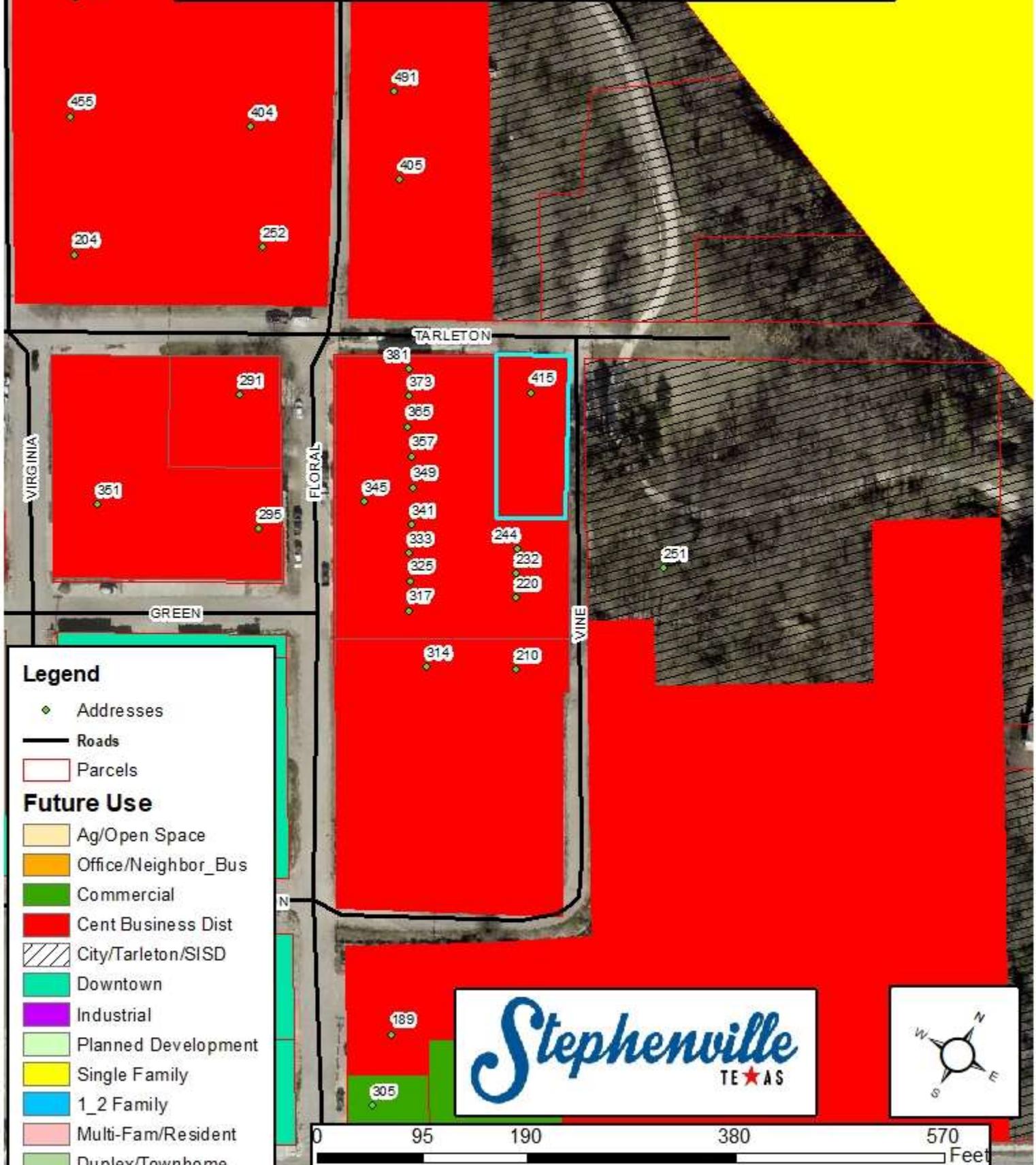


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R29529

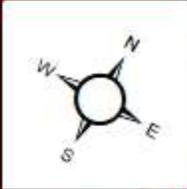
Future Land Use - Central Business

Item 5.



Legend

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



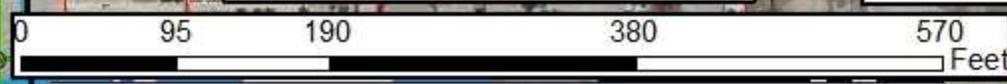
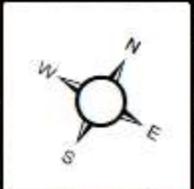
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R29529 Water & Sewer Utilities



Legend

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



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

Parcel R29529 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000076800	244 VINE	CARTER ROBERTA	1601 CR294	RISING STAR	TX	76471
R000052980	0 VINE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029524	0 E TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029535	251 N VINE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029523	0 E TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401
R000029522	0 E TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000076696	0 VINE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029520	405 N FLORAL	EDWARDS DOROTHY JEAN	405 N FLORAL	STEPHENVILLE	TX	76401
R000029531	314 N FLORAL	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000076794	357 FLORAL	ESCALANTE MATTHEW & KAELAN B ESCALANTE	357 N FLORAL	STEPHENVILLE	TX	76401
R000076796	373 FLORAL	FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS	4723 RUIZ ST	AUSTIN	TX	78723
R000076799	232 VINE	FRETER JUSTIN & ABIGAIL FRETER	232 N VINE ST	STEPHENVILLE	TX	76401
R000029602	252 E TARLETON	HAMMON KIMBERLY B	PO BOX 1132	STEPHENVILLE	TX	76401
R000076793	349 FLORAL	HORWATH TIM AND MELANIE LIVING TRUST	PO BOX 651	STEPHENVILLE	TX	76401
R000076693	317 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	7216 WESTOVER DR	GRANBURY	TX	76049
R000076694	325 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	7216 WESTOVER DR	GRANBURY	TX	76049
R000076695	333 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	7216 WESTOVER DR	GRANBURY	TX	76049
R000076792	341 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	7216 WESTOVER DR	GRANBURY	TX	76049
R000029521	406 TARLETON	HUDSON TOMMY MR & MRS	1001 E WASHINGTON 20A	STEPHENVILLE	TX	76401-0000
R000029529	415 E TARLETON	LANDERS JUSTIN D & TERESA A	415 E TARLETON ST	STEPHENVILLE	TX	76401
R000029532	210 VINE	LARSON OWEN	1002 SHELLY DR	CLEBURNE	TX	76031
R000029528	345 FLORAL	LK CAPITAL INVESTMENTS LLC	159 SOUTH GRAHAM	STEPHENVILLE	TX	76401
R000076798	220 VINE	MARTIN ROXANA B	220 N VINE ST	STEPHENVILLE	TX	76401
R000029518	0 N FLORAL	ONCOR ELECTRIC DELIVERY COMPANY	PO BOX 139100	DALLAS	TX	75313
R000076795	365 FLORAL	PATEL AJAY CHAMPAKLAL & KAREN G PATEL	9607 FIVE SPOT CT	SPRING	TX	77379
R000029534	0 VINE	RED FENCES LLC	P.O. BOX 267	STEPHENVILLE	TX	76401
R000029328	351 E TARLETON	VANDEN BERGE KEVIN & KERI	PO BOX 2576	STEPHENVILLE	TX	76401
R000029329	291 TARLETON	WAGNER JASEN W	1505 GLENWOOD DR	STEPHENVILLE	TX	76401
R000076797	381 FLORAL	WATTS DIONNE AND DEAN WATTS	381 N FLORAL	STEPHENVILLE	TX	76401



LOT 19
BLOCK 56
CITY OF STEPHENVILLE
CABINET B, SLIDE 253-B
DRECT

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, KEEWAYDIN DEVELOPMENT, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 20 THRU 24, BLOCK 56 OF THE CITY OF STEPHENVILLE, ERATH COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF STEPHENVILLE. THE STREETS AND EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE STREETS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER OR ACROSS THE EASEMENTS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ANY, AND ALL PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OF 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/OR FOR ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THE EASEMENTS DEDICATED ARE FOR THE SPECIFIC USE OF INSTALLING AND MAINTAINING WATER, SEWER, ELECTRICAL, NATURAL GAS, TELEPHONE, FIBER OR CABLEVISION LINES, AND ARE NOT INTENDED TO BE USED FOR GARBAGE DUMPSTERS, THE COLLECTION OF GARBAGE, OR FOR THE USE OF GARBAGE VEHICLES IN ANY MANNER.

WITNESS, MY HAND AT STEPHENVILLE, TEXAS, THIS THE ____ DAY OF AUGUST, 2022.

KEEWAYDIN DEVELOPMENT, LLC

STATE OF TEXAS }
COUNTY OF ERATH }

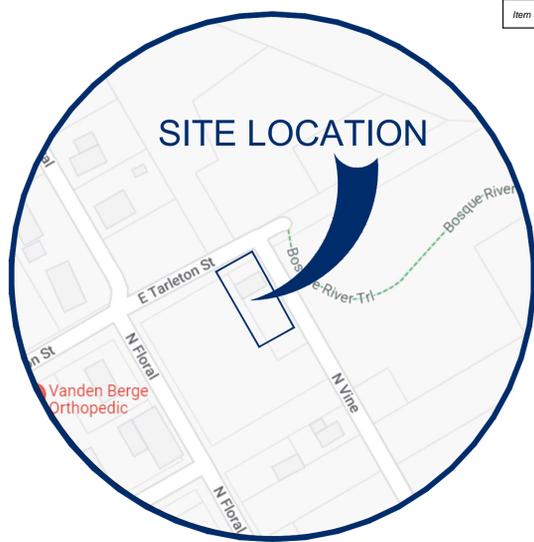
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

GENERAL NOTES

1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE LEICA GPS REFERENCED NETWORK.
2. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
3. ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "MWM ENGINEERING."
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48143C0430D, EFFECTIVE 11/16/2011.
5. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
6. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 5 (FIVE) RESIDENTIAL LOTS FOR DEVELOPMENT, BEING LOTS 20 THRU 24 IN BLOCK 56 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS.



ABBREVIATIONS
OPRECT = OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
DRECT = DEED RECORDS, ERATH COUNTY, TEXAS
PRECT = PLAT RECORDS, ERATH COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"

APPLICATION FILE NUMBER:

PRELIMINARY PLAT
LOTS 20 THRU 24
BLOCK 56 - CITY OF STEPHENVILLE
BEING AN REPLAT OF A PORTION OF
LOTS 2 & 16 THRU 19 OF BLOCK 56,
AN ADDITION TO THE CITY OF
STEPHENVILLE, ERATH COUNTY, TEXAS
ACCORDING TO KING'S 1956 MAP OF
STEPHENVILLE, ADOPTION & DEDICATION
THEREOF RECORDED IN VOLUME 381, PAGE
105 OF THE DEED RECORDS OF ERATH
COUNTY, TEXAS

SURVEYOR:
MWM
LAND SURVEYING

MERLE W. MILLER LAND SURVEYING
1751 RIVER RUN, STE 200
FORT WORTH, TX 76107
PHONE: 817.228.7870
TBPELS FIRM #10194766
MERLE@MWM-LANDSURVEYING.COM
8 LOTS ~ 21.979 ACRES
AUGUST ~ 2022

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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

MERLE W. MILLER DATE: AUGUST 1, 2022
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF ERATH)

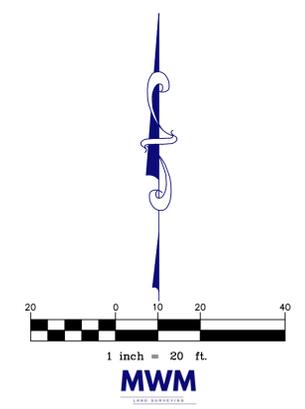
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF AUGUST, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

MWM PROJECT NO.: 2022-33-02 DATE: AUGUST 1, 2022
REVISED DATE:
REVISION NOTES:
PAGE 2 OF 2



OWNER / DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM STREET
STEPHENVILLE, TX 76401

ENGINEER:
FLANAGAN LAND SOLUTIONS, LLC
CONTACT: REECE FLANAGAN, PE, MBA
PHONE: 940-327-7963
4447 N CENTRAL EXPY, SUITE 110, PO BOX 123
DALLAS, TX 75205

ORDINANCE NO. 2022-O-24

AN ORDINANCE REZONING THE LAND DESCRIBED FROM THE ZONING CENTRAL BUSINESS DISTRICT DISTRICT (B-3) TO PLANNED DEVELOPMENT (PD)

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

All that lot, tract or parcel of land legally described as follows:

Being Block 56, Lot 2 of the City Addition to the City of Stephenville, Erath County, Texas, located at 415 E Tarleton, and identified as Parcel No. R29529 in the Erath County Appraisal District Records

is hereby rezoned and the zoning classification changed from the classification of Central Business District (B-3) to Planned Development (PD), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 2nd day of August, 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality



STAFF REPORT

SUBJECT: Case No.: RZ2022-014

Applicant Austin Tullos, representing Tullivan Properties, LLC, is requesting a rezone of property located at 1040 and 1050 Oak, Parcel R31508 and R31509, being Block 4, Lot 1, 2 and 3, of Frey Second Addition to the City of Stephenville, Erath County, Texas, from Multifamily District (R-3) to Integrated Housing District (r-2.5).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The Planning and Zoning Commission convened on July 20, 2022. The Commission received two letters of opposition and several persons spoke in opposition of the rezone.

The Commission’s motion to deny the rezone request resulted in a vote of 1-5. Therefore, the case moved forward to Council without a recommendation.

BACKGROUND:

The future land use for this parcel is single family. The applicant is requesting R-2.5 zoning to construct a five-unit townhome whereby units will be individually platted. Each unit will four bedrooms. Staff recommends approval of the rezone.

The preliminary site plan has been reviewed by staff. Notable comments are as follows:

1. Lot sizes are shown to be 24x40. Minimum dimension requirements are 30’x100’.
2. The setback on Oak Street is approximately one foot less than the required 15’ for a corner lot.
3. Adequate “common” parking is provided; however, the units do not have dedicated parking.

A final plat will be presented for approval once public improvements are installed and accepted.

PROPERTY PROFILE:



Sec. 155.4.03. General subdivision and platting procedures.

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*
1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
 2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.
- C. *Zoning.*
1. *Conformance with Existing Zoning.* All Applications shall be in conformance with the existing zoning on property inside the City Limits.
 2. *Request to Rezone First.* If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the more lengthy time frame necessary to advertise and process zoning Applications).
 - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
 3. *Zoning Ordinance Site Plan Approval.* Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums, and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. 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 aesthetic and functional well being of the intended district environment. The Integrated Housing District will be applicable to for all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

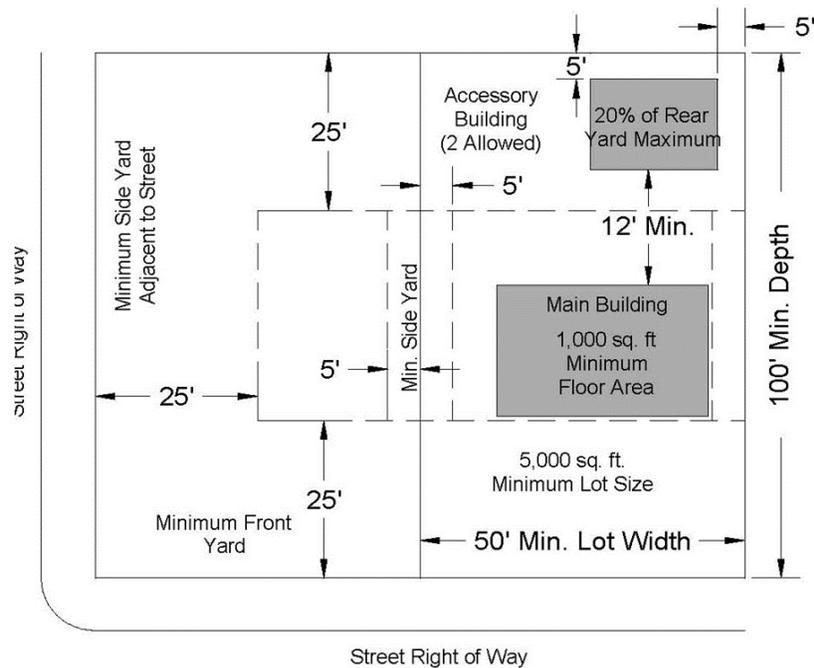
1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage, or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

5.8.C Conditional Uses.

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

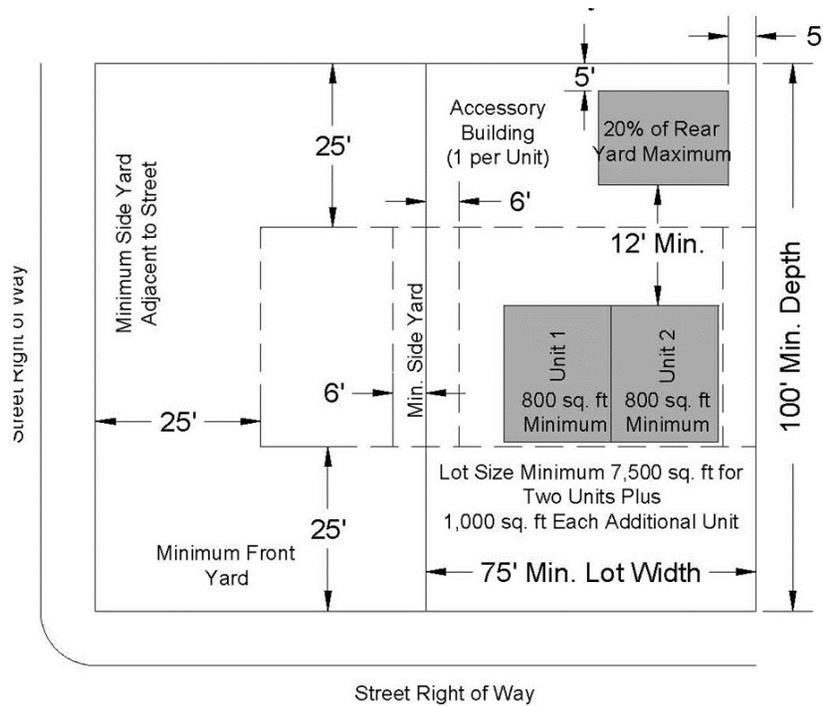
5.8.D Height, Area, Yard, and Lot Coverage Requirements.

- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.
 4. Minimum depth of front setback: 15 feet.
 5. Minimum depth of rear setback: 15 feet.
 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
 7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
 8. Accessory buildings:
 - a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
 9. Maximum height of structures: 35 feet.
 10. Public, semi-public, or public service buildings, hospitals, institutions, or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



B. Two-to-four family.

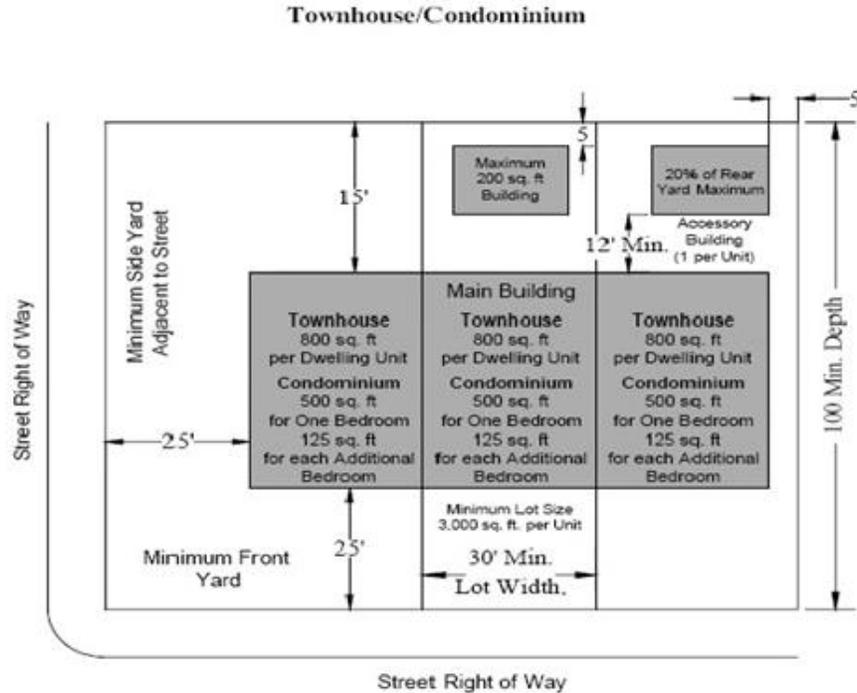
1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
2. Minimum lot width and lot frontage: 75 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public, or public service buildings, hospitals, institutions, or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



C. Townhouse/Condominium.

1. Minimum lot area: 3,000 ft² per unit.
2. Minimum average lot width and lot frontage: 30 feet.
3. Minimum lot depth: 100 feet.
4. Minimum depth of front setback: 15 feet.
5. Minimum depth of rear setback: 15 feet.
6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public, or public service buildings, hospitals, institutions, or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.



5.8.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance.

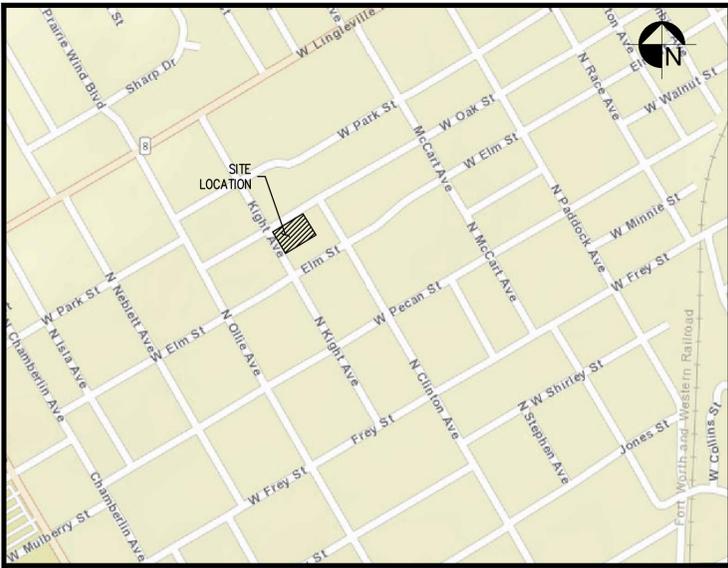
(Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

FACTORS TO CONSIDER:

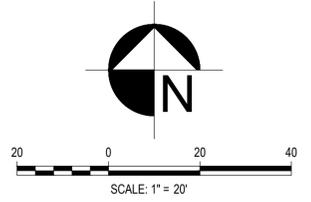
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

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

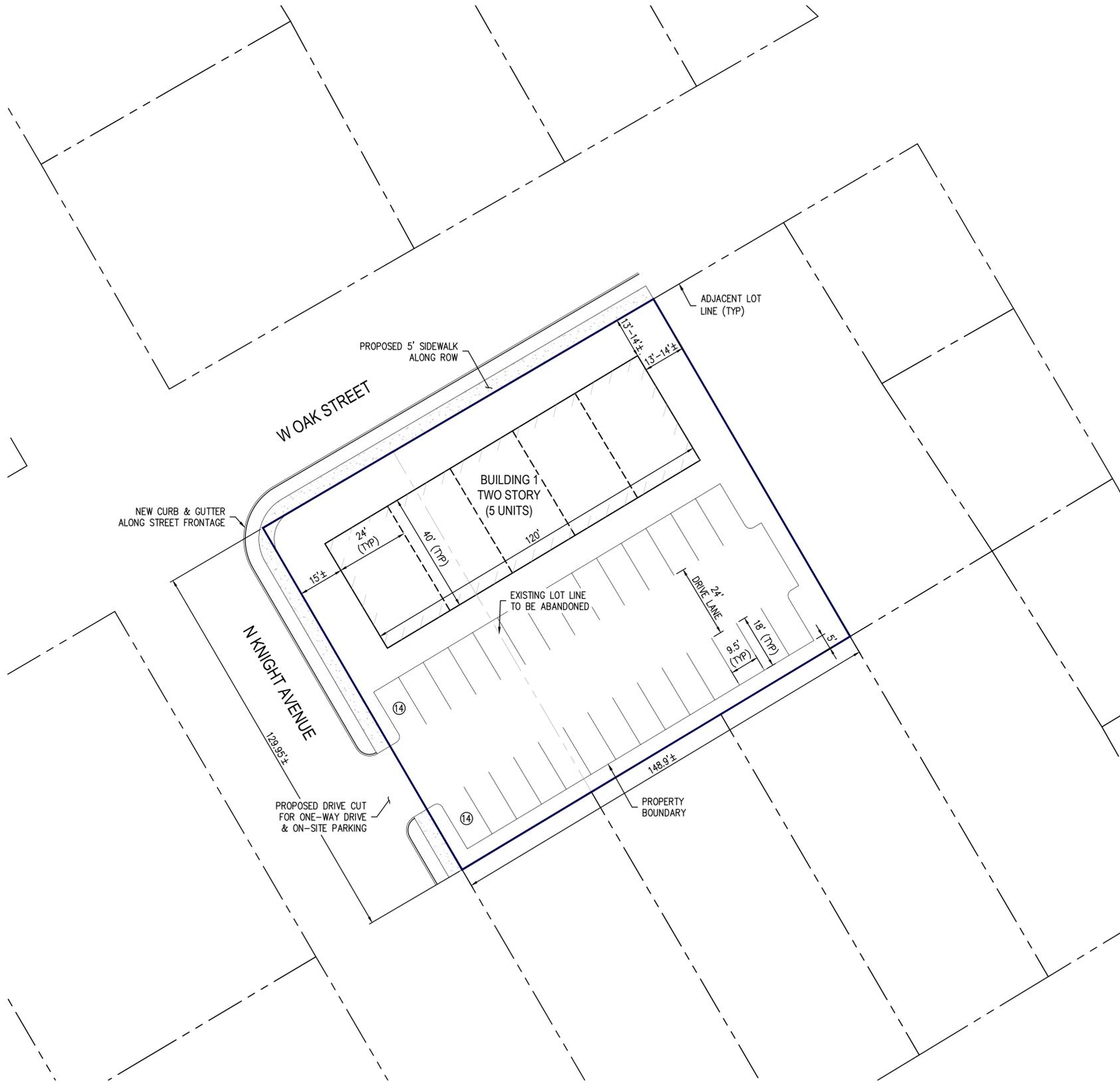


LOCATION MAP
N.T.S.



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE UNLESS OTHERWISE NOTED.
2. PROPOSED LAND USE = TOWNHOMES (R2.5)
3. TOTAL PROPOSED UNITS = 5 - (4 BEDROOMS EACH)
4. TOTAL PARKING SPACE = 28 SPACES (1.4 PER BEDROOM / 5.6 PER UNIT)



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PRELIMINARY SITE PLAN - 5/15/2022
OAK STREET TOWNHOMES
1050 OAK STREET, STEPHENVILLE, TEXAS



STEPHENVILLE TOWNHOMES



1/4
FRONT PAGE

CHECKED BY:

SECTION LETTER
PAGE NUMBERS
A
11

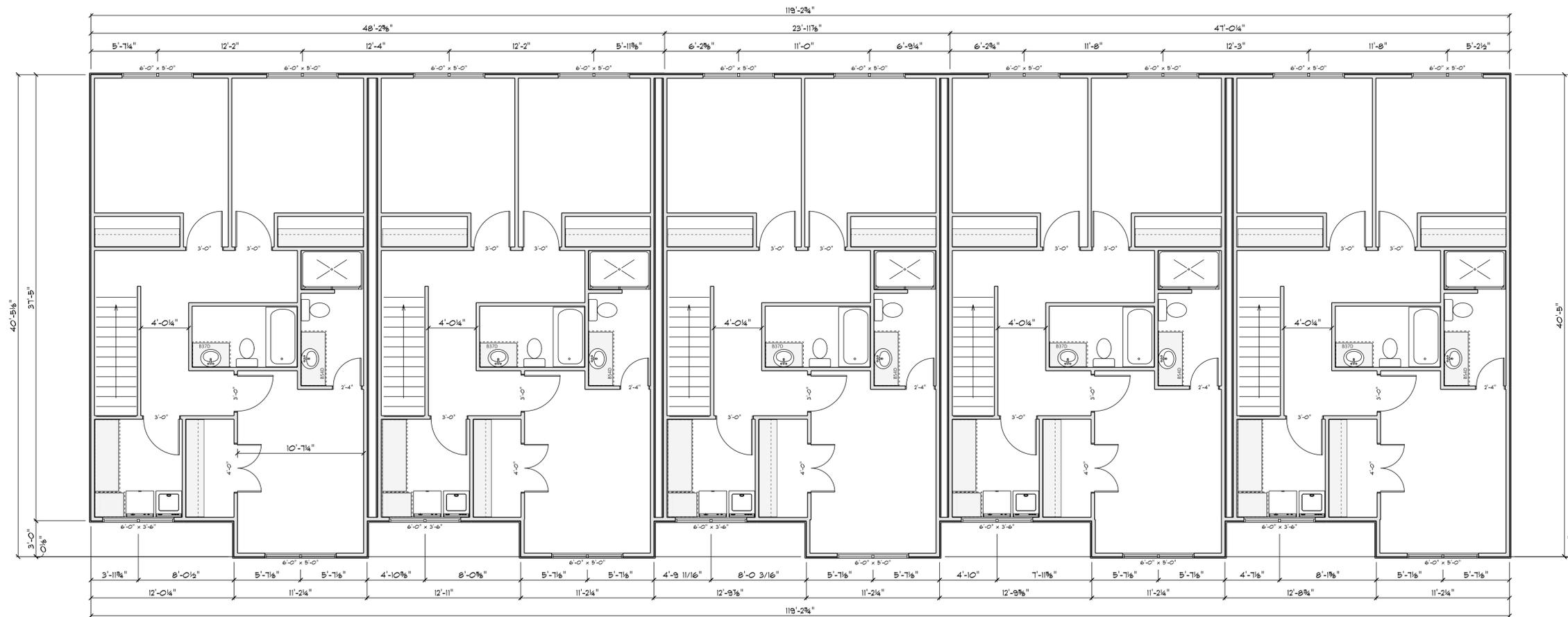
SCALE: As Noted
DRAWN BY: Eddie Holcomb
DATE: Monday, June 27, 2022

Ed Holcomb - edholcomb@harmonholcomb.com
940-704-7925
Justin Holcomb - jholcomb@harmonholcomb.com
940-781-7939



STEPHENVILLE TOWNHOMES

2ND FLOOR



2ND FLOOR
 SCALE: 3/16" = 1'-0"

3/4
 2ND FLOOR

CHECKED BY:

SECTION LETTER: A
 PAGE NUMBERS: 112

SCALE: 3/16" = 1'-0"
 DRAWN BY: Eddie Holcomb
 DATE: Monday, June 27, 2022

Ed Holcomb - edholcomb@harmonholcomb.com
 940-704-7925
 Justin Holcomb - jholcomb@harmonholcomb.com
 940-781-7939



STEPHENVILLE TOWNHOMES

ELEVATIONS



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

4/4
ELEVATIONS

CHECKED BY:

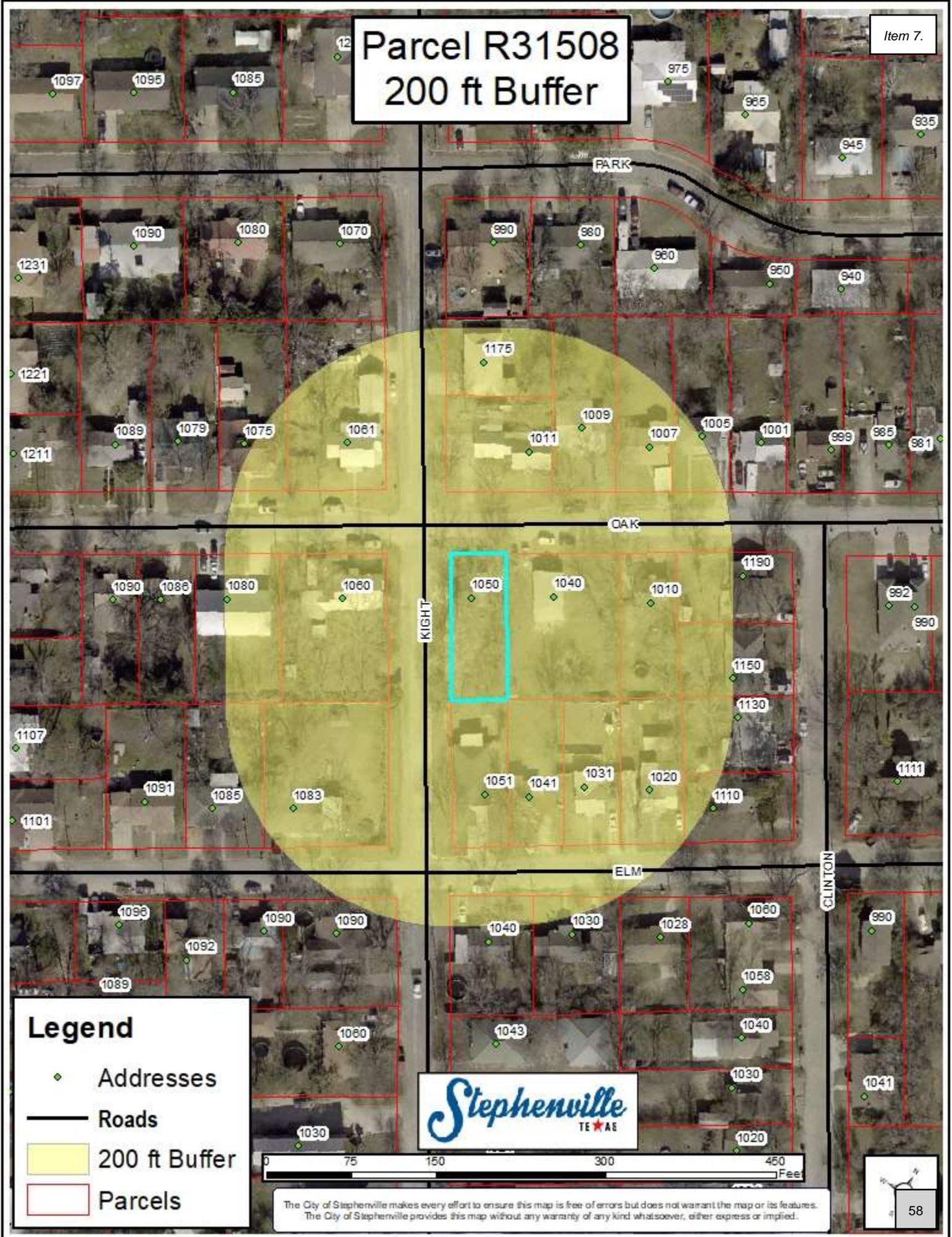
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Parcel R31508 200 ft Buffer



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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Parcel R31508

Current Zoning - R3 Multifamily

Item 7.



Legend

- ◆ Addresses
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- Parcels

ZONING

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

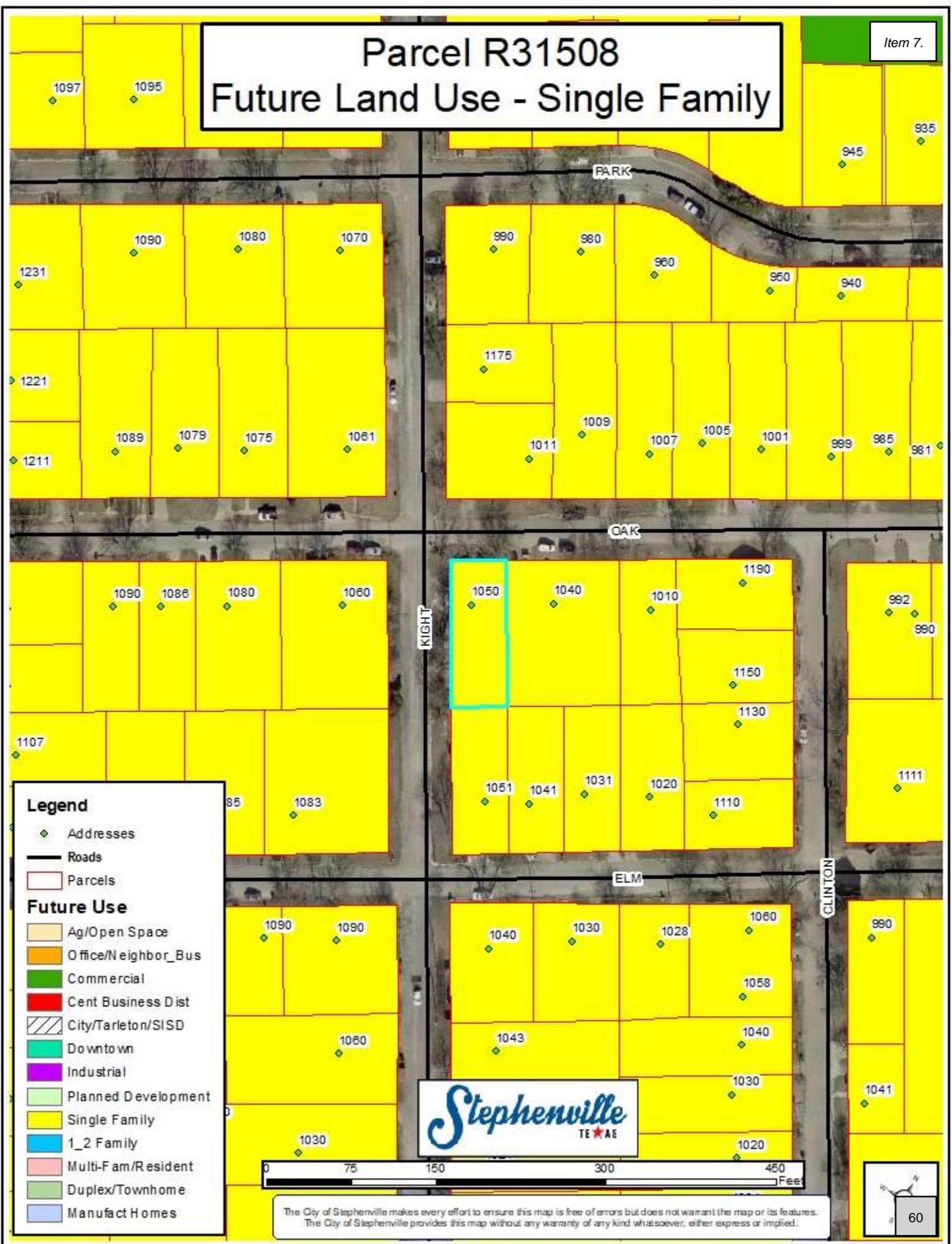


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Parcel R31508

Future Land Use - Single Family

Item 7.



Legend

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Future Use

- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
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- Planned Development
- Single Family
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- Multi-F am/Resident
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Parcel R31508 Water & Sewer Utilities

Item 7.

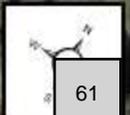


Legend

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



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Parcel R31508 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000031483	1061 OAK	ALDERFER RICHARD D & LISA L	1061 W OAK	STEPHENVILLE	TX	76401-0000
R000031485	1009 OAK	BELL ROBERT & AMY	3184 FM2303	STEPHENVILLE	TX	76401-7257
R000031488	1005 OAK	BROWN JUSTIN M	3821 BEN CREEK CT	ALEDO	TX	76008
R000031511	1150 CLINTON	CLASSIC PROPERTIES LLC	4970 CR423	STEPHENVILLE	TX	76401
R000031523	1020 ELM	DUMAS TERRY L	1020 W ELM	STEPHENVILLE	TX	76401
R000032225	1030 ELM	DUMAS TERRY LYNN	1020 W ELM ST	STEPHENVILLE	TX	76401
R000031501	1080 OAK	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000031510	1010 OAK	FINLEY DUSTIN & MISTY TABER	1355 PORTER CT	GRANBURY	TX	76048
R000031507	1083 ELM	GALVAN JOSE	1083 W ELM	STEPHENVILLE	TX	76401
R000031520	1051 W ELM	HORNBECK DANA	1051 W ELM	STEPHENVILLE	TX	76401
R000031524	1130 N CLINTON	HOWLE TYLER MORGAN & EMILY ANN	2955 CR408	STEPHENVILLE	TX	76401
R000031482	1075 OAK	LASCSAK TOM	1075 W OAK ST	STEPHENVILLE	TX	76401
R000032224	1040 ELM	LINDSAY JESSICA	1040 ELM	STEPHENVILLE	TX	76401
R000031512	1190 CLINTON	MORETTI THERESA I REVOCABLE LIVING TRUST	4520 BURKE HILL DR	UKIAH	CA	95482
R000031484	1175 KIGHT	OURAY MANAGEMENT LLC	3705 BLUEBONNET CIRCLE	WEATHERFORD	TX	76087
R000031487	1007 OAK	OWEN BARBARA J	1007 W OAK ST	STEPHENVILLE	TX	76401-2447
R000031486	1011 OAK	PHILLIPS LINDA CAROL ALPIN ET AL	1011 W OAK	STEPHENVILLE	TX	76401
R000031506	1085 ELM	RAGLAND LAURA	1085 W ELM	STEPHENVILLE	TX	76401
R000032245	1090 KIGHT	SAVAGE GWENDOLYN ELENE	8013 HUNTER LN	NORTH RICHLAND HILLS	TX	76182
R000031525	1110 CLINTON	SMALL TOWN TEXAS INC	PO BOX 65	STEPHENVILLE	TX	76401
R000031508	1050 OAK	SOSA SERGIO D & GLORIA V	2249 NORTHWEST LOOP APT 511	STEPHENVILLE	TX	76401
R000031502	1060 OAK	SPARKS MELVIN & MARITIA	1060 WEST OAK ST	STEPHENVILLE	TX	76401
R000042880	1028 ELM	WALTON DOUGLAS H & MARY J WALTON	12692 FRY RD NE	AURORA	OR	97002
R000031522	1031 ELM	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401
R000031521	1041 ELM	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401
R000031509	1040 OAK	WYNN AMANDA JEAN & JAMES TAYLOR	1040 WEST OAK	STEPHENVILLE	TX	76401

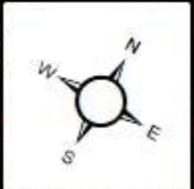
Parcel R31509 200 ft Buffer

Item 7.



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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Parcel R31509

Current Zoning - R3 Multifamily

Item 7.

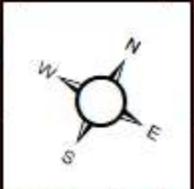


Legend

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ZONING

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- B-2 - Retail and Commercial Business
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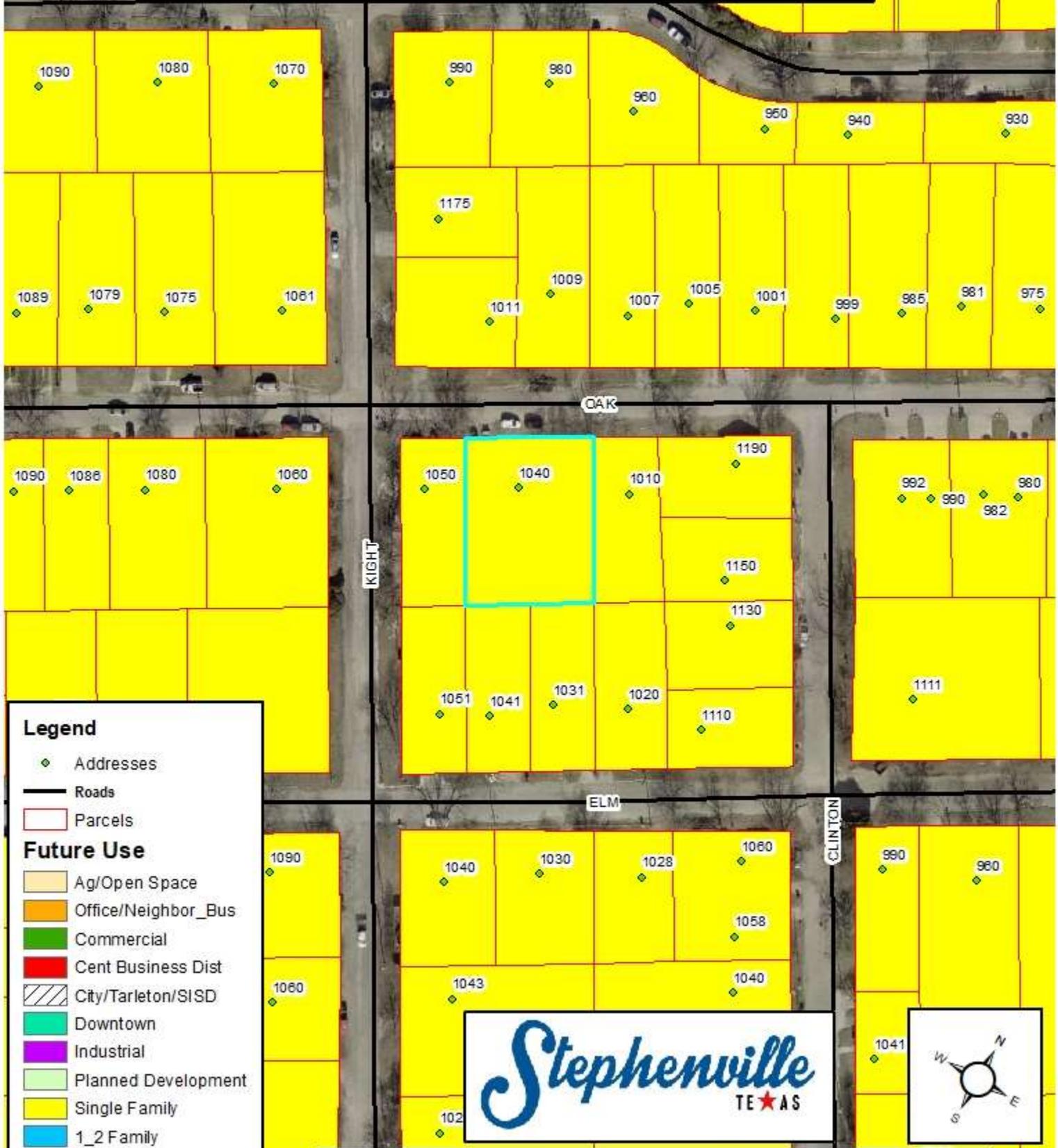


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Parcel R31509

Future Land Use - Single Family

Item 7.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Future Use

- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
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- Planned Development
- Single Family
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- Manufact Homes



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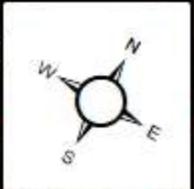
Parcel R31509 Water & Sewer Utilities

Item 7.



Legend

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Parcel R31509 Address List

Item 7.

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R000031488	1005 OAK	BROWN JUSTIN M	3821 BEN CREEK CT	ALEDO	TX	76008
R000031511	1150 CLINTON	CLASSIC PROPERTIES LLC	4970 CR423	STEPHENVILLE	TX	76401
R000031523	1020 ELM	DUMAS TERRY L	1020 W ELM	STEPHENVILLE	TX	76401
R000032225	1030 ELM	DUMAS TERRY LYNN	1020 W ELM ST	STEPHENVILLE	TX	76401
R000032231	1060 CLINTON	DUSTIN DEKE WILLARD TRUST	PO BOX 27	STEPHENVILLE	TX	76401
R000031510	1010 OAK	FINLEY DUSTIN & MISTY TABER	1355 PORTER CT	GRANBURY	TX	76048
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R000031520	1051 W ELM	HORNBECK DANA	1051 W ELM	STEPHENVILLE	TX	76401
R000031524	1130 N CLINTON	HOWLE TYLER MORGAN & EMILY ANN	2955 CR408	STEPHENVILLE	TX	76401
R000032224	1040 ELM	LINDSAY JESSICA	1040 ELM	STEPHENVILLE	TX	76401
R000031512	1190 CLINTON	MORETTI THERESA I REVOCABLE LIVING TRUST	4520 BURKE HILL DR	UKIAH	CA	95482
R000031484	1175 KIGHT	OURAY MANAGEMENT LLC	3705 BLUEBONNET CIRCLE	WEATHERFORD	TX	76087
R000031487	1007 OAK	OWEN BARBARA J	1007 W OAK ST	STEPHENVILLE	TX	76401-2447
R000031486	1011 OAK	PHILLIPS LINDA CAROL ALPIN ET AL	1011 W OAK	STEPHENVILLE	TX	76401
R000031489	1001 OAK	PUTRITE CHET NORMAN	1001 OAK ST	STEPHENVILLE	TX	76401
R000031525	1110 CLINTON	SMALL TOWN TEXAS INC	PO BOX 65	STEPHENVILLE	TX	76401
R000031508	1050 OAK	SOSA SERGIO D & GLORIA V	2249 NORTHWEST LOOP APT 511	STEPHENVILLE	TX	76401
R000031502	1060 OAK	SPARKS MELVIN & MARITIA	1060 WEST OAK ST	STEPHENVILLE	TX	76401
R000042880	1028 ELM	WALTON DOUGLAS H & MARY J WALTON	12692 FRY RD NE	AURORA	OR	97002
R000031490	999 OAK	WILLEMS LARRY LYNN	999 W OAK	STEPHENVILLE	TX	76401
R000031522	1031 ELM	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401
R000031521	1041 ELM	WILSON HELEN	1335 N LILLIAN	STEPHENVILLE	TX	76401
R000031509	1040 OAK	WYNN AMANDA JEAN & JAMES TAYLOR	1040 WEST OAK	STEPHENVILLE	TX	76401

ORDINANCE NO. 2022-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED FROM THE ZONING MULTIFAMILY DISTRICT (R-3) TO INTEGRATED HOUSING DISTRICT (R-2.5)

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

All that lot, tract or parcel of land legally described as follows:

Being Block 4, Lot 1, 2 AND 3 of the Frey Second Addition to the City of Stephenville, Erath County, Texas, located at 11040 and 1050 Oak, and identified as Parcel No. R31508 and R31509 in the Erath County Appraisal District Records

is hereby rezoned and the zoning classification changed from the classification of Multifamily District (R-3) to Integrated Housing District (R-2.5), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 2nd day of August, 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Reviewed by Jason M. King,
Interim City Manager

Randy Thomas, City Attorney
Approved as to form and legality



COMMITTEE REPORT

REPORT TYPE: Parks and Leisure Services Committee Report

MEETING: July 19, 2022

Present: Daron Trussell, Chair; Justin Haschke, Bob Newby, Gerald Cook

Absent:

DEPARTMENT: Parks and Leisure Services

STAFF CONTACT: Tom Henry – Interim Director

Phase 1 Inclusive Playground

Staff presented at the July 19, 2022, Committee meeting a desire to contract with Whirlix Design, Inc. for installation of phase 1 of the inclusive playground at City Park in the amount of \$176,896.00. City Council approved \$100,000 in FY21/22 budget for the playground. An additional \$93,000.00 in funds were raised through grants and fund raisers.

After discussion, a motion was made followed by a second with a recommendation to be presented to City Council for approval.

City Park

Staff discussed with Committee at the July 19, 2022, meeting the new field construction and lighting projects for City Park. The lighting quotes received will provide demolition and removal of the existing lights and light poles on four existing fields. New light poles and LED lighting for the existing fields and the field to be constructed were included in the quotes. Low quote at the time of the meeting was \$880,000.00.

The field construction quotes received will create a new 300 foot baseball field for league and tournament play. Low quote at the time of the meeting was \$425,000.00.

The quotes are about \$700,00.00 below the project budget of \$2 million.

Staff will make recommendation for award on both of these items at the September Council meeting.



COMMITTEE REPORT

REPORT TYPE: Parks and Leisure Services Committee Report

MEETING: July 19, 2022

Present: Daron Trussell, Chair; Justin Haschke; Bob Newby; Gerald Cook

Absent:

DEPARTMENT: Administration

STAFF CONTACT: Jason King

New Senior Citizens Center:

On July 18, 2022, and July 19, 2022, the Parks and Leisure Services Committee held discussions related to the location of the new Senior Citizens Center that is being built. After discussion was held on both dates a motion was made to recommend to Council to proceed with the project at the Vine Street location by Gerald Cook. The motion was seconded by Bob Newby. The committee then voted unanimously to recommend to Council to proceed with the project at the Vine Street location.



Date: June 2, 2022
Project: Stephenville City Park
Location: Stephenville TX
To: Kelli Votypka

Custom Dairy Playground Equipment Breakdown-PHASE 1

2-5 Play Area

2-5 Playground w/Install: \$116,620.00
1320 sf Synthetic Turf: \$24,627.00
1320 sf 8" Stone: \$3,814.00
5% Buy Board Discount: -\$7,254.00
TOTAL: \$137,807.00

Swing Area

Single Post Swings w/Install: \$5,711.00
1375 sf Synthetic Turf: \$24,145.00
1375 sf 8" Stone: \$3,975.00
5% Buy Board Discount: -\$1,692.00
TOTAL: \$32,140.00

Freight Budget: \$7,315.00
5% Buy Board Discount: -\$366.00
TOTAL: \$6,949.00

PHASE 1 TOTAL: \$176,896.00

Base Bid Includes:

- Full Submittal Package
- Warranty As Specified – Best in the Business!
- Certified Installation
- 2-5 Play Area
- 2695 sf Synthetic Turf w/Play Pad (Swings and 2-5 Area)
- 2695 sf 8" Stone
- 5% Buy Board Discount
- Freight
- ADA Compliant Play Structures
- Synthetic Turf Surfacing
- 2695 sf 8" Stone

Whirlix Design Inc.
1751 International Parkway, Suite 131
Richardson, TX 75081

Public Works Committee
COMMITTEE REPORT



Item 12.

MEETING: Public Works Committee Meeting – 07 Jul 2022
Present: P8 Mark McClinton, Chair; P1 LeAnn Durfey; P5 Ricky Thurman; P6 David Basket
Absent: None
DEPARTMENT: Public Works / Development Services
STAFF CONTACT: Nick Williams

Agenda Item 8: Professional Services Agreement for Brick Street Reconstruction Design

Discussion: A professional services agreement from Jacob & Martin, LLC was presented to provide detailed plans and specifications for the design of brick pavement improvements on College Street and Belknap Avenue, on the south and west sides respectively adjacent to the courthouse.

It was noted the prior experience with this firm was positive and that the firm has in-house staff for survey as well as material testing.

It was confirmed that the design included the intersection of College and Belknap as well as the replacement of cast iron water lines and clay sewer lines under College and Belknap. It was also confirmed that the cost was approximately 6.5% less than estimated and the funds would come from the annual capital street fund. Sufficient funds are available in the FY21-22 budget.

Committee Action: Following discussion, a motion was made by Mr. Thurman, seconded by Mr. Baskett, to forward a positive recommendation to the full council for approval of the professional services agreement with Jacob & Martin, LLC as presented.

Recommendation: The committee voted unanimously to forward a positive recommendation to the full council to accept the professional services agreement with Jacob & Martin, LLC as presented.

Public Works Committee
COMMITTEE REPORT



Item 13.

MEETING: Public Works Committee Meeting – 07 Jul 2022
Present: P8 Mark McClinton, Chair; P1 LeAnn Durfey; P5 Ricky Thurman; P6 David Basket
Absent: None
DEPARTMENT: Public Works / Development Services
STAFF CONTACT: Nick Williams

Agenda Item 8: Professional Services Agreement for Brick Street Reconstruction Design

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It was noted the prior experience with this firm was positive and that the firm has in-house staff for survey as well as material testing.

It was confirmed that the design included the intersection of College and Belknap as well as the replacement of cast iron water lines and clay sewer lines under College and Belknap. It was also confirmed that the cost was approximately 6.5% less than estimated and the funds would come from the annual capital street fund. Sufficient funds are available in the FY21-22 budget.

Committee Action: Following discussion, a motion was made by Mr. Thurman, seconded by Mr. Baskett, to forward a positive recommendation to the full council for approval of the professional services agreement with Jacob & Martin, LLC as presented.

Recommendation: The committee voted unanimously to forward a positive recommendation to the full council to accept the professional services agreement with Jacob & Martin, LLC as presented.

ATTACHMENTS:

[Brick Street Reconstruction Project – Professional Services Agreement – 2022 07-19](#)



MASTER CONTRACT FOR PROFESSIONAL SERVICES

CONTRACT DATE: _____, 20__

CLIENT: City of Stephenville

PROJECT NAME: Downtown Street and Sidewalk Improvements

PROJECT LOCATION: Stephenville, Texas

PROJECT NUMBER: 22356

This **CONTRACT** is made and entered into on the ____ day of _____, 20____, by and between the City of Stephenville, whose address is 298 W. Washington, Stephenville, Texas 76401 hereinafter called **CLIENT**, and Jacob & Martin, LLC., whose address is 3465 Curry Lane, Abilene, Texas 79606, hereinafter called **JM**. The **CLIENT** engages **JM** to perform professional services for the Project described above.

SECTION I - SERVICES

- A. **JM** shall provide professional services as described in **ATTACHMENT “A”**.
- B. **JM** has assigned Tristan King, E.I.T as the Project Manager for this **CONTRACT** described above.
- C. **JM** will serve as **CLIENT**’s professional engineering representative in those phases of the Project to which this **CONTRACT** applies and will give consultation and advice to **CLIENT** during the performance of **JM**’s services.

SECTION II - COMPENSATION

A. The method of payment by **CLIENT** to **JM** for services provided under this **CONTRACT** shall be:

<u>X</u> _____ Lump Sum - Preliminary Engineering Services	Total Amount: \$3,000
<u>X</u> _____ Lump Sum - Basic Engineering Services - Design and Construction	Total Amount: \$72,300
<u>X</u> _____ Time and Expense - Special Engineering Services - Surveying, Testing, Misc. Engineering Expenses	Not to Exceed: \$26,500

The terms, amount and frequency of monthly and/or periodic billing shall be set forth in **ATTACHMENT “A”**. Hourly rates shall be as described in **ATTACHMENT “B”**. The **JM Hourly Rate Schedule** in effect at the time the work is performed shall be used and when a new **JM Hourly Rate Schedule** is published, a copy of the new schedule will be furnished to the client and shall supersede the previous **JM Hourly Rate Schedule** as **ATTACHMENT “B”**. For multiple project services or phases, a breakdown of individual costs and associated scope will be provided in **ATTACHMENT “A”**.

The **ATTACHMENT “B”** Schedule of Rates will be adjusted annually on January 1st to reflect equitable changes in the compensation payable to Engineer, reimbursable expenses, and IRS directed mileage rates.

B. For and in consideration of the Basic Services to be rendered by **JM**, the **CLIENT** shall pay, and **JM** shall receive compensation hereinafter set forth for the project. All remittances by the **CLIENT** of such compensation shall either be mailed or delivered to **JM**’s office in Abilene, Taylor County, Texas.

- 1. Payment for the services under the Project listed in the **ATTACHMENT “A”** “Scope of Work” of this Agreement and as set forth herein shall be paid as billed and in accordance with the compensation and financial requirements as set forth in **ATTACHMENT “A”**.

C. Additional Services listed in **ATTACHMENT “A”** shall be paid by the Hour and Expense per **ATTACHMENT “B”**.

SECTION III - CLIENT'S RESPONSIBILITIES

- A. The **CLIENT** shall designate a Project Manager during the term of this **CONTRACT**. The **CLIENT**'s project manager has the authority to administer this **CONTRACT** and shall monitor compliance with all terms and conditions stated herein. All requests for information from or a decision by the **CLIENT** on any aspect of the work shall be directed to the **CLIENT**'s project manager.
- B. The **CLIENT** shall review submittals by **JM** and provide prompt response to questions and rendering of decisions pertaining thereto to minimize delay in the progress of **JM**'s work. The **CLIENT** will keep **JM** advised concerning the progress of the **CLIENT**'s review of the work. Delays in response by the Project Manager greater than 5 days shall automatically extend by a like number of days any timelines or completion deadlines as set forth in **ATTACHMENT "A"**.
- C. The **CLIENT** shall provide full requirements for the Project.
- D. **CLIENT** shall assist **JM** by placing at **JM**'s disposal all available information pertinent to the Project, including previous reports and any other data relative to the Project's design and construction.
- E. **CLIENT** shall furnish **JM** property, boundary, right-of-way, topographic and utility surveys; core borings, probings and subsurface exploration; hydrographic surveys, laboratory tests and inspections of samples and materials in **CLIENT**'s possession or to which **CLIENT** has reasonable access, all of which **JM** may rely on in providing the services described on **ATTACHMENT "A"**.
- F. **CLIENT** will guarantee access and make all provisions for **JM** to enter onto public and private lands as required for **JM** to perform work under this **CONTRACT**.
- G. Unless included in **JM**'s services as described on **ATTACHMENT "A"**, **CLIENT** shall advertise for proposals from bidders, open the proposals at the appointed time and place, and pay for all incidental costs related hereto.
- H. **CLIENT** will provide any legal, accounting and insurance counseling services required for the Project. **CLIENT** shall provide such insurance or may be required on **ATTACHMENT "C"**, which insurance shall include **JM** as an additional insured and be written with companies authorized to do business in the State of Texas and reasonably approved by **JM**.
- I. **CLIENT** will designate in writing its Project Manager as a person to act as **CLIENT**'s representative with respect to the work to be performed under this **CONTRACT** who will have complete authority to transmit instructions, receive information and interpret and define **CLIENT**'s policies and decisions with respect to materials, equipment, elements and systems pertinent to the services provided by **JM** pursuant to this **CONTRACT**. The decision and directions given by the Project Manager shall be binding on **CLIENT** and **JM** shall have the right to rely on such decision and directions in performing work and services hereunder.
- J. **CLIENT** shall give prompt written notice to **JM** whenever **CLIENT** observes or otherwise becomes aware of any defect in the Project.
- K. Unless included in **JM**'s services as described in **ATTACHMENT "A"**, **CLIENT** shall obtain approval of all governmental authorities having jurisdiction over the Project and obtain approvals and consents from other individuals or bodies as may be necessary for completion of the Project. Delays in obtaining approval beyond those time frames specified in **ATTACHMENT "A"** or as would otherwise be reasonably anticipated shall automatically extend by a like period of time, any timeline or completion deadlines as set out in **ATTACHMENT "A"**.
- L. If the Project involves more than one general contract, or separate construction contracts for different building trades or separate equipment contracts, **CLIENT** will ensure that the general conditions of all contracts are substantially identical and consistent with the terms hereof in all material respects.
- M. When required, **CLIENT** shall provide title searches, legal descriptions, detailed ALTA surveys and environmental assessments to the extent necessary for **CLIENT** to proceed with the Project.

SECTION IV – JM’S RESPONSIBILITY

- A. **JM** shall diligently and competently render engineering services which shall be reasonably necessary or advisable for the expeditious, economical and sound design of that portion of the Project included in **ATTACHMENT “A”** hereto and for such other preparatory work as is necessary to place such portion of the Project in service, except where such duties are excluded from the terms of this **CONTRACT**.
- B. **JM** shall take out and maintain through the contract period minimum insurance as set forth on **ATTACHMENT “C”**.
- C. **JM** shall prepare in collaboration with **CLIENT**, a work in progress report schedule.
- D. **JM** shall prepare, pursuant to the attachments to this **CONTRACT**, complete and detailed plans and specifications, drawings, maps and other documents as required for the construction of the Project (all of the foregoing being herein sometimes collectively called the “Plans and Specifications”).
- E. All Plans and Specifications and other documents required to be prepared or submitted by **JM** under this **CONTRACT** shall conform to industry standards generally acceptable on the date of this **CONTRACT**.
- F. **JM** shall provide **CLIENT** a complete and detailed copy of Plans and Specifications, prepared for construction, for the scope of the Project included in **ATTACHMENT “A”** within 150 calendar days from the executed date of this **CONTRACT**. Project completion is based on the “Project Services Schedule” as listed in **ATTACHMENT “A”**. **JM** and **CLIENT** hereby agree to abide by the “Project Services Schedule” included in **ATTACHMENT “A”** with associated provisions for delays as described herein and in **ATTACHMENT “A”**.

SECTION V – TERMS AND CONDITIONS

- A. This **CONTRACT** shall be governed by the laws of the State of Texas.
- B. All reports, plans, specifications, computer files and other documents prepared by **JM** as instruments of service shall remain the property of **JM**. **JM** shall retain all common law, statutory and other reserved rights including copyrights.
- C. The obligations and duties to be performed by **JM** under this **CONTRACT** shall be performed by persons qualified to perform such duties efficiently. **JM** may, at its option, replace any engineer or other person employed by **JM** in connection with the Project. The term “engineer” as used in this **CONTRACT** shall mean a person properly trained and experienced to perform the services required under the terms of this **CONTRACT** and does not mean that the person performing those duties must be a licensed or a registered professional engineer.
- D. **JM** shall comply with all applicable statutes pertaining to engineering and warrants that, as may be required by law or applicable regulations, a professional engineer shall possess a license issued to him or her by the State of Texas, and that such license has not been revoked or suspended and is in full force and effect on the date of this **CONTRACT**.
- E. Prior to the time when any payment shall be made to **JM** pursuant to this **CONTRACT**, **JM**, if requested by the **CLIENT**, shall furnish to the **CLIENT**, as a condition precedent to such payment, a certificate to the effect that all salaries or wages earned by the employees of **JM** in connection with the Project have been fully paid by **JM** up to and including a date not more than thirty (30) days prior to the date of such invoice. Before the time when the final payment provided to be made pursuant to this **CONTRACT** shall be made to **JM** by **CLIENT**, **JM** shall also furnish to **CLIENT** as a condition precedent to such payment, a certificate that all of the employees of **JM** have been paid by it for services rendered by them in connection with the Project and that all other obligations which might become a lien upon the Project have been paid.
- F. **CLIENT** shall have the right, upon reasonable notice, to inspect and audit all payrolls, records and accounts of **JM** relevant to the work for the purposes of this **CONTRACT** and **JM** agrees to provide all reasonable facilities necessary for such inspection and audit.
- G. Compensation payable to **JM** under any of the attachments to this **CONTRACT** shall be in addition to taxes or levies (excluding federal, state and local income taxes), which may be assessed against **JM** by the state or political



subdivision directly on services performed or payments for services performed by **JM** pursuant to this **CONTRACT**. Such taxes or levies, which **JM** may be required to collect or pay, shall in turn, be added by **JM** to invoices submitted to **CLIENT** pursuant to this **CONTRACT**.

H. Interest at the rate of twelve percent (12%) per annum shall be paid by **CLIENT** to **JM** on any unpaid balance due **JM** commencing forty-five (45) days after the due date, provided that the delay in payment beyond the due date shall not have been caused by any condition within the control of **JM**. Such compensation shall be paid ten (10) days after the amount of the interest has been determined. All amounts received by **JM** shall be applied first to accrued unpaid interest and then to outstanding invoices for services and associated expenses.

I. The obligations of **JM** under this **CONTRACT** shall not be assigned without the approval in writing of **CLIENT**.

J. If, after execution of this **CONTRACT**, a service not listed on **ATTACHMENT "A"** is added to this **CONTRACT**, an amendment to this **CONTRACT** will be required, such amendment to be in writing signed by the parties hereto.

K. **JM** shall hold **CLIENT** and **CLIENT's** employees, agents, officers and directors harmless from any and all claims for injuries to persons or damage to property happening by reason of any gross negligence, material default or intentional misconduct on the part of **JM**, its agents, servants or employees during the performance of this **CONTRACT**. This indemnity shall include, but not be limited to, all expenses of litigation, court costs and reasonable attorney's fees.

L. If the performance of the **CONTRACT**, or of any obligation hereunder is prevented, restricted or interfered with by reason of fires, breakdown of plant, labor disputes, embargoes, government ordinances or requirements, civil or military authorities, acts of God or the public enemy, acts or omissions of carriers, or other causes beyond the reasonable control of the party whose performance is affected, then the party affected, upon giving prompt notice to the other party, shall be excused from such performance on a day-for-day basis to the extent of such prevention, restriction or interference (and the other party shall likewise be excused from performance of its obligations on the day-for-day basis to the extent such party's obligations relate to the performance so prevented, restricted or interfered with); provided that the party so affected shall use its best efforts to avoid or remove such causes.

M. Liquidated Damages – Failure to meet the timelines for completion of the work identified in the project scope will result in liquidated damages of \$50.00 per consecutive calendar day until the work identified in **ATTACHMENT "A"** "Scope of Work" is submitted. Liquidated damages are only applicable to items under the control of **JM** and will not be enforced due to circumstances out of the control of **JM**.

N. Except for claims or causes of action related to or arising from, the failure of **CLIENT** to pay the fees and compensation as provided hereunder, **CLIENT** and **JM** agree to submit to binding arbitration as a required resolution of any disputes arising under this **CONTRACT**. **JM** and **CLIENT** agree that, prior to submission to binding arbitration, any disputes arising under this **CONTRACT** shall first be submitted to non-binding mediation.

O. **CLIENT** and **JM** acknowledge and agree that each party has invested significant time and resources in the recruitment and training of its employees. Therefore, to the extent permitted by applicable law, both parties agree that during the term of this **CONTRACT**, and for one (1) year thereafter, neither party will directly or indirectly solicit or seek to employ the employees of the other party except by mutual agreement of **CLIENT** and **JM**.

P. On occasion, **JM** engages the specialized services of individual consultants or other companies to participate in a project. When considered necessary, these firms or other consultants will be used with **CLIENT's** approval. Such specialists will be wholly responsible for their work product. Alternatively, at **CLIENT's** request, **JM** will recommend contractor(s) or specialist(s) for **CLIENT** to enter into direct contract(s) with. In that event, invoices for these outside services will be mailed to **CLIENT** for direct payment to the contractor(s). **JM** review and approval of each invoice will be provided on request. Under either alternative, **JM** does not guarantee and is not responsible for the performance of the contractor(s) or the accuracy of their results.

Q. **CLIENT** will furnish right-of-entry on the site for **JM** to conduct the work. **JM** will take reasonable precautions to minimize damage to the land from use of equipment but has not included in the fee the cost for restoration of damage that may result from site operations.

R. Reasonable care will be exercised in locating subsurface structures in the vicinity of proposed subsurface explorations. This will include contact with the local agency coordinating subsurface utility information (i.e., "Call Before You Dig" service) and a review of plans provided by **CLIENT** for the site to be investigated. **JM** shall rely upon any information provided by **CLIENT** or **CLIENT's** agent or representative. If the locations of underground structures are not known accurately or cannot be confirmed, then there will be a degree of risk to **CLIENT** associated with conducting the work. In the absence of confirmed underground structure locations, **CLIENT** agrees to accept the risk of damage and possible costs associated with repair and restoration of damage resulting from the exploration work and further agrees that **JM** shall not be liable for any such damages and/or costs. In accepting our proposal for services, **CLIENT** acknowledges the inherent risks associated with any subsurface investigation. In performing professional services, **JM** will use that degree of care and skill ordinarily exercised under similar circumstances by members of the profession practicing in the same or similar localities. **JM** makes no express or implied warranty beyond our commitment to conform to this standard of professional practice.

SECTION VI – TESTS AND INSPECTIONS

A. Engineer will make visits to the Site at intervals appropriate to the various stages of construction as Engineer deems necessary in order to observe as an experienced and qualified design professional the progress that has been made and the quality of the various aspects of Contractor's executed Work. Based on information obtained during such visits and observations, Engineer, for the benefit of Owner, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. Engineer will not be required to make exhaustive or continuous inspections to the Site to check the quality or quantity of the Work. On the basis of such visits and observations, Engineer will keep Owner informed of the progress of the Work and will endeavor to guard Owner against defective Work.

B. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

C. Engineer will not be responsible for the acts or omissions of Contractor or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.

D. **CLIENT** elects to assume the responsibilities of the "Resident Project Representative" and shall be solely responsible for monitoring the quality of all work to be performed by various contractors and subcontractors providing services and materials for the Project. **CLIENT** further assumes sole responsibility to arrange for or conduct any necessary or required testing or inspections which may be advisable to ensure that the work performed, and materials provided by any contractors or subcontractors are properly and timely performed and are in accordance with the Project's plans, specifications and project documents.

SECTION VII – RESPONSIBILITIES

Except as expressly provided elsewhere in this **CONTRACT**, **JM's** work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. **JM** shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare unless the scope of work set out on **ATTACHMENT "A"** hereto includes construction site inspection services. **JM's** work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the **CONTRACT** documents.

SECTION VIII – WARRANTY

A. **JM**'s services will be performed, its findings obtained, and its reports prepared in accordance with the scope of work as described in **ATTACHMENT "A"** hereto. In performing its professional services, **JM** will use that degree of care and skill ordinarily exercised under the same or similar circumstances for services of this type. **CLIENT** recognizes that conditions may vary from those observed at specific locations where borings, surveys or other site explorations are made, and that site conditions may change over time. This warranty is in lieu of all other warranties or representations, either express or implied. The warranty granted hereunder shall be limited to one (1) year from the date of completion of the Project and such warranty shall only extend to the services provided by **JM** and shall not cover the workmanship and materials used by any subcontractors or any equipment manufactured by any third party.

B. If **JM** or any of its employees, officers or agents be found to have been negligent in the performance of its work or to have made and breached any express or implied warranty, representation or contract, **CLIENT**, all parties claiming through **CLIENT** and all parties claiming to have in any way relied upon **JM**'s work must bring any actions arising from the same in the State of Texas in a court of competent jurisdiction. Venue for any action brought pursuant to this paragraph shall lie in Erath County, Texas.

C. The foregoing notwithstanding, **JM** shall not be liable for consequential and/or exemplary damages. No action or claim, whether in tort, contract or otherwise, may be brought against **JM**, arising from or related to this **CONTRACT** after the expiration date under the statute of limitations provided for such action under Texas law.

SECTION IX - TERMINATION

Either party to this **CONTRACT** may terminate the **CONTRACT** by giving to the other party ten (10) days written notice. Upon delivery of this notice by the **CLIENT** to **JM**, and upon expiration of the ten (10) day period, **JM** shall discontinue all services in connection with the performance of this **CONTRACT** and shall proceed to promptly cancel all existing orders and contracts insofar as such orders or contracts are chargeable to this **CONTRACT**. As soon as practical after the receipt of a notice of termination, **JM** shall submit a statement showing in detail the services performed under this **CONTRACT** to the date of termination. **CLIENT** shall then pay **JM** to the date of termination. **CLIENT** shall then pay **JM** promptly that proportion of the prescribed charges which the services actually performed bear to the total services called for under this **CONTRACT**, less payments on account which have been previously made. Copies of all completed or partially completed designs, plans and specifications prepared under this **CONTRACT** shall be delivered to **CLIENT** when and if this **CONTRACT** is terminated.

SECTION X - NOTICES

All notices required by this **CONTRACT** shall be sent by United States Postal Service, Federal Express or hand delivery to the addresses on Page 1 of this **CONTRACT**.

SECTION XI – CONFLICT OF INTEREST

JM agrees to disclose any financial or economic interest in or with the Project Property, or any property affected by the Project, existing prior to the execution of this **CONTRACT**. Further, **JM** agrees to disclose any financial or economic interest in or with the Project Property, or any property affected by the Project, if **JM** gains such interest during the course of this **CONTRACT**. If **JM** gains financial or economic interest in the Project Property during the course of this **CONTRACT**, **CLIENT** may in its sole discretion, terminate this **CONTRACT**. **JM** shall not engage the services of any present or former employee of **CLIENT** who was involved as a decision-maker in the selection or approval processes, or who negotiated or approved billings or contract modifications for this **CONTRACT**. **JM** agrees that it will not perform services on this Project for the general contractor, any subcontractor or any supplier of or for this Project. **JM** will not negotiate or make any agreement with the contractor, any subcontractor or any supplier with regard to any of the work under this Project or any services, equipment or facilities to be used on this Project.



SECTION XII – COVENANT AGAINST CONTINGENT FEES

JM affirms that it has not employed or retained any company or person, other than a bona fide employee working for **JM**, to solicit or secure this **CONTRACT**, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration contingent upon or resulting from the award or making of this **CONTRACT**. For a breach or violation of this section, **CLIENT** may terminate this **CONTRACT** without liability, or in its discretion may deduct from the **CONTRACT** a price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

SECTION XIII – ADDITIONAL SERVICES

Additional services which are outside the scope of **ATTACHMENT “A”** to this **CONTRACT** shall not be performed by **JM** without prior written authorization from **CLIENT**. Additional services, when authorized by and additional contract or an amendment to this **CONTRACT** shall be compensated for by a fee mutually agreed upon in writing between **CLIENT** and **JM**.

SECTION XIV – SUCCESSORS AND ASSIGNS

This **CONTRACT** shall not be assignable except pursuant to the written consent of **CLIENT** and **JM**. If assigned, this **CONTRACT** shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this **CONTRACT** to be duly executed and agree that this **CONTRACT** will be effective on the date first shown, said date being the ____ day of _____, 20__.

CITY OF STEPHENVILLE

By: _____

Doug Svien
Printed Name

Mayor
Title

JM warrants that the person who is signing this **CONTRACT** on behalf of **JM** is authorized to do so and to execute all other documents necessary to carry out the terms of this **CONTRACT**.

JACOB AND MARTIN, LLC

By: _____

Kirt Harle, P.E.
Printed Name

Vice President
Title

**ATTACHMENT A
TO MASTER CONTRACT FOR PROFESSIONAL SERVICES**

SCOPE OF WORK

A. Description of Projects

The project scope includes engineering services for design and construction administration of proposed street and sidewalk improvements for City of Stephenville as follows:

1. College Street:

- Street reconstruction with brick pavers from Graham to Belknap
- 8” water line replacement
- Fire hydrants
- Sidewalk replacement
- Curb and gutter
- ADA curb ramps
- Associated incidentals

2. Belknap Avenue:

- Street reconstruction with brick pavers from College to Washington
- 8” water line replacement
- 6” sewer line replacement
- Fire hydrants
- Sidewalk replacement
- Curb and gutter
- ADA curb ramps
- Associated incidentals

B. Preliminary Engineering Services

The preliminary engineering (pre-design) phase includes materials engineering services to determine geotechnical data as necessary for pavement design and subgrade stabilization recommendations and requirements.

C. Basic Engineering Services

1. Design Phase

- a. The Engineer shall establish the scope of the project and advise the Owner of any investigations or any special surveys or testing which, in the opinion of the Engineer, may be required for proper execution of the project and arrange with the Owner for the conduction of such investigations and tests.
- b. Perform required topographic and legal surveying for infrastructure

- improvements (under separate compensation).
- c. Prepare detailed specifications, contract drawings and plans for bidding and constructing infrastructure improvements.
- d. Assist City with permitting as required.
- e. Prepare a detailed cost estimate(s), which shall include summaries of bid items and quantities, prior to bidding.
- f. Furnish Bidding Documents to City for staff, administration, and legal review.
- g. Finalize Contract Documents incorporating City's comments.

2. Bidding and Award Phase

- a. Assist City in the advertisement for bids.
- b. Conduct pre-bid meeting.
- c. Answer bidder's questions and issue addenda (if necessary).
- d. Assist the City in the opening and tabulation of bids for construction of the project and make recommendations to the City for award of Contract.
- e. Assist in the preparation of executed Contract Documents for the construction of the project.

3. Construction Phase*

- a. Coordinate Pre-Construction Conference.
- b. Make periodic visits to the site to observe the progress and quality of the executed work and to determine in general if the work is proceeding in accordance with the Contract Documents.
- c. Consult and advise the City, issue all instructions to the Contractor requested by the City, and prepare routine field orders and/or change orders as required.
- d. Review samples, catalog data, schedules, shop drawings, laboratory, shop and mill tests of material and equipment, and other data which the Contractor is required to submit, only for conformance with the design concept of the project and compliance with the information given by the Contract Documents.
- e. Provide construction staking for infrastructure improvements (under separate compensation).
- f. Review and recommend Contractor's payment requests.
- g. Coordinate questions and information with the City's resident inspector.
- h. Conduct in company with the City a site visit following substantial completion notice and prepare punch list.
- i. Conduct in company with the City a final inspection of the project for conformance with the design concept of the project and compliance with the Contract Documents and approve in writing final payment to the Contractor.
- j. Review contract drawings with the assistance of Owner and Contractor to show the work as actually constructed. Furnish two (2) sets of Record Drawings and a digital copy of the Record Drawings to the City.

D. Additional Engineering Services

1. Miscellaneous time and expense reimbursable expenses (shipping, travel, lodging, etc.).
2. Provide topographic, legal surveying and construction staking for proposed improvements.
3. Provide materials testing services for compaction testing and concrete testing.

E. Compensation Payment Schedule

Compensation for Preliminary Engineering Services as described in the Scope of Services shall be at a lump sum price of \$3,000.00.

Compensation for Basic Engineering Services (Design) as described in the Scope of Services shall be at a lump sum price of \$54,200.00. 70% (\$37,940) of the lump sum fee shall be invoiced at the completion of the design and approval of the construction drawings by the City. 10% (\$5,420) of the lump sum fee shall be invoiced after completion of bid advertisement. The final 20% (\$10,840) of the lump sum fee shall be invoiced after award of the contracts by the City.

Compensation for Basic Engineering Services (Construction) as described in the Scope of Services shall be at a lump sum price of \$18,100.00. 80% (\$14,480) shall be invoiced on a monthly basis as the project progresses through construction. The final 20% (\$3,620) shall be invoiced after final completion and closeout of the project.*

Compensation for Additional Engineering Services as described above shall be invoiced monthly following completion of the services and on a time and expense basis per the attached rate schedule. The estimated time & expense for the Additional Engineering Services are as follows:

- Topographic Surveying: \$8,500
- Legal Surveying: \$5,000
- Construction Surveying: \$5,000*
- Materials Testing: \$7,500*
- Reimbursable Expenses: \$500

Fees do not include any required outside review, inspection, or filing fees. Time and expense items including mileage, vehicle, lodging, meal and other incidentals will be charged at the standard rates attached.

*The construction phase of this project shall only commence upon written authorization from the City of Stephenville. If the construction phase of this agreement is not authorized in FY2022-2023, the rates for the construction phase (construction engineering, surveying and materials testing) of the project may be re-negotiated and must be agreed upon by both parties.

F. Project Services Schedule

Topographic and Legal Surveying	15 Calendar Days
Pre-Design Owner/Engineer Review	5 Calendar Days
50% Construction Documents	40 Calendar Days
Owner Review	10 Calendar Days
75% Construction Documents	20 Calendar Days
Owner Review	10 Calendar Days
95% Construction Documents	20 Calendar Days
Owner Review	10 Calendar Days
100% Construction Documents	15 Calendar Days
Owner Review and Final Approval	5 Calendar Days
<u>Total Time to Completion</u>	<u>150 Calendar Days</u>

The **CLIENT** shall review submittals by **JM** and provide prompt response to questions and rendering of decisions pertaining thereto to minimize delay in the progress of **JM**'s work. The **CLIENT** will keep **JM** advised concerning the progress of the **CLIENT**'s review of the work. Delays in review by the **CLIENT** shall automatically extend by a like number of days any timelines or completion deadlines as set forth above.



ATTACHMENT B

INTEGRITY
EXCELLENCE
TRUST

**TO AGREEMENT FOR PROFESSIONAL SERVICES
FEES FOR PROFESSIONAL SERVICES**

Principal	\$	220.00
Licensed Architect-1		175.00
Licensed Architect-2		140.00
Licensed Interior Designer		110.00
Architectural Associate		100.00
Registered Professional Engineer-1		185.00
Registered Professional Engineer-2		150.00
Engineer-in-Training (E.I.T.)		120.00
Engineering Technician-1		110.00
Engineering Technician-2		100.00
Engineering / Architectural Intern		60.00
Environmental Scientist		120.00
Environmental Technician		70.00
GIS Technician-1		110.00
GIS Technician-2		80.00
CAD Draftsman-1		100.00
CAD Draftsman-2		85.00
Senior Land Man		90.00
Registered Professional Land Surveyor		160.00
Surveyor-in-Training (S.I.T.)		110.00
Resident Project Representative-1		95.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)		115.00
Resident Project Representative-2		80.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)		100.00
Licensed Water/Wastewater Operator		90.00
Clerical-1		75.00
Clerical-2		60.00

FIELD WORK

1-Man Crew or Technician	\$	100.00
2-Man Crew		150.00
3-Man Crew		175.00
GPS Equipment		70.00
Robotic Total Station		55.00
Vehicle Charge (per day) plus IRS rate per mile		50.00

A FACTOR OF 1.1 SHALL BE APPLIED TO THE FOLLOWING

1. Actual cost of subsistence and lodging
2. Actual cost of postage and shipping fees
3. Actual cost of materials required for the project used in surveying, drafting and associated activities
4. Actual cost of special tests and services of special consultants, if required

Effective 1/1/2022



info@jacobmartin.com
www.jacobmartin.com



3465 Curry Lane
Abilene, TX 79606
325.695.1070

1508 Santa Fe, Suite 203
Weatherford, TX 76086
817.594.9880

4920 S. Loop 289, Suite 104
Lubbock, TX 79414
806.368.6375



INTEGRITY
EXCELLENCE
TRUST

CONSTRUCTION MATERIALS ENGINEERING AND TESTING FEES

SERVICE TIME

Registered Professional Engineer	\$	185.00
Materials Technician Service Time		68.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)		95.00
Pier Observation, Hot Mix, Reinforcing Steel		85.00
Overtime (Weekends, Holidays or before 8 am or after 5 pm)		100.00

CONCRETE

Concrete Cylinder Compressive Strength Tests	30.00
Client Made Cylinder	37.00
Entrained Air Content Test	35.00
Slump Tests, when cylinders are not made	25.00
Concrete Mix Design	850.00
Concrete Design Confirmation Cylinder	35.00

SOILS

Atterberg Limits (Liquid Limit, Plastic Limit & P.I.)	82.00
Field Compaction Test	32.00
Moisture-Density Curve (Proctor)	295.00
Washed Sieve Analysis (Soil)	72.00
Washed Sieve Analysis (Base Material)	77.00
Unit Weight	47.00
Absorption	47.00
Decantation	47.00
Moisture Content	47.00

ASPHALT

Rice Theoretical Specific Gravity	\$	90.00
Field Density, Hot Mix (Nuclear Method)		37.00

Local Vehicle Charge (within 20 miles of Abilene) - \$30.00 per trip to the project
 Travel from and return to office at IRS rate per mile, plus service time at above rates
 Travel Charges (outside 20 miles of Abilene) – Round trip mileage at IRS current rate, plus

A FACTOR OF 1.1 SHALL BE APPLIED TO THE FOLLOWING

1. Actual cost of subsistence and lodging
2. Actual cost of postage and shipping fees
3. Actual cost of materials required for the project used in surveying, drafting and associated activities
4. Actual cost of special tests and services of special consultants, if required

Effective 01/01/2022



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806.368.6375

**ATTACHMENT C
TO MASTER CONTRACT FOR PROFESSIONAL SERVICES**

INSURANCE

A. Types of Insurance. The types of insurance required in this **CONTRACT** are those indicated by initials below. If no initials appear on any of the Items 1 through 6, insurance described in Items 1 through 4 shall be required.

	<u>Type</u>	<u>Amount</u>
1.	Workers compensation (employer's liability statutory)	\$500,000.00 (per occurrence)
2.	Commercial (public) liability including but not limited to: premises / operations Independent Contractors Product / Completed operations Contractual liability Insuring above indemnity Explosion collapse and underground (where such exposures exist)	\$500,000.00 combined single limit for bodily injury and property damage (per occurrence)
3.	Business automobile liability to include coverage for: Owned / leased autos Non-owned autos Hired or rental vehicles	\$500,000.00 combined single limit for bodily injury and property damage (per occurrence)
4.	Liability (per occurrence)	\$500,000.00 combined single limit
5.	See addendum to this Attachment for special coverages and/or revisions	
6.	No insurance required	

B. General Requirements. **JM** agrees to purchase and maintain the type and amounts of insurance required above throughout the term of the **CONTRACT**. **JM** is solely responsible for providing the required Certificates of Insurance. The Certificates of Insurance shall:

1. Name **CLIENT** as an additional insured with respect to the operations for which this **CONTRACT** is made except for professional liability and workers compensation.
2. Provide for thirty (30) day advanced written notice of cancellation or material change.
3. The required insurance must be issued by a company or companies of sound and adequate financial responsibility and authorized to do business in the State of Texas. All policies are subject to examination and approval by **CLIENT**.
4. The required insurance naming **CLIENT** as additional insured must be primary insurance and not contributing with any other insurance available to **CLIENT** under any third party liability policy.
5. **JM** must provide **CLIENT** with the required Certificates of Insurance or a certified copy of the required Certificates of Insurance on or before **CLIENT** executes the notice to proceed with any work under the **CONTRACT**. Thereafter, **JM** must furnish new Certificates of Insurance or certified copies of the same before the expiration date.



DEVELOPMENT SERVICES COMMITTEE REPORT

MEETING: Development Services Committee Meeting – July 19, 2022

Present: P7 Gerald Cook, Chair; P2 Justin Haschke; P6 David Baskett; P8 Mark McClinton

Absent: None

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

AGENDA ITEM: Alcohol Sales as a Permitted Use in the Industrial District (I)

Discussion:

Consideration was given to expanding the permitted uses of the Industrial District (I) in relation to alcohol sales. A City zoning map was provided for review and it was noted that many of the parcels under development, or available for development, are currently zoned Industrial. Further noted, Industrial zoned properties are often adjacent to other commercially zoned properties that do have alcohol sales as a permitted use. Many of the new developments within the Industrial District (I) are attracting businesses that have generally have alcohol sales as a component of their business model. Additionally, existing businesses within the Industrial District have expressed interest expanding their business model to include alcohol sales.

Action: Following discussion, a motion was made by Councilman Haschke, seconded by Councilman Baskett, to assign the Planning and Zoning Commission to hold a public hearing at the next regularly scheduled meeting to discuss including alcohol sales within the Industrial District (I). Motion carried with a unanimous vote.

AGENDA ITEM: Thoroughfare Plan

Discussion: The Thoroughfare Plan is outdated. The Committee assigned staff to begin a review of the Thoroughfare Plan and provide periodic updates to the Committee. The Committee will also review the Thoroughfare Plan to provide input to staff.



COMMITTEE REPORT

REPORT TYPE: Finance Committee Report

MEETING: July 19, 2022

Present: David Baskett, chair; Daron Trussell, Bob Newby

Absent: LeAnn Durfey

DEPARTMENT: Administration

STAFF CONTACT: Terri Johnson, Interim City Secretary

VACANCIES ON CITIZEN BOARDS AND COMMISSIONS

Chairman Baskett discussed vacancies on the Planning and Zoning Commission and the Board of Adjustment. He explained that there were two vacant alternate positions on the P&Z. Place 3 on the Board of Adjustment is vacant due to his election to the City Council, along with four vacant alternate positions.

The Committee was given copies of submitted applications. Chairman Baskett reported that he had visited with the applicants, and it was his recommendation to make the following appointments:

P&Z Commission: Paul Ashby be nominated to the Alternate 1 position and Justin Skinner be nominated to the Alternate 2 position.

Board of Adjustment: Nominate Dean Parr to the Place 3 position and JJ Conway to the Alternate 1 position.

Motion by Daron Trussell, second by Bob Newby, to forward these nominations to the City Council for action at the August 2, 2022 Regular Council Meeting. Motion carried by unanimous vote.

On Wednesday, July 20th, Chairman Baskett informed the office that Justin Skinner would not be eligible to serve.

RECOMMENDATION FOR CITY COUNCIL

Appoint Paul Ashby as Alternate 1 to the City's Planning and Zoning Commission.

Appoint Dean Parr as Place 3 on the City's Board of Adjustment.

Appoint JJ Conway as Alternate 1 to the City's Board of Adjustment.



Search

Submission #68

Print Resend e-mails

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Submission information

Form: Application for Citizen Boards and Commissions

Submitted by Visitor (not verified)

Fri, 07/08/2022 - 10:18am

71.221.123.200

First Name

Paul

Last Name

Ashby

Home Address

811 Sundown ✓

City, State, Zip Code

Stephenville

Mailing Address

811 Sundown

City, State, Zip Code

Stephenville

Primary Phone Number

2545950201

Alternate Phone Number

Email

paul.ashby@hotmail.com

Employment Status

Employed Full-Time

Employer

The Rios Group

Please indicate what board you are applying for. (First Choice)

Planning and Zoning Commission

Please indicate what board you are applying for. (Second Choice)

Board of Adjustment

Please indicate what board you are applying for. (Third Choice)

Stephenville Type B Economic Development Authority Board of Directors

Are you currently serving on a board or commission?

No - New Applicant

Have you ever attended a Board or Council meeting?

Yes

Availability

- Daytime (8:00am - 5:00pm)
- Evening (after 5:00 pm)

Are you registered to vote in Stephenville?

Yes

Are you a property owner within the community?

Yes

Do you or a family member own a business within the community?

No

Please indicate which category of the local economy that you represent.

General Public - Defined as those persons having no economic interest other than a normal consumer

Reason for Applying

I would like to make sure the voice of citizens are represented within the Boards appointed by our city council. We need to make sure decisions are made that benefit the City as a whole and are not solely representative of individuals best interest.

Educational Background

I graduated from Hico High School in 1999 and then went to Tarleton with a Political Science major. Later in life I attended Tarrant County College with the intention of obtaining an associates in civil engineering. I have been a part of many training seminars including Right of Way, Survey, Property Development, etc.

Occupational Background

I worked as a Right of Way and Pipeline consultant for Oil and Gas for over 12 years and then moved into the Engineering Consultant Industry. I have worked for HDR Engineering as a Utility Consultant and now I work as a TxDOT Consultant for Utility Engineering as a Manager running a group all over Texas.

Relevant Experience

I have extensive experience in reviewing subdivision plats for accuracy of engineering, accessibility of utilities, traffic access, etc. I have personally worked with TxDOT on access and driveway permitting. I am a utility expert in construction methods, installation requirements, Right of Way, and conflict assessment. I am well versed in parliamentary procedure and inner workings of local and state government. I regularly conduct plan reviews and work as an engineering consultant for both roadway and property development.

Community Involvement

I was a member of CASA for a time as an advocate. I speak with Council Members and School Board members regularly about the issues facing our city.

Submit Application

Paul David Ashby

Date

Fri, 04/08/2022

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[APPLY FOR WATER](#)

[ONLINE PAYMENTS](#)



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Submission #69

Print Resend e-mails

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Submission information

Form: Application for Citizen Boards and Commissions

Submitted by Visitor (not verified)

Sat, 07/09/2022 - 5:14am

98.103.197.62

First Name

JJ *Janine Olivia*

Last Name

Conway

Home Address

239 Moonlight Trail ✓

City, State, Zip Code

Stephenville

Mailing Address

550 S Harbin Dr #146

City, State, Zip Code

Stephenville

Primary Phone Number

254-242-3999

Alternate Phone Number

Email

ministerwiggins@gmail.com

Employment Status

Self Employed

Employer

Conway Financial Group, LLC

Please indicate what board you are applying for. (First Choice)

Planning and Zoning Commission

Please indicate what board you are applying for. (Second Choice)

Board of Adjustment

Please indicate what board you are applying for. (Third Choice)

Stephenville Type B Economic Development Authority Board of Directors

Are you currently serving on a board or commission?

No - New Applicant

Have you ever attended a Board or Council meeting?

Yes

Availability

- Daytime (8:00am - 5:00pm)
- Evening (after 5:00 pm)

Are you registered to vote in Stephenville?

Yes

Are you a property owner within the community?

Yes

Do you or a family member own a business within the community?

Yes

Please indicate which category of the local economy that you represent.

Small Business - Corporations, partnerships, sole proprietorships, or other legal entities; independently-owned; fewer than 20 employees or less than \$1,000,000 in gross receipts

Reason for Applying

Love living here and am excited about Stephenville's growth

During my military career have observed economic development (or lack thereof) in many jurisdictions and can contribute that perspective

Would like to help our town and county grow economically while keeping the same charm, safety, and quality of life

Educational Background

Currently a doctoral candidate at Liberty University

BS - US Air Force Academy

MS - AFIT

Financial Planning Certificate - George Mason University

Occupational Background

US Air Force (ret) Lt Col

Currently CEO of Conway Financial Group

Relevant Experience

Military construction/development projects \$5-10M

Testified before city, county, and state legislature (MD and LA) regarding economic development and community equities

Community Involvement

Leadership Stephenville Class of '22

Chamber Ambassador

Volunteer

Donor

Submit Application

Janine Conway

Date

Sat, 07/09/2022

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[APPLY FOR WATER](#)

[ONLINE PAYMENTS](#)



Search

Submission #67

Print Resend e-mails

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Submission information

Form: Application for Citizen Boards and Commissions
Submitted by Visitor (not verified)
Fri, 06/03/2022 - 10:26am
71.221.92.87

First Name

Dean *Wendell Dean*

Last Name

Parr

Home Address

1450 Oakwood ✓

City, State, Zip Code

76401

Mailing Address

1450 Oakwood

City, State, Zip Code

76401

Primary Phone Number

7194251011

Alternate Phone Number

Email

dean.parr@outlook.com

Employment Status

Self Employed

Employer

Parr Drafting

Please indicate what board you are applying for. (First Choice)

-Tourism and Visitors Bureau Advisory Board

Please indicate what board you are applying for. (Second Choice)

-Parks and Recreation Advisory Board

Please indicate what board you are applying for. (Third Choice)

Board of Adjustment

Are you currently serving on a board or commission?

No - New Applicant

Have you ever attended a Board or Council meeting?

Yes

Availability

- Daytime (8:00am - 5:00pm)
- Evening (after 5:00 pm)

Are you registered to vote in Stephenville?

Yes

Are you a property owner within the community?

Yes

Do you or a family member own a business within the community?

Yes

Please indicate which category of the local economy that you represent.

General Public - Defined as those persons having no economic interest other than a normal consumer

Reason for Applying

Wanting to get involved. Play a larger roll in our community

Educational Background

HS and some college

Occupational Background

35+ years Construction

17+ Autocad draftsman in commercial millwork

Relevant Experience

NA

Community Involvement

Erath County Sheriffs Posse

Stephenville evening Lions Club

Submit Application

Dean Parr

Date

Fri, 06/03/2022

[Previous submission](#)

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[APPLY FOR WATER](#)

[ONLINE PAYMENTS](#)

[CALENDAR](#)

[LATEST NEWS](#)

[AGENDAS](#)



COMMITTEE REPORT

REPORT TYPE: Finance Committee Report

MEETING: July 19, 2022

Present: Justin Haschke, chair, Ricky Thurman, David Baskett, Mark McClinton

Absent: None

DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

Review and discuss Annual Comprehensive Financial Report for period ending September 30, 2021:

Jon Watson of BrooksWatson & Co. presented the Annual Comprehensive Financial Report for the fiscal year ended September 30, 2021. The City of Stephenville received an unmodified opinion, which gives the highest level of assurance that financial statements present fairly, in all material respects, the respective financial position of the City for the fiscal year ended September 30, 2021.

- Total assets exceeded total liabilities by \$98,458,173.
- City's governmental funds reported combined ending fund balances of \$22,564,308, a decrease of \$1,840,429.
- The General Fund reported an ending fund balance of \$12,053,148, an increase of \$1,938,031.
- Unassigned fund balance in the general fund was \$11,282,011 or 70% of annual general fund expenditures. This includes the 25% that the City reserves for a 90 day operational reserve of \$4,021,609, leaving a spendable unassigned fund balance of \$7,260,402.
- The City had an overall increase in net position of \$11,556,742 for the year.

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Fiscal Year Ended September 30, 2021



*ANNUAL COMPREHENSIVE
FINANCIAL REPORT*

of the

City of Stephenville, Texas

**For the Year Ended
September 30, 2021**

Prepared by:
Finance Department

Monica Harris
Director of Finance

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City of Stephenville, Texas

TABLE OF CONTENTS

September 30, 2021

INTRODUCTORY SECTION

Letter of Transmittal	1
GFOA Certificate of Achievement for Excellence in Financial Reporting	6
Organizational Chart	7
List of Elected and Appointed Officials	8

FINANCIAL SECTION

Independent Auditor's Report	11
Management's Discussion and Analysis	17

Basic Financial Statements

Government-Wide Financial Statements

Statement of Net Position	30
Statement of Activities	34

Fund Financial Statements

Governmental Funds:

Balance Sheet	36
Reconciliation of the Balance Sheet to the Statement of Net Position- Governmental funds	39
Statement of Revenues, Expenditures, and Changes in Fund Balance- Governmental Funds	40
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	43

Proprietary Funds:

Statement of Net Position	44
Statement of Revenues, Expenses, and Changes in Fund Net Position	48
Statement of Cash Flows	50

Notes to Financial Statements	55
--------------------------------------	----

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual – General Fund	98
Schedule of Changes in Net Pension Liability and Related Ratios	100
Schedule of Employer Contributions to Pension Plan	102
Schedule of Changes in OPEB Liability and Related Ratios – TMRS SDBF	104

**COMBINING AND INDIVIDUAL FUND FINANCIAL STATEMENTS
AND SCHEDULES**

Combining Balance Sheet - Nonmajor Governmental Funds	106
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds	108
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual:	
Hotel/Motel Tax	110
Child Safety	111
Public Safety	112
Municipal Court Technology	113
Debt Service Fund	114
Capital Projects Fund	115
TIF Fund	116
Balance Sheet - Discretely Presented Component Unit	117
Reconciliation of the - Discretely Presented Component Unit Balance Sheet to the Statement of Net Position	118
Statement of Revenues, Expenditures, and Changes in Fund Balance – Discretely Presented Component Unit	119
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of the - Discretely Presented Component Unit to the Statement of Activities	120
<u>STATISTICAL SECTION</u>	
Net Position by Component	123
Changes in Net Position	125
Fund Balances, Governmental Funds	129
Changes in Fund Balance, Governmental Funds	131
Assessed Value and Estimated Actual Value of Taxable Property	133
Property Tax Rates – Direct and Overlapping Governments	135
Principal Property Tax Payers	136
Property Tax Levies and Collections	137
Taxable Sales By Category	139
Direct and Overlapping Sales Tax Rates	140
Ratios of Outstanding Debt by Type	141
Ratio of General Bonded Debt Outstanding	142
Direct and Overlapping Governmental Activities Debt	143
Legal Debt Margin Information	145
Pledged-Revenue Coverage	146
Demographic and Economic Statistics	147
Principal Employers	148
Full-Time Equivalent City Employees by Function/Program	149
Operating Indicators by Function/Program	151
Capital Asset Statistics by Function/Program	153



298 W Washington St, Stephenville, TX 76401 (254) 918-1220 Fax (254) 918 -1207

July 15, 2022

TO: The Honorable Mayor, Members of the City Council, and the Citizens of Stephenville (the "City")

The Finance Department and City Manager's Office are pleased to submit the Annual Comprehensive Financial Report for the City of Stephenville, Texas for the fiscal year ended September 30, 2021.

This report provides the city council, city staff, our citizens, our bondholders, and other interested parties with detailed information concerning the financial condition and activities of the city government. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

To the best of our knowledge and belief, the enclosed data is accurate in all material respects, and is organized in a manner designed to fairly present the financial position and results of operations of the City as measured by the financial activity of its various funds. We also believe that all disclosures necessary to enable the reader to gain the maximum understanding of the City's financial affairs have been included.

Brooks Watson & Company has issued an unmodified ("clean") opinion on the City's financial statements for the year ended September 30, 2021. The independent auditors' report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

CITY PROFILE



Location

The City is a political subdivision and municipal corporation of the State of Texas, duly organized and existing under the laws of the state and the City's home rule charter. The City was incorporated in 1889 and chartered a home-rule city under Texas law in 1961. The city is located on the intersection of U.S. Highways 67, 281, and 377. The city occupies approximately 11.79 square miles and serves a population of about 23,110. The City is empowered by state statute to levy a tax on both real and business personal property located within its boundaries.

The city operates under the council-manager form of government. Policy-making and legislative authority are vested in a governing council consisting of the mayor and eight (8) council members. The city council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring the city manager. The city manager is responsible for carrying out the policies and ordinances of the city council, for overseeing the day-to-day operations of the City, and appointing heads of various departments. The mayor and city council members each serve two-year terms, limited to two terms, and are elected at large. The basic financial statements of the City include all governmental activities, organizations, and functions for which the City is financially accountable as defined by the Government Accounting Standards Board (GASB). The City of Stephenville is financially accountable for a legally separate economic development corporation, which is reported separately within the City of Stephenville's financial statements. Additional information on the legally separate entity can be found in the notes to the financial statements (see note I. B).

Services Provided

The city provides a full range of services, including public safety (police, fire, emergency medical, and municipal court), maintenance of streets and infrastructure, sanitation services, maintenance of the treated water distribution system and both sanitary and storm sewer collection and transmission systems, recreational activities and cultural events, landfill operations, airport facility maintenance, as well as, general administrative services.

Accounting System and Budgetary Control

The City's accounting records for general governmental operations are maintained on a modified accrual basis, with the revenues being recorded when available and measurable, and expenditures being recorded when the services or goods are received, and the liabilities incurred. Accounting records for the City's utilities are maintained on the accrual basis.

In developing and maintaining the City's accounting system, consideration is given to the adequacy of the internal control structure. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition; and (2) the reliability of financial records for preparing financial statements and maintaining accountability of assets. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the evaluation of costs and benefits requires estimates and judgments by management.

All internal control evaluations occur within the above framework. We believe that the City's internal controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

The annual budget serves as the foundation of the City's financial planning and control. The city council formally adopts the budget and legally appropriates available monies for activities of the General Fund, Special Revenue Funds, Capital Project Funds and Debt Service Fund.

No later than August 16th of each year, the city manager submits to the city council a proposed budget, which provides a complete plan for the fiscal year commencing October 1. The budget includes proposed expenditures and means of financing them. The proposed budget is made available for public inspection, and a public hearing is held to allow for citizen comment. After the public hearing, council may make changes to any item in the budget, except those fixed by law. No later than September 23, the budget is legally enacted by ordinance, which sets the limit on expenditures during the fiscal year. Additional expenditures may be authorized in the case of public necessity to meet unusual and unforeseen conditions, which could not have reasonably been foreseen at the time the budget was adopted.

The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is at the departmental level; however, expenditures are monitored monthly at the department level to ensure financial accountability by department directors. Management control of budgets is further maintained at the line-item level within the department. The city also maintains an encumbrance accounting system to further accomplish budgetary control. Appropriations not spent or legally encumbered lapse at year-end. Encumbrances are generally re-appropriated as a part of the following year's budget. As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

ECONOMIC CONDITION

Local Economy

The City serves as the center of commerce and recreation to over 46,000 Erath County residents and has a commercial trade area of over 85,000. The city is the county seat and the principal commercial, medical, retail, educational and industrial center of Erath County. The city currently enjoys a fairly stable and diversified economic environment, bolstered by the strength of both the Cross Timbers area and the State of Texas. Our economy is based on agriculture, manufacturing, and Tarleton State University. Agriculture has long been Erath County's leading industry with livestock, especially beef, dairy, and other livestock production. Erath County accounts for over 8% of the state's total milk production. The city is fortunate to have several manufacturing industries in town. Local manufacturing includes coated abrasives, oilfield related products, cream cheese, fiber gratings and fasteners, metal processing of electrical products, trailer customization, and forged pipe unions. Tarleton State University, a member of the Texas A & M System, provides further economic stability as the largest employer. The Stephenville student body includes representatives from 226 Texas counties, 41 states, and 25 foreign countries. Tarleton's Stephenville Campus 2021 fall enrollment was more than 9,500 students with total enrollment across all Tarleton Campuses, including online, almost reaching 14,000 students.

Stephenville ranks high in the state for a quality of work environment. As of September 2021, with unemployment at 6.4% statewide, Stephenville's unemployment was 4.1%. The city has adequate—yet below-average—wealth and income. According to the U. S. Census Bureau's 2020 American Community Survey published in 2021, Stephenville's median household income is \$48,602 compared to \$54,747 for Dallas and \$63,826 for Texas. In addition, according to the survey, the workforce is educated with 33.4% of the population having a bachelor's degree or higher, compared to 34.7% for Dallas and 30.7% for Texas.

The stable property values, sales tax receipts and building activity reflect the area's positive economic climate. The City continues to have new residential, commercial, and educational building construction, adding over thirteen million dollars in new taxable value for the 2021 property tax rolls. A major multi-family housing project was completed, and an adjoining single-family subdivision was developed in the last year. Several apartment complexes and student housing projects have been completed, and additional multi-family dwellings are in varying stages from planning to construction. Several single-family subdivisions are currently in planning and construction as well. Tarleton State University, an NCAA Division 1 school, continues to experience steady growth in student enrollment. Tarleton is currently building a multi-level parking garage and an Olympic size track and field facility. In addition, Tarleton is in the planning stage of a hotel and convocation center. The city completed one and a half million dollars of street improvements in fiscal year 2020-2021 and has appropriated over one million in routine street improvement for fiscal year 2021-2022. Another eight and a half million has been appropriated for the complete reconstruction of a major thoroughfare designated as a minor arterial with completion in twenty-four months. A major fast food restaurant franchise opened their largest and newest model in the state, and a complex of up to five fast casual restaurants are slated to open by the end of 2022. A retail sales complex completed construction in early 2022 with projected retail sales of \$40 to \$50 million per year. The Stephenville Economic Development Authority (SEDA) continues to work on several major projects and continues to receive many new economic development inquiries from companies interested in locating their business in Stephenville.

Long-Term Financial Planning

The City's ability to respond to on-going economic challenges will require careful long-range planning. The City has responded to the economy by fiscal conservatism and implementing operating budget efficiencies that have resulted in maintaining healthy fund balances in its general fund and water/wastewater funds.

Users of this document are encouraged to read the City's Fiscal Year 2021-2022 Budget. The document details the City's long-term goals and financial policies, describes program accomplishments and initiatives, and outlines the City's capital improvement program. Also available for reference is the City of Stephenville's Comprehensive Plan, which maps out the City's future strategies.

In addition, the City continues to recognize the long-term financial implications of its pension and retiree health benefits. Regarding pensions, the City's TMRS net pension asset far exceeds the other post-employment benefits liability created by the supplemental death benefit offered to retirees. In addition, the city offers a one percent match to the deferred compensation plan offered to employees. The city does not provide for retiree health care, as the city provides a sustainable benefit to our employees without shifting costs to future taxpayers.

Relevant Financial Policies

The City Council has adopted a series of financial standards and policies for operating and debt management. Management of the City has made every effort to comply with these standards and policies and believe we are currently in compliance.

The City Council Finance Committee meets on an as-needed basis to discuss financial and budgetary information, financial policies, fund balance reserve requirements and tax rate setting information. None of the City's financial policies had a significant impact on the current period's financial statements, as the City was able to maintain reserve levels within the stated policies for the governmental funds. Constant review of revenue and expenditure trends and reserve levels is maintained with specific responsibility assigned to the Finance Director and City Manager. The City's Finance Department publishes a monthly financial report which provides internal and external users with the general awareness of the City's financial positions and economic activity.

Major Initiatives

The city currently has several projects underway. The Clark Field Municipal Airport is working on a runway extension project. This is a \$10 million dollar project with a 90/10 match coming from TXDOT Aviation. The environmental study has been completed; surveys and appraisals of surrounding properties have been performed, and a significant portion of the land needed has been purchased. A major sewer project is underway with completion anticipated in twenty-four months. This project is a three-phase project to alleviate sanitary sewer overflow issues and expand servicing areas, affecting 80% of the City. A \$2 million dollar storm water drainage project was completed with Community Development Block Grant funding through the Texas General Land Office. The City issued certificates of obligations to fund two million in ball field improvements and twenty million in water and sewer system improvements, including a new well field with transmission line and replacing utility mains under a main thoroughfare to be completed by summer 2024.

AWARDS AND ACKNOWLEDGEMENTS

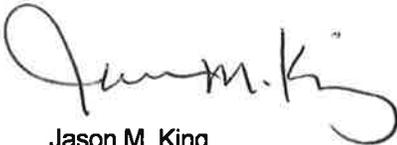
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement in Financial Reporting to the City of Stephenville for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2020.

The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports. This award was the 33rd consecutive year that the City of Stephenville has achieved this prestigious award. To be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report could not be accomplished without the efficient and dedicated services of the entire city staff. We would like to express our appreciation to all staff members who assisted and contributed to its preparation. We would also like to thank the Mayor and City Council Members for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully Submitted,



Jason M. King
Interim City Manager



Monica D. Harris
Director of Finance & Administration



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Stephenville
Texas**

For its Annual Comprehensive
Financial Report
for the Fiscal Year Ended

September 30, 2020

Christopher P. Morill

Executive Director/CEO

Organizational Chart

Citizens of Stephenville

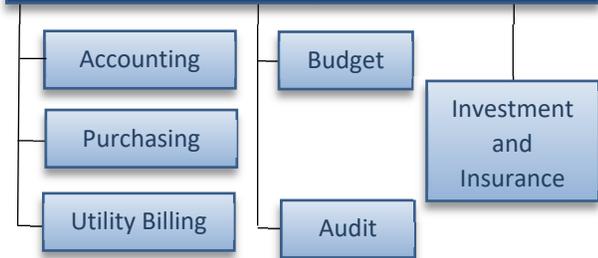
City Council



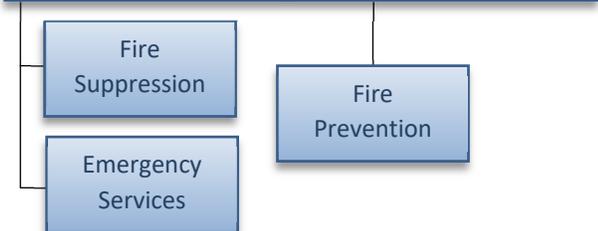
City Manager

Assistant City Manager

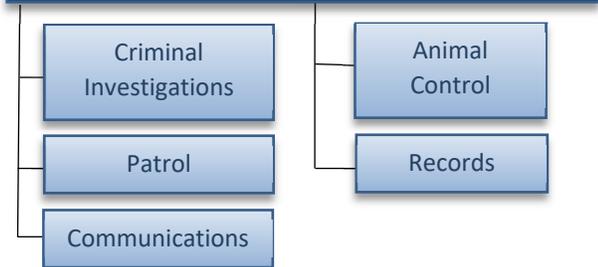
Finance Department



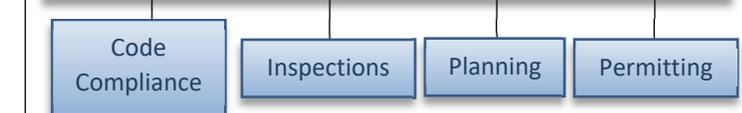
Fire Department



Police Department



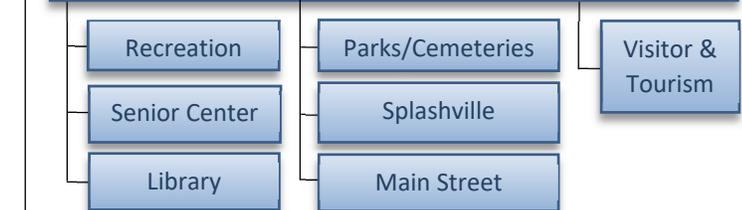
Development Services



Public Works



Parks & Leisure Services



General Services



City Council

Mayor	Doug Svien
Place 1	LeAnn Durfey
Place 2	Justin Haschke
Place 3	Daron Trussell
Place 4	Brady Pendleton
Pace 5	Ricky Thurman
Place 6	Alan Nix
Place 7	Gerald Cook
Place 8	Brandon Huckabee

Staff

City Manager	Allen L. Barnes
Assistant City Manager	Jason M. King
Director of Finance & Administration	Monica D. Harris
Director of Utilities	Nick Williams
Police Chief	Dan M. Harris, Jr.
Interim Fire Chief	Charles W. Elliott
Director of Development Services	Steve Killen
Director of Parks & Leisure Services	Kelli Votypka
City Secretary	Staci L. King

FINANCIAL SECTION

Stephenville
TE★AS



BROOKSWATSON & CO.
 CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
 Members of the City Council
 City of Stephenville, Texas:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Stephenville, Texas (the "City") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2021, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion, the general fund budgetary comparison information, the schedule of changes in net pension liabilities and related ratios, the schedule of employer contributions to pension plan, and schedule of changes in the other postemployment benefits liability and related ratios, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, budgetary comparison information, and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements.

This accompanying supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 15, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Brooks Watson & Co.
Certified Public Accountants
Houston, Texas
July 15, 2022

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***MANAGEMENT'S DISCUSSION
AND ANALYSIS***

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City of Stephenville, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

As management of the City of Stephenville, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-5 of this report.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows (net position) at September 30, 2021 by \$98,458,173.
- The City's total net position increased by \$11,556,742. The majority of the City's net position is invested in capital assets and restricted for specific purposes.
- The City's governmental funds reported combined ending fund balances of \$22,564,308 at September 30, 2021, a decrease of \$1,840,429 from the prior fiscal year; this includes an increase of \$1,938,031 in the general fund, a decrease of \$4,016,621 in the capital projects fund, and an increase of \$238,161 in the nonmajor governmental funds.
- At the end of the fiscal year, unassigned fund balance for the general fund was \$11,282,011 or 70% of total general fund expenditures.
- The City's outstanding bonds and certificates of obligation payable decreased by \$1,515,000 from the prior year. The total bonds and certificates of obligation payable at the close of the fiscal year were \$37,060,000.
- The City's net pension asset totaled \$3,193,618 as of year end.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

City of Stephenville, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

The *statement of net position* presents information on all of the City's assets and liabilities. The difference between the two is reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, culture and recreation, community development, public safety, and public works. The business-type activities of the City include water and wastewater, stormwater drainage, airport and sanitary landfill operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the legally separate Stephenville Economic Development Authority for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 30-35 of this report.

FUND FINANCIAL STATEMENTS

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

City of Stephenville, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental* activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains eight individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general and capital project funds, which are the only major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in a separate section of the report.

The City adopts an annual appropriated budget for its general, debt service, capital projects and special revenue funds. A budgetary comparison statement has been provided for each fund to demonstrate compliance with their respective budget.

The basic governmental fund financial statements can be found on pages 36-41 of this report.

Proprietary Funds

The City maintains one type of proprietary fund. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses an enterprise fund to account for its water and wastewater services, airport, storm water drainage operations, and sanitary landfill operations. All activities associated with providing such services are accounted for in these funds, including administration, operation, maintenance, debt service, capital improvements, production and distribution, billing and collection. The City's intent is that costs of providing the services to the general public on a continuing basis is financed through user charges in a manner similar to a private enterprise.

Proprietary financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the major water and sewer, storm water drainage funds and the nonmajor airport, and sanitary landfill funds.

The basic proprietary fund financial statements can be found on pages 44-49 of this report.

City of Stephenville, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

Component Unit

The City maintains the accounting and financial statements for two component units. The Stephenville Economic Development Authority is a discretely presented component unit displayed on the government-wide financial statements.

The Tax Increment Financing fund ("TIF") is a special purpose fund that collects property taxes within its boundaries for the purpose of infrastructure development. The fund's board consists of the City Council and is reported as a blended component unit, as it functions similar to a department of the City.

Notes to Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 55-95 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the City's progress in funding its obligation to provide pension benefits to its employees and budgetary comparison for the general fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Stephenville, Texas, assets and deferred outflows exceeded liabilities and deferred inflows by \$98,458,173 as of September 30, 2021, in the primary government.

The largest portion of the City's net position, \$72,325,862, reflects its investments in capital assets (e.g., land, city hall complex, recreation hall, streets, water and wastewater system, airport hanger, sanitary landfill systems, as well as the public works facilities), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

City of Stephenville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2021			2020		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and other assets	\$ 24,080,231	\$ 25,684,029	\$ 49,764,260	\$ 26,351,076	\$ 20,581,406	\$ 46,932,482
Capital assets, net	30,489,316	60,319,938	90,809,254	26,654,604	58,599,440	85,254,044
Net pension asset	2,757,051	373,653	3,130,704	2,102,774	314,517	2,417,291
Total Assets	57,326,598	86,377,620	143,704,218	55,108,454	79,495,363	134,603,817
Deferred Outflows	2,016,119	306,677	2,322,796	2,644,380	433,381	3,077,761
Other liabilities	1,970,857	3,347,541	5,318,398	2,711,224	3,221,485	5,932,709
Long-term liabilities	16,558,913	22,590,738	39,149,651	16,750,115	24,272,023	41,022,138
Total Liabilities	18,529,769	25,938,279	44,468,048	19,461,339	27,493,508	46,954,847
Deferred Inflows	2,730,710	370,083	3,100,793	3,327,585	497,715	3,825,300
Net Position:						
Net investment						
in capital assets	23,272,989	49,052,873	72,325,862	21,847,814	45,293,731	67,141,545
Restricted	3,266,475	956,437	4,222,912	1,976,474	1,089,229	3,065,703
Unrestricted	11,542,774	10,366,625	21,909,399	11,139,622	5,554,561	16,694,183
Total Net Position	\$ 38,082,238	\$ 60,375,935	\$ 98,458,173	\$ 34,963,910	\$ 51,937,521	\$ 86,901,431

Current assets of governmental activities were \$24,080,231 and \$26,351,076 as of September 30, 2021 and September 30, 2020, respectively. The decrease of \$2,270,845 was primarily attributable to available cash being spent on capital improvements and repayment of outstanding vendor payables. Current assets of business-type activities were \$25,684,029 and \$20,581,406 as of September 30, 2021 and September 30, 2020, respectively. The increase of \$5,102,623 was primarily attributable to greater cash on hand resulting from operating surpluses over the course of the year and higher grant revenues. Business-type activities had an overall positive change in net position of \$8,438,414. Overall capital assets increased by \$5,555,210 due to ongoing investment in City infrastructure and other capital assets.

City of Stephenville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

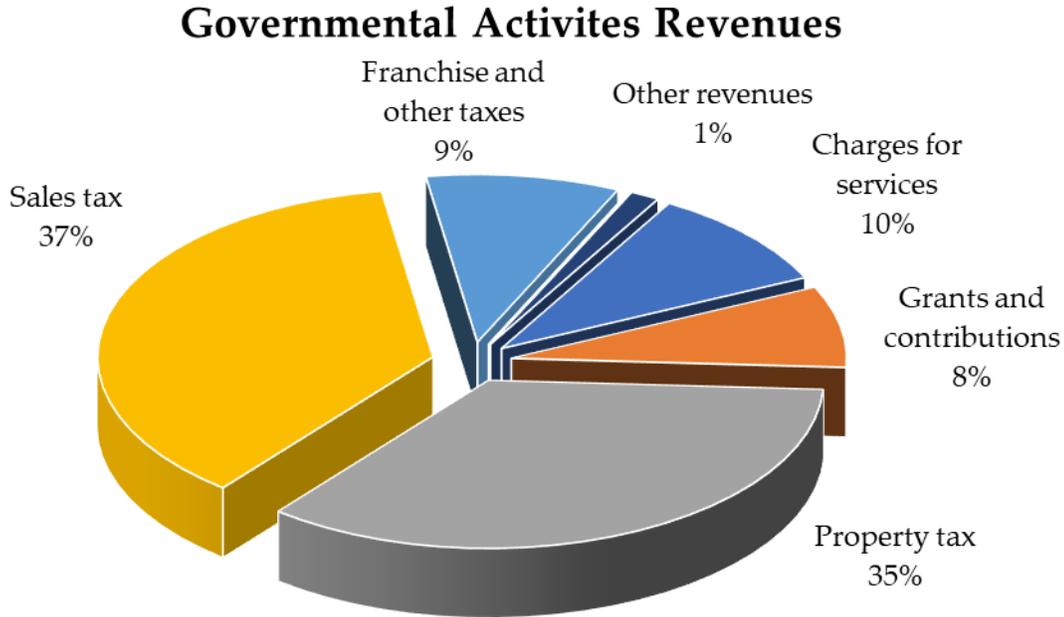
Statement of Activities:

The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2021			For the Year Ended September 30, 2020		
	Governmental Activities	Business-Type Activities	Total Primary Government	Governmental Activities	Business-Type Activities	Total Primary Government
Revenues						
Program revenues:						
Charges for services	\$ 1,877,701	\$ 10,886,281	\$ 12,763,982	\$ 1,446,661	\$ 10,015,289	\$ 11,461,950
Grants and contributions	1,501,164	4,685,293	6,186,457	2,413,762	287,600	2,701,362
General revenues:						
Property tax	6,711,935	-	6,711,935	6,324,119	-	6,324,119
Sales tax	7,075,224	-	7,075,224	5,940,857	-	5,940,857
Franchise and other taxes	1,794,406	-	1,794,406	1,675,634	-	1,675,634
Investment income	11,277	8,039	19,316	115,763	195,341	311,104
Other revenues	269,196	64,745	333,941	1,030,088	287,971	1,318,059
Total Revenues	19,240,903	15,644,358	34,885,261	18,946,884	10,786,201	29,733,085
Expenses						
General government	2,831,782	-	2,831,782	2,512,975	-	2,512,975
Culture and recreation	2,511,374	-	2,511,374	2,254,992	-	2,254,992
Community development	488,792	-	488,792	493,019	-	493,019
Public safety	8,953,779	-	8,953,779	9,637,871	-	9,637,871
Streets	1,495,367	-	1,495,367	1,501,306	-	1,501,306
Interest and fiscal charges	402,914	409,486	812,400	530,646	453,686	984,332
Water and wastewater	-	5,088,848	5,088,848	-	4,966,867	4,966,867
Airport	-	205,951	205,951	-	178,661	178,661
Storm water drainage	-	296,706	296,706	-	364,971	364,971
Sanitary landfill	-	643,520	643,520	-	599,166	599,166
Total Expenses	16,684,008	6,644,511	23,328,519	16,930,809	6,563,351	23,494,160
Change in Net Position						
Before Transfers	2,556,895	8,999,847	11,556,742	2,016,075	4,222,850	6,238,925
Transfers	561,433	(561,433)	-	1,442,405	(1,442,405)	-
Total	561,433	(561,433)	-	1,442,405	(1,442,405)	-
Change in Net Position	3,118,328	8,438,414	11,556,742	3,458,480	2,780,445	6,238,925
Beginning Net Position	34,963,910	51,937,521	86,901,431	31,505,430	49,157,076	80,662,506
Ending Net Position	\$ 38,082,238	\$ 60,375,935	\$ 98,458,173	\$ 34,963,910	\$ 51,937,521	\$ 86,901,431

City of Stephenville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.



For the year ended September 30, 2021, revenues from governmental activities totaled \$19,240,903. Property tax and sales tax are the City's largest general revenue sources. Overall revenue increased \$294,019 or 2% from the prior year. Property tax revenues increased \$387,816 or 6% due to an increase in appraised property values and a growing tax base. Sales tax revenues increased by \$1,134,367 or 19% primarily due to economic growth fueled by local purchases. Charges for services increased by \$431,040 or 30% primarily due to greater aquatic center fees, youth program activity revenues, and lot mowing/demolition fees. Grants and contributions decreased \$912,598 primarily as a result of nonrecurring capital grants received in the prior year. Investment income decreased by \$104,486 or 90% primarily as a result of a reduction in interest-bearing account balances and the realization of lower interest rates in the current year. Other revenue decreased by \$760,892 due to nonrecurring insurance proceeds received in the prior year. All other revenues remained relatively stable when compared to the previous year.

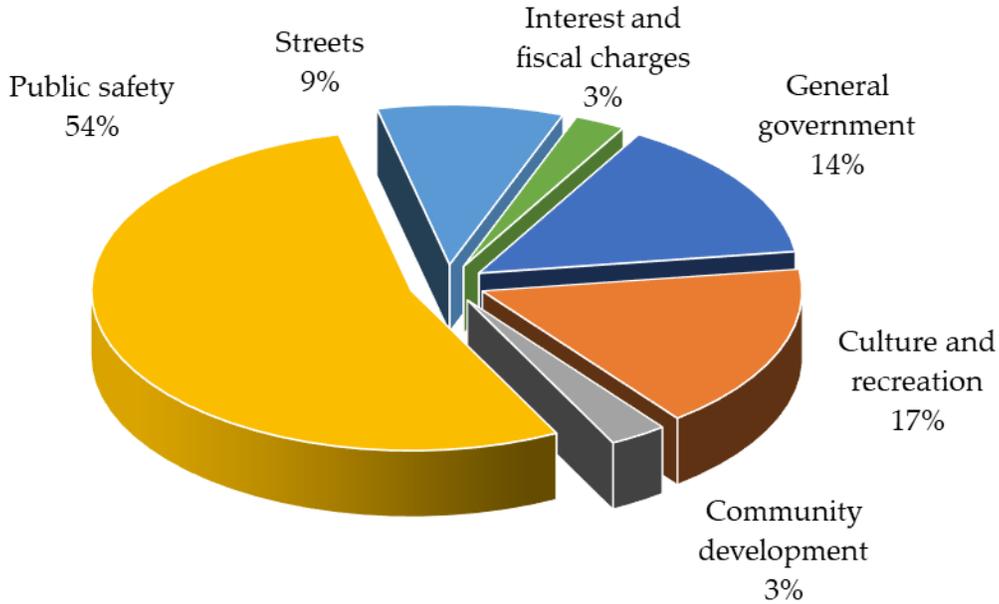
City of Stephenville, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

This graph shows the governmental function expenses of the City:

Governmental Activities Expenses

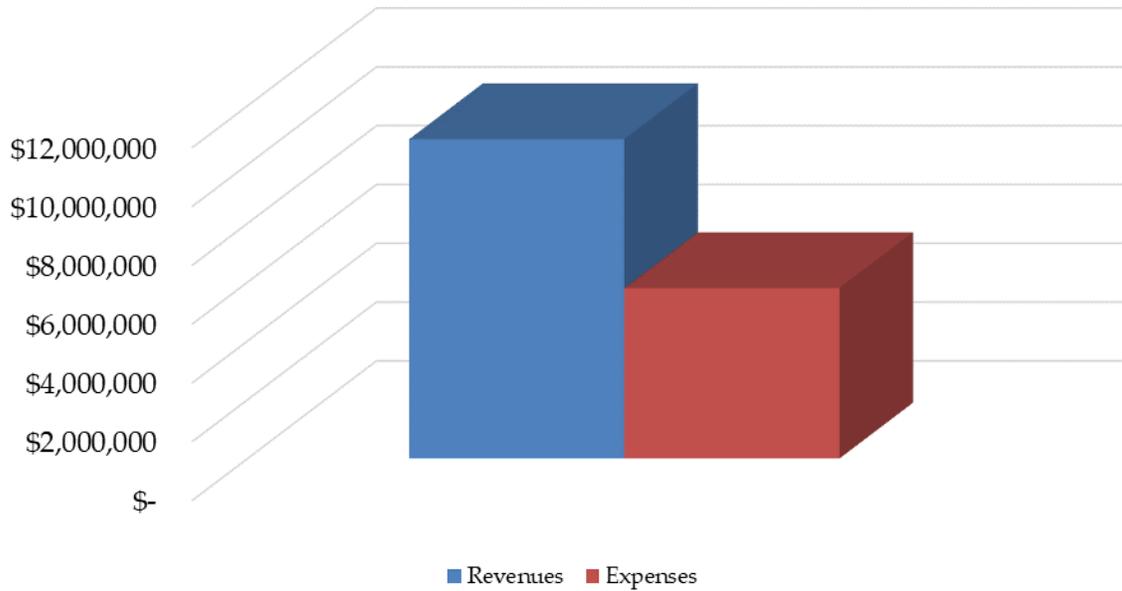


For the year ended September 30, 2021, expenses for governmental activities totaled \$16,684,008. This represents a decrease of \$246,801 or 1% from the prior year. The City's largest functional expense is public safety totaling \$8,953,779. Public safety decreased \$684,092 or 7% primarily due to nonrecurring damage claim expenses resulting from storm damage in the prior year. Culture and recreation increased by \$256,382 or 11% as a result of increased professional fees, annual depreciation, and special events expense. In addition, the City incurred greater personnel, concession supplies, and utility expenses for the aquatic center. Interest and fiscal charges decreased by \$127,732 or 24% primarily due to nonrecurring bond issuance costs recognized in the prior year. All other expenses remained relatively stable when compared to the previous year.

City of Stephenville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

Business-type activities are shown comparing operating costs to revenues generated by related services.

Business-Type Activities - Revenues and Expenses



For the year ended September 30, 2021, charges for services by business-type activities totaled \$10,886,281. This is an increase of \$870,992, or 9%, from the previous year. This is primarily a result of increased sewer service consumption and greater nonresidential service accounts compared to the prior year.

Total expenses increased \$81,160 or 1% to a total of \$6,644,511. Water and wastewater department expenses increased by \$121,981 or 2% primarily due to greater water facility maintenance, online credit card fees, and annual depreciation in the current year. Interest and fiscal charges decreased by \$44,200 or 10% as a result of outstanding debt approaching maturity.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

At September 30, 2021, the City's governmental funds reported combined fund balances of \$22,564,308, a decrease of \$1,840,429 in comparison with the prior year. Approximately 50% of this amount,

City of Stephenville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

\$11,271,979, constitutes *unassigned fund balance*, which is available for spending at the government's discretion. Nonspendable fund balance totaled \$34,481 for inventories/prepays and committed fund balance totaled \$764,377. The remainder of the fund balance is restricted for particular purposes totaling \$10,493,471.

As of the end of the year, the general fund reflected a total fund balance of \$12,053,148. General fund balance increased by \$1,938,031. This increase is a result of greater than anticipated sales tax revenues and less than anticipated expenditures over the course of the year.

As a measure of the general fund's liquidity, it may be useful to compare total unassigned fund balance to total fund expenditures. The unassigned (the amount available for spending) fund balance of the general fund of \$11,282,011 is 70% of total general fund operating expenditures.

As of the end of the year, the capital projects reflected a total fund balance of \$9,638,333, a decrease of \$4,016,621 compared to the prior year. The change was primarily due to capital outlay expenditures greatly exceeding revenues during the current year.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Net position in the City's largest proprietary fund, the water and wastewater fund, totaled \$43,930,844. Unrestricted net position at the close of the fiscal year amounted to \$7,624,341, and overall net position increased \$5,932,582 from the previous year. Total investment in capital assets, net of related debt of was \$35,486,201, and capital assets, net of depreciation totaled \$41,524,753.

GENERAL FUND BUDGETARY HIGHLIGHTS

Supplemental budget amendments were approved during the fiscal year increasing total budgeted expenditures by \$1,046,368 and increasing total revenues by \$1,586,430, resulting in an increase in final budgeted fund balance of \$350,306. Total budgeted revenues of \$17,433,637 were less than actual revenues of \$18,048,659, resulting in a total positive revenue variance of \$615,022. Total budgeted expenditures of \$17,004,619 were greater than actual expenditures of \$16,086,434, resulting in a total positive expenditure variance of \$918,185.

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$30,489,316 in a variety of capital assets and infrastructure. The City's business-type activities funds had invested \$60,319,938 in a variety of capital assets and infrastructure, net of accumulated depreciation. This investment in capital assets includes land, buildings, vehicles, equipment, improvements, and infrastructure. Major capital asset events during the current year include the following:

City of Stephenville, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

- Investment in public easement at Washington for \$2,952,283.
- Purchase land for airport operations for \$349,410.
- Downtown revitalization sidewalk improvements for \$285,068.
- Ground storage tank rehab improvements totaling \$509,383.
- Airport pump station expansion project improvements of \$239,340.
- Washington water and sewer line improvements totaling \$495,315.
- Eastside relief interceptor sewer lift station updates for \$100,158.
- Grosebeck CDBG GLO project improvements of \$1,755,650.
- Micro-surfacing and street maintenance project improvements totaling \$1,133,992.
- Continued Harbin Dr. street widening improvements for \$305,470.
- Purchased Spillman NIBRS software for \$84,686.
- Purchased three 2021 Chevy Tahoes totaling \$109,080.

More detailed information about the City's capital assets is presented in note IV. C to the financial statements.

LONG-TERM DEBT

The City's outstanding bonds and certificates of obligation (excluding premiums and discounts) payable decreased by \$1,515,000 from the prior year. The total bonds and certificates of obligation payable at the close of the fiscal year were \$37,060,000. The City made \$2,163,225 in principal payments on outstanding bonds, certificates of obligation, and capital lease obligations. More detailed information about the City's long-term liabilities is presented in note IV. D to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The local economy has remained stable and is experiencing continued growth as evidenced by sales tax revenue, property tax valuations, and construction permits issued. Not only were sales tax collections for fiscal year 2020-2021 \$1.2 million more than fiscal year 2019-2020, during the COVID-19 pandemic; sales tax collections for the fiscal year were also \$1.2 million more than the fiscal year 2018-2019 pre-pandemic totals. In addition, the sales tax collections for fiscal year 2021-2022, thus far, exceed last fiscal year to date by over 11%. Taxable assessed property values for 2020 exceeded 2019 by 5.36%, and the 2021 taxable assessed values exceeded 2020 by 5.49%. Furthermore, the City issued 241 building permits in fiscal year 2020-2021 with a value exceeding \$36 million. It is anticipated that new assessed taxable value for 2022 will exceed \$20 million.

The City of Stephenville is committed to maintaining and improving the services provided to its citizens, budgeting over \$1.1 million in street improvements. The City also re-appropriated unspent 2020-2021 funds of over \$11 million for the Eastside Sewer project, and over \$8 million for the Harbin Drive water, sewer, and street project. The City issued debt in April 2022 to fund \$20 million in water and sewer projects and \$2 million in park improvements. The city is mindful of the impact of the budget on the citizens, and continues to strive for cost savings, efficiencies in operations, charging

City of Stephenville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

adequate user fees, and applying for grant funding. The city refunded a 2013 revenue bond saving over \$200,000 over the next eleven years. The General Fund budget for fiscal year 2021-2022 is a balanced budget with a very small positive variance. All other funds, except for the Storm Water Drainage Fund, also have a positive variance or the negative variance is caused by the carryover of funds unspent from previous years or are a planned reduction of fund balance. The Storm Water Drainage Fund negative variance is for needed system improvements. In addition, almost \$1.5 million was budgeted in the general fund for capital expenditures. The City again increased water and sewer rates to fund the debt service on the above-mentioned water and sewer system improvements, which include a new water well field with transmission line and replacement of water and sewer utilities under a main thoroughfare.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact Monica D. Harris, Director of Finance, 298 West Washington, Stephenville, Texas 76401-4257 or call (254) 918-1211.

FINANCIAL STATEMENTS

City of Stephenville, Texas
STATEMENT OF NET POSITION (page 1 of 2)
September 30, 2021

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and cash equivalents	\$ 21,149,351	\$ 8,667,654	\$ 29,817,005
Restricted cash	63,604	13,732,150	13,795,754
Receivables, net	2,735,840	2,975,808	5,711,648
Prepaid items	27,721	127,859	155,580
Internal balances	55,682	(55,682)	-
Due from component unit	41,273	-	41,273
Inventories	6,760	236,240	243,000
Current Assets	24,080,231	25,684,029	49,764,260
Net pension asset	2,757,051	373,653	3,130,704
Capital assets:			
Non-depreciable	6,420,893	9,784,904	16,205,797
Net depreciable capital assets	24,068,423	50,535,034	74,603,457
Noncurrent Assets	33,246,367	60,693,591	93,939,958
Total Assets	57,326,598	86,377,620	143,704,218
Deferred Outflows of Resources			
Deferred charge on refunding	12,862	35,182	48,044
Deferred pension outflows	1,877,869	254,501	2,132,370
Deferred OPEB outflows	125,388	16,994	142,382
Total Deferred Outflows of Resources	2,016,119	306,677	2,322,796

<u>Component Unit</u>	
<u>Stephenville</u>	
<u>EDA</u>	
\$	1,052,622
	-
	126,323
	-
	-
	-
	-
	-
	<u>1,178,945</u>
	62,914
	-
	54,999
	<u>117,913</u>
	<u>1,296,858</u>
	-
	42,852
	2,861
	<u>45,713</u>

City of Stephenville, Texas
STATEMENT OF NET POSITION (page 2 of 2)
September 30, 2021

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<u>Liabilities</u>			
Accounts payable and accrued liabilities	936,091	997,668	1,933,759
Customer deposits	-	524,935	524,935
Accrued interest payable	74,085	49,022	123,107
Compensated absences due within one year	544,118	74,997	619,115
Long-term debt due within one year	416,563	1,688,729	2,105,292
Unearned revenue	-	12,190	12,190
Due to primary government	-	-	-
Current Liabilities	1,970,857	3,347,541	5,318,398
Noncurrent liabilities due in more than one year:			
OPEB liability	593,836	80,480	674,316
Compensated absences, noncurrent	60,458	8,333	68,791
Landfill closure costs	-	186,600	186,600
Debt due in more than one year	15,904,619	22,315,325	38,219,944
	16,558,913	22,590,738	39,149,651
Total Liabilities	18,529,769	25,938,279	44,468,048
<u>Deferred Inflows of Resources</u>			
Deferred pension inflows	2,716,972	368,222	3,085,194
Deferred OPEB inflows	13,738	1,861	15,599
Total Deferred Inflows of Resources	2,730,710	370,083	3,100,793
<u>Net Position</u>			
Net investment in capital assets	23,272,989	49,052,873	72,325,862
Restricted for:			
Capital projects	465,668	-	465,668
Tourism	603,245	-	603,245
Pensions	1,917,948	259,932	2,177,880
Municipal court	10,294	-	10,294
Public safety	67,172	-	67,172
Debt service	202,148	696,505	898,653
Economic development	-	-	-
Unrestricted	11,542,774	10,366,625	21,909,399
Total Net Position	\$ 38,082,238	\$ 60,375,935	\$ 98,458,173

See Notes to Financial Statements.

<u>Component Unit</u>	
<u>Stephenville</u>	
<u>EDA</u>	
	13,863
	-
	-
	11,167
	-
	-
	41,273
	<u>66,303</u>
	13,551
	1,241
	-
	-
	<u>14,792</u>
	<u>81,095</u>
	61,999
	313
	<u>62,312</u>
	54,999
	-
	-
	-
	-
	-
	-
	1,144,165
	-
	<u>\$ 1,199,164</u>

City of Stephenville, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities				
General government	\$ 2,831,782	\$ 3,300	\$ 266,926	\$ -
Culture and recreation	2,511,374	325,601	16,929	270,177
Community development	488,792	415,772	-	900
Public safety	8,953,779	1,107,249	855,246	90,986
Streets	1,495,367	25,779	-	-
Interest and fiscal charges	402,914	-	-	-
Total Governmental Activities	16,684,008	1,877,701	1,139,101	362,063
Business-Type Activities				
Water and Wastewater	5,323,323	8,991,212	-	2,632,354
Storm Water Drainage	471,717	757,477	-	1,738,470
Airport	205,951	113,231	-	314,469
Sanitary Landfill	643,520	1,024,361	-	-
Total Business-Type Activities	6,644,511	10,886,281	-	4,685,293
Total Primary Government	\$ 23,328,519	\$ 12,763,982	\$ 1,139,101	\$ 5,047,356
Component Unit				
Stephenville Economic Development Authority	\$ 458,996	\$ -	\$ 34,000	\$ -
Total Component Unit	\$ 458,996	\$ -	\$ 34,000	\$ -

General Revenues:

Taxes
Property tax
Sales tax
Franchise and other taxes
Hotel occupancy taxes
Investment income
Other revenues

Transfers

Total General Revenues and Transfers

Change in Net Position

Beginning Net Position

Ending Net Position

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position

Primary Government			Component Unit
Governmental Activities	Business-Type Activities	Total	Stephenville EDA
\$ (2,561,556)	\$ -	\$ (2,561,556)	\$ -
(1,898,667)	-	(1,898,667)	-
(72,120)	-	(72,120)	-
(6,900,298)	-	(6,900,298)	-
(1,469,588)	-	(1,469,588)	-
(402,914)	-	(402,914)	-
<u>(13,305,143)</u>	<u>-</u>	<u>(13,305,143)</u>	<u>-</u>
-	6,300,243	6,300,243	-
-	2,024,230	2,024,230	-
-	221,749	221,749	-
-	380,841	380,841	-
<u>-</u>	<u>8,927,063</u>	<u>8,927,063</u>	<u>-</u>
<u>(13,305,143)</u>	<u>8,927,063</u>	<u>(4,378,080)</u>	<u>-</u>
			<u>(424,996)</u>
			<u>(424,996)</u>
6,711,935	-	6,711,935	-
7,075,224	-	7,075,224	643,202
1,204,400	-	1,204,400	-
590,006	-	590,006	-
11,277	8,039	19,316	465
269,196	64,745	333,941	-
561,433	(561,433)	-	-
<u>16,423,471</u>	<u>(488,649)</u>	<u>15,934,822</u>	<u>643,667</u>
3,118,328	8,438,414	11,556,742	218,671
34,963,910	51,937,521	86,901,431	980,493
<u>\$ 38,082,238</u>	<u>\$ 60,375,935</u>	<u>\$ 98,458,173</u>	<u>\$ 1,199,164</u>

City of Stephenville, Texas

BALANCE SHEET (Page 1 of 2)

GOVERNMENTAL FUNDS

September 30, 2021

	General	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
<u>Assets</u>				
Cash and cash equivalents	\$ 10,755,196	\$ 9,692,483	\$ 701,672	\$ 21,149,351
Restricted cash	63,604	-	-	63,604
Receivables, net	2,671,948	-	63,892	2,735,840
Inventory	6,760	-	-	6,760
Prepaid items	-	27,721	-	27,721
Due from other funds	-	-	96,031	96,031
Due from component unit	-	-	41,273	41,273
Total Assets	\$ 13,497,508	\$ 9,720,204	\$ 902,868	\$ 24,120,580
<u>Liabilities</u>				
Accounts payable and accrued liabilities	\$ 866,752	\$ 51,554	\$ 17,785	\$ 936,091
Due to other funds	-	30,317	10,032	40,349
Total Liabilities	866,752	81,871	27,817	976,440
<u>Deferred Inflows of Resources</u>				
Unavailable revenue - Fines and fees	87,691	-	-	87,691
Unavailable revenue - EMS	423,653	-	-	423,653
Unavailable revenue - property taxes	66,264	-	2,224	68,488
Total Deferred Inflows of Resources	577,608	-	2,224	579,832

City of Stephenville, Texas

BALANCE SHEET (Page 2 of 2)

GOVERNMENTAL FUNDS

September 30, 2021

	General	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
<u>Fund Balances</u>				
Nonspendable:				
Inventories	\$ 6,760	\$ -	\$ -	\$ 6,760
Prepaid items	-	27,721	-	27,721
Committed for:				
Debt service	252,873	-	-	252,873
Recreation Hall	136,750	-	-	136,750
Airport improvement	224,754	-	-	224,754
Grant match	150,000	-	-	150,000
Restricted for:				
Capital projects	-	9,610,612	-	9,610,612
Tourism	-	-	603,245	603,245
Municipal court	-	-	10,294	10,294
Public safety	-	-	67,172	67,172
Debt service	-	-	202,148	202,148
Unassigned reported in:				
General fund	11,282,011	-	-	11,282,011
Special revenue fund	-	-	(10,032)	(10,032)
Total Fund Balances	12,053,148	9,638,333	872,827	22,564,308
Total Liabilities, Deferred				
Inflows and Fund Balances	\$ 13,497,508	\$ 9,720,204	\$ 902,868	\$ 24,120,580

See Notes to Financial Statements.

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City of Stephenville, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION GOVERNMENTAL FUNDS

September 30, 2021

Fund Balances - Total Governmental Funds	\$ 22,564,308
Adjustments for the Statement of Net Position:	
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - non-depreciable	6,420,893
Capital assets - net depreciable	24,068,423
The net pension asset is not an available resource and, therefore, is not reported in the funds.	
	2,757,051
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.	
Fines and fees receivable	87,691
Property tax receivable	68,488
EMS receivable	423,653
Deferred outflows of resources, represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expenditure) until then.	
Deferred charges on refunding	12,862
Deferred pension outflows	1,877,869
Deferred OPEB outflows	125,388
Deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.	
Deferred pension inflows	(2,716,972)
Deferred OPEB inflows	(13,738)
Some liabilities, including bonds payable and compensated absences, are not reported as liabilities in the governmental funds.	
OPEB liability	(593,836)
Compensated absences	(604,575)
Accrued interest	(74,085)
Bond premium	(956,455)
Bond discount	1,390
Non-current liabilities due in one year	(416,563)
Non-current liabilities due in more than one year	(14,949,554)
Net Position of Governmental Activities	\$ 38,082,238

See Notes to Financial Statements.

City of Stephenville, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS (Page 1 of 2) For the Year Ended September 30, 2021

	General	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Property tax	\$ 6,398,403	\$ -	\$ 270,477	\$ 6,668,880
Sales tax	7,075,224	-	-	7,075,224
Franchise and other taxes	1,204,400	-	-	1,204,400
Hotel occupancy taxes	-	-	590,006	590,006
License and permits	371,076	2,506	-	373,582
Charges for services	403,394	536	-	403,930
Emergency services	819,513	-	-	819,513
Fines and forfeitures	101,482	-	18,171	119,653
Intergovernmental	242,017	-	3,207	245,224
Contributions and donations	1,248,740	900	-	1,249,640
Investment income	4,552	6,444	281	11,277
Other revenues	179,858	20,362	50,867	251,087
Total Revenues	18,048,659	30,748	933,009	19,012,416
Expenditures				
Current:				
General government	2,399,952	-	415,383	2,815,335
Culture and recreation	2,236,700	-	-	2,236,700
Community development	508,857	-	-	508,857
Public safety	8,836,703	-	391	8,837,094
Streets	763,640	444	-	764,084
Debt service:				
Principal retirement	307,316	-	190,000	497,316
Interest and fiscal charges	40,278	-	418,903	459,181
Capital outlay:				
General government	20,500	-	-	20,500
Culture and recreation	636,007	-	-	636,007
Public safety	292,634	-	-	292,634
Streets	43,847	4,519,175	-	4,563,022
Total Expenditures	16,086,434	4,519,619	1,024,677	21,630,730
Excess of Revenues Over (Under)				
Expenditures	1,962,225	(4,488,871)	(91,668)	(2,618,314)

City of Stephenville, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS (Page 2 of 2) For the Year Ended September 30, 2021

	General	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
<u>Other Financing Sources (Uses)</u>				
Transfers in	1,132,622	967,565	673,479	2,773,666
Transfers (out)	(1,373,268)	(495,315)	(343,650)	(2,212,233)
Capital lease issuance	105,998	-	-	105,998
Loan issuance	91,003	-	-	91,003
Proceeds from sale of assets	19,451	-	-	19,451
Total Other Financing Sources	(24,194)	472,250	329,829	777,885
Net Change in Fund Balances	1,938,031	(4,016,621)	238,161	(1,840,429)
Beginning fund balances	10,115,117	13,654,954	634,666	24,404,737
Ending Fund Balances	\$ 12,053,148	9,638,333	\$ 872,827	\$ 22,564,308

See Notes to Financial Statements.

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City of Stephenville, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2021

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ (1,840,429)
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.</p>	
Capital outlay	5,512,163
Depreciation expense	(1,676,109)
Adjustment for sale of capital assets	(1,342)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	204,078
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>	
Pension expense	576,140
Compensated absences	32,240
Other post employment benefits	(51,295)
Accrued interest	5,324
Amortization of deferred charges on refunding	(1,119)
Amortization of bond premium and discounts	52,062
<p>The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.</p>	
Principal payments	503,616
Lease issuances	(197,001)
Change in Net Position of Governmental Activities	\$ 3,118,328

See Notes to Financial Statements.

City of Stephenville, Texas
STATEMENT OF NET POSITION (Page 1 of 2)
PROPRIETARY FUNDS
September 30, 2021

	Business-Type Activities Enterprise Funds		
	Water and Wastewater	Storm Water Drainage	Nonmajor Airport
Assets			
Current Assets			
Cash and cash equivalents	\$ 7,160,485	\$ 73,883	\$ 5,761
Restricted cash	13,638,670	93,480	-
Receivables, net	1,526,359	1,421,402	314
Prepaid items	6,972	-	120,887
Due from other funds	-	-	360,000
Inventories	236,240	-	-
Total Current Assets	22,568,726	1,588,765	486,962
Noncurrent Assets			
Net pension asset	312,336	-	1,277
Capital assets:			
Non-depreciable	3,830,206	2,159,382	3,755,316
Net depreciable capital assets	37,694,547	7,752,656	3,515,947
Total Noncurrent Assets	41,837,089	9,912,038	7,272,540
Total Assets	64,405,815	11,500,803	7,759,502
Deferred Outflows of Resources			
Deferred charge on refunding	7,554	27,628	-
Deferred pension outflows	212,737	-	870
Deferred OPEB outflows	14,205	-	58
Total Deferred Outflows of Resources	234,496	27,628	928

Business-Type Activities	
Enterprise Funds	
Nonmajor	
Sanitary Landfill	Total
\$ 1,427,525	\$ 8,667,654
-	13,732,150
27,733	2,975,808
-	127,859
-	360,000
-	236,240
<u>1,455,258</u>	<u>26,099,711</u>
60,040	373,653
40,000	9,784,904
1,571,884	50,535,034
<u>1,671,924</u>	<u>60,693,591</u>
<u>3,127,182</u>	<u>86,793,302</u>
-	35,182
40,894	254,501
2,731	16,994
<u>43,625</u>	<u>306,677</u>

City of Stephenville, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
PROPRIETARY FUNDS
September 30, 2021

	Business-Type Activities		
	Enterprise Funds		
	Water and Wastewater	Storm Water Drainage	Nonmajor Airport
Liabilities			
Current Liabilities			
Accounts payable and accrued expenses	663,679	300,602	12,600
Customer deposits	521,035	-	-
Compensated absences due within one year	65,683	-	-
Current maturities of long-term liabilities	1,358,729	330,000	-
Due to other funds	-	415,682	-
Unearned revenue	-	-	12,190
Accrued interest	26,638	22,384	-
Total Current Liabilities	2,635,764	1,068,668	24,790
Noncurrent Liabilities			
OPEB liability - TMRS	67,273	-	275
Compensated absences, noncurrent	7,298	-	-
Landfill closure costs	-	-	-
Long-term liabilities	17,689,780	4,625,545	-
Total Liabilities	20,400,115	5,694,213	25,065
Deferred Inflows of Resources			
Deferred pension inflows	307,796	-	1,259
Deferred OPEB inflows	1,556	-	6
Total Deferred Inflows of Resources	309,352	-	1,265
Net Position			
Net investment in capital assets	35,486,201	4,683,525	7,271,263
Restricted for:			
Pensions	217,277	-	888
Debt service	603,025	93,480	-
Unrestricted	7,624,341	1,057,213	461,949
Total Net Position	\$ 43,930,844	\$ 5,834,218	\$ 7,734,100

See Notes to Financial Statements.

Business-Type Activities	
Enterprise Funds	
Nonmajor Sanitary Landfill	Total
20,787	997,668
3,900	524,935
9,314	74,997
-	1,688,729
-	415,682
-	12,190
-	49,022
<u>34,001</u>	<u>3,763,223</u>
12,932	80,480
1,035	8,333
186,600	186,600
-	22,315,325
<u>234,568</u>	<u>26,353,961</u>
59,167	368,222
299	1,861
<u>59,466</u>	<u>370,083</u>
1,611,884	49,052,873
41,767	259,932
-	696,505
1,223,122	10,366,625
<u>\$ 2,876,773</u>	<u>\$ 60,375,935</u>

City of Stephenville, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUNDS

For the Year Ended September 30, 2021

Business-Type Activities

Enterprise Funds

	Enterprise Funds		
	Water and Wastewater	Storm Water Drainage	Nonmajor Airport
<u>Operating Revenues</u>			
Water revenue	\$ 5,205,695	\$ -	\$ -
Sewer revenue	3,785,517	-	-
Airport services	-	-	113,231
Storm drainage	-	757,477	-
Sanitation landfill	-	-	-
Other income	53,420	5,205	-
Total Operating Revenues	9,044,632	762,682	113,231
<u>Operating Expenses</u>			
Personnel services	-	-	4,925
Contractual services	-	-	-
Materials and supplies	-	-	-
Utilities administration and customer service	617,432	-	-
Water and production and distribution	1,489,883	-	-
Wastewater collection and treatment	1,316,671	-	-
Billing and collection	329,336	-	-
Stormwater	-	26,184	-
Airport operations	-	-	79,807
Depreciation	1,335,526	270,522	121,219
Total Operating Expenses	5,088,848	296,706	205,951
Operating Income (Loss)	3,955,784	465,976	(92,720)
<u>Nonoperating Revenues (Expenses)</u>			
Investment income	7,150	395	-
Interest expense	(234,192)	(175,011)	-
Bank fees	(283)	-	-
Total Nonoperating Revenues (Expenses)	(227,325)	(174,616)	-
Income (Loss) Before Contributions and Transfers	3,728,459	291,360	(92,720)
<u>Transfers</u>			
Capital grants and contributions	2,632,354	1,738,470	314,469
Transfers in	530,068	-	160,000
Transfers (out)	(958,299)	(264,439)	-
Change in Net Position	5,932,582	1,765,391	381,749
Beginning net position	37,998,262	4,068,827	7,352,351
Ending Net Position	\$ 43,930,844	\$ 5,834,218	\$ 7,734,100

See Notes to Financial Statements.

**Business-Type Activities
Enterprise Funds**

Nonmajor	
Sanitary Landfill	Total
\$ -	\$ 5,205,695
-	3,785,517
-	113,231
-	757,477
1,024,361	1,024,361
6,120	64,745
<u>1,030,481</u>	<u>10,951,026</u>
211,220	216,145
45,020	45,020
187,399	187,399
-	617,432
-	1,489,883
-	1,316,671
-	329,336
-	26,184
-	79,807
199,881	1,927,148
<u>643,520</u>	<u>6,235,025</u>
<u>386,961</u>	<u>4,716,001</u>
494	8,039
-	(409,203)
-	(283)
<u>494</u>	<u>(401,447)</u>
387,455	4,314,554
-	4,685,293
-	690,068
(28,763)	(1,251,501)
<u>358,692</u>	<u>8,438,414</u>
2,518,081	51,937,521
<u>\$ 2,876,773</u>	<u>\$ 60,375,935</u>

City of Stephenville, Texas

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS (Page 1 of 2) For the Year Ended September 30, 2021

	Business-Type Activities		
	Enterprise Funds		
	Water and Wastewater	Storm Water Drainage	Nonmajor Airport
<u>Cash Flows from Operating Activities</u>			
Receipts from customers	\$ 8,961,982	\$ (331,072)	\$ 113,189
Receipts (payments) from interfund transactions	-	415,682	(360,000)
Payments to suppliers and contractors	(3,447,801)	(26,184)	(39,158)
Payments to employees for salaries and benefits	(645,973)	-	(4,950)
Net Cash Provided (Used) by Operating Activities	4,868,208	58,426	(290,919)
<u>Cash Flows from Noncapital Financing Activities</u>			
Transfer in	530,068	-	160,000
Transfer (out)	(958,299)	(264,439)	-
Net Cash Provided (Used) by Noncapital Financing Activities	(428,231)	(264,439)	160,000
<u>Cash Flows from Capital and Related Financing Activities</u>			
Purchases of capital assets	(1,542,584)	(1,755,651)	(349,411)
Capital grants	2,632,354	1,738,470	314,469
Principal paid on capital debt	(1,344,609)	(315,000)	-
Change in landfill closure costs	-	-	-
Bank fees paid	(283)	-	-
Interest paid on capital debt	(243,461)	(184,447)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(498,583)	(516,628)	(34,942)
<u>Cash Flows from Investing Activities</u>			
Interest on investments	7,150	395	-
Net Cash Provided by Investing Activities	7,150	395	-
Net Increase (Decrease) in Cash and Cash Equivalents	3,948,544	(722,246)	(165,861)
Beginning cash and cash equivalents	16,850,611	889,609	171,622
Ending Cash and Cash Equivalents	\$ 20,799,155	\$ 167,363	\$ 5,761

See Notes to Financial Statements.

Business-Type Activities	
Enterprise Funds	
Nonmajor Sanitary Landfill	Total
\$ 1,025,974	\$ 9,770,073
-	55,682
(229,013)	(3,742,156)
(222,217)	(873,140)
<u>574,744</u>	<u>5,210,459</u>
-	690,068
<u>(28,763)</u>	<u>(1,251,501)</u>
<u>(28,763)</u>	<u>(561,433)</u>
-	(3,647,646)
-	4,685,293
-	(1,659,609)
11,133	11,133
-	(283)
-	(427,908)
<u>11,133</u>	<u>(1,039,020)</u>
<u>494</u>	<u>8,039</u>
<u>494</u>	<u>8,039</u>
557,608	3,618,045
<u>869,917</u>	<u>18,781,759</u>
<u>\$ 1,427,525</u>	<u>\$ 22,399,804</u>

City of Stephenville, Texas

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS (Page 2 of 2) For the Year Ended September 30, 2021

	Business-Type Activities		
	Enterprise Funds		
	Water and Wastewater	Storm Water Drainage	Nonmajor Airport
Reconciliation of Operating Income (Loss)			
to Net Cash Provided (Used) by Operating Activities			
Operating Income (Loss)	\$ 3,955,784	\$ 465,976	\$ (92,720)
Adjustments to reconcile operating income to net cash provided (used):			
Depreciation	1,335,526	270,522	121,219
Changes in Operating Assets and Liabilities:			
(Increase) Decrease in:			
Accounts receivable	(228,402)	(1,342,481)	(42)
Inventory	2,322	-	-
Prepaid items	-	-	32,950
Deferred Outflows of Resources:			
Deferred pension charges	118,520	-	934
OPEB charges	(5,677)	-	(12)
Increase (Decrease) in:			
Accounts payable and accrued expenses	(314,233)	248,727	7,699
Customer deposits	145,752	-	-
Compensated absences	16,443	-	-
Due to (from) other funds	-	415,682	(360,000)
Net pension liability (asset)	(40,708)	-	202
OPEB liability	3,373	-	(73)
Deferred Inflows of Resources:			
Pension inflows	(121,759)	-	(1,080)
OPEB inflows	1,267	-	4
Net Cash Provided (Used) by Operating Activities	\$ 4,868,208	\$ 58,426	\$ (290,919)

See Notes to Financial Statements.

Business-Type Activities	
Enterprise Funds	
<u>Nonmajor</u>	
<u>Sanitary Landfill</u>	<u>Total</u>
\$ 386,961	\$ 4,716,001
199,881	1,927,148
(4,607)	(1,575,532)
-	2,322
-	32,950
9,606	129,060
(1,431)	(7,120)
3,406	(54,401)
100	145,852
2,332	18,775
-	55,682
(18,630)	(59,136)
3,190	6,490
(6,319)	(129,158)
255	1,526
<u>\$ 574,744</u>	<u>\$ 5,210,459</u>

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City of Stephenville, Texas

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate component units for which the primary government is financially accountable.

B. Reporting Entity

The City of Stephenville, Texas (the "City"), was incorporated in 1889, and operates as a home rule City. The City operates under a council-manager form of government and provides the following services as authorized by its charter: general government, public safety (police, fire, and EMS), highway and streets, culture and recreation, community development (planning and zoning, licensing, permitting, and inspection), water and wastewater system, storm water drainage, airport, and sanitary landfill.

The City is an independent political subdivision of the State of Texas governed by an elected council and a mayor and is considered a primary government. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. The Stephenville Economic Development Authority (the "SEDA") although legally separate, is considered part of the reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Considerations regarding the potential for inclusion of other entities, organizations or functions in the City's financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body; it is legally separate; and is fiscally independent of other state and local governments. Additionally prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable, and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Discretely Presented Component Unit

Stephenville Economic Development Authority

The SEDA is governed by a board of seven members, all of whom are appointed by the City Council of the City of Stephenville, Texas and whom can be removed from office by the City Council at its will. SEDA has potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City. SEDA was incorporated in the state of Texas in 2015. The nature and significance of the relationship between the primary government and SEDA is such that exclusion would cause the City's financial statements to be misleading and incomplete.

Separate financial statements for SEDA as of and for the fiscal year ended September 30, 2021 are not prepared.

Blended Component Unit

Tax Increment Financing Fund

The Tax Increment Financing fund was created to encourage and accelerate planned development within the City limits. The fund accounts for all tax and expenditure activity associated with the fund's primary purpose. The tax increment is derived from the difference in appraised value between the year in which the reinvestment zone is established (base year) and each year the reinvestment zone is in existence. The Board is comprised of eight City Council Members, the Mayor, and two members appointed by the Stephenville Economic Development Authority. The TIF Board is substantially the same as City Council and the fund functions similar to a department of the City. As such, the TIF Fund is reported as a blended component unit/special revenue fund. Separate audited financial statements are not available.

C. Basis of Presentation - Government-Wide and Fund Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As discussed earlier, the government has one discretely presented component unit and is shown in separate columns in the government-wide financial statements.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's water and sewer functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category; governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

General Fund

The general fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, licenses and permits, emergency services, and charges for services. Expenditures include general government, public safety, streets, culture and recreation, and community development.

Capital Projects Fund

This fund was established to account for resources to be used for the acquisition or construction of general major capital facilities. Financing is provided primarily from bond proceeds and transfers from the general fund.

The government reports the following major enterprise funds:

Water and Wastewater Fund

The water and wastewater fund accounts for the operation of the water distribution system and the wastewater treatment plants, wastewater pumping stations, and collection systems.

Storm Water Drainage Fund

The storm water drainage fund is used to account for the activities necessary for the provisions of storm water drainage services.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Additionally, the government reports the following fund types:

Special Revenue Funds

The City accounts for resources restricted to, or designated for, specific purposes (not including expendable trusts or major capital projects) in a special revenue fund. These funds consist of the hotel/motel tax, child safety, public safety, municipal court technology, and TIF funds.

Debt Service Fund

The City's debt service fund accounts for the accumulation of resources to service the City's governmental long-term debt.

Airport Fund

The Airport fund accounts for municipal airport services and to support air transportation and charter services. This fund is presented as a nonmajor proprietary fund.

Sanitary Landfill Fund

This fund is used to account for solid waste collection and disposal services provided to the residents of the City. This fund is presented as a nonmajor proprietary fund.

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

D. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary, pension and other postemployment benefit trust, and private-purpose trust funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Agency funds have no measurement focus but utilize the *accrual basis of accounting* for reporting its assets and liabilities. The City of Stephenville does not have any pension and other postemployment benefit trust, private-purpose trust or agency funds.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

E. Assets, Liabilities, Deferred Outflows / Inflows, and Fund Equity or Net Position

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the City reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexPool, are reported using the pools' share price. The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools

2. Fair Value

The City has applied Governmental Accounting Standards Board ("GASB") Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

3. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Advances between funds are offset by a nonspendable fund balance account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

4. Inventories and Prepaid Items

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). The enterprise fund inventories are valued at the lower of average cost or market. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government, as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art, and capital items received in a service concession arrangement are reported at acquisition value. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

<u>Asset Description</u>	<u>Estimated Useful Life</u>
Airport improvements	40 years
Waterworks and sanitation system	33 1/3 years
Infrastructure	20 years
Buildings and improvements	20 - 40 years

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

6. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. The government only has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from three sources: property taxes, fines and fees, and EMS. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

7. Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government’s policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

8. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government’s policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

9. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (council) has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

The government has adopted a policy to maintain a minimum reserve of unassigned fund balance in the general fund at an amount equal to or greater than 25% of budgeted expenditures of that fund.

10. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. The long-term debt consists primarily of bonds payable and accrued compensated absences.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. In the governmental fund types, issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. However, claims

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Long-term debt and other obligations, financed by proprietary funds, are reported as liabilities in the appropriate funds. For proprietary fund types, bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Issuance costs are expensed when incurred.

Assets acquired under the terms of capital leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

11. Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

12. Other Postemployment Benefits ("OPEB")

The City has implemented GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This statement applies to the individual employers (TMRS cities) in the TMRS Supplemental Death Benefits (SDB) plan, with retiree coverage. The TMRS SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary, calculated based on the employee's actual earnings on which TMRS deposits are made, for the 12-month period preceding the month of death. The death benefit amount for retirees is \$7,500. GASB No. 75 requires the liability of employers

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position.

13. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

F. Revenues and Expenditures/Expenses

1. Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with Generally Accepted Accounting Principles have been recognized as revenue.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Legislation was passed in 1979 and amended in 1981 by the Texas Legislature which affects the method of property assessment and tax collection in the City. This legislation, with certain exceptions, exempts intangible personal property and household goods. In addition, this legislature creates a "Property Tax Code" and provides, among other things, for the establishment of county-wide appraisal districts and for a State Property Tax Board which commenced operation in January 1980. The appraisal of property within the City is the responsibility of the Erath County Tax Appraisal District. The Appraisal District is required under the Property Tax Code to assess all property within the appraisal district on the basis of 100 percent of its appraised value and is prohibited from applying any assessment rations. The value of real property within the Appraisal District must be reviewed at least every four years. The City, at its own expense, may challenge appraised values established by the Appraisal District through various appeals and, if necessary, legal action. Under this legislation, the City continues to set tax rates on property within the City limits. If the adopted tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements and revaluation, exceeds the rate of the previous year by more than three & one-half percent (voter-approval tax rate), an automatic property tax election is required. However, Cities with a population under 30,000, have the option to calculate a de minimis tax rate that would generate \$500,000 in more property tax revenue than that of the previous year. If the approved tax rate is above the voter-approval rate but less than the de minimis rate, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than three and one-half percent above the rate of the previous year.

3. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation pay benefits up to specified limits. Employees can carry forward unused sick leave benefits, however, no liability is reported for unpaid accumulated sick leave. Vacation pay is accrued when incurred in the government-wide, and proprietary fund type statement of net position. Compensated absences are reported in governmental funds only if they have matured for example, as a result of employee's resignation and retirement.

4. Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer fund, storm water drainage, airport, and sanitary landfill funds are charges to customers for sales and services. The water and sewer fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds, are not due and payable in the current period and, therefore, are not reported in the funds.

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, “the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.”

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the general fund, special revenue funds, and debt service fund. Budgets are adopted for the proprietary fund annually only as a management tool. Capital projects funds do not present a budget comparison since project length financial plans usually extend into two or more fiscal years, thus making comparisons confusing and misleading. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control as defined by the City Charter is the department level. No funds can be transferred or added which affect the total fund expenditures without City Council approval. Appropriations lapse at the end of the year, unless legally encumbered. Several supplemental budget appropriations were made during the year.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

A. Restricted Fund Equity

The City records fund balance restrictions on the fund level to indicate that a portion of the fund balance is legally restricted for a specific future use or to indicate that a portion of the fund balance is not available for expenditures.

The following is a list of fund balances restricted by the City:

	Restricted
Tourism	\$ 603,245 *
Municipal court	10,294 *
Public safety	67,172 *
Debt service	202,148
Capital projects	9,610,612
Total	\$ 10,493,471

* Restricted by enabling legislation

IV. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As of September 30, 2021, the primary government had the following investments:

Investment Type	Value	Weighted Average Maturity (Years)
External investment pools	\$ 43,661,385	0.10
Total value	\$ 43,661,385	
Portfolio weighted average maturity		0.10

As of September 30, 2021, the SEDA, a discretely presented component unit, had the following investments:

Investment Type	Value	Weighted Average Maturity (Years)
External investment pools	\$ 1,052,622	0.10
Total value	\$ 1,052,622	
Portfolio weighted average maturity		0.10

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Interest rate risk In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average of maturity not to exceed one year; structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations; monitoring credit ratings of portfolio position to assure compliance with rating requirements imposed by the Public Funds Investment Act; and invest operating funds primarily in short-term securities or similar government investment pools.

Credit risk: The City's investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than "A" or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAA-m, or equivalent, by at least one nationally recognized rating service. As of September 30, 2021, the City's investment in investment pools were rated AAAM by Standard & Poor's.

Custodial credit risk – deposits: In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of at least 102% of the principal amount of the deposits. As of September 30, 2021, the market values of pledged securities and FDIC exceeded bank balances and State requirements.

Custodial credit risk – investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that it will seek to safekeep securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the City's safekeeping account prior to the release of funds.

TexPool

TexPool was established as a trust company with the Treasurer of the State of Texas as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rate TexPool AAAM. As a requirement to maintain the rating, weekly portfolio information must

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review. There were no limitations or restrictions on withdrawals.

TexSTAR

TexSTAR has been established for governmental entities pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. TexSTAR's governing body is a five-member Board consisting of three representatives of participants and one member designated by each of the co-administrators. The Board holds legal title to all money, investments, and assets and has the authority to employ personnel, contract for services, and engage in other administrative activities necessary or convenient to accomplish the objectives of TexSTAR. Board oversight of TexSTAR is maintained through daily, weekly, and monthly reporting requirements. TexSTAR is rated AAAM by Standard & Poor's. The City's fair value position is stated at the value of the position upon withdrawal. There were no limitations or restrictions on withdrawals.

B. Receivables

The following comprise receivable balances of the primary government at year end:

	Governmental Activities				Total
	Nonmajor				
	General	Governmental			
Property taxes	\$ 125,325	\$ 7,374			\$ 132,699
Sales and mixed beverage tax	1,393,005	-			1,393,005
Franchise tax	25,261	-			25,261
Hotel/motel taxes	-	60,194			60,194
Court	297,925	-			297,925
Ambulance billing	1,617,419	-			1,617,419
Other	527,033	365			527,398
Allowance	(1,314,020)	(4,041)			(1,318,061)
	\$ 2,671,948	\$ 63,892			\$ 2,735,840

	Business-Type Activities				Total
	Water and Wastewater	Storm Water Drainage	Airport	Sanitary Landfill	
	Accounts	\$ 2,177,262	\$ 1,444,673	\$ -	
Other	38,114	-	314	-	38,428
Allowance	(689,017)	(23,271)	-	-	(712,288)
	\$ 1,526,359	\$ 1,421,402	\$ 314	\$ 27,733	\$ 2,975,808

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The SEDA, a discretely presented component unit, had receivables of \$126,323 as of yearend which consisted entirely of sales tax.

C. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	<u>Beginning Balances</u>	<u>Additions</u>	<u>Retirements/ Reclassifications</u>	<u>Ending Balances</u>
Capital assets, not being depreciated:				
Land	\$ 2,676,079	\$ 2,952,283	\$ -	\$ 5,628,362
Construction in progress	673,453	729,022	(609,944)	792,531
Total capital assets not being depreciated	<u>3,349,532</u>	<u>3,681,305</u>	<u>(609,944)</u>	<u>6,420,893</u>
Capital assets, being depreciated:				
Buildings and improvements	7,275,602	182,380	-	7,457,982
Machinery and equipment	11,081,390	387,437	249,184	11,718,011
Infrastructure	28,264,517	1,261,041	347,345	29,872,903
Total capital assets being depreciated	<u>46,621,509</u>	<u>1,830,858</u>	<u>596,529</u>	<u>49,048,896</u>
Less accumulated depreciation				
Buildings and improvements	2,451,482	188,335	-	2,639,817
Machinery and equipment	7,088,872	540,834	(12,073)	7,617,633
Infrastructure	13,776,083	946,940	-	14,723,023
Total accumulated depreciation	<u>23,316,437</u>	<u>1,676,109</u>	<u>(12,073)</u>	<u>24,980,473</u>
Net capital assets being depreciated	23,305,072	154,749	608,602	24,068,423
Total Capital Assets	<u>\$ 26,654,604</u>	<u>\$ 3,836,054</u>	<u>\$ (1,342)</u>	<u>\$ 30,489,316</u>

Depreciation was charged to governmental functions as follows:

General government	\$ 75,165
Public safety	529,495
Streets	747,544
Culture and recreation	323,905
Total Governmental Activities Depreciation Expense	<u>\$ 1,676,109</u>

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

A summary of changes in business-type activities capital assets for the year end was as follows:

	<u>Beginning Balances</u>	<u>Additions</u>	<u>Retirements/ Reclassifications</u>	<u>Ending Balances</u>
Capital assets, not being depreciated:				
Land	\$ 4,408,826	\$ 438,401	\$ -	\$ 4,847,227
Construction in progress	8,755,578	2,430,197	(6,248,098)	4,937,677
Total capital assets not being depreciated	<u>13,164,404</u>	<u>2,868,598</u>	<u>(6,248,098)</u>	<u>9,784,904</u>
Capital assets, being depreciated:				
Buildings and improvements	19,935,627	-	-	19,935,627
Machinery and equipment	5,463,708	30,324	-	5,494,032
Infrastructure	60,884,223	748,724	6,248,098	67,881,045
Total capital assets being depreciated	<u>86,283,558</u>	<u>779,048</u>	<u>6,248,098</u>	<u>93,310,704</u>
Less accumulated depreciation				
Buildings and improvements	6,302,316	487,109	-	6,789,425
Machinery and equipment	3,504,367	259,393	-	3,763,760
Infrastructure	31,041,839	1,180,646	-	32,222,485
Total accumulated depreciation	<u>40,848,522</u>	<u>1,927,148</u>	<u>-</u>	<u>42,775,670</u>
Net capital assets being depreciated	45,435,036	(1,148,100)	6,248,098	50,535,034
Total Capital Assets	<u>\$ 58,599,440</u>	<u>\$ 1,720,498</u>	<u>\$ -</u>	<u>\$ 60,319,938</u>

Depreciation was charged to business-type activities as follows:

Water	\$ 668,378
Sewer	667,148
Storm water drainage	270,522
Airport Fund	121,219
Landfill	199,881
Total Business-type Activities Depreciation Expense	<u>\$ 1,927,148</u>

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

A summary of changes in component unit activities capital assets for the year end was as follows:

	<u>Beginning Balances</u>	<u>Additions</u>	<u>Retirements/ Reclassifications</u>	<u>Ending Balances</u>
Capital assets, being depreciated:				
Machinery and equipment	\$ -	\$ 60,438	\$ -	\$ 60,438
Total capital assets being depreciated	<u>-</u>	<u>60,438</u>	<u>-</u>	<u>60,438</u>
Less accumulated depreciation				
Machinery and equipment	-	5,439	-	5,439
Total accumulated depreciation	<u>-</u>	<u>5,439</u>	<u>-</u>	<u>5,439</u>
Net capital assets being depreciated	<u>-</u>	<u>54,999</u>	<u>-</u>	<u>54,999</u>
Total Capital Assets	<u>\$ -</u>	<u>\$ 54,999</u>	<u>\$ -</u>	<u>\$ 54,999</u>

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

D. Long-term Debt

The following is a summary of changes in the City's total long-term liabilities for the year ended September 30, 2021. In general, the City uses the debt service fund and general fund to liquidate governmental long-term liabilities.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Governmental Activities:					
Bonds, notes and other payables:					
Certificates of Obligation	\$ 14,465,000	\$ -	\$ (190,000)	\$ 14,275,000	\$ 200,000
Capital lease obligations	1,207,732	105,998	(313,616)	1,000,114	199,538
Notes payable	-	91,003	-	91,003	17,025
Less deferred amounts:					
For discounts	(1,523)	-	133	(1,390)	-
For premiums	1,008,650	-	(52,195)	956,455	-
Total Governmental Activities	<u>\$ 16,679,859</u>	<u>\$ 197,001</u>	<u>\$ (555,678)</u>	<u>\$ 16,321,182</u>	<u>\$ 416,563</u>
				<u>\$ 15,904,619</u>	
Business-Type Activities:					
General Obligation Bonds	\$ 3,250,000	\$ -	\$ (75,000)	\$ 3,175,000	\$ 80,000
Certificates of Obligation	20,860,000	-	(1,250,000)	19,610,000	1,280,000
Capital lease obligations	1,415,018	-	(334,609)	1,080,409	328,729
Less deferred amounts:					
For discounts	(19,724)	-	1,578	(18,146)	-
For premiums	170,424	-	(13,633)	156,791	-
Total Business-Type Activities	<u>\$ 25,675,718</u>	<u>\$ -</u>	<u>\$ (1,671,664)</u>	<u>\$ 24,004,054</u>	<u>\$ 1,688,729</u>
				<u>\$ 22,315,325</u>	

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. The City intends to retire all of its general long-term liabilities, plus accrued interest, from property taxes and other current revenues from the debt service fund as has been done in prior years. The proprietary fund type long-term debt will be repaid, plus accrued interest, from operating revenues of the respective fund. The general fund has typically been used to liquidate the liability for compensated absences for governmental activities.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Long-term debt at year end was comprised of the following debt issues:

	Governmental Activities	Business - Type Activities	Total
Certificates of Obligation:			
\$4,000,000 Certificates of Obligation, Series 2011, due in annual installments through 2031, interest at 1.75-4.25%	\$ 2,415,000	\$ -	\$ 2,415,000
\$11,860,000 Certificates of Obligation, Series 2020, due in annual installments through 2040, interest at 2-4%	11,860,000	-	11,860,000
\$4,300,000 Certificates of Obligation, Series 2006A, due in annual installments through 2027, interest at 3.92% semi-annually	-	1,660,000	1,660,000
\$1,000,000 Certificates of Obligation, Series 2013 due in annual installments through 2024, interest at 2.49% semi-annually	-	555,000	555,000
\$2,040,000 Certificates of Obligation Bonds, Series 2016 due in annual installments through 2027, interest at 1.84% semi-annually	-	1,950,000	1,950,000
\$17,030,000 Certificates of Obligation Bonds, Series 2018, due in annual installments through 2039, interest at 0.18% to 1.33% semi-annually	-	15,445,000	15,445,000
Total Certificates of Obligation	\$ 14,275,000	\$ 19,610,000	\$ 33,885,000
General Obligation Bonds:			
\$4,775,000 General Obligation Refunding, Series 2013, due in annual installments through 2033, interest at 2.0% to 4.0%	\$ -	\$ 3,175,000	\$ 3,175,000
Total General Obligation Bonds	\$ -	\$ 3,175,000	\$ 3,175,000
Less deferred amounts:			
Issuance premium	\$ 956,455	\$ 156,791	\$ 1,113,246
Issuance discounts	(1,390)	(18,146)	(19,536)
Total deferred amounts	\$ 955,065	\$ 138,645	\$ 1,093,710
Notes payable	91,003	-	91,003
Capital lease obligations	1,000,114	1,080,409	2,080,523
Total Long-Term Debt	\$ 16,321,182	\$ 24,004,054	\$ 40,325,236

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The annual requirements to amortize the City’s long-term activities debt issues outstanding at year ending were as follows:

<u>Year ending</u> <u>September 30,</u>	<u>Governmental Activites</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 200,000	\$ 413,100	\$ 613,100
2023	695,000	397,225	1,092,225
2024	725,000	370,925	1,095,925
2025	755,000	343,525	1,098,525
2026	785,000	315,025	1,100,025
2027	820,000	300,481	1,120,481
2028	855,000	266,356	1,121,356
2029	885,000	230,906	1,115,906
2030	930,000	193,925	1,123,925
2031	955,000	162,163	1,117,163
2032	680,000	142,550	822,550
2033	695,000	128,800	823,800
2034	710,000	114,750	824,750
2035	725,000	100,400	825,400
2036	740,000	85,750	825,750
2037	755,000	70,800	825,800
2038	770,000	55,550	825,550
2039	785,000	36,075	821,075
2040	810,000	12,150	822,150
	<u>\$ 14,275,000</u>	<u>\$ 3,740,456</u>	<u>\$ 18,015,456</u>

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Combination Tax and Revenue Certificates of Obligations

<u>Year ending September 30,</u>	<u>Business-Type Activites</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 1,280,000	\$ 261,767	\$ 1,541,767
2023	1,265,000	243,345	1,508,345
2024	1,285,000	223,826	1,508,826
2025	1,695,000	199,761	1,894,761
2026	1,730,000	171,085	1,901,085
2027	1,755,000	140,876	1,895,876
2028	830,000	121,510	951,510
2029	840,000	113,368	953,368
2030	845,000	104,731	949,731
2031	855,000	95,635	950,635
2032	865,000	86,088	951,088
2033	875,000	76,082	951,082
2034	885,000	65,565	950,565
2035	895,000	54,528	949,528
2036	910,000	43,020	953,020
2037	920,000	31,125	951,125
2038	935,000	18,881	953,881
2039	945,000	6,332	951,332
	<u>\$ 19,610,000</u>	<u>\$ 2,057,524</u>	<u>\$ 21,667,524</u>

General Obligation Bonds

<u>Year ending September 30,</u>	<u>Business-Type Activites</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 80,000	\$ 113,200	\$ 193,200
2023	80,000	111,200	191,200
2024	80,000	108,800	188,800
2025	85,000	106,325	191,325
2026	85,000	103,775	188,775
2027	90,000	101,150	191,150
2028	405,000	93,725	498,725
2029	420,000	80,825	500,825
2030	440,000	65,200	505,200
2031	450,000	47,400	497,400
2032	470,000	29,000	499,000
2033	490,000	9,800	499,800
	<u>\$ 3,175,000</u>	<u>\$ 970,400</u>	<u>\$ 4,145,400</u>

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Governmental assets under capital lease consist of vehicles and have an original purchase value of \$1,566,519 and a current net book value of \$1,278,611 of year end.

Business-type assets under capital lease consist of water meters and infrastructure and have an original purchase value of \$2,988,450 and a current net book value of \$2,494,598 of year end.

The annual requirements to amortize capital leases outstanding at year ending were as follows:

<u>Year ending September 30,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 199,538	\$ 33,433	\$ 232,971
2023	146,162	26,195	172,357
2024	144,619	21,438	166,057
2025	121,419	16,517	137,936
2026	125,353	12,583	137,936
2027	129,414	8,522	137,936
2028	133,609	4,329	137,938
Total	\$ 1,000,114	\$ 123,016	\$ 1,123,130

<u>Year ending September 30,</u>	<u>Business-Type Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 328,729	\$ 25,545	\$ 354,274
2023	371,065	16,868	387,934
2024	380,615	7,317	387,932
Total	\$ 1,080,409	\$ 49,730	\$ 1,130,139

The annual requirements to amortize notes payable outstanding at year ending were as follows:

<u>Year ending September 30,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 17,025	\$ 2,876	\$ 19,901
2023	17,684	2,217	19,901
2024	18,213	1,688	19,901
2025	18,759	1,142	19,901
2026	19,322	579	19,901
Total	\$ 91,003	\$ 8,502	\$ 99,505

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

E. Other Long-term Liabilities

The following is a summary of changes in the City's total other long-term liabilities for the year ended September 30, 2021. In general, the City uses the general fund to liquidate governmental compensated absences.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Governmental Activities:					
Compensated Absences	\$ 636,815	\$ 523,038	\$ (555,278)	\$ 604,575	\$ 544,118
Total Governmental Activities	<u>\$ 636,815</u>	<u>\$ 523,038</u>	<u>\$ (555,278)</u>	<u>\$ 604,575</u>	<u>\$ 544,118</u>
				<u>Long-term liabilities due in more than one year</u>	<u>\$ 60,457</u>
Business-Type Activities:					
Estimated landfill closure and postclosure cost	\$ 175,467	\$ 11,133	\$ -	\$ 186,600	-
Compensated Absences	64,555	75,259	(56,484)	83,330	74,997
Total Business-Type Activities	<u>\$ 240,022</u>	<u>\$ 86,392</u>	<u>\$ (56,484)</u>	<u>\$ 269,930</u>	<u>\$ 74,997</u>
				<u>Long-term liabilities due in more than one year</u>	<u>\$ 194,933</u>
Component Unit Activities:					
Compensated Absences	\$ 10,964	\$ 1,444	\$ -	\$ 12,408	\$ 11,167
Total Component Unit Activities	<u>\$ 10,964</u>	<u>\$ 1,444</u>	<u>\$ -</u>	<u>\$ 12,408</u>	<u>\$ 11,167</u>
				<u>Long-term liabilities due in more than one year</u>	<u>\$ 1,241</u>

F. Deferred Charges on Refunding

Deferred charges resulting from the issuance of general obligation refunding bonds have been recorded as deferred outflows of resources and are being amortized to interest expense over the shorter of either the remaining term of the refunded debt or the refunding bonds. Current year balances for governmental and business-type activities totaled \$12,862 and \$35,182, respectively. Current year amortization expense for governmental and business-type activities totaled \$1,119 and \$4,764, respectively.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

G. Interfund Transactions

Transfers between the primary government funds during the 2021 year were as follows:

<u>Transfer out:</u>	<u>Transfer In:</u>					<u>Total</u>
	<u>General</u>	<u>Capital Projects</u>	<u>Nonmajor Governmental</u>	<u>Water & Wastewater</u>	<u>Airport</u>	
General	\$ -	\$ 967,565	\$ 245,703	\$ -	\$ 160,000	\$ 1,373,268
Capital projects	-	-	-	495,315	-	495,315
Nonmajor Govt	-	-	343,650	-	-	343,650
Water & Wastewater	939,604	-	18,695	-	-	958,299
Stormwater Drainage	164,255	-	65,431	34,753	-	264,439
Nonmajor Enterprise	28,763	-	-	-	-	28,763
Total	\$ 1,132,622	\$ 967,565	\$ 673,479	\$ 530,068	\$ 160,000	\$ 3,463,734

Transfers between funds were primarily to support capital projects, internal administration costs, debt service, and operation of funds.

The compositions of interfund balances as of the year ended September 30, 2021 were as follows:

<u>Due to (payable):</u>	<u>Due from (receivable):</u>		
	<u>Nonmajor</u>		<u>Total</u>
	<u>Govt</u>	<u>Airport</u>	
Capital projects	\$ 30,317	\$ -	30,317
Stormwater drainage	55,682	360,000	415,682
Nonmajor governmental	10,032	-	10,032
Total	\$ 96,031	\$ 360,000	\$ 456,031

<u>Due to (payable):</u>	<u>Due from (receivable):</u>
	<u>Nonmajor</u>
SEDA (Component Unit)	\$ 41,273
Total	\$ 41,273

Interfund receivables and payables related to negative cash positions in pooled cash equity and various amounts used to cover operational and capital expenditures. All balances are expected to be resolved in the subsequent year.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

V. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; and natural disasters for which the City participates along with over 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

B. Commitments and Contingent Liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors.

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the City's management that the resolution of these matters will not have a material adverse effect on the financial condition of the City.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The City had the following construction commitments as of year end:

Project	Spent to Date	Contract Amount	Remaining Commitment
Eastside Sewer Project - Engineering	\$ 706,238	\$ 707,182	\$ 944
Eastside Sewer Project - Construction Materials Testing	20,565	34,458	13,893
Eastside Sewer Project - Project Management	138,955	165,000	26,045
Green Ribbon Grant Median Improvements	40,400	41,000	600
536 Well Field Development - Engineering	79,075	450,000	370,925
Airport Extension	281,232	294,953	13,721
377 Ground Storage Tank - Engineering	82,555	85,200	2,645
Airport Pump Station Expansion	186,270	287,500	101,230
South Lockhart Rd Engineering	86,909	92,378	5,469
CDBG GLO Project Grosebeck Storm Drainage-Engineering	165,640	202,000	36,360
CDBG GLO Project Grosebeck Storm Drainage-Admin Svcs	92,850	108,000	15,150
	<u>\$ 1,880,689</u>	<u>\$ 2,467,671</u>	<u>\$ 586,982</u>

C. Municipal Solid Waste Landfill Closure and Post Closure Costs

The City has constructed a Type IV sanitary landfill, which began operations on December 1, 1995. This facility is permitted to accept only brush and/or construction demolition wastes and rubbish free of household wastes.

State and federal laws and regulation require the City to place a final cover on the landfill site when it stops accepting waste to perform certain maintenance and monitoring functions at the site for a period of five years after closure. Although closure and post closure care costs will be paid only near or after the date that the landfill stops accepting waste, the City will report a portion of these closure and post closure costs as an operating expense in each period based on landfill capacity used to date. Estimated closure and 5-year post closure costs are approximately \$443,581. The landfill site has an estimate net capacity of 1,216,156 cubic yards and is expected to be closed within the next 20-30 years; approximately 42.07% of the landfill was used at yearend. Actual costs may be higher due to inflation, changes in technology, or changes in regulations.

The City has received written authorization from the state that no annual contributions are required, thus the intent of the City is to fund the required expenses as incurred.

D. Defined Benefit Pension Plans

1. Plan Description

The City of Stephenville, Texas participates as one of 895 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

All eligible employees of the city are required to participate in TMRS.

2. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the Member's benefit is calculated based on the sum of the Member's contributions, with interest, and the city-financed monetary credits with interest. The retiring Member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24 or 36 monthly payments, which cannot exceed 75% of the total Member contributions and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

The general and enterprise funds have typically been used to liquidate the liability for pension and OPEB balances.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Plan provisions for the City were as follows:

	<u>Plan Year 2020</u>	<u>Plan Year 2019</u>
Employee deposit rate	6%	6%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age / years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating Transfers	100% Repeating Transfers
Annuity increase (to retirees)	0% of CPI	0% of CPI
Active Employees	Yes	Yes
Supplemental Death Benefit to Retirees	Yes	Yes

Employees covered by benefit terms

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	110
Inactive employees entitled to but not yet receiving benefits	132
Active employees	<u>158</u>
Total	<u>400</u>

3. Contributions

Member contribution rates in TMRS are either 5%, 6% or 7% of the Member's total compensation, and the city matching percentages are either 100%, 150% or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the city and any changes in benefits or actual experience over time.

Employees for the City of Stephenville, Texas were required to contribute 6% of their annual gross earnings during the fiscal year. The contribution rates for the City of Stephenville, Texas were 6.67% and 7.05% in calendar years 2020 and 2021, respectively. The City's contributions to TMRS for the year ended September 30, 2021, were \$642,735, and were equal to the required contributions.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

4. Net Pension Liability (Asset)

The City’s Net Pension Liability (Asset) was measured as of December 31, 2020, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions

The Total Pension Liability (Asset) in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment Rate of Return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2021 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	30.0%	5.30%
Core Fixed Income	10.0%	1.25%
Non-Core Fixed Income	20.0%	4.14%
Real Return	10.0%	3.85%
Real Estate	10.0%	4.00%
Absolute Return	10.0%	3.48%
Private Equity	10.0%	7.75%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability (Asset) was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability (Asset). Of the total pension (asset), \$3,130,704 is related to the primary government and \$62,914 is attributable to discretely presented component units.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Changes in the Net Pension Liability (Asset)

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Total Net Pension Liability (Asset) (a) – (b)	Primary Government	Component Unit
Balance at 12/31/2019	\$ 41,990,975	\$ 44,455,838	\$ (2,464,863)	\$ (2,417,291)	\$ (47,572)
Changes for the year:					
Service cost	1,239,233	-	1,239,233	1,214,820	24,413
Interest	2,803,005	-	2,803,005	2,747,786	55,219
Change in benefit terms	-	-	-	-	-
Difference between expected and actual experience	(264,202)	-	(264,202)	(258,997)	(5,205)
Changes of assumptions	-	-	-	-	-
Contributions – employer	-	609,114	(609,114)	(597,115)	(11,999)
Contributions – employee	-	547,929	(547,929)	(537,135)	(10,794)
Net investment income	-	3,372,435	(3,372,435)	(3,305,998)	(66,437)
Benefit payments, including refunds of emp. contributions	(2,169,177)	(2,169,177)	-	-	-
Administrative expense	-	(21,835)	21,835	21,405	430
Other changes	-	(852)	852	1,821	(969)
Net changes	1,608,859	2,337,614	(728,755)	(713,413)	(15,342)
Balance at 12/31/2020	\$ 43,599,834	\$ 46,793,452	\$ (3,193,618)	\$ (3,130,704)	\$ (62,914)

The components of the beginning and ending net pension liability for the primary government and component unit were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) – (b)
Beginning			
Primary Government	\$ 41,180,547	\$ 43,597,838	\$ (2,417,291)
Component Unit	810,428	858,000	(47,572)
Balance at 12/31/2019	\$ 41,990,975	\$ 44,455,838	\$ (2,464,863)
Ending			
Primary Government	\$ 42,740,921	\$ 45,871,625	\$ (3,130,704)
Component Unit	858,913	921,827	(62,914)
Balance at 12/31/2020	\$ 43,599,834	\$ 46,793,452	\$ (3,193,618)

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability (asset) of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

Primary Government

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 2,305,234	\$ (3,130,704)	\$ (7,649,513)

Component Unit

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 46,326	\$ (62,914)	\$ (153,723)

Total

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 2,351,560	\$ (3,193,618)	\$ (7,803,236)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the internet at www.tmr.com.

5. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2021, the City recognized pension expense of \$18,482. Of this amount, \$18,118 is related to the primary government and \$364 is attributable to discretely presented component unit.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred (Inflows) of Resources</u>
Primary Government:		
Difference between projected and actual investment earnings	\$ 1,565,861	\$ (2,802,079)
Differences between expected and actual economic experience	35,987	(283,115)
Difference in assumption changes	20,697	-
Contributions subsequent to the measurement date	509,825	-
Component Unit:		
Difference between projected and actual investment earnings	31,477	(56,310)
Differences between expected and actual economic experience	723	(5,689)
Difference in assumption changes	416	-
Contributions subsequent to the measurement date	10,236	-
Total	<u>\$ 2,175,222</u>	<u>\$ (3,147,193)</u>

The primary government and component unit reported \$509,825 and \$10,236, respectively, as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2022.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	<u>Total</u>	<u>Primary Government</u>	<u>Component Unit</u>
2021	\$ (554,920)	\$ (543,988)	\$ (10,932)
2022	(16,935)	(16,601)	(334)
2023	(824,587)	(808,343)	(16,244)
2024	(95,590)	(93,717)	(1,873)
2025	-	-	-
Thereafter	-	-	-
	<u>\$ (1,492,032)</u>	<u>\$ (1,462,649)</u>	<u>\$ (29,383)</u>

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Other Postemployment Benefits

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit," or OPEB.

The City offers supplemental death to:	Plan Year 2020	Plan Year 2019
Active employees (yes or no)	Yes	Yes
Retirees (yes or no)	Yes	Yes

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

Employees covered by benefit terms

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	84
Inactive employees entitled to but not yet receiving benefits	26
Active employees	158
Total	268

The City's contributions to the TMRS SDBF for the years ended 2021, 2020, and 2019 were \$11,334, \$4,567, and \$4,366, respectively, which equaled the required contributions each year.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Schedule of Contribution Rates
(RETIREE-only portion of the rate)

Plan/ Calendar Year	Annual Required Contribution (Rate)	Actual Contribution Made (Rate)	Percentage of ARC Contributed
2019	0.05%	0.05%	100.0%
2020	0.05%	0.05%	100.0%
2021	0.15%	0.15%	100.0%

Total OPEB Liability

The City’s Postemployment Benefits Other Than Pensions Liability (OPEB) was measured as of December 31, 2020, and the Total OPEB Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total OPEB Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.5% to 11.5%, including inflation per year
Discount rate	2.00%
Retirees’ share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68

Salary increases were based on a service-related table. For service retirees and beneficiary mortality rates, the OPEB liability and the OPEB contribution rates utilized the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements. Based on the size of the city, rates are multiplied by an additional factor of 100.0%. For disabled annuitants mortality rates, the OPEB liability and the OPEB contribution rates utilized the mortality tables for healthy retirees is used with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Discount Rate:

The discount rate used to measure the Total OPEB Liability was 2.00%. The discount rate was based on the Fidelity Index’s “20-Year Municipal GO AA Index” rate as of December 31, 2020.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 2.00%, as well as what the City’s total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.00%) or 1-percentage-point higher (3.00%) than the current rate:

Primary Government:

1% Decrease 1.00%	Current Single Rate Assumption 2.00%	1% Increase 3.00%
\$ 824,124	\$ 674,316	\$ 559,957

Component Unit:

1% Decrease 1.00%	Current Single Rate Assumption 2.00%	1% Increase 3.00%
\$ 16,561	\$ 13,551	\$ 11,253

Total:

1% Decrease 1.00%	Current Single Rate Assumption 2.00%	1% Increase 3.00%
\$ 840,685	\$ 687,867	\$ 571,210

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Changes in the Total OPEB Liability:

	<u>Total OPEB Liability</u>	<u>Primary Government</u>	<u>Component Unit</u>
Balance at 12/31/2019	\$ 579,852	\$ 568,661	\$ 11,191
Changes for the year:			
Service Cost	22,830	22,380	450
Interest	16,197	15,878	319
Difference between expected and actual experience	(16,587)	(16,260)	(327)
Changes of assumptions	90,141	88,365	1,776
Benefit payments	(4,566)	(4,476)	(90)
Other changes	-	(232)	232
Net changes	108,015	105,655	2,360
Balance at 12/31/2020	<u>\$ 687,867</u>	<u>\$ 674,316</u>	<u>\$ 13,551</u>

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2021, the City recognized OPEB expense of \$64,781. Of this amount, \$63,527 is related to the primary government and \$1,254 is attributable to discretely presented component unit.

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

<u>Primary Government</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred (Inflows) of Resources</u>
Differences between expected and actual economic experience	\$ -	\$ (15,599)
Differences in assumptions	132,520	-
Contributions subsequent to measurement date	9,862	-
Total	<u>\$ 142,382</u>	<u>\$ (15,599)</u>

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

<u>Component Unit</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred (Inflows) of Resources</u>
Differences between expected and actual economic experience	\$ -	\$ (313)
Differences in assumptions	2,663	-
Contributions subsequent to measurement date	198	-
Total	<u>\$ 2,861</u>	<u>\$ (313)</u>

The primary government and component unit reported \$9,862 and \$198, respectively, as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2022.

Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	Total	Primary Government	Component Unit
2021	\$ 25,754	\$ 25,247	\$ 507
2022	25,754	25,247	507
2023	24,282	23,804	478
2024	22,183	21,746	437
2025	18,244	17,885	359
Thereafter	3,054	2,994	60
	<u>\$ 119,271</u>	<u>\$ 116,921</u>	<u>\$ 2,350</u>

City of Stephenville, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

E. Tax Abatement Disclosures

The City negotiates property tax abatement agreements on an individual basis. The City has tax abatement agreements with one entity as of September 30, 2021:

<u>Purpose</u>	Percentage of Taxes Abated during	Amount of Taxes Abated during the Fiscal Year	Amount of Taxes Abated during the Fiscal Year
	the Fiscal Year	Property Tax	Sales Tax
Construction of a well service pump facility by F.M.C. Technologies, Inc. for commercial or industrial purposes.	35%	\$ 19,906	\$ -
Purchase of capital machine tools and modification of existing structure by F.M.C. Technologies, Inc. This agreement is between F.M.C. Technologies Inc. and Erath County.	29%	19,906	-
Total		\$ 39,812	\$ -

Each agreement was negotiated under Article III, Section 52-a, Texas Constitution, and Chapter 312, Texas Tax Code, stating that the City may establish and provide for the administration of a program for making loans and grants of public money to promote state or local economic development and to stimulate business and commercial activity in the municipality. Taxes were abated through a reduction of taxes owed.

The City has not made any commitments as part of the agreements other than to reduce taxes. The City has chosen to disclose information about its tax abatement agreements individually. It established a quantitative threshold of 100% percent of the total dollar amount of taxes abated during the year.

F. Subsequent Events

Subsequent to yearend, the City entered into five separate capital lease obligations to finance various equipment and vehicle purchases. The contract values range from \$149,495 to \$1,990,403, with stated interest rates of 2.684% to 3.192%

In April 2022, the City issued \$2,825,000 worth of series 2022 general obligation refunding bonds. The bonds carry interest rates of 3-5% and are due in biannual installments through 2033.

There were no other material subsequent events through July 15, 2022, the date the financial statements were issued.

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REQUIRED SUPPLEMENTARY INFORMATION

City of Stephenville, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND (Page 1 of 2)
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property tax	\$ 6,405,836	\$ 6,405,836	\$ 6,398,403	\$ (7,433)
Sales tax	5,712,368	5,712,368	7,075,224	1,362,856
Franchise and other taxes	1,277,000	1,277,000	1,204,400	(72,600)
License and permits	302,562	302,562	371,076	68,514
Charges for services	510,737	510,737	403,394	(107,343)
Emergency services	613,000	846,313	819,513	(26,800)
Fines and forfeitures	117,850	117,850	101,482	(16,368)
Intergovernmental	200,000	200,000	242,017	42,017
Contributions and donations	648,485	2,001,602	1,248,740	(752,862)
Investment income	19,979	19,979	4,552	(15,427)
Other revenues	39,390	39,390	179,858	140,468
Total Revenues	15,847,207	17,433,637	18,048,659	615,022
Expenditures				
Current:				
General government				
City council	140,757	304,081	288,146	15,935
City administrator	428,220	431,765	418,782	12,983
City secretary	129,688	181,499	154,072	27,427
Emergency management	20,802	20,802	16,619	4,183
Financial services	511,624	541,955	515,999	25,956
Municipal building	95,292	98,859	87,836	11,023
Municipal services center	95,033	95,033	88,436	6,597
Information technology	312,572	354,077	330,114	23,963
Legal counsel	119,842	119,842	118,491	1,351
Human resources	187,799	200,299	198,902	1,397
Downtown	59,132	59,132	36,412	22,720
Tax	170,031	170,031	166,643	3,388
Total general government	2,270,792	2,577,375	2,420,452	156,923
Culture and recreation				
Library	250,197	250,538	238,766	11,772
Parks and recreation	2,521,899	2,323,984	2,270,016	53,968
Senior citizens	141,110	141,110	109,502	31,608
Aquatic	254,859	254,859	254,423	436
Total culture and recreation	3,168,065	2,970,491	2,872,707	97,784

City of Stephenville, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 2 of 2)

For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Community development				
Planning and development	624,279	624,279	508,857	115,422
Total community development	624,279	624,279	508,857	115,422
Public safety				
Municipal court	114,217	114,217	111,119	3,098
Fire department	3,238,807	3,608,252	3,573,822	34,430
Police department	5,244,230	5,783,724	5,444,396	339,328
Total public safety	8,597,254	9,506,193	9,129,337	376,856
Public works				
Street maintenance	978,687	978,687	807,487	171,200
Total public works	978,687	978,687	807,487	171,200
Debt service:				
Principal retirement	279,195	307,316	307,316	-
Interest and fiscal charges	39,979	40,278	40,278	-
Total debt service	319,174	347,594	347,594	-
Total Expenditures	15,958,251	17,004,619	16,086,434	918,185
Revenues Over (Under) Expenditures	(111,044)	429,018	1,962,225	1,533,207
Other Financing Sources (Uses)				
Transfers in	1,098,054	1,098,054	1,132,622	34,568
Transfers (out)	(1,373,268)	(1,373,268)	(1,373,268)	-
Capital lease issuance	-	105,999	105,998	(1)
Loan issuance	-	90,503	91,003	500
Proceeds from sale of assets	-	-	19,451	19,451
Total Other Financing Sources (Uses)	(275,214)	(78,712)	(24,194)	54,518
Net Change in Fund Balance	\$ (386,258)	\$ 350,306	1,938,031	\$ 1,587,725
Beginning fund balance			10,115,117	
Ending Fund Balance			\$ 12,053,148	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Stephenville, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS

Years Ended:

	12/31/2014	12/31/2015	12/31/2016
Total pension liability			
Service cost	\$ 992,735	\$ 1,076,600	\$ 1,240,408
Interest	2,494,034	2,637,868	2,673,757
Changes in benefit terms	-	-	-
Differences between expected and actual experience	(36,585)	(270,060)	341,014
Changes of assumptions	-	86,443	-
Benefit payments, including refunds of participant contributions	(1,370,731)	(1,503,966)	(1,866,778)
Net change in total pension liability	2,079,453	2,026,885	2,388,401
Total pension liability - beginning	35,818,058	37,897,511	39,924,396
Total pension liability - ending (a)	37,897,511	39,924,396	42,312,797
Plan fiduciary net position			
Contributions - employer	\$ 1,060,235	\$ 1,056,595	\$ 1,152,678
Contributions - members	436,423	439,450	487,390
Net investment income	1,840,969	50,357	2,307,288
Benefit payments, including refunds of participant contributions	(1,370,731)	(1,503,966)	(1,866,778)
Administrative expenses	(19,219)	(30,670)	(26,054)
Other	(1,580)	(1,514)	(1,403)
Net change in plan fiduciary net position	1,946,097	10,252	2,053,121
Plan fiduciary net position - beginning	32,178,872	34,124,969	34,135,221
Plan fiduciary net position - ending (b)	\$ 34,124,969	\$ 34,135,221	\$ 36,188,342
Fund's net pension liability(asset) - ending (a) - (b)	\$ 3,772,542	\$ 5,789,175	\$ 6,124,455
Plan fiduciary net position as a percentage of the total pension liability (asset)	90.05%	85.50%	85.53%
Covered-employee payroll	\$ 6,901,589	\$ 7,215,815	\$ 8,123,168
Fund's net pension liability as a percentage of covered-employee payroll	54.66%	80.23%	75.39%

Notes to schedule:

1) This schedule is presented to illustrate the requirement to show information for ten calendar years. However, until a full ten-year trend is compiled, only available information is shown.

	<u>12/31/2017</u>	<u>12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u> ¹
\$	1,250,973	\$ 1,168,137	\$ 1,185,079	\$ 1,239,233
	2,424,723	2,540,193	2,679,331	2,803,005
	(6,087,924)	-	-	-
	(149,716)	97,553	(105,017)	(264,202)
	-	-	38,003	-
	(1,857,064)	(1,690,739)	(1,815,354)	(2,169,177)
	<u>(4,419,008)</u>	<u>2,115,144</u>	<u>1,982,042</u>	<u>1,608,859</u>
	<u>42,312,797</u>	<u>37,893,789</u>	<u>40,008,933</u>	<u>41,990,975</u>
	<u>37,893,789</u>	<u>40,008,933</u>	<u>41,990,975</u>	<u>43,599,834</u>
\$	1,163,749	\$ 591,042	\$ 571,828	\$ 609,114
	488,628	523,047	537,993	547,929
	5,016,931	(1,227,648)	6,052,577	3,372,435
	(1,857,064)	(1,690,739)	(1,815,354)	(2,169,177)
	(25,993)	(23,720)	(34,194)	(21,835)
	(1,321)	(1,238)	(1,028)	(852)
	<u>4,784,930</u>	<u>(1,829,256)</u>	<u>5,311,822</u>	<u>2,337,614</u>
	<u>36,188,342</u>	<u>40,973,272</u>	<u>39,144,016</u>	<u>44,455,838</u>
\$	<u>40,973,272</u>	<u>\$ 39,144,016</u>	<u>\$ 44,455,838</u>	<u>\$ 46,793,452</u>
\$	<u>(3,079,483)</u>	<u>\$ 864,917</u>	<u>\$ (2,464,863)</u>	<u>\$ (3,193,618)</u>
	108.13%	97.84%	105.87%	107.32%
\$	8,133,762	\$ 8,717,442	\$ 8,843,876	\$ 9,132,155
	-37.86%	9.92%	-27.87%	-34.97%

City of Stephenville, Texas

SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Years Ended:

	<u>9/30/2015</u>	<u>9/30/2016</u>	<u>9/30/2017</u>
Actuarially determined employer contributions	\$ 1,050,537	\$ 1,105,140	\$ 1,147,185
Contributions in relation to the actuarially determined contribution	<u>\$ 1,050,537</u>	<u>\$ 1,105,140</u>	<u>\$ 1,147,185</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Annual covered-employee payroll	\$ 7,179,688	\$ 7,752,867	\$ 8,042,962
Employer contributions as a percentage of covered-employee payroll	14.63%	14.25%	14.26%

1) This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

NOTES TO SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Valuation Date:

Notes

Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	N/A
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.5%
Salary Increases	3.50% to 11.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 - 2018
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Other Information:

Notes

There were no benefit changes during the year.

<u>9/30/2018</u>	<u>9/30/2019</u>	<u>9/30/2020</u>	<u>9/30/2021</u> ¹
\$ 746,654	\$ 565,648	\$ 601,275	\$ 642,735
<u>\$ 746,654</u>	<u>\$ 565,648</u>	<u>\$ 601,275</u>	<u>\$ 642,735</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 8,525,408	\$ 8,732,879	\$ 9,133,053	\$ 9,254,121
8.76%	6.48%	6.58%	6.95%

City of Stephenville, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS PENSIONS (OPEB) LIABILITY AND RELATED RATIOS TEXAS MUNICIPAL RETIREMENT SYSTEM SUPPLEMENTAL DEATH BENEFITS PLAN

Years Ended:

	<u>12/31/2017</u>	<u>12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>	¹
Total OPEB liability					
Service cost	\$ 16,268	\$ 20,050	\$ 16,803	\$ 22,830	
Interest	15,405	15,629	17,124	16,197	
Changes in benefit terms	-	-	-	-	
Differences between expected and actual experience	-	(8,185)	3,706	(16,587)	
Changes of assumptions	35,257	(32,062)	91,264	90,141	
Benefit payments, including refunds of participant contributions	(4,068)	(4,359)	(4,422)	(4,566)	
Net change in total OPEB liability	<u>62,862</u>	<u>(8,927)</u>	<u>124,475</u>	<u>108,015</u>	
Total OPEB liability - beginning	<u>401,442</u>	<u>464,304</u>	<u>455,377</u>	<u>579,852</u>	
Total OPEB liability - ending	<u>\$ 464,304</u>	<u>\$ 455,377</u>	<u>\$ 579,852</u>	<u>\$ 687,867</u>	²
Covered-employee payroll	\$ 8,133,762	\$ 8,717,442	\$ 8,843,876	\$ 9,132,155	
City's total OPEB liability as a percentage of covered-employee payroll	5.71%	5.22%	6.56%	7.53%	

Notes to schedule:

¹ This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

² No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.

***COMBINING AND INDIVIDUAL FUND FINANCIAL
STATEMENTS AND SCHEDULES***

City of Stephenville, Texas
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2021

	<u>Hotel/ Motel Tax</u>	<u>Child Safety</u>	<u>Public Safety</u>	<u>Municipal Court Technology</u>
<u>Assets</u>				
Cash and cash equivalents	\$ 517,641	\$ 5,040	\$ 64,978	\$ 10,294
Accounts receivable, net	60,194	-	-	-
Due from component unit	-	-	-	-
Due from other funds	30,317	-	10,032	-
Total Assets	\$ 608,152	\$ 5,040	\$ 75,010	\$ 10,294
<u>Liabilities</u>				
Accounts payable	\$ 4,907	\$ -	\$ 12,878	\$ -
Due to other funds	-	-	-	-
Total Liabilities	4,907	-	12,878	-
<u>Deferred Inflows of Resources</u>				
Unavailable revenue - property taxes	-	-	-	-
<u>Fund Balances</u>				
Restricted for:				
Tourism	603,245	-	-	-
Municipal court	-	-	-	10,294
Public safety	-	5,040	62,132	-
Debt service	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	603,245	5,040	62,132	10,294
Total Liabilities, Deferred Inflows and Fund Balances	\$ 608,152	\$ 5,040	\$ 75,010	\$ 10,294

TIF	Total Nonmajor Special Revenue	Debt Service	Total Nonmajor Governmental
\$ -	\$ 597,953	\$ 103,719	\$ 701,672
-	60,194	3,698	63,892
-	-	41,273	41,273
-	40,349	55,682	96,031
<u>\$ -</u>	<u>\$ 698,496</u>	<u>\$ 204,372</u>	<u>\$ 902,868</u>
\$ -	\$ 17,785	\$ -	\$ 17,785
10,032	10,032	-	10,032
<u>10,032</u>	<u>27,817</u>	<u>-</u>	<u>27,817</u>
-	-	2,224	2,224
	603,245	-	603,245
	10,294	-	10,294
	67,172	-	67,172
	-	202,148	202,148
(10,032)	(10,032)	-	(10,032)
<u>(10,032)</u>	<u>670,679</u>	<u>202,148</u>	<u>872,827</u>
<u>\$ -</u>	<u>\$ 698,496</u>	<u>\$ 204,372</u>	<u>\$ 902,868</u>

City of Stephenville, Texas
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	<u>Hotel/ Motel Tax</u>	<u>Child Safety</u>	<u>Public Safety</u>	<u>Municipal Court Technology</u>
<u>Revenues</u>				
Hotel occupancy tax	\$ 590,006	\$ -	\$ -	\$ -
Property taxes	-	-	-	-
Fines and forfeitures	-	1,897	12,007	4,267
Intergovernmental	-	-	3,207	-
Investment income	153	2	35	4
Other revenue	50,867	-	-	-
Total Revenues	<u>641,026</u>	<u>1,899</u>	<u>15,249</u>	<u>4,271</u>
<u>Expenditures</u>				
General government	415,083	-	-	-
Public safety	-	-	391	-
Debt service:				
Principal retirement	-	-	-	-
Interest	-	-	-	-
Total Expenditures	<u>415,083</u>	<u>-</u>	<u>391</u>	<u>-</u>
Revenues Over (Under) Expenditures	<u>225,943</u>	<u>1,899</u>	<u>14,858</u>	<u>4,271</u>
<u>Other Financing Sources (Uses)</u>				
Transfers in	-	-	-	-
Transfers (out)	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	225,943	1,899	14,858	4,271
Beginning fund balances	377,302	3,141	47,274	6,023
Ending Fund Balances	<u>\$ 603,245</u>	<u>\$ 5,040</u>	<u>\$ 62,132</u>	<u>\$ 10,294</u>

<u>TIF</u>	<u>Total Nonmajor Special Revenue</u>	<u>Debt Service</u>	<u>Total Nonmajor Governmental</u>
\$ -	\$ 590,006	\$ -	\$ 590,006
3,789	3,789	266,688	270,477
-	18,171	-	18,171
-	3,207	-	3,207
-	194	87	281
-	50,867	-	50,867
<u>3,789</u>	<u>666,234</u>	<u>266,775</u>	<u>933,009</u>
-	415,083	300	415,383
-	391	-	391
-	-	190,000	190,000
-	-	418,903	418,903
<u>-</u>	<u>415,474</u>	<u>609,203</u>	<u>1,024,677</u>
<u>3,789</u>	<u>250,760</u>	<u>(342,428)</u>	<u>(91,668)</u>
329,829	329,829	343,650	673,479
(343,650)	(343,650)	-	(343,650)
<u>(13,821)</u>	<u>(13,821)</u>	<u>343,650</u>	<u>329,829</u>
(10,032)	236,939	1,222	238,161
-	433,740	200,926	634,666
<u>\$ (10,032)</u>	<u>\$ 670,679</u>	<u>\$ 202,148</u>	<u>\$ 872,827</u>

City of Stephenville, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
HOTEL/MOTEL TAX
For the Year Ended September 30, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Hotel occupancy tax	\$ 408,148	\$ 408,148	\$ 590,006	\$ 181,858
Investment income	660	660	153	(507)
Other revenue	42,000	62,867	50,867	(12,000)
Total Revenues	<u>450,808</u>	<u>471,675</u>	<u>641,026</u>	<u>169,351</u>
<u>Expenditures</u>				
General government	450,223	508,076	415,083	92,993
Total Expenditures	<u>450,223</u>	<u>508,076</u>	<u>415,083</u>	<u>92,993</u>
Net Change in Fund Balance	<u>\$ 585</u>	<u>\$ (36,401)</u>	225,943	<u>\$ 262,344</u>
Beginning fund balance			377,302	
Ending Fund Balance			<u>\$ 603,245</u>	

Notes to Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Stephenville, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
CHILD SAFETY
For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Fines and forfeitures	\$ 2,500	\$ 1,897	\$ (603)
Investment income	3	2	(1)
Total Revenues	2,503	1,899	(604)
Excess of Revenues Over (Under) Expenditures	2,503	1,899	(604)
Net Change in Fund Balance	\$ 2,503	1,899	\$ (604)
Beginning fund balance		3,141	
Ending Fund Balance		\$ 5,040	

Notes to Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Stephenville, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
PUBLIC SAFETY
For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Fines and forfeitures	\$ 3,500	\$ 12,007	\$ 8,507
Intergovernmental	-	3,207	3,207
Interest income	80	35	(45)
Total Revenues	3,580	15,249	11,669
<u>Expenditures</u>			
Public safety	13,000	391	12,609
Total Expenditures	13,000	391	12,609
Net Change in Fund Balance	\$ (9,420)	14,858	\$ 24,278
Beginning fund balance		47,274	
Ending Fund Balance		\$ 62,132	

Notes to Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Stephenville, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
MUNICIPAL COURT TECHNOLOGY
For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Fines and forfeitures	\$ 8,900	\$ 4,267	\$ (4,633)
Interest income	23	4	(19)
Total Revenues	<u>8,923</u>	<u>4,271</u>	<u>(4,652)</u>
Net Change in Fund Balance	<u>\$ 8,923</u>	4,271	<u>\$ (4,652)</u>
Beginning fund balance		6,023	
Ending Fund Balance		<u>\$ 10,294</u>	

Notes to Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Stephenville, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
DEBT SERVICE
For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Property taxes	\$ 265,289	\$ 266,688	\$ 1,399
Interest income	311	87	(224)
Total Revenues	265,600	266,775	1,175
Expenditures			
General government	300	300	-
Debt service			
Principal	190,000	190,000	-
Interest	418,950	418,903	47
Total Expenditures	609,250	609,203	47
Excess of Revenues Over (Under) Expenditures	(343,650)	(342,428)	1,222
Other Financing Sources (Uses)			
Transfers in	343,650	343,650	-
Total Other Financing Sources (Uses)	343,650	343,650	-
Net Change in Fund Balance	\$ -	1,222	\$ 1,222
Beginning fund balance		200,926	
Ending Fund Balance		\$ 202,148	

Notes to Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Stephenville, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
CAPITAL PROJECTS
For the Year Ended September 30, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
License and permits	\$ 14,840	\$ 14,840	\$ 2,506	\$ (12,334)
Charges for services	536	536	536	-
Interest income	1,200	1,200	6,444	5,244
Contributions and donations	-	-	900	900
Other revenue	-	-	20,362	20,362
Total Revenues	<u>16,576</u>	<u>16,576</u>	<u>30,748</u>	<u>14,172</u>
<u>Expenditures</u>				
Streets	13,428,066	13,713,936	4,519,619	9,194,317
Total Expenditures	<u>13,428,066</u>	<u>13,713,936</u>	<u>4,519,619</u>	<u>9,194,317</u>
Excess of Revenues Over (Under) Expenditures	<u>(13,411,490)</u>	<u>(13,697,360)</u>	<u>(4,488,871)</u>	<u>9,208,489</u>
<u>Other Financing Sources (Uses)</u>				
Transfers in	967,565	967,565	967,565	-
Transfers (out)	(495,315)	(495,315)	(495,315)	-
Total Other Financing Sources (Uses)	<u>472,250</u>	<u>472,250</u>	<u>472,250</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (12,939,240)</u>	<u>\$ (13,225,110)</u>	<u>(4,016,621)</u>	<u>\$ 9,208,489</u>
Beginning fund balance			13,654,954	
Ending Fund Balance			<u>\$ 9,638,333</u>	

Notes to Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Stephenville, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TIF FUND
For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Property taxes	\$ 13,821	\$ 3,789	\$ (10,032)
<u>Other Financing Sources (Uses)</u>			
Transfers in	329,829	329,829	-
Transfers (out)	(343,650)	(343,650)	-
Total Other Financing Sources (Uses)	(13,821)	(13,821)	-
Net Change in Fund Balance	\$ -	(10,032)	\$ (10,032)
Beginning fund balance		-	
Ending Fund Balance		\$ (10,032)	

Notes to Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Stephenville, Texas
BALANCE SHEET
DISCRETELY PRESENTED COMPONENT UNIT
September 30, 2021

		Stephenville Economic Development Authority
<u>Assets</u>		
Cash and cash equivalents	\$	1,052,622
Receivables, net		126,323
Total Assets	\$	1,178,945
<u>Liabilities</u>		
Accounts payable and accrued liabilities	\$	13,863
Due to primary government		41,273
Total Liabilities		55,136
<u>Fund Balances</u>		
Restricted for:		
Economic development		1,123,809
Total Fund Balance		1,123,809
Total Liabilities and Fund Balance	\$	1,178,945

See Notes to Financial Statements.

City of Stephenville, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION DISCRETELY PRESENTED COMPONENT UNIT

September 30, 2021

Fund Balance	1,123,809
 Adjustments for the Statement of Net Position:	
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - net depreciable	54,999
 Deferred outflows of resources, represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expenditure) until then.	
Deferred pension outflows	42,852
Deferred OPEB outflows	2,861
 Deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.	
Deferred pension inflows	(61,999)
Deferred OPEB inflows	(313)
 Some liabilities, including bonds payable and deferred charges, are not reported as liabilities in the governmental funds.	
Compensated absences	(12,408)
Net pension asset	62,914
OPEB liability	(13,551)
Net Position of the Discretely Presented Component Unit	1,199,164

See Notes to Financial Statements.

City of Stephenville, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE DISCRETELY PRESENTED COMPONENT UNIT

For the Year Ended September 30, 2021

		Stephenville Economic Development Authority
<u>Revenues</u>		
Sales tax	\$	643,202
Grant revenues		34,000
Investment income		465
	Total Revenues	677,667
<u>Expenditures</u>		
Current:		
Economic development		524,708
	Total Expenditures	524,708
	Revenue Over (Under) Expenditures	152,959
	Net Change in Fund Balance	152,959
Beginning fund balance		970,850
	Ending Fund Balance	\$ 1,123,809

See Notes to Financial Statements.

City of Stephenville, Texas
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF THE DISCRETELY PRESENTED
COMPONENT UNIT TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balance	\$	152,959
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.</p>		
Capital outlay		60,438
Depreciation expenses		(5,439)
<p>Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.</p>		
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>		
Pension expense		13,411
Other post employment benefits		(1,254)
Compensated absences		(1,444)
Change in Net Position of the Discretely Presented Component Unit	\$	<u>218,671</u>

See Notes to Financial Statements.

STATISTICAL SECTION

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
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Financial Trends	123
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These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity	133
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These schedules contain information to help the reader assess the City's most significant local revenue sources.

Debt Capacity	141
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These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information	147
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These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information	151
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These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

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City of Stephenville, Texas

NET POSITION BY COMPONENT

Last Ten Fiscal Years (Unaudited)

(accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Governmental activities:										
Invested in capital assets, net of related debt	\$ 17,500,689	\$ 17,032,179	\$ 18,024,389	\$ 18,038,284	\$ 19,789,241	\$ 19,963,873	\$ 20,176,273	\$ 20,416,468	\$ 21,847,814	\$ 23,272,989
Restricted	450,527	870,780	523,019	427,493	593,600	581,054	2,621,264	2,008,149	1,976,474	3,266,475
Unrestricted	<u>7,680,873</u>	<u>8,355,906</u>	<u>9,150,340</u>	<u>8,142,434</u>	<u>5,976,217</u>	<u>5,115,547</u>	<u>7,993,562</u>	<u>9,080,813</u>	<u>11,139,622</u>	<u>11,542,774</u>
Total governmental activities net position	<u>\$ 25,632,089</u>	<u>\$ 26,258,865</u>	<u>\$ 27,697,748</u>	<u>\$ 26,608,211</u>	<u>\$ 26,359,058</u>	<u>\$ 25,660,474</u>	<u>\$ 30,791,099</u>	<u>\$ 31,505,430</u>	<u>\$ 34,963,910</u>	<u>\$ 38,082,238</u>
Business-type activities:										
Invested in capital assets, net of related debt	\$ 28,438,665	\$ 30,014,882	\$ 32,099,918	\$ 33,151,854	\$ 34,339,443	\$ 36,926,841	\$ 38,174,605	\$ 43,079,879	\$ 45,293,731	\$ 49,052,873
Restricted	842,224	2,706,411	1,023,271	1,019,719	1,054,111	1,456,900	2,477,403	1,045,392	1,089,229	956,437
Unrestricted	<u>5,243,744</u>	<u>3,030,924</u>	<u>4,112,342</u>	<u>4,382,362</u>	<u>4,795,330</u>	<u>4,810,634</u>	<u>5,312,381</u>	<u>5,031,805</u>	<u>5,554,561</u>	<u>10,366,625</u>
Total business-type activities net position	<u>\$ 34,524,633</u>	<u>\$ 35,752,217</u>	<u>\$ 37,235,531</u>	<u>\$ 38,553,935</u>	<u>\$ 40,188,884</u>	<u>\$ 43,194,375</u>	<u>\$ 45,964,389</u>	<u>\$ 49,157,076</u>	<u>\$ 51,937,521</u>	<u>\$ 60,375,935</u>
Primary government:										
Invested in capital assets, net of related debt	\$ 45,939,354	\$ 47,047,061	\$ 50,124,307	\$ 51,190,138	\$ 54,128,684	\$ 56,890,714	\$ 58,350,878	\$ 63,496,347	\$ 67,141,545	\$ 72,325,862
Restricted	1,292,751	3,577,191	1,546,290	1,447,212	1,647,711	2,037,954	5,098,667	3,053,541	3,065,703	4,222,912
Unrestricted	<u>12,924,617</u>	<u>11,386,830</u>	<u>13,262,682</u>	<u>12,524,796</u>	<u>10,771,547</u>	<u>9,926,181</u>	<u>13,305,943</u>	<u>14,112,618</u>	<u>16,694,183</u>	<u>21,909,399</u>
Total primary government net position	<u>\$ 60,156,722</u>	<u>\$ 62,011,082</u>	<u>\$ 64,933,279</u>	<u>\$ 65,162,146</u>	<u>\$ 66,547,942</u>	<u>\$ 68,854,849</u>	<u>\$ 76,755,488</u>	<u>\$ 80,662,506</u>	<u>\$ 86,901,431</u>	<u>\$ 98,458,173</u>

Source: City Audited Financials.

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City of Stephenville, Texas

CHANGES IN NET POSITION

Last Ten Fiscal Years (Unaudited)

(accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
EXPENSES										
Governmental activities:										
General government	\$ 1,518,207	\$ 2,076,100	\$ 2,353,191	\$ 1,922,897	\$ 2,004,366	\$ 1,999,694	\$ 2,271,044	\$ 2,555,641	\$ 2,512,975	\$ 2,831,782
Culture and recreation	2,509,599	2,157,175	2,037,539	1,705,654	2,254,963	2,457,781	2,467,345	2,402,357	2,254,992	2,511,374
Community development	433,360	521,710	444,401	471,855	980,992	1,031,830	486,602	588,612	493,019	488,792
Public Safety	6,496,290	6,786,524	6,948,549	7,879,067	7,929,307	8,617,164	8,561,797	8,885,222	9,637,871	8,953,779
Streets	1,567,117	1,432,818	1,274,173	1,462,172	1,604,054	1,566,786	1,507,920	1,644,724	1,501,306	1,495,367
Interest on long-term debt	151,197	128,398	108,289	77,063	68,008	100,245	107,588	124,539	530,646	402,914
Total governmental activities expenses	<u>12,675,770</u>	<u>13,102,725</u>	<u>13,166,142</u>	<u>13,518,708</u>	<u>14,841,690</u>	<u>15,773,500</u>	<u>15,402,296</u>	<u>16,201,095</u>	<u>16,930,809</u>	<u>16,684,008</u>
Business-type activities:										
Water & Wastewater	4,833,953	5,018,940	5,237,160	5,326,721	5,690,857	5,688,473	5,032,780	5,508,559	5,234,741	5,323,323
Storm water drainage	562,207	535,056	528,208	558,501	505,829	546,509	415,779	593,199	550,783	471,717
Airport	313,978	282,952	305,179	395,474	442,822	465,063	542,252	178,613	178,661	205,951
Sanitary landfill	181,904	183,145	193,368	207,538	224,233	256,121	194,000	579,206	599,166	643,520
Total business-type activities expenses	<u>5,892,042</u>	<u>6,020,093</u>	<u>6,263,915</u>	<u>6,488,234</u>	<u>6,863,741</u>	<u>6,956,166</u>	<u>6,184,811</u>	<u>6,859,577</u>	<u>6,563,351</u>	<u>6,644,511</u>
Total primary government program revenues	<u>\$ 18,567,812</u>	<u>\$ 19,122,818</u>	<u>\$ 19,430,057</u>	<u>\$ 20,006,942</u>	<u>\$ 21,705,431</u>	<u>\$ 22,729,666</u>	<u>\$ 21,587,107</u>	<u>\$ 23,060,672</u>	<u>\$ 23,494,160</u>	<u>\$ 23,328,519</u>
PROGRAM REVENUES										
Governmental activities:										
Charges for services:										
General Government	\$ 219,082	\$ 217,686	\$ 205,782	\$ 22,648	\$ 8,274	\$ 5,704	\$ 11,141	\$ 12,722	\$ 3,600	\$ 3,300
Culture and recreation	363,650	346,442	288,540	321,565	377,192	347,603	289,065	313,847	245,570	325,601
Community development	193,592	413,762	265,863	217,805	320,353	215,731	245,391	474,426	321,774	415,772
Public Safety	1,077,514	959,364	1,073,838	989,630	817,156	721,112	664,449	1,056,364	875,103	1,107,249
Streets	95,954	30,443	28,170	42,749	15,567	15,352	20,836	30,442	614	25,779
Operating grants and contributions	29,142	53,796	63,038	147,200	160,504	514,199	219,853	238,763	935,242	1,139,101
Capital grants and contributions	159,402	-	188,262	3,654	3,596	49,905	170,239	49,672	1,478,520	362,063
Total governmental activities program revenues	<u>2,138,336</u>	<u>2,021,493</u>	<u>2,113,493</u>	<u>1,745,251</u>	<u>1,702,642</u>	<u>1,869,606</u>	<u>1,620,974</u>	<u>2,176,236</u>	<u>3,860,423</u>	<u>3,378,865</u>
Business-type activities:										
Charges for services:										
Water and Wastewater	\$ 6,055,936	\$ 6,443,152	\$ 6,708,108	\$ 6,485,177	\$ 7,014,095	\$ 7,264,479	\$ 7,596,037	\$ 7,762,515	\$ 8,152,610	\$ 8,991,212
Storm water drainage	604,231	620,595	618,993	611,827	632,583	629,673	657,356	646,904	638,126	757,477
Municipal airport	93,493	110,200	104,440	107,544	111,088	107,484	108,097	111,927	110,919	113,231
Sanitary landfill	200,546	297,650	457,086	955,391	856,649	665,681	628,731	863,829	1,113,634	1,024,361
Operating grants and contributions	7,868	-	-	-	17,857	7,086	-	-	-	-
Capital grants and contributions	813,212	27,652	109,614	175,651	48,054	1,672,182	175,274	316,254	287,600	4,685,293
Total business-type activities program revenues	<u>7,775,286</u>	<u>7,499,249</u>	<u>7,998,241</u>	<u>8,335,590</u>	<u>8,680,326</u>	<u>10,346,585</u>	<u>9,165,495</u>	<u>9,701,429</u>	<u>10,302,889</u>	<u>15,571,574</u>
Total primary government program revenues	<u>\$ 9,913,622</u>	<u>\$ 9,520,742</u>	<u>\$ 10,111,734</u>	<u>\$ 10,080,841</u>	<u>\$ 10,382,968</u>	<u>\$ 12,216,191</u>	<u>\$ 10,786,469</u>	<u>\$ 11,877,665</u>	<u>\$ 14,163,312</u>	<u>\$ 18,950,439</u>

Source: City Audited Financials.

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City of Stephenville, Texas
CHANGES IN NET POSITION (Continued)
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
NET (EXPENSE) REVENUES										
Governmental activities	\$(10,537,434)	\$(11,081,232)	\$(11,052,649)	\$(11,773,457)	\$(13,139,048)	\$(13,903,894)	\$(13,781,322)	\$(14,024,859)	\$(13,070,386)	\$(13,305,143)
Business-type activities	<u>1,883,244</u>	<u>1,479,156</u>	<u>1,734,326</u>	<u>1,847,356</u>	<u>1,816,585</u>	<u>3,390,419</u>	<u>2,980,684</u>	<u>2,841,852</u>	<u>3,739,538</u>	<u>8,927,063</u>
Total primary government net expense	<u>(8,654,190)</u>	<u>(9,602,076)</u>	<u>(9,318,323)</u>	<u>(9,926,101)</u>	<u>(11,322,463)</u>	<u>(10,513,475)</u>	<u>(10,800,638)</u>	<u>(11,183,007)</u>	<u>(9,330,848)</u>	<u>(4,378,080)</u>
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental activities:										
Taxes										
Property -general purposes	3,787,828	4,049,755	4,321,370	4,386,134	4,715,959	4,806,351	5,286,326	5,577,304	6,067,879	6,446,356
Property -debt services	593,543	589,867	595,444	576,847	484,490	481,603	492,536	465,640	256,240	265,579
Sales	5,191,213	5,281,663	5,485,705	5,718,579	5,285,142	5,264,443	5,644,834	5,943,343	5,940,857	7,075,224
Franchise	1,122,934	1,097,564	1,166,503	1,525,602	1,501,457	1,381,186	1,199,890	1,317,544	1,276,928	1,204,400
Other	393,461	374,806	450,456	502,017	480,036	515,043	474,199	510,185	398,706	590,006
Proceeds from sale of capital assets		10,056	110,122		16,162	30,274	-	-	-	18,109
Investment earnings	14,651	11,546	6,157	5,990	52,123	68,163	139,025	264,034	115,763	11,277
Insurance Proceeds	-	-	-	63,740	58,576	18,537	-	-	-	-
Miscellaneous	18,320	35,902	100,731	164,842	37,080	135,230	153,598	260,645	1,030,088	251,087
Transfers	21,161	256,849	255,044	208,824	258,870	504,479	750,852	400,495	1,442,405	561,433
Special item - change in employee benefits	-	-	-	-	-	-	5,110,168	-	-	-
Total governmental activities	<u>11,143,111</u>	<u>11,708,008</u>	<u>12,491,532</u>	<u>13,152,575</u>	<u>12,889,895</u>	<u>13,205,309</u>	<u>19,251,428</u>	<u>14,739,190</u>	<u>16,528,866</u>	<u>16,423,471</u>
Business-type activities:										
Investment earnings	7,716	6,780	4,032	4,891	23,477	49,082	118,108	501,577	195,341	8,039
Gain on Sale of Capital Assets				17,106	8,630	(1,600)	-	-	-	-
Miscellaneous	-	(1,504)		33,292	45,127	72,069	106,639	249,753	287,971	64,745
Transfers	(21,161)	(256,849)	(255,044)	(208,824)	(258,870)	(504,479)	(750,852)	(400,495)	(1,442,405)	(561,433)
Total business-type activities	<u>(13,445)</u>	<u>(251,573)</u>	<u>(251,012)</u>	<u>(153,535)</u>	<u>(181,636)</u>	<u>(384,928)</u>	<u>(526,105)</u>	<u>350,835</u>	<u>(959,093)</u>	<u>(488,649)</u>
Total primary government	<u>11,129,666</u>	<u>11,456,435</u>	<u>12,240,520</u>	<u>12,999,040</u>	<u>12,708,259</u>	<u>12,820,381</u>	<u>18,725,323</u>	<u>15,090,025</u>	<u>15,569,773</u>	<u>15,934,822</u>
CHANGE IN NET POSITION										
Governmental activities	605,677	626,776	1,438,883	1,379,118	(249,153)	(698,585)	5,470,106	714,331	3,458,480	3,118,328
Business-type activities	<u>1,869,799</u>	<u>1,227,583</u>	<u>1,483,314</u>	<u>1,693,821</u>	<u>1,634,949</u>	<u>3,005,491</u>	<u>2,454,579</u>	<u>3,192,687</u>	<u>2,780,445</u>	<u>8,438,414</u>
Total primary government	<u>\$ 2,475,476</u>	<u>\$ 1,854,359</u>	<u>\$ 2,922,197</u>	<u>\$ 3,072,939</u>	<u>\$ 1,385,796</u>	<u>\$ 2,306,906</u>	<u>\$ 7,924,685</u>	<u>\$ 3,907,018</u>	<u>\$ 6,238,925</u>	<u>\$ 11,556,742</u>

Source: City Audited Financials.

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City of Stephenville, Texas
FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years (Unaudited)
(modified accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
General fund										
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	-	-	-	-	-	-	-	-	-	-
Nonspendable	17,399	19,417	10,995	7,016	20,955	8,760	11,609	5,563	3,962	6,760
Assigned/committed	1,989,442	2,400,000	3,000,000	3,000,000	1,150,000	950,609	950,609	579,402	534,754	764,377
Unassigned	<u>5,113,489</u>	<u>5,246,245</u>	<u>5,868,872</u>	<u>6,786,574</u>	<u>7,154,643</u>	<u>7,132,272</u>	<u>7,288,833</u>	<u>8,755,397</u>	<u>9,576,401</u>	<u>11,282,011</u>
Total general fund	<u>\$ 7,120,330</u>	<u>\$ 7,665,662</u>	<u>\$ 8,879,867</u>	<u>\$ 9,793,590</u>	<u>\$ 8,325,598</u>	<u>\$ 8,091,641</u>	<u>\$ 8,251,051</u>	<u>\$ 9,340,362</u>	<u>\$ 10,115,117</u>	<u>\$ 12,053,148</u>
All other governmental funds										
Reserved										
Debt service funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nonspendable	-	-	-	-	-	-	-	-	-	27,721
Unreserved, reported in:										
Special revenue funds	-	-	-	-	-	-	-	-	-	(10,032)
Capital projects funds	-	-	-	-	-	-	-	-	-	-
Restricted	4,206,447	1,201,698	824,262	702,559	434,914	365,349	488,158	512,308	634,666	10,493,471
Assigned/committed	<u>529,093</u>	<u>416,371</u>	<u>416,371</u>	<u>416,727</u>	<u>417,929</u>	<u>415,743</u>	<u>442,063</u>	<u>544,571</u>	<u>13,654,954</u>	<u>-</u>
Total all other governmental funds	<u>\$ 4,735,540</u>	<u>\$ 1,618,069</u>	<u>\$ 1,240,633</u>	<u>\$ 1,119,286</u>	<u>\$ 852,843</u>	<u>\$ 781,092</u>	<u>\$ 930,221</u>	<u>\$ 1,056,879</u>	<u>\$ 14,289,620</u>	<u>\$ 10,511,160</u>

Source: City Audited Financials.

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City of Stephenville, Texas
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years (Unaudited)
(modified accrual basis of accounting)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
REVENUES										
Taxes	\$ 11,062,514	\$ 11,394,371	\$ 12,014,282	\$ 12,733,241	\$ 12,455,045	\$ 12,460,952	\$ 13,089,387	\$ 13,824,745	\$ 13,956,935	\$ 15,538,510
Licenses, fees and permits	318,899	361,236	294,084	258,384	186,925	143,903	246,891	434,132	321,774	373,582
Charges for services	1,291,337	1,198,408	1,131,850	1,111,193	1,022,624	958,249	978,973	1,219,100	955,616	1,223,443
Fines and penalties	182,517	398,093	261,126	227,979	316,343	210,015	147,598	97,480	82,567	119,653
Intergovernmental	233,670	65,465	127,751	200,634	218,054	613,744	344,358	367,463	1,012,110	245,224
Contributions and donations	-	-	-	-	-	-	-	-	-	1,249,640
Investment earnings	14,651	11,546	6,157	5,990	52,123	68,163	139,025	264,034	115,763	11,277
Miscellaneous	18,189	75,550	103,838	167,941	40,054	135,230	150,649	269,704	1,066,400	251,087
Total revenues	<u>13,121,777</u>	<u>13,504,669</u>	<u>13,939,088</u>	<u>14,705,362</u>	<u>14,291,168</u>	<u>14,590,256</u>	<u>15,096,881</u>	<u>16,476,658</u>	<u>17,511,165</u>	<u>19,012,416</u>
EXPENDITURES										
General government	1,504,855	1,997,675	2,289,098	1,922,184	1,904,340	1,870,697	2,145,014	2,407,281	2,409,994	2,815,335
Culture and recreation	2,268,386	1,859,640	1,795,809	1,853,439	1,936,112	2,104,892	2,163,873	2,081,327	1,939,211	2,236,700
Community development	414,769	514,474	419,054	456,196	968,197	1,003,655	485,280	558,878	482,507	508,857
Public Safety	6,210,892	6,410,938	6,725,152	7,668,000	7,428,899	7,820,377	8,066,721	7,926,014	8,966,480	8,837,094
Streets	968,236	920,417	780,006	968,092	997,520	818,913	768,153	852,360	773,640	764,084
Capital outlay	1,793,507	4,076,340	985,179	859,897	3,053,778	1,532,290	1,480,185	2,338,141	2,181,502	5,512,163
Debt service										
Principal	440,000	455,000	465,000	505,000	415,000	469,243	560,879	746,898	483,490	497,316
Interest	139,305	126,693	120,261	77,845	66,375	85,322	107,099	104,230	258,261	459,181
Bond Issuance Costs	45,000	5,312	11,027	-	-	-	-	-	262,595	-
Advance Refunding Escrow	-	382,370	1,323,441	-	-	-	-	-	-	-
Total expenditures	<u>13,784,950</u>	<u>16,748,859</u>	<u>14,914,027</u>	<u>14,310,653</u>	<u>16,770,221</u>	<u>15,705,389</u>	<u>15,777,204</u>	<u>17,015,129</u>	<u>17,757,680</u>	<u>21,630,730</u>
EXCESS OF REVENUES										
OVER (UNDER) EXPENDITURES	<u>\$ (663,173)</u>	<u>\$ (3,244,190)</u>	<u>\$ (974,939)</u>	<u>\$ 394,709</u>	<u>\$ (2,479,053)</u>	<u>\$ (1,115,133)</u>	<u>\$ (680,323)</u>	<u>\$ (538,471)</u>	<u>\$ (246,515)</u>	<u>\$ (2,618,314)</u>
OTHER FINANCING SOURCES (USES)										
Debt issued	4,000,000	370,000	1,336,841	-	-	-	215,371	1,333,310	11,860,000	197,001
Premium on Bonds	-	22,904	-	-	-	-	-	-	1,021,005	-
Discount on Bonds	-	(2,651)	-	113,938	349,833	168,051	-	-	-	-
Sale of Fixed Assets	27,851	24,950	219,822	11,165	77,340	118,358	22,639	20,635	21,498	19,451
Proceeds from insurance	11,498	-	-	63,740	58,576	18,537	-	-	-	-
Transfers in	741,161	506,849	1,196,840	208,824	633,870	729,968	1,666,068	2,036,185	2,513,977	2,773,666
Transfers out	(720,000)	(250,000)	(941,796)	-	(375,000)	(225,489)	(915,216)	(1,635,690)	(1,071,572)	(2,212,233)
Total other financing sources (uses)	<u>4,060,510</u>	<u>672,052</u>	<u>1,811,707</u>	<u>397,667</u>	<u>744,619</u>	<u>809,425</u>	<u>988,862</u>	<u>1,754,440</u>	<u>14,344,908</u>	<u>777,885</u>
NET CHANGE IN FUND BALANCES	<u>\$ 3,397,337</u>	<u>\$ (2,572,138)</u>	<u>\$ 836,768</u>	<u>\$ 792,376</u>	<u>\$ (1,734,434)</u>	<u>\$ (305,708)</u>	<u>\$ 308,539</u>	<u>\$ 1,215,969</u>	<u>\$ 14,098,393</u>	<u>\$ (1,840,429)</u>
DEBT SERVICE AS A PERCENTAGE										
OF NONCAPITAL EXPENDITURES	<u>5.2%</u>	<u>7.6%</u>	<u>13.8%</u>	<u>4.3%</u>	<u>3.5%</u>	<u>3.9%</u>	<u>4.7%</u>	<u>5.8%</u>	<u>6.4%</u>	<u>5.9%</u>

Source: City Audited Financials.

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City of Stephenville, Texas
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years (Unaudited)

Tax Year	Fiscal Year	Taxes Levied for the Fiscal Year	Collected With the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date		Outstanding as of 9/30/21
			Amount	Percentage of Levy		Amount	Percentage of Levy	
2011	2011-2012	\$ 4,343,596	\$ 4,302,513	99.05%	\$ 40,063	\$ 4,342,576	99.98%	\$ 1,020
2012	2012-2013	4,594,127	4,554,491	99.14%	38,270	4,592,761	99.97%	1,366
2013	2013-2014	4,868,772	4,820,901	99.02%	46,553	4,867,454	99.97%	1,318
2014	2014-2015	4,914,157	4,889,253	99.49%	20,434	4,909,687	99.91%	4,470
2015	2015-2016	5,173,332	5,130,875	99.18%	35,786	5,166,661	99.87%	6,671
2016	2016-2017	5,250,713	5,204,383	99.12%	43,689	5,248,072	99.95%	2,641
2017	2017-2018	5,774,003	5,718,051	99.03%	51,603	5,769,654	99.92%	4,348
2018	2018-2019	6,039,572	5,993,621	99.24%	40,124	6,033,745	99.90%	5,827
2019	2019-2020	6,489,897	6,457,973	99.51%	21,905	6,479,878	99.85%	10,018
2020	2020-2021	6,619,550	6,532,586	98.69%	-	6,532,586	98.69%	86,964

Sources: Erath County Appraisal District and Erath County Tax Assessor-Collector.

City of Stephenville, Texas
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
Last Ten Fiscal Years (Unaudited)

Tax Year	Fiscal Year	Residential Property	Commercial Property	Industrial Property	Less: Tax-exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Taxable Assessed Value as a Percentage of Actual Taxable Value
2011	2011-2012	\$ 555,032,740	\$ 511,780,800	\$ 148,096,980	\$ 317,517,724	\$ 897,392,796	0.4850	\$ 897,392,796	100%
2012	2012-2013	561,570,020	546,842,640	225,183,450	384,611,442	948,984,668	0.4850	948,984,668	100%
2013	2013-2014	567,670,640	562,727,447	297,556,973	441,606,152	986,348,908	0.4950	986,348,908	100%
2014	2014-2015	601,105,080	750,961,010	245,239,590	590,694,529	1,006,611,151	0.4900	1,006,611,151	100%
2015	2015-2016	636,597,500	768,186,520	268,319,490	609,847,714	1,063,255,796	0.4900	1,063,255,796	100%
2016	2016-2017	657,717,227	785,853,463	259,118,010	627,870,983	1,074,817,717	0.4900	1,074,817,717	100%
2017	2017-2018	753,358,500	824,711,040	245,604,310	617,069,492	1,206,604,358	0.4800	1,206,604,358	100%
2018	2018-2019	776,693,310	841,695,300	304,695,430	651,711,851	1,271,372,189	0.4750	1,271,372,189	100%
2019	2019-2020	826,226,780	883,238,110	346,709,950	675,346,485	1,380,828,355	0.4700	1,380,828,355	100%
2020	2020-2021	887,954,420	952,950,260	293,836,870	679,895,887	1,454,845,663	0.4550	1,454,845,663	100%

Source: Erath County Appraisal District.

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City of Stephenville, Texas

DIRECT AND OVERLAPPING PROPERTY TAX RATES

Last Ten Fiscal Years (Unaudited)

Tax Year	Fiscal Year	City Direct Rates			Overlapping Rates			Total Direct and Overlapping Rates
		Basic Rate	General Obligation Debt Service	Total Direct Rate	Stephenville School District	Middle Trinity Water District	Erath County	
2011	2011-2012	0.4194	0.0656	0.4850	1.1700	0.0150	0.4700	2.1400
2012	2012-2013	0.4235	0.0615	0.4850	1.1940	0.0145	0.4700	2.1635
2013	2013-2014	0.4357	0.0593	0.4950	1.2170	0.0125	0.4700	2.1945
2014	2014-2015	0.4330	0.0570	0.4900	1.2349	0.0120	0.4700	2.2069
2015	2015-2016	0.4450	0.0450	0.4900	1.2349	0.0115	0.4700	2.2064
2016	2016-2017	0.4454	0.0446	0.4900	1.2349	0.0112	0.4700	2.2061
2017	2017-2018	0.4391	0.0409	0.4800	1.2349	0.0103	0.4700	2.1952
2018	2018-2019	0.4384	0.0366	0.4750	1.3429	0.0097	0.4458	2.2734
2019	2019-2020	0.4512	0.0188	0.4700	1.2729	0.0097	0.4560	2.2086
2020	2020-2021	0.4368	0.0182	0.4550	1.2221	0.0092	0.4444	2.1307

Source: Erath County Tax Office

Notes: The City's basic property tax rate may be increased only by a majority vote of the City's residents. Rates for debt service are set based on each year's requirements.

Overlapping rates are those of local and county governments that apply to property owners within the City of Stephenville, Texas.

City of Stephenville, Texas
PRINCIPAL PROPERTY TAX PAYERS
Current and Nine Years Ago (Unaudited)

Taxpayer	Tax Year 2020			Tax Year 2011		
	Taxable Assessed Value	Percentage of Total City Taxable Assessed Value		Taxable Assessed Value	Percentage of Total City Taxable Assessed Value	
FMC Company	\$ 116,261,955	1	7.99%	\$ 43,921,753	1	4.89%
Mustang Ranch	20,246,840	2	1.39%			- %
Saint Gobain Abrasives	19,772,806	3	1.36%	15,483,558		1.73%
Stephenville Campus Crest	17,650,170	4	1.21%	11,030,880		1.23%
Oncor Electric Delivery	16,528,350	5	1.14%	7,457,580		0.83%
NJH Investment Corp	16,252,160	6	1.12%			- %
Tejas Tubular Inc.	15,372,188	7	1.06%			- %
Fibergrate Composite Structures Inc.	12,379,910	8	0.85%			- %
Bosque River Center Realty	10,013,350	9	0.69%			- %
D818 LLC	9,615,320	10	0.66%			- %
FMC Technologies	-		- %			- %
Wal-Mart Stores, Inc. #1	-		- %	8,394,510		0.94%
Bosque River Associates	-		- %	8,211,620		0.92%
Stephenville Student Housing LP	-		- %	10,259,330		1.14%
United Telephone Company (Century	-		- %	6,511,740		0.73%
Wilmington Trust (Wal-Mart #2)	-		- %	6,000,730		0.67%
Subtotal	\$ 254,093,049		17.47%	\$ 117,271,701		13.08%
Remaining Roll	1,200,752,614		82.53%	780,121,095		86.92%
Total	\$ 1,454,845,663		100.00%	\$ 897,392,796		100.00%

Source: Erath County Appraisal District State Property Tax Board Report.

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City of Stephenville, Texas
TAXABLE SALES BY CATEGORY
Last Ten Calendar Years (Unaudited)

Category	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Services	\$ 80,715,109	\$ 43,434,651	\$ 49,560,842	\$ 46,989,186	\$ 41,651,657	\$ 40,241,475	\$ 63,727,628	\$ 59,351,380	\$ 60,613,525	\$ 58,476,390
Misc Retail	57,031,030	51,246,891	52,221,686	54,975,621	54,751,164	54,321,288	50,773,645	52,220,824	53,686,867	59,406,069
Eat/Drink Places	48,634,297	51,945,376	55,015,006	60,296,991	57,700,419	68,762,227	70,136,317	75,769,971	72,885,265	76,893,794
Hospitality and Leisure		56,992,190	60,118,426	64,408,646	66,313,220	53,981,331	72,606,172	78,151,316	83,181,730	79,884,966
HomeFurnishings	13,893,238	7,144,077	7,209,200	7,246,403	6,660,673	6,162,365	7,046,159	7,604,974	8,387,888	7,889,581
Apparel Stores	8,341,058	8,639,294	8,799,575	10,578,892	10,324,254	10,257,542	9,645,246	11,823,407	12,760,079	12,426,438
Automotive Stores	92,836,643	115,540,159	113,933,329	123,712,193	115,703,501	107,067,897	144,126,333	116,799,945	113,763,645	112,589,518
Food Stores	57,733,375	56,734,012	57,179,417	59,377,144	63,577,869	59,091,905	59,400,532	66,271,975	72,885,265	79,158,303
General Merchandise Building/Garden	121,061,076	120,479,906	120,780,721	123,134,874	126,719,228	121,170,557	123,107,302	117,640,631	118,089,721	119,417,436
Supplies	28,142,214	27,030,238	28,455,504	31,727,307	37,693,956	35,695,603	36,386,966	36,761,366	34,781,537	32,534,255
Wholesale Trade	54,781,219	53,509,172	47,091,948	45,902,673	48,009,817	46,967,803	51,525,032	57,421,775	62,100,066	65,174,511
Manufacturing	20,743,984	23,103,447	27,220,571	51,074,808	44,597,329	36,916,496	41,376,240	45,379,899	54,485,728	32,324,686
Construction	24,673,453	20,487,172	23,399,150	29,565,160	39,838,703	36,567,165	32,516,125	42,457,584	32,014,392	24,908,250
Other	20,498,610	24,770,674	31,521,635	29,361,821	42,437,131	32,920,411	37,214,389	37,851,430	31,426,794	43,677,784
Agriculture	310,294	227,301	346,309	157,377	131,950	87,089	-	-	-	-
Total	\$ 629,395,600	\$ 661,284,560	\$ 682,853,319	\$ 738,509,096	\$ 756,110,871	\$ 710,211,154	\$ 799,588,086	\$ 805,506,477	\$ 811,062,502	\$ 804,761,981
Direct Sales Tax Rate	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%

Source: Office of the Comptroller of the State of Texas

City of Stephenville, Texas
DIRECT AND OVERLAPPING SALES TAX RATES
Last Ten Fiscal Years (Unaudited)

	General Municipal Sales Tax	Sales Tax for Property Tax Relief	Sales Tax for Economic/ Industrial Dev Sec 4B
2012	1.00%	0.50%	-
2013	1.00%	0.50%	-
2014	1.00%	0.50%	-
2015	1.00%	0.50%	-
2016	1.000%	0.375%	0.125%
2017	1.000%	0.375%	0.125%
2018	1.000%	0.375%	0.125%
2019	1.000%	0.375%	0.125%
2020	1.000%	0.375%	0.125%
2021	1.000%	0.375%	0.125%

Source: Texas Comptroller.

City of Stephenville, Texas
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Governmental Activities				Business-type Activities				Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Certificates of Obligation	Unamortized Premiums (Discounts)	Leases/ Notes	Water Revenue Bonds	Certificates of Obligation	Unamortized Premiums (Discounts)	Capital Leases			
2012	-	\$ 5,745,000	-	-	\$ 430,000	\$ 18,597,865	-	\$ 99,661	\$ 24,872,526	4.26%	1,360
2013	360,000	4,940,000	19,746	-	4,315,000	12,737,850	239,090	-	22,611,686	3.61%	1,170
2014	1,500,000	3,340,000	18,734	-	9,385,000	6,851,841	220,290	-	21,315,865	3.11%	1,098
2015	1,155,000	3,180,000	17,721	113,938	8,895,000	5,350,850	210,978	3,161,834	22,085,321	3.24%	1,129
2016	905,000	3,015,000	16,709	436,510	8,390,000	3,774,827	198,922	2,833,134	19,570,101	2.54%	904
2017	610,000	2,920,000	14,683	525,318	6,720,000	5,568,827	186,866	3,131,370	19,677,064	2.38%	896
2018	310,000	2,855,000	13,671	544,810	5,040,000	22,340,000	174,811	2,028,635	33,306,927	3.77%	1,495
2019	-	2,785,000	12,659	1,511,222	3,325,000	22,100,000	162,757	1,730,829	31,627,467	3.33%	1,396
2020	-	14,465,000	1,007,127	1,207,732	3,250,000	20,860,000	150,700	1,415,018	42,355,577	4.17%	1,832
2021	-	14,275,000	955,065	1,091,117	3,175,000	19,610,000	138,645	1,080,409	40,325,236	N/A	1,745

Notes: See page 139 for personal income and population data. These ratios are calculated using personal income and population for the prior calendar year.

City of Stephenville, Texas
RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
Last Ten Fiscal Years (Unaudited)

Fiscal Year	General Bonded Debt Outstanding			Percentage of Actual Taxable Value of Property	Per Capita
	General Obligation Bonds	Certificates of Obligations	Total		
2012	-	\$ 5,745,000	\$ 5,745,000	0.64%	314
2013	379,746	4,940,000	5,319,746	0.56%	275
2014	1,518,734	3,340,000	4,858,734	0.49%	250
2015	1,172,721	3,180,000	4,352,721	0.43%	223
2016	921,709	3,015,000	3,936,709	0.37%	182
2017	624,683	2,920,000	3,544,683	0.33%	161
2018	323,671	2,855,000	3,178,671	0.26%	143
2019	12,659	2,785,000	2,797,659	0.22%	123
2020	11,645	15,460,482	15,472,127	1.12%	669
2021	10,633	15,219,432	15,230,065	1.05%	659

Notes:

Details regarding the City's outstanding debt can be found in the notes to the financial statements.

See page 125 for property value data.

Population data can be found on page 139.

City of Stephenville, Texas
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
As of September 30, 2021 (Unaudited)

<u>Government Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Direct and Overlapping Debt</u>
Debt repaid with property taxes:			
Overlapping			
Stephenville Independent School District	\$ 78,930,954	74.21%	\$ 58,574,661
Erath County	\$ 1,890,000	37.54%	<u>709,506</u>
Subtotal, overlapping debt			<u>59,284,167</u>
Direct			
City of Stephenville	\$ 16,321,178	100.00%	<u>16,321,178</u>
Total Direct and Overlapping Debt			<u>\$ 75,605,345</u>

Sources:

Assessed value data used to estimate applicable percentages provided by the Erath County Appraisal District and Assessment Debt outstanding data provided by each governmental unit.

Notes:

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Stephenville. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident--and therefore responsible for repaying the debt--of each overlapping government.

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City of Stephenville, Texas

LEGAL DEBT MARGIN INFORMATION

Last Ten Fiscal Years (Unaudited)

(amounts expressed in thousands)

Tax Year Fiscal year	2020 <u>2020-2021</u>	2019 <u>2019-2020</u>	2018 <u>2018-2019</u>	2017 <u>2017-2018</u>	2016 <u>2016-2017</u>	2015 <u>2015-2016</u>	2014 <u>2014-2015</u>	2013 <u>2013-2014</u>	2012 <u>2012-2013</u>	2011 <u>2011-2012</u>
Debt limit	\$ 160,740	\$ 157,749	\$ 145,165	\$ 135,754	\$ 124,250	\$ 122,554	\$ 116,345	\$ 116,885	\$ 107,470	\$ 98,743
Total net debt applicable to limit	<u>15,029</u>	<u>15,257</u>	<u>2,591</u>	<u>2,981</u>	<u>3,389</u>	<u>3,793</u>	<u>4,213</u>	<u>4,718</u>	<u>5,191</u>	<u>5,627</u>
Legal debt margin	<u>\$ 145,711</u>	<u>\$ 142,492</u>	<u>\$ 142,574</u>	<u>\$ 132,773</u>	<u>\$ 120,861</u>	<u>\$ 118,762</u>	<u>\$ 112,132</u>	<u>\$ 112,167</u>	<u>\$ 102,279</u>	<u>\$ 93,116</u>
Total net debt applicable to limit as a percentage of debt limit	9.35%	9.67%	1.78%	2.20%	2.73%	3.09%	3.62%	4.04%	4.83%	5.70%

Legal Debt Margin Calculation for Fiscal Year 2020

Assessed value	Assessed value	\$ 1,454,846
Add back: exempt real property	Add back: exempt real property	152,554
Total assessed value	Total assessed value	<u>1,607,400</u>
Debt limit (10% of total assessed value)		160,740
Debt applicable to limit:		
General obligation		15,230
Less: Amount set aside for repayment of general obligation debt		<u>(201)</u>
Total net debt applicable to limit		<u>15,029</u>
Legal debt margin		<u>\$ 145,711</u>

Note: There is no direct debt limitation in the City Charter or under state law. The City operates under a Home Rule Charter (Article XI, Section 5, Texas Constitution), that limits the maximum tax rate, for all city purposes, to \$2.50 per \$100 assessed valuation. Administratively, the Attorney General of the State of Texas will permit allocation of \$1.50 of the \$2.50 maximum tax rate for general obligation debt service.

Source: City of Stephenville, TX and Erath County Appraisal District.

City of Stephenville, Texas
PLEDGED-REVENUE COVERAGE
Last Ten Fiscal Years (Unaudited)

Water and Wastewater Revenue Bonds

Fiscal Year	Utility Service Charges	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2012	\$ 6,055,936	\$ 3,106,535	\$ 2,949,401	\$ 1,734,000	\$ 800,432	1.16
2013	6,443,151	3,282,484	3,160,667	1,810,000	613,073	1.30
2014	6,700,902	3,491,792	3,209,110	1,866,000	608,919	1.30
2015	6,485,177	3,631,614	2,853,563	1,986,000	459,292	1.17
2016	7,014,095	4,115,398	2,898,697	2,076,000	351,427	1.19
2017	7,264,479	4,095,335	3,169,144	1,911,000	319,806	1.42
2018	7,694,695	3,022,451	4,672,244	1,938,827	331,249	2.06
2019	7,962,268	3,917,609	4,044,659	1,955,000	424,112	1.70
2020	8,322,481	3,741,298	4,581,183	1,315,000	411,005	2.65
2021	9,044,632	3,753,322	5,291,310	1,325,000	375,420	3.11

Notes: Operating expenses do not include interest, depreciation, or amortization expenses.
Utility Surplus Revenue is also pledged for other Enterprise bonds.

Source City ACFR.

City of Stephenville, Texas
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years (Unaudited)

<u>Calendar Year</u>	<u>Population</u>	<u>Personal Income</u>	<u>Per Capita Personal Income</u>	<u>School Enrollment</u>	<u>College Enrollment</u>	<u>Unemployment Rate</u>
2012	18,290	\$ 583,213,230	\$ 31,887	3,702	10,227	5.2%
2013	19,320	625,852,080	32,394	3,731	10,903	5.5%
2014	19,410	686,454,060	35,366	3,656	11,681	4.7%
2015	19,560	681,274,800	34,830	3,702	12,396	3.8%
2016	21,640	771,076,480	35,632	3,614	12,333	4.7%
2017	21,950	827,229,650	37,687	3,671	13,052	3.9%
2018	22,280	883,468,840	39,653	3,711	13,019	3.2%
2019	22,660	948,683,560	41,866	3,842	13,226	3.1%
2020	23,120	1,014,968,000	43,900	3,659	14,022	5.8%
2021	23,110	N/A	N/A	3,622	13,995	4.1%

Sources: Population estimate provided by the North Central Texas Council of Governments. Personal income data provided by the U.S. Census Bureau of Economic Analysis. Unemployment rate data provided by the Texas Workforce Commission. School enrollment data provided by the Stephenville Independent School District and Tarleton State University.

Note: Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 2012-2020 reflect county population estimates available as of March 2020. Personal income is not available for 2021.

City of Stephenville, Texas
PRINCIPAL EMPLOYERS
Current and Nine Years Ago (Unaudited)

Employer	2021			2012		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Tarleton State University	1,297	1	6.66%	1,238	1	6.95%
FMC Company	735	2	3.77%	809	2	4.54%
Stephenville Independent School District	474	3	2.43%	262	7	1.47%
Saint Gobain Abrasives	470	4	2.41%	450	3	2.53%
Scheiber Foods	435	5	2.23%	385	5	2.16%
Wal-Mart Stores, Inc.	300	6	1.54%	429	4	2.41%
Western Dairy Transport	210	7	1.08%	175	9	0.98%
Pecan Valley Centers	210	8	1.08%	-		- %
Erath County	202	9	1.04%	175	8	0.98%
Texas Health Harris Methodist Stephenville	200	10	1.03%	294	6	1.65%
Fibergrate Composite Structures	-		- %	132	10	0.74%
Subtotal	4,533		23.28%	4,349		24.42%
Remaining Employers (County)	14,938		76.72%	13,462		75.58%
Total	19,471		100.00%	17,811		100.00%

Source: City Human Resources Department, Stephenville Independent School District, Erath County, and Stephenville Chamber of Commerce. Total employee data is provided by the Texas Workforce Commission.

Notes:

Total employee information is based on entire Erath County. Principal employers are only those that operate from within the corporate city limits of Stephenville.

City of Stephenville, Texas
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
Last Ten Fiscal Years (Unaudited)

Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General government										
Management services	4	4	4	4	5	5	5	8	9	8
Finance	7	7	7	7	7	7	7	9	9	8
Planning	2	2	2	2	2	3	3	3	3	4
Building	2	2	2	2	2	2	2	2	2	2
Other	2	2	2	2	2	2	3	2	2	3
Police										
Officers	39	39	39	39	39	39	39	39	39	39
Civilians	12	12	16	16	15	17	17	19	19	19
Fire										
Firefighters and officers	31	31	31	31	31	31	31	31	31	34
Civilians	-	-			1	1	1	1	1	1
Parks and recreation	13	13	13	13	12	14	14	14	14	14
Library	3	3	3	3	3	3	4	4	4	4
Streets	7	7	7	7	7	7	7	7	7	7
Water	13	13	13	13	16	15	15	15	15	13
Wastewater	5	5	5	5	5	6	6	6	6	6
Landfill	2	2	2	3	3	3	3	3	3	4
Total	142	142	146	147	150	155	157	163	164	166

Source: Various City departments

Notes: A full time employee is scheduled to work 2080 hours per year (including vacation and sick leave).

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City of Stephenville, Texas
OPERATING INDICATORS BY FUNCTIONS/PROGRAM
Last Ten Fiscal Years (Unaudited)

Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General government										
Building permits issued	96	113	90	93	146	127	197	205	220	241
Building permits value	\$11,174,610	\$49,204,311	\$19,061,275	\$10,829,426	\$41,143,042	\$22,331,535	\$24,569,365	\$71,952,765	\$21,765,542	\$36,545,036
Building inspections conducted										
Police										
Calls for service	11,166	10,566	9,836	14,631	12,378	12,044	13,785	15,369	15,135	14,775
Physical arrests	882	1,123	846	806	643	696	742	687	487	455
Parking violations (1)	417	520	258	467	858	830	177	130	407	75
Traffic violations	2,035	5,357	7,338	5,665	3,816	3,470	3,767	3,207	2,571	2,221
Fire										
Ambulance responses	1,517	1,555	1,592	1,733	1,897	1,767	1,842	1,876	1,787	1,869
Fires responses	229	276	251	294	303	313	385	479	421	605
Inspections	289	551	456	444	400	393	392	293	455	376
Refuse collection										
Refuse collected (tons)	16,930	18,393	21,729	22,494	21,676	19,229	19,689	21,092	20,873	22,696
Recyclables collected (tons per day)										
Other public works										
Street resurfacing (miles)	1.30	1.32	-	-	17.90	8.77	10.62	10.38	-	15.40
Library										
Volumes in collection	32,504	33,316	35,171	36,759	37,416	38,685	40,041	40,167	39,636	38,219
Total volumes borrowed	161	25	6	12	37	199	138	111	113	862
Water										
Active connections	5,920	6,181	6,000	6,442	6,495	6,625	6,813	6,435	6,519	6,630
Water main breaks	80	47	59	57	39	30	23	45	38	45
Average daily consumption (thousands of gallons)	2,115,000	2,107,000	1,983,000	1,945,000	1,997,000	1,932,000	2,117,000	1,893,000	2,000,000	2,101,000
Peak daily consumption (thousands of gallons)	3,937,000	3,937,000	3,176,000	3,505,000	3,872,000	2,985,000	3,703,000	3,352,000	3,493,000	3,742,000
Wastewater										
Average daily sewage treatment (thousands of gallons)	1,610,000	1,453,000	1,433,000	1,444,000	1,720,000	1,380,000	1,310,000	1,667,000	1,368,000	1,320,000
WW Peak	4,494,000	3,158,000	2,737,000	7,106,000	9,350,000	6,597,000	6,800,000	7,220,000	3,560,000	1,910,000
Airport										
Landings	3,637	3,574	3,384	3,233	3,008	2,862	2,765	2,879	2,825	2,859
Take-offs	3,631	3,572	3,383	3,239	3,010	2,862	2,765	2,878	2,826	2,859
Municipal Court										
New cases (2)	-	-	-	-	-	-	-	-	1,226	963
Disposed cases	-	-	-	-	-	-	-	-	741	654

(1) 2011 through 2017 represents the calls for parking violations, which could be significantly higher than actual citations issued. Due to new software, 2018 represents the actual citations issued for parking violations.

(2) The City of Stephenville contracted with Erath County Justice of the Peace precinct 1, 3, 4 for Municipal Court services until 9/30/19. The new cases for 2020 include cases transferred from the Justice of the Peace.

Source: Various City departments

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City of Stephenville, Texas
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
Last Ten Fiscal Years (Unaudited)

Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	10	10	10	10	10	11	11	11	12	12
Fire										
Stations	2	2	2	2	2	2	2	2	2	2
Other public works										
Streets (miles)	92	92	92	92	93	93	93	91	91	95
Highways (miles)	23	23	23	23	23	23	23	23	23	23
Streetlights	1,125	1,127	1,139	1,145	1,149	1,156	1,164	1,168	1,160	1,160
Parks and recreation										
Acreage	130	130	130	130	142	142	142	142	147	160
Playgrounds	4	4	4	4	4	4	4	4	6	6
Baseball/softball diamonds	11	11	11	11	11	11	11	11	11	11
Soccer/football fields	1	1	1	1	1	1	1	1	-	-
Skate park	1	1	1	1	1	1	1	1	1	1
Outdoor aquatic center	1	1	1	1	1	1	1	1	1	1
Community centers	2	2	2	2	2	2	2	2	2	2
Water										
Water mains (miles)	126	126	126	126	126	128	131	131	135	140
Fire hydrants	798	798	798	798	801	816	816	816	863	922
Storage capacity (thousands of gallons)	5,750,000	5,750,000	5,750,000	5,750,000	5,750,000	5,750,000	5,750,000	5,750,000	5,750,000	5,750,000
Wastewater										
Sanitary sewers (miles)	116	116	116	116	116	116	117	117	117	118
Storm sewers (miles)	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	4.9
Treatment capacity (thousands of gallons)	9,000,000	9,000,000	9,000,000	9,000,000	9,000,000	9,000,000	9,000,000	9,000,000	9,000,000	9,000,000

Source: Various City departments

Note: No capital asset indicators are available for the general government or library function

FEDERAL SINGLE AUDIT REPORT

City of Stephenville, Texas

**Fiscal Year Ended
September 30, 2021**

City of Stephenville, Texas

SINGLE AUDIT REPORTS

Year Ended September 30, 2021

TABLE OF CONTENTS

	<u>Page</u>
REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	1
REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE <i>UNIFORM GUIDANCE</i>	3
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS	6
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	7-8
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	9
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	10



BROOKSWATSON & CO.
 CERTIFIED PUBLIC ACCOUNTANTS

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
 COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
 STATEMENTS PERFORMED IN ACCORDANCE WITH
 GOVERNMENT AUDITING STANDARDS**

Independent Auditor's Report

To the Honorable Mayor and
 Members of the City Council
 City of Stephenville, Texas:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Stephenville, Texas as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise City of Stephenville, Texas's basic financial statements, and have issued our report thereon dated July 15, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Stephenville, Texas's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Stephenville, Texas's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Stephenville, Texas's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Stephenville, Texas's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Respectfully,



BrooksWatson & Co.
14950 Heathrow Forest Pkwy | Ste 530
Houston, TX 77032
July 15, 2022



BROOKSWATSON & CO.
CERTIFIED PUBLIC ACCOUNTANTS

**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT
ON INTERNAL CONTROL OVER COMPLIANCE
IN ACCORDANCE WITH THE UNIFORM GUIDANCE**

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Stephenville, Texas:

Report on Compliance for Each Major Federal Program

We have audited the City of Stephenville, Texas's compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement that could have a direct and material effect on each of the City of Stephenville, Texas's major federal programs for the year ended September 30, 2021. The City of Stephenville, Texas's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City of Stephenville, Texas's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Those standards, the *Uniform Guidance* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City of Stephenville, Texas's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City of Stephenville, Texas's compliance.

Opinion on Each Major Federal Program

In our opinion, the City of Stephenville, Texas complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2021.

Report on Internal Control over Compliance

Management of the City of Stephenville, Texas is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Stephenville, Texas's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the *Uniform Guidance*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Stephenville, Texas's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the *Uniform Guidance*. Accordingly, this report is not suitable for any other purpose.

Schedule of Expenditures of Federal Awards

We have audited the financial statements of the governmental activities, the business-type activities, discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Stephenville, Texas as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City of Stephenville, Texas's basic financial statements. We issued our report thereon dated July 15, 2022, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the *Uniform Guidance* and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

This report is intended solely for the information and use of, management, governing body, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,



Brooks Watson & Co.
14950 Heathrow Forest Pkwy | Ste 530
Houston, TX 77032
July 15, 2022

City of Stephenville, Texas
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the Year Ended September 30, 2021

I. SUMMARY OF PRIOR YEAR AUDIT FINDINGS:

None.

City of Stephenville, Texas
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended September 30, 2021

I. SUMMARY OF AUDITOR'S RESULTS:

Financial Statements

Type of auditor's report issued:

The auditor's report on the basic financial statements of the City expresses an unmodified opinion.

Internal control over financial reporting:

Are any material weaknesses identified?	___ Yes	_X_ No
Are any significant deficiencies identified not considered to be material weaknesses?	___ Yes	_X_ None Reported
Is any noncompliance material to financial statements noted?	___ Yes	_X_ No

Federal Awards

The auditor's report on compliance for major federal programs expresses an unmodified opinion.

Internal control over major program compliance:

Are any material weaknesses identified?	___ Yes	_X_ No
Are any significant deficiencies identified not considered to be material weaknesses?	___ Yes	_X_ None Reported
Are any audit findings disclosed that are required to be reported in accordance with U.S. Office of Management and Budget Circular A-133, <i>Audits of State, Local Governments, and Non-Profit Organizations, Section .510(a) or 2 CFR 200.516(a)</i> ?	___ Yes	_X_ No

City of Stephenville, Texas
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended September 30, 2021

Identification of major federal programs:

CFDA Number(s)	Name of Federal Program or Cluster
----------------	------------------------------------

14.228	Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii
--------	---

Enter the dollar threshold used to distinguish between Type A and Type B programs:	<u>\$750,000</u>
Is the auditee qualified as a low-risk auditee?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

II. FINANCIAL STATEMENT FINDINGS:

None.

III. FEDERAL AWARDS FINDINGS:

None.

City of Stephenville, Texas

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended September 30, 2021

Federal Grantor/Pass-through Agency/Program Name	Program/Grant/ Project Number	CFDA Number	Expenditures
U.S. ENVIRONMENTAL PROTECTION AGENCY			
Pass-through Texas Water Development Board <i>Capitalization Grants for Clean Water State Revolving Funds</i>	L1000715 73744	66.458	\$ 7,821
	Total U.S. Environmental Protection Agency		<u>7,821</u>
U.S. DEPARTMENT OF TRANSPORTATION			
Pass-through Texas Department of Transportation <i>Airport Improvement Program</i>	1902STEVE	20.106	314,469
	Total U.S. Department of Transportation		<u>314,469</u>
U.S. DEPARTMENT OF JUSTICE			
Direct Award <i>2021 Asset Forfeiture Sharing Agreement</i>	TX0720200	16.922	12,007
Pass-through Public Safety Office of the Governor <i>Coronavirus Emergency Supplemental Funding Program</i>	4135701 2020-VD-BX-002	16.034	111,164
	Total U.S. Department of Justice		<u>123,171</u>
U.S. DEPARTMENT OF TREASURY			
Pass-through Texas Division of Emergency Management <i>Coronavirus Relief Fund</i>	CRF 222	21.019	726,698
	Total U.S. Department of Treasury		<u>726,698</u>
U.S. DEPARTMENT OF AGRICULTURE			
Direct Award <i>Rural Energy for America Program</i>	49-072-364819364	10.869	34,000
	Total U.S. Department of Agriculture		<u>34,000</u>
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
Pass-through Texas Department Of Agriculture: <i>Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii</i>	7218192	14.228	223,576
Pass-through Texas General Land Office: <i>Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii</i>	19-076-043-B696	14.228	1,738,471
	Total U.S. Department of Housing and Urban Development		<u>1,962,047</u>
	TOTAL PROGRAMS		<u>\$ 3,168,206</u>

City of Stephenville, Texas

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended September 30, 2021

Note 1: BASIS OF ACCOUNTING

The accompanying schedule of expenditures of federal awards includes the grant activity of Stephenville, Texas and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Cost Principles for Federal Awards (the Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in or used in the preparation of the basic financial statements.

Note 2: INDIRECT COST RATE

The City has not elected to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.



STAFF REPORT

SUBJECT: Monthly Budget Report for the period Ending June 30, 2022

DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

BACKGROUND:

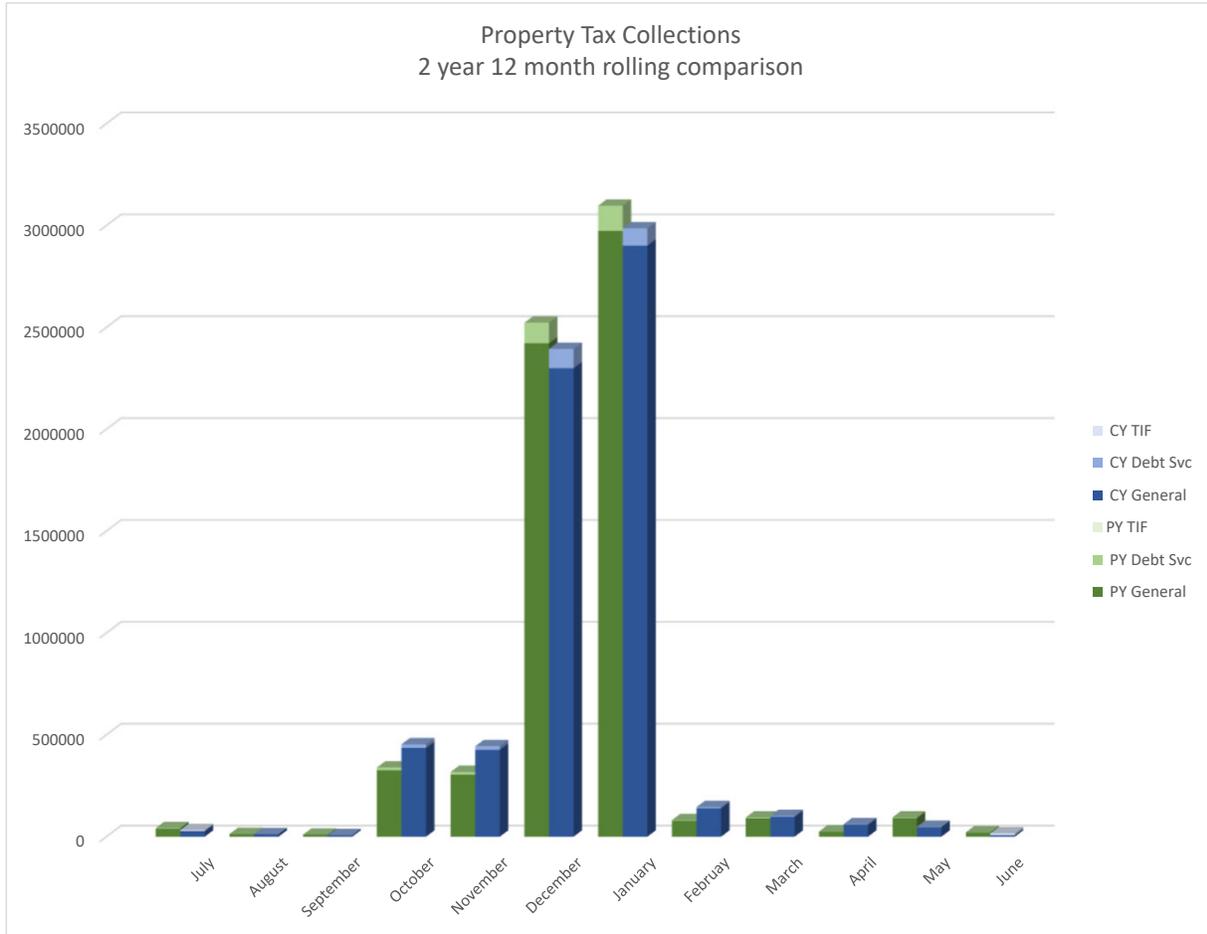
In reviewing the financial statements ending June 31, 2022, the financial indicators are overall as or better than anticipated.

- **Property Tax**
We received \$16K in property taxes in the month of June, resulting in \$56K or .84% increase over funds collected last fiscal year to date. The amount collected is 98.01% of budget, which is \$69K less than anticipated.
- **Sales Tax**
We received \$686K in sales tax in June, resulting in \$649K or 11.51% more than the funds collected last fiscal year to date. The amount collected is 85.8% of the \$7.3 million budgeted, which is 13.14% or \$963K higher than anticipated.
- **Revenue (Budgetary comparison)**
The target budget for operating revenue is \$23.1 million. We received \$26.2 million in operating revenue fiscal year to date, resulting in \$3.18 million over the target budget due to sales taxes, franchise tax, hotel occupancy tax, sports venue tax, service charges, insurance proceeds, sale of assets, and donations.
- **Expenditures (Budgetary comparison)**
The target budget for operating expenditures is \$16.7 million. We expended \$16.3 million in operating expenditures fiscal year to date, resulting in \$320K under the target budget.
- **Revenue (Prior year comparison)**
Operating revenue received last year was \$23.1 million as compared to the current year's \$26.2 million, resulting in a \$3.16 million increase due to property tax, sales taxes, mixed drinks tax, franchise taxes, hotel occupancy taxes, sports venue taxes, service charges, building and food service permits, insurance proceeds, sale of assets, and donations.
- **Expenditures (Prior year comparison)**
Operating expenditures last year were \$15 million as compared to the current year's \$16.3 million, resulting in a \$1.3 million increase due to personnel, outside professional services, utilities, fuel, and maintenance.

- **Investments**

The total market value of cash and investments on June 30, 2022 was \$72,817,207. This is allocated 2% in demand accounts, 2% in Certificates of Deposits, less than .25% in US Treasuries, 53% in TexStar investment pool, and 43% in TexPool investment pool.

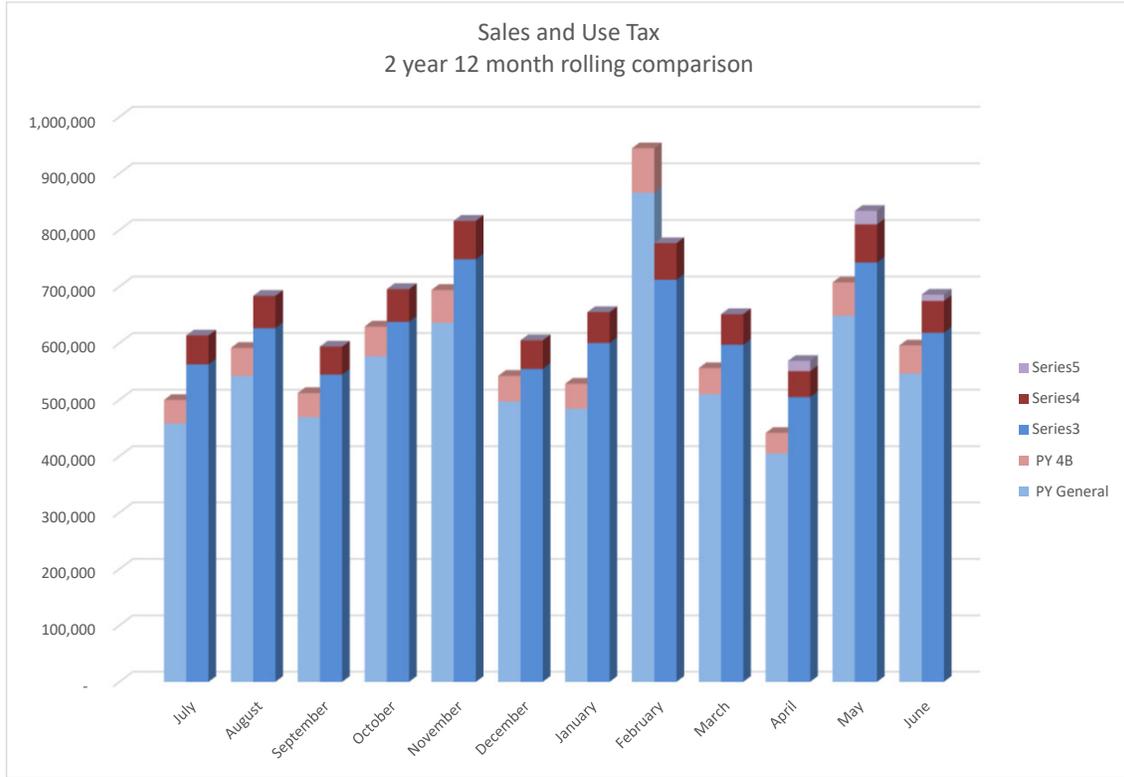
We earned \$115,139 in interest for the quarter. The average yield to maturity for all account types for the quarter was 0.76%. The average yield to maturity for investment accounts for the quarter was 0.86%. The average yield to maturity for a 3-month treasury bill for the quarter was 1.09%.



Month	General Fund	Debt Svc	Total	Month	General Fund	Debt Svc	TIF	Total
Jul-20	39,473	2,238	41,712	Jul-21	27,201	1,304	3,789	32,294
Aug-20	11,762	824	12,585	Aug-21	11,946	476	-	12,422
Sep-20	9,736	485	10,222	Sep-21	7,059	300	-	7,359
Oct-20	325,732	13,700	339,432	Oct-21	435,350	17,955	-	453,305
Nov-20	304,970	12,804	317,774	Nov-21	426,306	17,588	-	443,894
Dec-20	2,421,750	100,945	2,522,695	Dec-21	2,299,000	94,802	-	2,393,802
Jan-21	2,973,159	123,936	3,097,096	Jan-22	2,900,794	84,898	-	2,985,692
Feb-21	78,158	3,268	81,427	Feb-22	139,716	5,791	-	145,507
Mar-21	90,202	3,822	94,024	Mar-22	97,776	4,018	-	101,794
Apr-21	24,696	1,064	25,760	Apr-22	58,687	2,408	-	61,095
May-21	90,794	3,893	94,687	May-22	46,783	1,926	-	48,709
Jun-21	20,314	1,266	21,580	Jun-22	7,349	1,050	7,969	16,367
12 month total		<u><u>6,658,992</u></u>		12 month total		<u><u>6,702,239</u></u>		
Oct 2020 - June 2021		<u><u>6,594,474</u></u>		Oct 2021 - June 2022		<u><u>6,650,165</u></u>		
FY 2020-2021 Total		6,646,548		FY 2021-2022 Budget		6,784,860		

Collection to date as percentage of fiscal year total 99.22%

Collection to date as percentage of fiscal year budget 98.01%



Month	General	4B	TIF	Total	Month	General	4B	TIF	Total	% Change +/-
Jul-20	458,003	41,637	-	499,639	Jul-21	562,550	51,141	-	613,691	22.83%
Aug-20	542,275	49,298	-	591,573	Aug-21	626,605	56,964	-	683,569	15.55%
Sep-20	469,140	42,649	-	511,790	Sep-21	544,489	49,499	-	593,988	16.06%
Oct-20	576,942	52,449	-	629,391	Oct-21	637,613	57,965	-	695,578	10.52%
Nov-20	636,149	57,832	-	693,981	Nov-21	748,251	68,023	-	816,274	17.62%
Dec-20	497,048	45,186	-	542,234	Dec-20	554,591	50,417	-	605,009	11.58%
Jan-21	484,228	44,021	-	528,249	Jan-22	600,295	54,572	-	654,868	23.97%
Feb-21	865,761	78,706	-	944,466	Feb-22	712,030	64,730	-	776,760	-17.76%
Mar-21	509,621	46,329	-	555,950	Mar-22	597,069	54,279	-	651,348	17.16%
Apr-21	404,427	36,766	-	441,193	Apr-22	504,572	45,870	18,078	568,520	28.86%
May-21	648,372	58,943	-	707,314	May-22	742,497	67,500	23,696	833,692	17.87%
Jun-21	546,259	49,660	-	595,919	Jun-22	618,478	56,225	11,160	685,863	15.09%
12 month total				<u>7,241,699</u>	12 month total				<u>8,179,160</u>	12.95%
Oct 2020 - June 2021				<u>5,638,697</u>	Oct 2021- June 2022				<u>6,287,911</u>	11.51%
FY 2020-2021 Total				7,529,945	FY 2021-2022 Budget				7,328,610	
Collection to date as percentage of fiscal year total				74.88%	Collection to date as percentage of fiscal year budget				85.80%	



**Budget vs. YTD Actual
June 30, 2022**

Date Prepared: July 31, 2022

Source of Funds	Approved Budget 2021-2022	Target Budget	06/30/22 Current YTD Actual	Dollar Variance Favorable (Unfavorable)	Percent Variance Favorable (Unfavorable)	Notes
Property Taxes	\$ 6,812,364	\$ 6,730,227	\$ 6,671,727	\$ (58,500)	(0.87%)	
Sales Taxes	7,328,610	5,337,264	6,287,911	950,647	17.81%	
Other Taxes	2,427,418	1,904,622	2,073,937	169,316	8.89%	Franchise, Hotel Occupancy, Sports Venue taxes
Licenses and permits	378,385	320,610	406,661	86,051	26.84%	Building permits, Plan reviews
Fines and forfeitures	78,825	58,904	174,699	115,795	196.58%	Increased citations and collections
Service charges	12,154,965	8,666,845	10,186,208	1,519,362	17.53%	Water, Sewer, Storm, and Landfill fees, Hangar Rentals
Interest on investments	15,001	13,344	155,896	142,552	1068.27%	Cash flow and rate dependent
Other Income	1,490,418	30,011	289,329	259,318	864.08%	Sale of assets, Insurance proceeds, Donations
Total Operating Revenue	<u>30,685,986</u>	<u>23,061,827</u>	<u>26,246,368</u>	<u>3,184,542</u>	<u>13.809%</u>	
Intergovernmental grants	1,590,242	1,068,731	1,145,739	77,008	7.21%	Project Driven grants
Debt Proceeds	0	0	28,773,564	28,773,564	0.00%	Loan Proceeds
Total Revenue	<u>32,276,228</u>	<u>24,130,558</u>	<u>56,165,671</u>	<u>32,035,113</u>	<u>132.76%</u>	
Transfers-In	\$ 2,912,040	\$ 2,585,517	\$ 2,172,534	\$ (412,983)	(15.97%)	
Transfers-Out	(2,912,040)	(2,585,517)	(2,172,534)	412,983	(15.97%)	
Expenditures						
General Fund	\$ 15,291,409	\$ 11,517,680	\$ 11,249,150	\$ 268,530	2.33%	Salary savings
Utility Fund	4,916,175	3,721,727	3,825,402	(103,674)	(2.79%)	Maintenance
Landfill Fund	582,019	442,124	375,592	66,532	15.05%	Salary savings is 74% of the variance
Airport Fund	78,935	60,652	54,333	6,318	10.42%	Maintenance
Storm Water Drainage Fund	129,270	96,952	263,539	(166,586)	(171.82%)	Flood Protection Planning Study
Special Revenue Funds	462,222	363,577	243,646	119,932	32.99%	Contractual, Grant Disbursements
Stephenville Economic Dev Authority	608,500	457,112	328,365	128,747	28.17%	Personnel, Grant Disbursements, Contractual
Total Operating Expenditures	<u>22,068,530</u>	<u>16,659,824</u>	<u>16,340,026</u>	<u>319,799</u>	<u>1.92%</u>	
Capital	29,297,012	21,972,758	6,303,287	15,669,471	71.31%	
Debt Service	2,955,514	2,390,612	6,360,446	(3,969,834)	(166.06%)	New Loan down payments, 2013 Bond Refund
Total Expenditures	<u>54,321,056</u>	<u>41,023,194</u>	<u>29,003,759</u>	<u>12,019,435</u>	<u>29.30%</u>	



**Prior YTD Actual vs Current YTD Actual
June 30, 2022**

Date Prepared: July 31, 2022

Source of Funds	Prior YTD Actual	Current YTD Actual	Dollar Variance Favorable (Unfavorable)	% Variance Favorable (Unfavorable)	Notes
Property Taxes	\$ 6,608,513	\$ 6,671,727	\$ 63,214	0.96%	Increased assessment.
Sales Taxes	5,638,697	6,287,911	649,214	11.51%	
Other Taxes	1,728,969	2,073,937	344,969	19.95%	Mixed Drinks Tax, Franchise taxes, Hotel Occupancy tax, Sports Venue tax
Licenses and permits	316,660	406,661	90,000	28.42%	Building permits, Food service permits
Fines and forfeitures	94,160	174,699	80,540	85.54%	Increased citations and continued issuance of warrants
Service charges	8,404,216	10,186,208	1,781,992	21.20%	Ambulance fees, Recreation fees, Water charges, Sewer charges, Landfill fees, Hanger Rentals, & Storm Water charges,
Interest on investments	18,121	155,896	137,775	760.28%	Cash flow and rate dependent
Other Income	281,671	289,329	7,658	2.72%	Sale of assets, Insurance proceeds
Total Operating Revenue	<u>23,091,007</u>	<u>26,246,368</u>	<u>3,155,361</u>	<u>13.66%</u>	
Intergovernmental grants	1,661,729	1,145,739	(515,990)	(31.05%)	Grants differ from year to year.
Debt Proceeds	0	28,773,564	28,773,564	100.00%	Debt proceeds differ from year to year.
Total Revenue	<u>24,752,736</u>	<u>56,165,671</u>	<u>31,412,936</u>	<u>126.91%</u>	
Transfers-In	\$ 1,846,159	\$ 2,172,534	\$ 326,375	17.68%	Timing of transfers
Transfers-Out	\$ (1,846,159)	\$ (2,172,534)	(326,375)	(17.68%)	Timing of transfers
Expenditures					
General Fund	\$ 10,746,740	\$ 11,249,150	\$ (502,409)	(4.67%)	Personnel - additional positions, Maintenance
Utility Fund	3,131,458	3,825,402	(693,943)	(22.16%)	Personnel - additional positions, Outside Professionals, Utilities, Maintenance, Franchise Tax
Landfill Fund	317,829	375,592	(57,763)	(18.17%)	Outside Professionals - Expansion permit, Fuel
Airport Fund	46,615	54,333	(7,718)	(16.56%)	Utilities and AWOS maintenance
Storm Water Drainage Fund	22,511	263,539	(241,028)	(1070.71%)	Flood Protection Planning Study
Special Revenue Funds	381,033	243,646	137,388	36.06%	PY-Outside Professionals, Advertising, Grant Disbursements
Stephenville Economic Dev Authority	346,405	328,365	18,040	5.21%	PY - Economic Development Program, Outside Professionals
Total Operating Expenditures	<u>14,992,592</u>	<u>16,340,026</u>	<u>(1,347,434)</u>	<u>(8.99%)</u>	
Capital	6,095,434	6,303,287	(207,853)	(3.41%)	Capital purchases differ from year to year
Debt Service	2,431,546	6,360,446	(3,928,900)	(161.58%)	Debt Service differs from year to year
Total Expenditures	<u>23,519,572</u>	<u>29,003,759</u>	<u>(5,484,187)</u>	<u>(23.32%)</u>	



Budget Variance Report

Item 19.

As Of: 06/30/2022

Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	689,603.48	620,626.45	68,977.03	13,791,003.23	12,895,268.64	895,734.59	91	15,087,472.00	(1,296,468.77)	9
LICENSES AND PERMITS	13,320.00	12,990.26	329.74	400,944.40	291,359.60	109,584.80	118	339,385.00	61,559.40	-18
FINES AND FORFEITURES	17,973.13	3,648.57	14,324.56	136,841.59	53,239.58	83,602.01	190	71,875.00	64,966.59	-90
INTERGOVERNMENTAL	8,519.21	43,764.08	(35,244.87)	88,535.18	443,876.72	(355,341.54)	12	748,169.00	(659,633.82)	88
CHARGES FOR SERVICES	95,806.24	112,616.75	(16,810.51)	777,981.89	853,064.26	(75,082.37)	62	1,257,333.00	(479,351.11)	38
OTHER REVENUE	41,136.23	734.40	40,401.83	3,405,347.10	11,510.75	3,393,836.35	7,665	44,427.00	3,360,920.10	-7,565
TRANSFER	0.00	0.00	0.00	832,071.00	957,579.00	(125,508.00)	87	957,579.00	(125,508.00)	13
TOTAL REVENUE	866,358.29	794,380.51	71,977.78	19,432,724.39	15,505,898.55	3,926,825.84	105	18,506,240.00	926,484.39	-5
EXPENSE SUMMARY										
CITY COUNCIL	3,605.71	8,773.45	5,167.74	52,860.66	81,689.05	28,828.39	49	108,010.00	(55,149.34)	51
CITY MANAGER	18,484.18	35,820.14	17,335.96	484,993.21	326,545.26	(158,447.95)	112	434,006.00	50,987.21	-12
CITY SECRETARY	5,583.72	13,164.94	7,581.22	150,940.99	120,108.46	(30,832.53)	95	159,604.00	(8,663.01)	5
EMERGENCY MANAGEMENT	194.79	416.66	221.87	14,183.65	16,749.94	2,566.29	79	18,000.00	(3,816.35)	21
MUNICIPAL BUILDING	4,109.29	7,148.04	3,038.75	58,807.26	76,777.36	17,970.10	60	98,222.00	(39,414.74)	40
MUNICIPAL SERVICES CTR	13,733.44	8,186.06	(5,547.38)	74,253.43	77,074.54	2,821.11	73	101,633.00	(27,379.57)	27
HUMAN RESOURCES	9,092.92	19,806.29	10,713.37	134,730.59	195,978.61	61,248.02	53	255,398.00	(120,667.41)	47
DOWNTOWN	6,468.32	4,863.29	(1,605.03)	81,505.70	43,851.61	(37,654.09)	139	58,442.00	23,063.70	-39
FINANCE	40,186.73	51,635.53	11,448.80	372,500.02	471,187.77	98,687.75	59	626,095.00	(253,594.98)	41
INFORMATION TECHNOLOGY	23,154.36	39,027.55	15,873.19	337,392.26	353,181.95	15,789.69	72	470,265.00	(132,872.74)	28
TAX	42,357.04	583.33	(41,773.71)	173,095.04	130,683.97	(42,411.07)	99	174,491.00	(1,395.96)	1
LEGAL COUNSEL	8,615.67	9,351.98	736.31	96,275.29	84,304.82	(11,970.47)	86	112,361.00	(16,085.71)	14
MUNICIPAL COURT	7,519.37	9,767.79	2,248.42	92,015.87	89,090.11	(2,925.76)	78	118,394.00	(26,378.13)	22
STREET MAINTENANCE	57,359.76	81,043.31	23,683.55	517,983.70	754,195.79	236,212.09	52	997,327.00	(479,343.30)	48
PARKS & LEISURE ADM	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	

Budget Variance Report
Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
PARKS & RECREATION	230,896.34	198,194.37	(32,701.97)	1,444,769.79	1,834,225.33	389,455.54	59	2,428,810.00	(984,040.21)	41
PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
LIBRARY	17,939.69	22,216.49	4,276.80	185,293.80	202,006.41	16,712.61	69	268,657.00	(83,363.20)	31
SENIOR CENTER	124,253.24	14,187.19	(110,066.05)	306,086.87	131,627.71	(174,459.16)	176	174,190.00	131,896.87	-76
AQUATIC CENTER	49,958.30	33,283.63	(16,674.67)	380,856.67	135,605.87	(245,250.80)	159	239,146.00	141,710.67	-59
FIRE DEPARTMENT	301,366.17	284,212.19	(17,153.98)	3,269,476.33	2,795,326.71	(474,149.62)	90	3,647,965.00	(378,488.67)	10
POLICE DEPARTMENT	1,011,401.42	501,827.33	(509,574.09)	4,916,204.90	4,498,847.97	(417,356.93)	83	5,919,968.00	(1,003,763.10)	17
DEVELOPMENT SERVICES	33,441.41	50,431.08	16,989.67	344,177.82	459,961.72	115,783.90	56	611,256.00	(267,078.18)	44
GIS	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TRANSFERS	0.00	0.00	0.00	1,321,768.00	1,321,768.00	0.00	90	1,476,466.00	(154,698.00)	10
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	2,009,721.87	1,393,940.64	(615,781.23)	14,810,171.85	14,200,788.96	(609,382.89)	80	18,498,706.00	3,688,534.15	20
REVENUE OVER/(UNDER) EXPENDITURE	(1,143,363.58)	(599,560.13)	(543,803.45)	4,622,552.54	1,305,109.59	3,317,442.95		7,534.00	(2,762,049.76)	

Budget Variance Report

Fund: 02 - WATER AND WASTEWATER FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	750.00	(750.00)	182.00	6,750.00	(6,568.00)	2	9,000.00	(8,818.00)	98
INTERGOVERNMENTAL	0.00	0.00	0.00	5,202.37	0.00	5,202.37		0.00	5,202.37	
CHARGES FOR SERVICES	811,881.88	702,509.87	109,372.01	7,625,236.84	6,361,296.22	1,263,940.62	86	8,877,223.00	(1,251,986.16)	14
OTHER REVENUE	36,062.50	1,685.37	34,377.13	20,503,494.95	28,456.66	20,475,038.29	10,825	33,709.00	20,469,785.95	10,725
TRANSFER	0.00	0.00	0.00	0.00	50,219.00	(50,219.00)	0	50,219.00	(50,219.00)	100
TOTAL REVENUE	847,944.38	704,945.24	142,999.14	28,134,116.16	6,446,721.88	21,687,394.28	314	8,970,151.00	19,163,965.16	-214
EXPENSE SUMMARY										
UTILITIES ADMINISTRATION	80,456.70	50,664.29	(29,792.41)	714,910.34	466,592.61	(248,317.73)	116	618,586.00	96,324.34	-16
WATER PRODUCTION	116,892.66	110,051.93	(6,840.73)	1,117,747.01	1,151,150.37	33,403.36	76	1,480,448.00	(362,700.99)	24
WATER DISTRIBUTION	166,527.35	75,645.41	(90,881.94)	1,167,212.21	688,438.69	(478,773.52)	128	915,376.00	251,836.21	-28
CUSTOMER SERVICE	13,503.96	23,912.04	10,408.08	216,465.05	219,780.36	3,315.31	74	291,517.00	(75,051.95)	26
WASTEWATER COLLECTION	51,131.29	1,152,689.34	1,101,558.05	370,269.29	10,384,450.06	10,014,180.77	3	13,842,519.00	(13,472,249.71)	97
WASTEWATER TREATMENT	160,787.70	105,019.32	(55,768.38)	847,687.63	951,867.88	104,180.25	67	1,266,926.00	(419,238.37)	33
BILLING & COLLECTION	42,773.35	28,938.09	(13,835.26)	297,166.85	260,855.81	(36,311.04)	85	347,671.00	(50,504.15)	15
NON-DEPARTMENTAL	46,164.84	53,094.12	6,929.28	3,022,758.76	2,527,116.94	(495,641.82)	102	2,973,928.00	48,830.76	-2
TOTAL EXPENSE	678,237.85	1,600,014.54	921,776.69	7,754,217.14	16,650,252.72	8,896,035.58	36	21,736,971.00	13,982,753.86	64
REVENUE OVER/(UNDER) EXPENDITURE	169,706.53	(895,069.30)	1,064,775.83	20,379,899.02	(10,203,530.84)	30,583,429.86		(12,766,820.00)	5,181,211.30	

Budget Variance Report

Fund: 03 - SANITARY LANDFILL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
CHARGES FOR SERVICES	133,965.07	77,328.52	56,636.55	928,886.81	663,946.16	264,940.65	97	960,000.00	(31,113.19)	3
OTHER REVENUE	1,292.12	212.67	1,079.45	3,251.91	2,330.92	920.99	108	3,019.00	232.91	-8
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	135,257.19	77,541.19	57,716.00	932,138.72	666,277.08	265,861.64	97	963,019.00	(30,880.28)	3
<u>EXPENSE SUMMARY</u>										
LANDFILL	40,098.44	66,631.34	26,532.90	607,820.16	703,663.06	95,842.90	67	903,558.00	(295,737.84)	33
TOTAL EXPENSE	40,098.44	66,631.34	26,532.90	607,820.16	703,663.06	95,842.90	67	903,558.00	295,737.84	33
REVENUE OVER/(UNDER) EXPENDITURE	95,158.75	10,909.85	84,248.90	324,318.56	(37,385.98)	361,704.54		59,461.00	(326,618.12)	

Budget Variance Report
Fund: 04 - AIRPORT FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0	10,000.00	(10,000.00)	100
CHARGES FOR SERVICES	9,118.14	9,237.51	(119.37)	102,381.76	84,188.73	18,193.03	91	112,280.00	(9,898.24)	9
OTHER REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0	1,423,040.00	(1,423,040.00)	100
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	9,118.14	9,237.51	(119.37)	102,381.76	84,188.73	18,193.03	7	1,545,320.00	(1,442,938.24)	93
EXPENSE SUMMARY										
AIRPORT	2,815.60	136,292.02	133,476.42	54,333.12	1,232,431.18	1,178,098.06	3	1,641,308.00	(1,586,974.88)	97
TOTAL EXPENSE	2,815.60	136,292.02	133,476.42	54,333.12	1,232,431.18	1,178,098.06	3	1,641,308.00	1,586,974.88	97
REVENUE OVER/(UNDER) EXPENDITURE	6,302.54	(127,054.51)	133,357.05	48,048.64	(1,148,242.45)	1,196,291.09		(95,988.00)	(3,029,913.12)	

Budget Variance Report

Fund: 05 - STORM WATER DRAINAGE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
LICENSES AND PERMITS	0.00	2,083.33	(2,083.33)	1,822.29	18,749.97	(16,927.68)	7	25,000.00	(23,177.71)	93
INTERGOVERNMENTAL	0.00	69,072.75	(69,072.75)	1,016,222.95	621,654.75	394,568.20	123	828,873.00	187,349.95	-23
CHARGES FOR SERVICES	78,802.70	72,466.16	6,336.54	720,925.28	652,195.44	68,729.84	83	869,594.00	(148,668.72)	17
OTHER REVENUE	342.08	12.66	329.42	3,211,565.65	113.94	3,211,451.71	12,872	152.00	3,211,413.65	12,772
TOTAL REVENUE	79,144.78	143,634.90	(64,490.12)	4,950,536.17	1,292,714.10	3,657,822.07	287	1,723,619.00	3,226,917.17	-187
<u>EXPENSE SUMMARY</u>										
STORM WATER DRAINAGE	3,122.77	114,240.15	111,117.38	4,001,304.96	1,688,855.35	(2,312,449.61)	189	2,115,412.00	1,885,892.96	-89
TOTAL EXPENSE	3,122.77	114,240.15	111,117.38	4,001,304.96	1,688,855.35	(2,312,449.61)	189	2,115,412.00	(1,885,892.96)	-89
REVENUE OVER/(UNDER) EXPENDITURE	76,022.01	29,394.75	46,627.26	949,231.21	(396,141.25)	1,345,372.46		(391,793.00)	5,112,810.13	

Budget Variance Report

Fund: 07 - HOTEL OCCUPANCY TAX FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	47,701.17	56,089.05	(8,387.88)	430,498.54	348,219.52	82,279.02	74	584,261.00	(153,762.46)	26
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	7,950.00	20,508.30	(12,558.30)	30,795.00	45,453.15	(14,658.15)	44	69,600.00	(38,805.00)	56
OTHER REVENUE	650.84	4.25	646.59	1,411.74	152.38	1,259.36	780	181.00	1,230.74	-680
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	56,302.01	76,601.60	(20,299.59)	462,705.28	393,825.05	68,880.23	71	654,042.00	(191,336.72)	29
<u>EXPENSE SUMMARY</u>										
TOURISM	34,253.20	49,933.52	15,680.32	257,128.75	353,272.46	96,143.71	57	448,482.00	(191,353.25)	43
TOTAL EXPENSE	34,253.20	49,933.52	15,680.32	257,128.75	353,272.46	96,143.71	57	448,482.00	191,353.25	43
REVENUE OVER/(UNDER) EXPENDITURE	22,048.81	26,668.08	(4,619.27)	205,576.53	40,552.59	165,023.94		205,560.00	(382,689.97)	

Budget Variance Report

Fund: 08 - DEBT SERVICE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	1,049.86	3,841.59	(2,791.73)	231,590.35	267,342.06	(35,751.71)	85	271,045.00	(39,454.65)	15
OTHER REVENUE	47.61	0.26	47.35	150.06	19.61	130.45	715	21.00	129.06	-615
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	1,097.47	3,841.85	(2,744.38)	231,740.41	439,186.67	(207,446.26)	38	614,716.00	(382,975.59)	62
<u>EXPENSE SUMMARY</u>										
DEBT SERVICE	0.00	24.99	24.99	408,350.00	408,179.45	(170.55)	67	613,400.00	(205,050.00)	33
TOTAL EXPENSE	0.00	24.99	24.99	408,350.00	408,179.45	(170.55)	67	613,400.00	205,050.00	33
REVENUE OVER/(UNDER) EXPENDITURE	1,097.47	3,816.86	(2,719.39)	(176,609.59)	31,007.22	(207,616.81)		1,316.00	(588,025.59)	

Budget Variance Report

Fund: 10 - CAPITAL PROJECTS FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	1,055.64	416.66	638.98	3,712.20	3,749.94	(37.74)	74	5,000.00	(1,287.80)	26
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	744.58	(744.58)	0.00	6,701.22	(6,701.22)	0	8,935.00	(8,935.00)	100
OTHER REVENUE	24,646.71	7.39	24,639.32	2,090,218.89	353.05	2,089,865.84	13,219	392.00	2,089,826.89	13,119
TRANSFER	0.00	0.00	0.00	1,234,069.00	1,234,069.00	0.00	100	1,234,069.00	0.00	0
TOTAL REVENUE	25,702.35	1,168.63	24,533.72	3,328,000.09	1,244,873.21	2,083,126.88	267	1,248,396.00	2,079,604.09	-167
EXPENSE SUMMARY										
STREET MAINTENANCE	535,833.25	859,114.07	323,280.82	2,912,821.68	7,732,026.63	4,819,204.95	28	10,309,369.00	(7,396,547.32)	72
PARKS & RECREATION	(967.01)	0.00	967.01	41,813.65	0.00	(41,813.65)		0.00	41,813.65	
FIRE DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	534,866.24	859,114.07	324,247.83	2,954,635.33	7,732,026.63	4,777,391.30	29	10,309,369.00	7,354,733.67	71
REVENUE OVER/(UNDER) EXPENDITURE	(509,163.89)	(857,945.44)	348,781.55	373,364.76	(6,487,153.42)	6,860,518.18		(9,060,973.00)	(5,275,129.58)	

Budget Variance Report

Fund: 11 - CHILD SAFETY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
FINES AND FORFEITURES	98.73	65.88	32.85	2,223.65	2,204.99	18.66	89	2,500.00	(276.35)	11
OTHER REVENUE	5.83	0.00	5.83	13.03	2.91	10.12	434	3.00	10.03	-334
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	104.56	65.88	38.68	2,236.68	2,207.90	28.78	89	2,503.00	(266.32)	11
<u>EXPENSE SUMMARY</u>										
CHILD SAFETY	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
REVENUE OVER/(UNDER) EXPENDITURE	104.56	65.88	38.68	2,236.68	2,207.90	28.78		2,503.00	(266.32)	

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	589.24	392.18	197.06	6,176.53	3,459.82	2,716.71	139	4,450.00	1,726.53	-39
OTHER REVENUE	12.81	0.00	12.81	28.09	5.68	22.41	401	7.00	21.09	-301
TOTAL REVENUE	602.05	392.18	209.87	6,204.62	3,465.50	2,739.12	139	4,457.00	1,747.62	-39
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	602.05	392.18	209.87	6,204.62	3,465.50	2,739.12		4,457.00	1,747.62	

Budget Variance Report

Fund: 13 - PUBLIC SAFETY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
FINES AND FORFEITURES	0.00	0.00	0.00	29,457.61	0.00	29,457.61		0.00	29,457.61	
INTERGOVERNMENTAL	0.00	0.00	0.00	2,778.50	3,200.00	(421.50)	87	3,200.00	(421.50)	13
OTHER REVENUE	85.61	0.43	85.18	167.80	18.84	148.96	799	21.00	146.80	-699
TOTAL REVENUE	85.61	0.43	85.18	32,403.91	3,218.84	29,185.07	1,006	3,221.00	29,182.91	-906
<u>EXPENSE SUMMARY</u>										
PUBLIC SAFETY	0.00	1,144.99	1,144.99	0.00	10,304.91	10,304.91	0	13,740.00	(13,740.00)	100
TOTAL EXPENSE	0.00	1,144.99	1,144.99	0.00	10,304.91	10,304.91	0	13,740.00	13,740.00	100
REVENUE OVER/(UNDER) EXPENDITURE	85.61	(1,144.56)	1,230.17	32,403.91	(7,086.07)	39,489.98		(10,519.00)	15,442.91	

Budget Variance Report

Fund: 20 - TAX INCREMENT FINANCING FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	19,128.35	1,250.00	17,878.35	60,901.88	5,625.00	55,276.88	356	17,127.00	43,774.88	-256
OTHER REVENUE	90.76	0.00	90.76	194.93	0.00	194.93		0.00	194.93	
TRANSFER	0.00	0.00	0.00	106,394.00	171,825.00	(65,431.00)	33	326,523.00	(220,129.00)	67
TOTAL REVENUE	19,219.11	1,250.00	17,969.11	167,490.81	177,450.00	(9,959.19)	49	343,650.00	(176,159.19)	51
<u>EXPENSE SUMMARY</u>										
TAX INCREMENT FINANCING	0.00	0.00	0.00	0.00	171,825.00	171,825.00	0	343,650.00	(343,650.00)	100
TOTAL EXPENSE	0.00	0.00	0.00	0.00	171,825.00	171,825.00	0	343,650.00	343,650.00	100
REVENUE OVER/(UNDER) EXPENDITURE	19,219.11	1,250.00	17,969.11	167,490.81	5,625.00	161,865.81		0.00	(519,809.19)	

Budget Variance Report
Fund: 79 - SEDA

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	56,225.25	48,155.62	8,069.63	519,581.52	455,657.17	63,924.35	85	608,487.00	(88,905.48)	15
INTERGOVERNMENTAL	0.00	0.00	0.00	33,000.00	0.00	33,000.00		0.00	33,000.00	
OTHER REVENUE	990.39	10.62	979.77	2,773.88	390.33	2,383.55	621	447.00	2,326.88	-521
TOTAL REVENUE	57,215.64	48,166.24	9,049.40	555,355.40	456,047.50	99,307.90	91	608,934.00	(53,578.60)	9
<u>EXPENSE SUMMARY</u>										
SEDA	20,586.09	50,462.40	29,876.31	328,331.64	457,111.60	128,779.96	54	608,500.00	(280,168.36)	46
TOTAL EXPENSE	20,586.09	50,462.40	29,876.31	328,331.64	457,111.60	128,779.96	54	608,500.00	280,168.36	46
REVENUE OVER/(UNDER) EXPENDITURE	36,629.55	(2,296.16)	38,925.71	227,023.76	(1,064.10)	228,087.86		434.00	(333,746.96)	



Prior-Year Comparative Income Statement

Item 19.

Group Summary

For the Period Ending 06/30/2022

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 01 - GENERAL FUND								
Revenue								
40 - TAXES	632,349.70	689,603.48	57,253.78	9.05%	12,906,438.10	13,791,003.23	884,565.13	6.85%
41 - LICENSES AND PERMITS	15,161.40	13,320.00	-1,841.40	-12.15%	312,358.26	400,944.40	88,586.14	28.36%
42 - FINES AND FORFEITURES	2,792.49	17,973.13	15,180.64	543.62%	78,632.83	136,841.59	58,208.76	74.03%
43 - INTERGOVERNMENTAL	274,083.00	8,519.21	-265,563.79	-96.89%	1,204,478.35	88,535.18	-1,115,943.17	-92.65%
44 - CHARGES FOR SERVICES	109,287.68	95,806.24	-13,481.44	-12.34%	720,321.18	777,981.89	57,660.71	8.00%
45 - OTHER REVENUE	55,287.90	41,136.23	-14,151.67	-25.60%	249,873.37	3,405,347.10	3,155,473.73	1,262.83%
49 - TRANSFER	0.00	0.00	0.00	0.00%	683,841.00	832,071.00	148,230.00	21.68%
Revenue Total:	1,088,962.17	866,358.29	-222,603.88	-20.44%	16,155,943.09	19,432,724.39	3,276,781.30	20.28%
Expense								
Department: 101 - CITY COUNCIL								
51 - PERSONNEL	1,937.70	1,722.40	215.30	11.11%	17,787.41	15,768.33	2,019.08	11.35%
52 - CONTRACTUAL	2,781.48	1,883.31	898.17	32.29%	160,845.95	36,600.60	124,245.35	77.24%
53 - GENERAL SERVICES	195.58	0.00	195.58	100.00%	3,020.15	491.73	2,528.42	83.72%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	10,113.00	0.00	10,113.00	100.00%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	74,748.11	0.00	74,748.11	100.00%
Department 101 - CITY COUNCIL Total:	4,914.76	3,605.71	1,309.05	26.64%	266,514.62	52,860.66	213,653.96	80.17%
Department: 102 - CITY MANAGER								
51 - PERSONNEL	31,710.21	17,553.14	14,157.07	44.65%	301,012.83	462,688.58	-161,675.75	-53.71%
52 - CONTRACTUAL	1,615.74	885.89	729.85	45.17%	10,935.99	20,892.92	-9,956.93	-91.05%
53 - GENERAL SERVICES	47.79	45.15	2.64	5.52%	5,092.83	1,411.71	3,681.12	72.28%
Department 102 - CITY MANAGER Total:	33,373.74	18,484.18	14,889.56	44.61%	317,041.65	484,993.21	-167,951.56	-52.97%
Department: 103 - CITY SECRETARY								
51 - PERSONNEL	6,963.34	0.00	6,963.34	100.00%	64,826.49	70,642.50	-5,816.01	-8.97%
52 - CONTRACTUAL	60.74	5,583.72	-5,522.98	-9,092.82%	12,756.12	18,607.72	-5,851.60	-45.87%
53 - GENERAL SERVICES	649.89	0.00	649.89	100.00%	975.17	1,105.27	-130.10	-13.34%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	28,397.33	39,547.39	-11,150.06	-39.26%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	20,500.00	21,038.11	-538.11	-2.62%
Department 103 - CITY SECRETARY Total:	7,673.97	5,583.72	2,090.25	27.24%	127,455.11	150,940.99	-23,485.88	-18.43%
Department: 104 - EMERGENCY MANAGEMENT								
52 - CONTRACTUAL	68.64	194.79	-126.15	-183.78%	13,875.14	14,183.65	-308.51	-2.22%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	1,545.00	0.00	1,545.00	100.00%
Department 104 - EMERGENCY MANAGEMENT Total:	68.64	194.79	-126.15	-183.78%	15,420.14	14,183.65	1,236.49	8.02%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 105 - MUNICIPAL BUILDING								
51 - PERSONNEL	981.63	1,576.96	-595.33	-60.65%	9,560.61	15,659.22	-6,098.61	-63.79%
52 - CONTRACTUAL	2,095.05	1,314.71	780.34	37.25%	25,102.28	17,805.64	7,296.64	29.07%
53 - GENERAL SERVICES	1,153.65	632.58	521.07	45.17%	11,639.94	8,628.12	3,011.82	25.87%
54 - MACHINE & EQUIPMENT MAI	2,627.93	585.04	2,042.89	77.74%	20,677.62	16,714.28	3,963.34	19.17%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	869.12	0.00	869.12	100.00%
Department 105 - MUNICIPAL BUILDING Total:	6,858.26	4,109.29	2,748.97	40.08%	67,849.57	58,807.26	9,042.31	13.33%
Department: 106 - MUNICIPAL SERVICES CTR								
51 - PERSONNEL	3,132.76	4,306.68	-1,173.92	-37.47%	20,969.23	41,269.00	-20,299.77	-96.81%
52 - CONTRACTUAL	1,388.29	1,865.11	-476.82	-34.35%	20,911.29	21,943.18	-1,031.89	-4.93%
53 - GENERAL SERVICES	810.19	6,769.50	-5,959.31	-735.54%	30,352.71	8,708.05	21,644.66	71.31%
54 - MACHINE & EQUIPMENT MAI	739.05	792.15	-53.10	-7.18%	2,731.37	2,333.20	398.17	14.58%
Department 106 - MUNICIPAL SERVICES CTR Total:	6,070.29	13,733.44	-7,663.15	-126.24%	74,964.60	74,253.43	711.17	0.95%
Department: 107 - HUMAN RESOURCES								
51 - PERSONNEL	6,505.41	6,505.14	0.27	0.00%	66,014.36	66,264.66	-250.30	-0.38%
52 - CONTRACTUAL	4,362.32	2,587.78	1,774.54	40.68%	56,320.58	68,172.89	-11,852.31	-21.04%
53 - GENERAL SERVICES	541.11	0.00	541.11	100.00%	2,168.30	293.04	1,875.26	86.49%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	14,999.00	0.00	14,999.00	100.00%
Department 107 - HUMAN RESOURCES Total:	11,408.84	9,092.92	2,315.92	20.30%	139,502.24	134,730.59	4,771.65	3.42%
Department: 108 - DOWNTOWN								
51 - PERSONNEL	3,728.48	5,730.18	-2,001.70	-53.69%	17,688.94	31,032.96	-13,344.02	-75.44%
52 - CONTRACTUAL	756.50	738.14	18.36	2.43%	1,698.94	19,536.87	-17,837.93	-1,049.94%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	2,161.47	5,808.68	-3,647.21	-168.74%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	25,127.19	-25,127.19	0.00%
Department 108 - DOWNTOWN Total:	4,484.98	6,468.32	-1,983.34	-44.22%	21,549.35	81,505.70	-59,956.35	-278.23%
Department: 201 - FINANCE								
51 - PERSONNEL	26,379.39	28,091.28	-1,711.89	-6.49%	253,049.46	260,786.45	-7,736.99	-3.06%
52 - CONTRACTUAL	6,177.80	11,469.06	-5,291.26	-85.65%	72,556.10	84,036.95	-11,480.85	-15.82%
53 - GENERAL SERVICES	491.19	0.00	491.19	100.00%	2,156.84	477.23	1,679.61	77.87%
54 - MACHINE & EQUIPMENT MAI	477.52	501.39	-23.87	-5.00%	21,353.34	26,107.14	-4,753.80	-22.26%
56 - BANK CHARGES	140.00	125.00	15.00	10.71%	1,903.21	1,092.25	810.96	42.61%
Department 201 - FINANCE Total:	33,665.90	40,186.73	-6,520.83	-19.37%	351,018.95	372,500.02	-21,481.07	-6.12%
Department: 203 - INFORMATION TECHNOLOGY								
51 - PERSONNEL	14,478.84	20,575.80	-6,096.96	-42.11%	148,266.58	182,669.18	-34,402.60	-23.20%
52 - CONTRACTUAL	4.30	63.56	-59.26	-1,378.14%	617.21	3,215.97	-2,598.76	-421.05%
53 - GENERAL SERVICES	4,373.55	2,515.00	1,858.55	42.50%	6,083.42	25,057.58	-18,974.16	-311.90%
54 - MACHINE & EQUIPMENT MAI	6,595.42	0.00	6,595.42	100.00%	46,979.47	106,994.93	-60,015.46	-127.75%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	19,454.60	-19,454.60	0.00%
Department 203 - INFORMATION TECHNOLOGY Total:	25,452.11	23,154.36	2,297.75	9.03%	201,946.68	337,392.26	-135,445.58	-67.07%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 204 - TAX								
52 - CONTRACTUAL	77.60	42,357.04	-42,279.44	-54,483.81%	166,482.88	173,095.04	-6,612.16	-3.97%
Department 204 - TAX Total:	77.60	42,357.04	-42,279.44	-54,483.81%	166,482.88	173,095.04	-6,612.16	-3.97%
Department: 301 - LEGAL COUNSEL								
51 - PERSONNEL	10,598.75	8,292.04	2,306.71	21.76%	72,045.50	74,352.05	-2,306.55	-3.20%
52 - CONTRACTUAL	1,223.75	323.63	900.12	73.55%	2,556.79	21,923.24	-19,366.45	-757.45%
Department 301 - LEGAL COUNSEL Total:	11,822.50	8,615.67	3,206.83	27.12%	74,602.29	96,275.29	-21,673.00	-29.05%
Department: 302 - MUNICIPAL COURT								
51 - PERSONNEL	4,495.73	6,599.43	-2,103.70	-46.79%	38,929.38	52,595.79	-13,666.41	-35.11%
52 - CONTRACTUAL	3,601.54	469.56	3,131.98	86.96%	34,398.04	30,143.10	4,254.94	12.37%
53 - GENERAL SERVICES	218.60	450.38	-231.78	-106.03%	2,887.90	4,745.10	-1,857.20	-64.31%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	4,387.50	4,531.88	-144.38	-3.29%
Department 302 - MUNICIPAL COURT Total:	8,315.87	7,519.37	796.50	9.58%	80,602.82	92,015.87	-11,413.05	-14.16%
Department: 402 - STREET MAINTENANCE								
51 - PERSONNEL	27,288.90	28,306.59	-1,017.69	-3.73%	293,975.83	278,765.52	15,210.31	5.17%
52 - CONTRACTUAL	16,302.58	21,463.96	-5,161.38	-31.66%	169,425.48	163,144.06	6,281.42	3.71%
53 - GENERAL SERVICES	1,197.29	1,461.26	-263.97	-22.05%	14,546.50	24,255.31	-9,708.81	-66.74%
54 - MACHINE & EQUIPMENT MAI	30,049.22	6,127.95	23,921.27	79.61%	76,836.92	51,818.81	25,018.11	32.56%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	43,847.00	0.00	43,847.00	100.00%
Department 402 - STREET MAINTENANCE Total:	74,837.99	57,359.76	17,478.23	23.35%	598,631.73	517,983.70	80,648.03	13.47%
Department: 501 - PARKS & RECREATION								
51 - PERSONNEL	85,376.49	89,223.11	-3,846.62	-4.51%	618,424.52	652,444.81	-34,020.29	-5.50%
52 - CONTRACTUAL	38,919.39	39,570.45	-651.06	-1.67%	374,109.35	281,434.88	92,674.47	24.77%
53 - GENERAL SERVICES	22,015.67	13,068.56	8,947.11	40.64%	102,116.98	96,919.66	5,197.32	5.09%
54 - MACHINE & EQUIPMENT MAI	6,619.48	4,992.95	1,626.53	24.57%	56,024.43	82,510.84	-26,486.41	-47.28%
55 - CAPITAL OUTLAY	3,618.75	84,041.27	-80,422.52	-2,222.38%	615,831.26	279,419.12	336,412.14	54.63%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.00	1.08	-1.08	0.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	0.00	52,039.40	-52,039.40	0.00%
Department 501 - PARKS & RECREATION Total:	156,549.78	230,896.34	-74,346.56	-47.49%	1,766,506.54	1,444,769.79	321,736.75	18.21%
Department: 504 - LIBRARY								
51 - PERSONNEL	8,496.02	14,955.42	-6,459.40	-76.03%	127,512.46	138,693.66	-11,181.20	-8.77%
52 - CONTRACTUAL	537.62	1,537.88	-1,000.26	-186.05%	9,945.10	13,473.07	-3,527.97	-35.47%
53 - GENERAL SERVICES	1,426.56	1,036.91	389.65	27.31%	9,732.37	11,063.73	-1,331.36	-13.68%
54 - MACHINE & EQUIPMENT MAI	0.00	124.48	-124.48	0.00%	6,192.31	8,741.53	-2,549.22	-41.17%
55 - CAPITAL OUTLAY	0.00	285.00	-285.00	0.00%	0.00	13,321.81	-13,321.81	0.00%
Department 504 - LIBRARY Total:	10,460.20	17,939.69	-7,479.49	-71.50%	153,382.24	185,293.80	-31,911.56	-20.81%
Department: 506 - SENIOR CENTER								
51 - PERSONNEL	4,811.66	5,847.54	-1,035.88	-21.53%	47,903.82	53,178.81	-5,274.99	-11.01%
52 - CONTRACTUAL	2,177.25	3,154.98	-977.73	-44.91%	11,781.43	27,978.40	-16,196.97	-137.48%
53 - GENERAL SERVICES	2,822.58	541.73	2,280.85	80.81%	10,645.98	8,452.50	2,193.48	20.60%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...	June Variance				YTD Variance			
	2020-2021 June Activity	2021-2022 June Activity	Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	350.96	8.99	341.97	97.44%	7,240.38	1,777.16	5,463.22	75.45%
55 - CAPITAL OUTLAY	0.00	114,700.00	-114,700.00	0.00%	0.00	214,700.00	-214,700.00	0.00%
Department 506 - SENIOR CENTER Total:	10,162.45	124,253.24	-114,090.79	-1,122.67%	77,571.61	306,086.87	-228,515.26	-294.59%
Department: 507 - AQUATIC CENTER								
51 - PERSONNEL	26,397.20	18,496.24	7,900.96	29.93%	33,963.64	21,018.15	12,945.49	38.12%
52 - CONTRACTUAL	5,343.07	1,376.54	3,966.53	74.24%	24,391.25	21,264.06	3,127.19	12.82%
53 - GENERAL SERVICES	9,900.86	9,277.60	623.26	6.30%	21,960.19	15,679.25	6,280.94	28.60%
54 - MACHINE & EQUIPMENT MAI	9,538.21	20,807.92	-11,269.71	-118.15%	26,338.66	322,895.21	-296,556.55	-1,125.94%
Department 507 - AQUATIC CENTER Total:	51,179.34	49,958.30	1,221.04	2.39%	106,653.74	380,856.67	-274,202.93	-257.10%
Department: 601 - FIRE DEPARTMENT								
51 - PERSONNEL	232,579.47	248,820.46	-16,240.99	-6.98%	2,187,845.47	2,421,243.07	-233,397.60	-10.67%
52 - CONTRACTUAL	8,567.84	8,189.60	378.24	4.41%	88,090.87	197,193.03	-109,102.16	-123.85%
53 - GENERAL SERVICES	8,852.10	16,661.69	-7,809.59	-88.22%	219,002.83	121,628.86	97,373.97	44.46%
54 - MACHINE & EQUIPMENT MAI	5,351.60	5,591.55	-239.95	-4.48%	73,499.87	74,678.25	-1,178.38	-1.60%
55 - CAPITAL OUTLAY	0.00	22,102.87	-22,102.87	0.00%	20,462.11	316,796.18	-296,334.07	-1,448.21%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.42	1.03	-0.61	-145.24%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	232,124.01	137,935.91	94,188.10	40.58%
Department 601 - FIRE DEPARTMENT Total:	255,351.01	301,366.17	-46,015.16	-18.02%	2,821,025.58	3,269,476.33	-448,450.75	-15.90%
Department: 701 - POLICE DEPARTMENT								
51 - PERSONNEL	292,101.75	352,275.70	-60,173.95	-20.60%	3,085,953.48	3,211,231.10	-125,277.62	-4.06%
52 - CONTRACTUAL	17,754.69	17,112.05	642.64	3.62%	543,422.44	264,709.74	278,712.70	51.29%
53 - GENERAL SERVICES	8,583.97	16,268.27	-7,684.30	-89.52%	134,240.01	144,327.58	-10,087.57	-7.51%
54 - MACHINE & EQUIPMENT MAI	7,923.15	-1,734.79	9,657.94	121.90%	123,617.86	136,514.72	-12,896.86	-10.43%
55 - CAPITAL OUTLAY	0.00	401,058.90	-401,058.90	0.00%	226,933.57	792,731.05	-565,797.48	-249.32%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.07	0.00	0.07	100.00%
57 - DEBT SERVICE	0.00	226,421.29	-226,421.29	0.00%	87,349.15	366,690.71	-279,341.56	-319.80%
Department 701 - POLICE DEPARTMENT Total:	326,363.56	1,011,401.42	-685,037.86	-209.90%	4,201,516.58	4,916,204.90	-714,688.32	-17.01%
Department: 801 - DEVELOPMENT SERVICES								
51 - PERSONNEL	28,759.94	25,902.86	2,857.08	9.93%	275,783.54	271,524.30	4,259.24	1.54%
52 - CONTRACTUAL	5,928.34	6,482.70	-554.36	-9.35%	64,248.43	52,379.91	11,868.52	18.47%
53 - GENERAL SERVICES	1,280.85	838.85	442.00	34.51%	5,638.48	10,318.93	-4,680.45	-83.01%
54 - MACHINE & EQUIPMENT MAI	928.22	217.00	711.22	76.62%	11,537.80	9,954.68	1,583.12	13.72%
55 - CAPITAL OUTLAY	900.00	0.00	900.00	100.00%	900.00	0.00	900.00	100.00%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	7,209.48	0.00	7,209.48	100.00%
Department 801 - DEVELOPMENT SERVICES Total:	37,797.35	33,441.41	4,355.94	11.52%	365,317.73	344,177.82	21,139.91	5.79%
Department: 900 - TRANSFERS								
59 - TRANSFER	0.00	0.00	0.00	0.00%	1,127,565.00	1,321,768.00	-194,203.00	-17.22%

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 19.

Categor...	2020-2021		2021-2022		June Variance		YTD Variance	
	June Activity	June Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Department 900 - TRANSFERS Total:	0.00	0.00	0.00	0.00%	1,127,565.00	1,321,768.00	-194,203.00	-17.22%
Expense Total:	1,076,889.14	2,009,721.87	-932,832.73	-86.62%	13,123,121.65	14,810,171.85	-1,687,050.20	-12.86%
Total Revenues	1,088,962.17	866,358.29	-222,603.88	-20.44%	16,155,943.09	19,432,724.39	3,276,781.30	20.28%
Fund 01 Surplus (Deficit):	12,073.03	-1,143,363.58	-1,155,436.61	-9,570.39%	3,032,821.44	4,622,552.54	1,589,731.10	52.42%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 02 - WATER AND WASTEWATER FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	0.00	0.00	0.00%	345.73	182.00	-163.73	-47.36%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	0.00	5,202.37	5,202.37	0.00%
44 - CHARGES FOR SERVICES	713,463.36	811,881.88	98,418.52	13.79%	6,361,787.08	7,625,236.84	1,263,449.76	19.86%
45 - OTHER REVENUE	156.79	36,062.50	35,905.71	22,900.51%	21,782.45	20,503,494.95	20,481,712.50	94,028.51%
49 - TRANSFER	0.00	0.00	0.00	0.00%	34,753.00	0.00	-34,753.00	-100.00%
Revenue Total:	713,620.15	847,944.38	134,324.23	18.82%	6,418,668.26	28,134,116.16	21,715,447.90	338.32%
Expense								
Department: 000 - UTILITIES ADMINISTRATION								
51 - PERSONNEL	22,914.10	53,127.82	-30,213.72	-131.86%	184,391.48	343,338.28	-158,946.80	-86.20%
52 - CONTRACTUAL	7,712.66	982.19	6,730.47	87.27%	55,067.99	30,581.64	24,486.35	44.47%
53 - GENERAL SERVICES	671.42	0.00	671.42	100.00%	4,684.03	1,413.53	3,270.50	69.82%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	110.00	0.00	110.00	100.00%
55 - CAPITAL OUTLAY	0.00	26,346.69	-26,346.69	0.00%	0.00	339,576.89	-339,576.89	0.00%
Department 000 - UTILITIES ADMINISTRATION Total:	31,298.18	80,456.70	-49,158.52	-157.07%	244,253.50	714,910.34	-470,656.84	-192.69%
Department: 001 - WATER PRODUCTION								
51 - PERSONNEL	18,804.33	22,759.20	-3,954.87	-21.03%	172,286.09	179,676.55	-7,390.46	-4.29%
52 - CONTRACTUAL	3,187.55	39,244.62	-36,057.07	-1,131.18%	420,737.76	468,773.51	-48,035.75	-11.42%
53 - GENERAL SERVICES	776.85	1,000.27	-223.42	-28.76%	5,330.79	7,855.37	-2,524.58	-47.36%
54 - MACHINE & EQUIPMENT MAI	20,904.85	18,738.57	2,166.28	10.36%	191,020.60	114,772.58	76,248.02	39.92%
55 - CAPITAL OUTLAY	53,570.00	35,150.00	18,420.00	34.38%	184,870.00	346,669.00	-161,799.00	-87.52%
Department 001 - WATER PRODUCTION Total:	97,243.58	116,892.66	-19,649.08	-20.21%	974,245.24	1,117,747.01	-143,501.77	-14.73%
Department: 002 - WATER DISTRIBUTION								
51 - PERSONNEL	14,882.27	6,045.11	8,837.16	59.38%	147,909.38	89,142.02	58,767.36	39.73%
52 - CONTRACTUAL	14,163.00	9,657.20	4,505.80	31.81%	107,821.61	155,428.22	-47,606.61	-44.15%
53 - GENERAL SERVICES	1,685.94	1,542.95	142.99	8.48%	19,522.73	34,366.15	-14,843.42	-76.03%
54 - MACHINE & EQUIPMENT MAI	6,128.05	2,827.76	3,300.29	53.86%	73,475.75	254,349.06	-180,873.31	-246.17%
55 - CAPITAL OUTLAY	19,330.00	146,454.33	-127,124.33	-657.65%	387,954.98	633,926.76	-245,971.78	-63.40%
Department 002 - WATER DISTRIBUTION Total:	56,189.26	166,527.35	-110,338.09	-196.37%	736,684.45	1,167,212.21	-430,527.76	-58.44%
Department: 003 - CUSTOMER SERVICE								
51 - PERSONNEL	13,085.65	11,388.01	1,697.64	12.97%	130,243.84	129,010.61	1,233.23	0.95%
52 - CONTRACTUAL	248.99	322.95	-73.96	-29.70%	4,246.02	25,676.18	-21,430.16	-504.71%
53 - GENERAL SERVICES	488.69	782.09	-293.40	-60.04%	4,690.98	7,768.22	-3,077.24	-65.60%
54 - MACHINE & EQUIPMENT MAI	4,922.36	1,010.91	3,911.45	79.46%	50,456.24	54,010.04	-3,553.80	-7.04%
Department 003 - CUSTOMER SERVICE Total:	18,745.69	13,503.96	5,241.73	27.96%	189,637.08	216,465.05	-26,827.97	-14.15%
Department: 011 - WASTEWATER COLLECTION								
51 - PERSONNEL	15,448.18	21,442.66	-5,994.48	-38.80%	142,951.59	194,113.13	-51,161.54	-35.79%
52 - CONTRACTUAL	590.59	602.44	-11.85	-2.01%	45,249.48	46,949.90	-1,700.42	-3.76%
53 - GENERAL SERVICES	846.07	946.86	-100.79	-11.91%	10,061.59	13,084.94	-3,023.35	-30.05%

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 19.

Categor...	June Variance				YTD Variance			
	2020-2021 June Activity	2021-2022 June Activity	Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	3,331.81	5,277.33	-1,945.52	-58.39%	24,782.29	47,861.82	-23,079.53	-93.13%
55 - CAPITAL OUTLAY	12,925.58	22,862.00	-9,936.42	-76.87%	199,018.02	68,259.50	130,758.52	65.70%
Department 011 - WASTEWATER COLLECTION Total:	33,142.23	51,131.29	-17,989.06	-54.28%	422,062.97	370,269.29	51,793.68	12.27%
Department: 012 - WASTEWATER TREATMENT								
52 - CONTRACTUAL	77,653.03	78,262.97	-609.94	-0.79%	719,686.45	735,065.86	-15,379.41	-2.14%
54 - MACHINE & EQUIPMENT MAI	0.00	39,639.02	-39,639.02	0.00%	19,278.00	69,736.06	-50,458.06	-261.74%
55 - CAPITAL OUTLAY	0.00	42,885.71	-42,885.71	0.00%	0.00	42,885.71	-42,885.71	0.00%
Department 012 - WASTEWATER TREATMENT Total:	77,653.03	160,787.70	-83,134.67	-107.06%	738,964.45	847,687.63	-108,723.18	-14.71%
Department: 020 - BILLING & COLLECTION								
51 - PERSONNEL	21,918.90	6,893.32	15,025.58	68.55%	89,666.01	63,836.90	25,829.11	28.81%
52 - CONTRACTUAL	7,830.09	8,053.56	-223.47	-2.85%	65,459.45	64,919.49	539.96	0.82%
53 - GENERAL SERVICES	17,317.96	22,735.07	-5,417.11	-31.28%	91,001.98	135,641.02	-44,639.04	-49.05%
54 - MACHINE & EQUIPMENT MAI	1,007.52	5,091.40	-4,083.88	-405.34%	24,536.01	32,769.44	-8,233.43	-33.56%
Department 020 - BILLING & COLLECTION Total:	48,074.47	42,773.35	5,301.12	11.03%	270,663.45	297,166.85	-26,503.40	-9.79%
Department: 901 - NON-DEPARTMENTAL								
56 - BANK CHARGES	0.00	-9,672.67	9,672.67	0.00%	2.40	418,267.87	-418,265.47	-427,727.92%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	1,300,883.00	1,310,023.25	-9,140.25	-0.70%
59 - TRANSFER	36,721.60	55,837.51	-19,115.91	-52.06%	817,610.73	1,294,467.64	-476,856.91	-58.32%
Department 901 - NON-DEPARTMENTAL Total:	36,721.60	46,164.84	-9,443.24	-25.72%	2,118,496.13	3,022,758.76	-904,262.63	-42.68%
Expense Total:	399,068.04	678,237.85	-279,169.81	-69.96%	5,695,007.27	7,754,217.14	-2,059,209.87	-36.16%
Total Revenues	713,620.15	847,944.38	134,324.23	18.82%	6,418,668.26	28,134,116.16	21,715,447.90	338.32%
Fund 02 Surplus (Deficit):	314,552.11	169,706.53	-144,845.58	-46.05%	723,660.99	20,379,899.02	19,656,238.03	2,716.22%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...					For the Period Ending 06			
	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 03 - SANITARY LANDFILL FUND								
Revenue								
44 - CHARGES FOR SERVICES	82,512.30	133,965.07	51,452.77	62.36%	708,454.35	928,886.81	220,432.46	31.11%
45 - OTHER REVENUE	12.44	1,292.12	1,279.68	10,286.82%	899.76	3,251.91	2,352.15	261.42%
Revenue Total:	82,524.74	135,257.19	52,732.45	63.90%	709,354.11	932,138.72	222,784.61	31.41%
Expense								
Department: 030 - LANDFILL								
51 - PERSONNEL	16,604.49	17,305.98	-701.49	-4.22%	163,310.91	168,764.76	-5,453.85	-3.34%
52 - CONTRACTUAL	904.19	660.81	243.38	26.92%	28,484.47	59,616.72	-31,132.25	-109.30%
53 - GENERAL SERVICES	5,147.36	9,886.39	-4,739.03	-92.07%	41,503.37	71,420.51	-29,917.14	-72.08%
54 - MACHINE & EQUIPMENT MAI	8,613.06	12,245.26	-3,632.20	-42.17%	84,529.78	75,779.13	8,750.65	10.35%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	150,689.31	-150,689.31	0.00%
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	0.00	10.73	-10.73	0.00%
59 - TRANSFER	0.00	0.00	0.00	0.00%	28,763.00	81,539.00	-52,776.00	-183.49%
Department 030 - LANDFILL Total:	31,269.10	40,098.44	-8,829.34	-28.24%	346,591.53	607,820.16	-261,228.63	-75.37%
Expense Total:	31,269.10	40,098.44	-8,829.34	-28.24%	346,591.53	607,820.16	-261,228.63	-75.37%
Total Revenues	82,524.74	135,257.19	52,732.45	63.90%	709,354.11	932,138.72	222,784.61	31.41%
Fund 03 Surplus (Deficit):	51,255.64	95,158.75	43,903.11	85.66%	362,762.58	324,318.56	-38,444.02	-10.60%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 04 - AIRPORT FUND								
Revenue								
44 - CHARGES FOR SERVICES	8,877.73	9,118.14	240.41	2.71%	83,896.10	102,381.76	18,485.66	22.03%
49 - TRANSFER	0.00	0.00	0.00	0.00%	160,000.00	0.00	-160,000.00	-100.00%
Revenue Total:	8,877.73	9,118.14	240.41	2.71%	243,896.10	102,381.76	-141,514.34	-58.02%
Expense								
Department: 040 - AIRPORT								
51 - PERSONNEL	298.92	370.70	-71.78	-24.01%	4,330.02	3,069.38	1,260.64	29.11%
52 - CONTRACTUAL	2,820.10	1,788.40	1,031.70	36.58%	32,898.79	37,432.15	-4,533.36	-13.78%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	71.00	34.80	36.20	50.99%
54 - MACHINE & EQUIPMENT MAI	389.00	656.50	-267.50	-68.77%	9,315.68	13,796.79	-4,481.11	-48.10%
Department 040 - AIRPORT Total:	3,508.02	2,815.60	692.42	19.74%	46,615.49	54,333.12	-7,717.63	-16.56%
Expense Total:	3,508.02	2,815.60	692.42	19.74%	46,615.49	54,333.12	-7,717.63	-16.56%
Total Revenues	8,877.73	9,118.14	240.41	2.71%	243,896.10	102,381.76	-141,514.34	-58.02%
Fund 04 Surplus (Deficit):	5,369.71	6,302.54	932.83	17.37%	197,280.61	48,048.64	-149,231.97	-75.64%

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 19.

Categor...	2020-2021		June Variance		2020-2021		YTD Variance	
	June Activity	June 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%	1,450.18	1,822.29	372.11	25.66%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	420,043.65	1,016,222.95	596,179.30	141.93%
44 - CHARGES FOR SERVICES	62,797.66	78,802.70	16,005.04	25.49%	497,364.87	720,925.28	223,560.41	44.95%
45 - OTHER REVENUE	3.60	342.08	338.48	9,402.22%	381.91	3,211,565.65	3,211,183.74	840,822.12%
Revenue Total:	62,801.26	79,144.78	16,343.52	26.02%	919,240.61	4,950,536.17	4,031,295.56	438.55%
Expense								
Department: 050 - STORM WATER DRAINAGE								
52 - CONTRACTUAL	1,687.51	5,710.74	-4,023.23	-238.41%	22,063.46	262,891.35	-240,827.89	-1,091.52%
55 - CAPITAL OUTLAY	158,799.04	0.00	158,799.04	100.00%	1,116,573.11	112,420.00	1,004,153.11	89.93%
56 - BANK CHARGES	0.00	-2,587.97	2,587.97	0.00%	447.50	84,918.72	-84,471.22	-18,876.25%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	409,990.00	3,541,074.89	-3,131,084.89	-763.70%
59 - TRANSFER	0.00	0.00	0.00	0.00%	199,008.00	0.00	199,008.00	100.00%
Department 050 - STORM WATER DRAINAGE Total:	160,486.55	3,122.77	157,363.78	98.05%	1,748,082.07	4,001,304.96	-2,253,222.89	-128.90%
Expense Total:	160,486.55	3,122.77	157,363.78	98.05%	1,748,082.07	4,001,304.96	-2,253,222.89	-128.90%
Total Revenues	62,801.26	79,144.78	16,343.52	26.02%	919,240.61	4,950,536.17	4,031,295.56	438.55%
Fund 05 Surplus (Deficit):	-97,685.29	76,022.01	173,707.30	177.82%	-828,841.46	949,231.21	1,778,072.67	214.53%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...	2020-2021				2021-2022			
	June Activity	June Activity	June Variance Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 07 - HOTEL OCCUPANCY TAX FUND								
Revenue								
40 - TAXES	60,142.27	47,701.17	-12,441.10	-20.69%	332,647.61	430,498.54	97,850.93	29.42%
44 - CHARGES FOR SERVICES	16,792.10	7,950.00	-8,842.10	-52.66%	32,392.10	30,795.00	-1,597.10	-4.93%
45 - OTHER REVENUE	3.59	650.84	647.25	18,029.25%	128.49	1,411.74	1,283.25	998.72%
Revenue Total:	76,937.96	56,302.01	-20,635.95	-26.82%	365,168.20	462,705.28	97,537.08	26.71%
Expense								
Department: 070 - TOURISM								
51 - PERSONNEL	5,994.72	4,943.06	1,051.66	17.54%	57,728.14	51,751.32	5,976.82	10.35%
52 - CONTRACTUAL	746.44	3,699.43	-2,952.99	-395.61%	157,383.82	72,786.62	84,597.20	53.75%
53 - GENERAL SERVICES	0.00	158.52	-158.52	0.00%	2,246.62	441.98	1,804.64	80.33%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	13,482.97	-13,482.97	0.00%
58 - GRANT DISBURSEMENTS	42,147.03	25,452.19	16,694.84	39.61%	163,283.48	118,665.86	44,617.62	27.33%
Department 070 - TOURISM Total:	48,888.19	34,253.20	14,634.99	29.94%	380,642.06	257,128.75	123,513.31	32.45%
Expense Total:	48,888.19	34,253.20	14,634.99	29.94%	380,642.06	257,128.75	123,513.31	32.45%
Total Revenues	76,937.96	56,302.01	-20,635.95	-26.82%	365,168.20	462,705.28	97,537.08	26.71%
Fund 07 Surplus (Deficit):	28,049.77	22,048.81	-6,000.96	-21.39%	-15,473.86	205,576.53	221,050.39	1,428.54%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 08 - DEBT SERVICE FUND								
Revenue								
40 - TAXES	2,058.40	1,049.86	-1,008.54	-49.00%	267,201.54	231,590.35	-35,611.19	-13.33%
45 - OTHER REVENUE	1.08	47.61	46.53	4,308.33%	80.96	150.06	69.10	85.35%
Revenue Total:	2,059.48	1,097.47	-962.01	-46.71%	267,282.50	231,740.41	-35,542.09	-13.30%
Expense								
Department: 080 - DEBT SERVICE								
56 - BANK CHARGES	0.00	0.00	0.00	0.00%	300.00	300.00	0.00	0.00%
57 - DEBT SERVICE	0.00	0.00	0.00	0.00%	400,900.00	408,050.00	-7,150.00	-1.78%
Department 080 - DEBT SERVICE Total:	0.00	0.00	0.00	0.00%	401,200.00	408,350.00	-7,150.00	-1.78%
Expense Total:	0.00	0.00	0.00	0.00%	401,200.00	408,350.00	-7,150.00	-1.78%
Total Revenues	2,059.48	1,097.47	-962.01	-46.71%	267,282.50	231,740.41	-35,542.09	-13.30%
Fund 08 Surplus (Deficit):	2,059.48	1,097.47	-962.01	-46.71%	-133,917.50	-176,609.59	-42,692.09	-31.88%

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 10 - CAPITAL PROJECTS FUND								
Revenue								
41 - LICENSES AND PERMITS	0.00	1,055.64	1,055.64	0.00%	2,506.25	3,712.20	1,205.95	48.12%
45 - OTHER REVENUE	121.52	24,646.71	24,525.19	20,182.02%	26,166.64	2,090,218.89	2,064,052.25	7,888.11%
49 - TRANSFER	0.00	0.00	0.00	0.00%	967,565.00	1,234,069.00	266,504.00	27.54%
Revenue Total:	121.52	25,702.35	25,580.83	21,050.72%	996,237.89	3,328,000.09	2,331,762.20	234.06%
Expense								
Department: 402 - STREET MAINTENANCE								
53 - GENERAL SERVICES	444.00	0.00	444.00	100.00%	444.00	0.00	444.00	100.00%
55 - CAPITAL OUTLAY	75.00	535,833.25	-535,758.25	-714,344.33%	3,216,792.32	2,912,821.68	303,970.64	9.45%
Department 402 - STREET MAINTENANCE Total:	519.00	535,833.25	-535,314.25	-103,143.40%	3,217,236.32	2,912,821.68	304,414.64	9.46%
Department: 501 - PARKS & RECREATION								
56 - BANK CHARGES	0.00	-967.01	967.01	0.00%	0.00	41,813.65	-41,813.65	0.00%
Department 501 - PARKS & RECREATION Total:	0.00	-967.01	967.01	0.00%	0.00	41,813.65	-41,813.65	0.00%
Expense Total:	519.00	534,866.24	-534,347.24	-102,957.08%	3,217,236.32	2,954,635.33	262,600.99	8.16%
Total Revenues	121.52	25,702.35	25,580.83	21,050.72%	996,237.89	3,328,000.09	2,331,762.20	234.06%
Fund 10 Surplus (Deficit):	-397.48	-509,163.89	-508,766.41	-127,997.99%	-2,220,998.43	373,364.76	2,594,363.19	116.81%

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 11 - CHILD SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	50.00	98.73	48.73	97.46%	1,673.31	2,223.65	550.34	32.89%
45 - OTHER REVENUE	0.00	5.83	5.83	0.00%	1.39	13.03	11.64	837.41%
Revenue Total:	50.00	104.56	54.56	109.12%	1,674.70	2,236.68	561.98	33.56%
Total Revenues	50.00	104.56	54.56	109.12%	1,674.70	2,236.68	561.98	33.56%
Fund 11 Total:	50.00	104.56	54.56	109.12%	1,674.70	2,236.68	561.98	33.56%

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 12 - COURT TECHNOLOGY FUND								
Revenue								
42 - FINES AND FORFEITURES	375.97	589.24	213.27	56.73%	3,318.06	6,176.53	2,858.47	86.15%
45 - OTHER REVENUE	0.00	12.81	12.81	0.00%	2.62	28.09	25.47	972.14%
Revenue Total:	375.97	602.05	226.08	60.13%	3,320.68	6,204.62	2,883.94	86.85%
Total Revenues	375.97	602.05	226.08	60.13%	3,320.68	6,204.62	2,883.94	86.85%
Fund 12 Total:	375.97	602.05	226.08	60.13%	3,320.68	6,204.62	2,883.94	86.85%

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 19.

Categor...	2020-2021		June Variance		2020-2021		YTD Variance	
	June Activity	June Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Fund: 13 - PUBLIC SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	1,672.40	0.00	-1,672.40	-100.00%	10,535.46	29,457.61	18,922.15	179.60%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	3,206.87	2,778.50	-428.37	-13.36%
45 - OTHER REVENUE	0.73	85.61	84.88	11,627.40%	31.40	167.80	136.40	434.39%
Revenue Total:	1,673.13	85.61	-1,587.52	-94.88%	13,773.73	32,403.91	18,630.18	135.26%
Expense								
Department: 130 - PUBLIC SAFETY								
52 - CONTRACTUAL	391.30	0.00	391.30	100.00%	391.30	0.00	391.30	100.00%
Department 130 - PUBLIC SAFETY Total:	391.30	0.00	391.30	100.00%	391.30	0.00	391.30	100.00%
Expense Total:	391.30	0.00	391.30	100.00%	391.30	0.00	391.30	100.00%
Total Revenues	1,673.13	85.61	-1,587.52	-94.88%	13,773.73	32,403.91	18,630.18	135.26%
Fund 13 Surplus (Deficit):	1,281.83	85.61	-1,196.22	-93.32%	13,382.43	32,403.91	19,021.48	142.14%

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 19.

Categor...	2020-2021 June Activity	2021-2022 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020-2021 YTD Activity	2021-2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 20 - TAX INCREMENT FINANCING FUND								
Revenue								
40 - TAXES	0.00	19,128.35	19,128.35	0.00%	0.00	60,901.88	60,901.88	0.00%
45 - OTHER REVENUE	0.00	90.76	90.76	0.00%	0.00	194.93	194.93	0.00%
49 - TRANSFER	0.00	0.00	0.00	0.00%	0.00	106,394.00	106,394.00	0.00%
Revenue Total:	0.00	19,219.11	19,219.11	0.00%	0.00	167,490.81	167,490.81	0.00%
Total Revenues	0.00	19,219.11	19,219.11	0.00%	0.00	167,490.81	167,490.81	0.00%
Fund 20 Total:	0.00	19,219.11	19,219.11	0.00%	0.00	167,490.81	167,490.81	0.00%

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 19.

Categor...	2020-2021				2021-2022			
	June Activity	June Activity	June Variance Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 79 - SEDA								
Revenue								
40 - TAXES	49,659.95	56,225.25	6,565.30	13.22%	469,891.45	519,581.52	49,690.07	10.57%
43 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	34,000.00	33,000.00	-1,000.00	-2.94%
45 - OTHER REVENUE	11.05	990.39	979.34	8,862.81%	405.94	2,773.88	2,367.94	583.32%
Revenue Total:	49,671.00	57,215.64	7,544.64	15.19%	504,297.39	555,355.40	51,058.01	10.12%
Expense								
Department: 790 - SEDA								
51 - PERSONNEL	19,343.69	19,262.09	81.60	0.42%	166,053.43	183,769.39	-17,715.96	-10.67%
52 - CONTRACTUAL	1,566.67	1,324.00	242.67	15.49%	128,119.18	93,169.76	34,949.42	27.28%
53 - GENERAL SERVICES	1,159.35	0.00	1,159.35	100.00%	3,634.18	1,861.77	1,772.41	48.77%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	649.00	1,707.33	-1,058.33	-163.07%
55 - CAPITAL OUTLAY	60,438.15	0.00	60,438.15	100.00%	60,438.15	-33.00	60,471.15	100.05%
56 - BANK CHARGES	5.65	0.00	5.65	100.00%	24.31	66.94	-42.63	-175.36%
58 - GRANT DISBURSEMENTS	0.00	0.00	0.00	0.00%	47,924.79	47,789.45	135.34	0.28%
Department 790 - SEDA Total:	82,513.51	20,586.09	61,927.42	75.05%	406,843.04	328,331.64	78,511.40	19.30%
Expense Total:	82,513.51	20,586.09	61,927.42	75.05%	406,843.04	328,331.64	78,511.40	19.30%
Total Revenues	49,671.00	57,215.64	7,544.64	15.19%	504,297.39	555,355.40	51,058.01	10.12%
Fund 79 Surplus (Deficit):	-32,842.51	36,629.55	69,472.06	211.53%	97,454.35	227,023.76	129,569.41	132.95%
Total Surplus (Deficit):	284,142.26	-1,225,550.48	-1,509,692.74	-531.32%	1,233,126.53	27,161,741.45	25,928,614.92	2,102.67%

Fund Summary

Fund	2020-2021		June Variance		2021-2022		YTD Variance	
	June Activity	June Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
01 - GENERAL FUND	12,073.03	-1,143,363.58	-1,155,436.61	-9,570.39%	3,032,821.44	4,622,552.54	1,589,731.10	52.42%
02 - WATER AND WASTEWATE...	314,552.11	169,706.53	-144,845.58	-46.05%	723,660.99	20,379,899.02	19,656,238.03	2,716.22%
03 - SANITARY LANDFILL FUND	51,255.64	95,158.75	43,903.11	85.66%	362,762.58	324,318.56	-38,444.02	-10.60%
04 - AIRPORT FUND	5,369.71	6,302.54	932.83	17.37%	197,280.61	48,048.64	-149,231.97	-75.64%
05 - STORM WATER DRAINAGE...	-97,685.29	76,022.01	173,707.30	177.82%	-828,841.46	949,231.21	1,778,072.67	214.53%
07 - HOTEL OCCUPANCY TAX F...	28,049.77	22,048.81	-6,000.96	-21.39%	-15,473.86	205,576.53	221,050.39	1,428.54%
08 - DEBT SERVICE FUND	2,059.48	1,097.47	-962.01	-46.71%	-133,917.50	-176,609.59	-42,692.09	-31.88%
10 - CAPITAL PROJECTS FUND	-397.48	-509,163.89	-508,766.41	-127,997.99%	-2,220,998.43	373,364.76	2,594,363.19	116.81%
11 - CHILD SAFETY FUND	50.00	104.56	54.56	109.12%	1,674.70	2,236.68	561.98	33.56%
12 - COURT TECHNOLOGY FU...	375.97	602.05	226.08	60.13%	3,320.68	6,204.62	2,883.94	86.85%
13 - PUBLIC SAFETY FUND	1,281.83	85.61	-1,196.22	-93.32%	13,382.43	32,403.91	19,021.48	142.14%
20 - TAX INCREMENT FINANCI...	0.00	19,219.11	19,219.11	0.00%	0.00	167,490.81	167,490.81	0.00%
79 - SEDA	-32,842.51	36,629.55	69,472.06	211.53%	97,454.35	227,023.76	129,569.41	132.95%
Total Surplus (Deficit):	284,142.26	-1,225,550.48	-1,509,692.74	-531.32%	1,233,126.53	27,161,741.45	25,928,614.92	2,102.67%



**Quarterly Investment Report
For the Quarter Ending
June 30, 2022**

City of Stephenville, Texas
Quarterly Investment Report
June 30, 2022
Portfolio Summary Management Report

<u>Portfolio as of March 31, 2022:</u>		<u>Portfolio as of June 30, 2022:</u>	
Beginning Book Value	\$ 52,814,605	Ending Book Value	\$ 72,825,424
Beginning Market Value	\$ 52,814,605	Ending Market Value	\$ 72,817,207
		Total Income for Quarter	\$ 115,139
		Change in Book Value	\$ 20,010,819
		Change in Market Value	\$ 20,002,601
		Net Change in Value	\$ (8,217)

Average Yield to Maturity for period - Total	0.76%
Average Yield to Maturity for period - Non-Demand	0.86%
3 Month Treasury Average October - December 2021	1.09%

/s/ Monica D. Harris

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

City of Stephenville, TX
Investment Report
6/30/2022

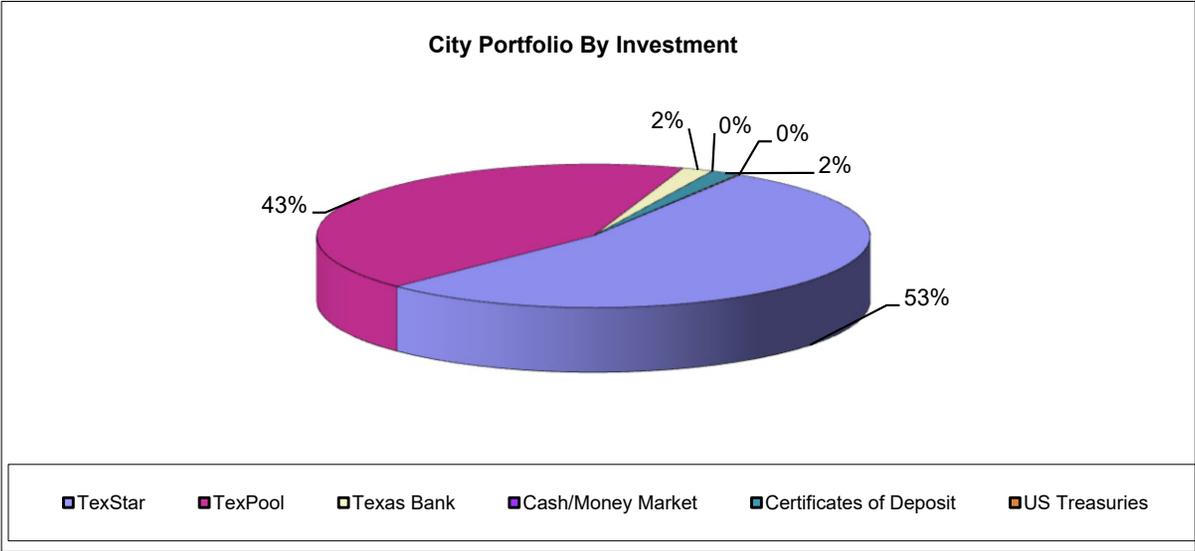
Purchase Date	Maturity Date	CUSIP	Investment Type	Par Amount	Coupon	Purchase Price	Purchase Yield	Beginning Book Value	Interest Earned April 2021	Interest Earned 2021	Interest Earned May 2021	Interest Earned June 2021	Interest Earned for the Quarter	Ending Book Value	Earnings YTD	Market Price	Market Value
<u>Pooled Cash</u>																	
6/30/2022	7/1/2022	N/A	Demand	1,201,455.71	0.790%	100.000	0.790%	1,201,455.71	429.54	722.84	807.54	1,959.92	1,201,455.71	2,698.34	100.0000	1,201,455.71	
Sub Total				1,201,455.71				1,201,455.71	429.54	722.84	807.54	1,959.92	1,201,455.71	2,698.34		1,201,455.71	
<u>General Fund</u>																	
6/30/2022	7/1/2022	N/A	Texpool	11,737,604.93	1.001%	100.000	1.001%	11,737,604.93	3,544.75	7,182.15	10,000.58	20,727.48	11,737,604.93	24,236.38	100.0000	11,737,604.93	
6/30/2022	7/1/2022	N/A	TexSTAR	2,766,923.64	0.985%	100.000	0.985%	2,766,923.64	732.34	1,515.77	2,238.25	4,486.36	2,766,923.64	4,862.07	100.0000	2,766,923.64	
6/30/2022	7/1/2022	N/A	Pershing	520.20	0.000%	100.000	0.000%	520.20	-	-	-	-	520.20	-	100.0000	520.20	
5/11/2022	12/12/2022	251795AW0	CD	245,000.00	100.000%	100.000	1.000%	245,000.00	-	140.96	201.37	342.33	245,000.00	342.33	99.5340	243,858.30	
5/13/2022	4/13/2023	31034RGQ2	CD	245,000.00	100.000%	100.000	1.550%	245,000.00	-	197.68	312.12	509.80	245,000.00	509.80	99.2580	243,182.10	
5/18/2022	6/20/2023	38150VAK5	CD	245,000.00	100.000%	100.000	2.000%	245,000.00	-	187.95	402.73	590.68	245,000.00	590.68	99.2120	243,069.40	
5/18/2022	2/17/2023	95763PEV9	CD	245,000.00	100.000%	100.000	1.500%	245,000.00	-	140.96	302.05	443.01	245,000.00	443.01	99.5120	243,804.40	
5/20/2022	5/19/2023	48128WWP6	CD	245,000.00	100.000%	100.000	2.000%	245,000.00	-	161.10	402.74	563.84	245,000.00	563.84	99.4130	243,561.85	
6/2/2022	5/31/2023	912828R69	US Treasury	100,000.00	100.000%	99.5414	1.625%	99,541.40	-	-	111.00	111.00	99,541.40	111.00	98.8480	98,848.00	
Sub Total				15,830,048.77				15,829,590.17	4,277.09	9,526.57	13,970.84	27,774.50	15,829,590.17	31,659.11		15,821,372.82	
<u>Enterprise</u>																	
6/30/2022	7/1/2022	N/A	Texpool	7,204,300.47	1.001%	100.0000	1.001%	7,204,300.47	1,693.54	3,511.04	5,924.05	11,128.63	7,204,300.47	13,245.51	100.0000	7,204,300.47	
6/30/2022	7/1/2022	N/A	Texpool	1,571,341.98	1.001%	100.0000	1.001%	1,571,341.98	366.42	796.87	1,292.12	2,455.41	1,571,341.98	2,901.91	100.0000	1,571,341.98	
6/30/2022	7/1/2022	N/A	TexSTAR	23,842,220.84	0.985%	100.0000	0.985%	23,842,220.84	1,117.22	13,056.66	19,278.52	33,452.40	23,842,220.84	33,694.25	100.0000	23,842,220.84	
6/30/2022	7/1/2022	N/A	TexSTAR	12,450,580.05	0.985%	100.0000	0.985%	12,450,580.05	3,295.31	6,820.58	10,071.55	20,187.44	12,450,580.05	21,878.77	100.0000	12,450,580.05	
Sub Total				45,068,443.34				45,068,443.34	6,472.49	24,185.15	36,566.24	67,223.88	45,068,443.34	71,720.44		45,068,443.34	
<u>Storm Drainage</u>																	
6/30/2022	7/1/2022	N/A	Texpool	317,951.41	1.001%	100.0000	1.001%	317,951.41	59.17	142.28	261.43	462.88	317,951.41	508.34	100.0000	317,951.41	
6/30/2022	7/1/2022	N/A	Texpool	98,727.09	1.001%	100.0000	1.001%	98,727.09	23.34	49.51	79.00	151.85	98,727.09	180.26	100.0000	98,727.09	
Sub Total				416,678.50				416,678.50	82.51	191.79	340.43	614.73	416,678.50	688.60		416,678.50	
<u>Hotel Occupancy Tax</u>																	
6/30/2022	7/1/2022	N/A	Texpool	791,443.83	1.001%	100.0000	1.001%	791,443.83	178.47	384.50	650.84	1,213.81	791,443.83	1,411.74	100.0000	791,443.83	
Sub Total				791,443.83				791,443.83	178.47	384.50	650.84	1,213.81	791,443.83	1,411.74		791,443.83	
<u>Child Safety</u>																	
6/30/2022	7/1/2022	N/A	Texpool	7,067.97	1.001%	100.0000	1.001%	7,067.97	1.63	3.54	5.83	11.00	7,067.97	13.03	100.0000	7,067.97	
Sub Total				7,067.97				7,067.97	1.63	3.54	5.83	11.00	7,067.97	13.03		7,067.97	
<u>Court Technology</u>																	
6/30/2022	7/1/2022	N/A	Texpool	15,612.92	1.001%	100.0000	1.001%	15,612.92	3.62	7.90	12.81	24.33	15,612.92	28.09	100.0000	15,612.92	
Sub Total				15,612.92				15,612.92	3.62	7.90	12.81	24.33	15,612.92	28.09		15,612.92	
<u>Public Safety</u>																	
6/30/2022	7/1/2022	N/A	Texpool	104,136.09	1.001%	100.0000	1.001%	104,136.09	18.62	42.34	85.61	146.57	104,136.09	167.80	100.0000	104,136.09	
Sub Total				104,136.09				104,136.09	18.62	42.34	85.61	146.57	104,136.09	167.80		104,136.09	
<u>SEDA</u>																	
6/30/2022	7/1/2022	N/A	Texpool	1,204,427.21	1.001%	100.0000	1.001%	1,204,427.21	297.90	635.23	990.39	1,923.52	1,204,427.21	2,273.88	100.0000	1,204,427.21	
Sub Total				1,204,427.21				1,204,427.21	297.90	635.23	990.39	1,923.52	1,204,427.21	2,273.88		1,204,427.21	
<u>Debt Service</u>																	
6/30/2022	7/1/2022	N/A	Demand	74,263.03	0.620%	100.0000	0.790%	74,263.03	18.97	39.37	47.61	105.95	74,263.03	150.06	100.0000	74,263.03	
Sub Total				74,263.03				74,263.03	18.97	39.37	47.61	105.95	74,263.03	150.06		74,263.03	
<u>Employee Benefit</u>																	
6/30/2022	7/1/2022	N/A	Demand	50,556.66	0.620%	100.0000	0.790%	50,556.66	38.89	44.88	47.06	130.83	50,556.66	171.02	100.0000	50,556.66	
Sub Total				50,556.66				50,556.66	38.89	44.88	47.06	130.83	50,556.66	171.02		50,556.66	
<u>Capital Projects</u>																	
6/30/2022	7/1/2022	N/A	Texpool	7,951,370.74	1.001%	100.0000	1.001%	7,951,370.74	2,385.43	4,621.69	6,825.74	13,832.86	7,951,370.74	16,853.80	100.0000	7,951,370.74	
Sub Total				7,951,370.74				7,951,370.74	2,385.43	4,621.69	6,825.74	13,832.86	7,951,370.74	16,853.80		7,951,370.74	

City of Stephenville, TX
 Investment Report
 6/30/2022

Purchase Date	Maturity Date	CUSIP	Investment Type	Par Amount	Coupon	Purchase Price	Purchase Yield	Beginning Book Value	Interest Earned April 2021	Interest Earned May 2021	Interest Earned June 2021	Interest Earned for the Quarter	Ending Book Value	Earnings YTD	Market Price	Market Value
<u>Tax Increment Financing</u>																
6/30/2022	7/1/2022	N/A	Texpool	110,377.72	1.001%	100.0000	1.001%	110,377.72	27.58	58.31	90.76	176.65	110,377.72	194.93	100.0000	110,377.72
Sub Total				<u>110,377.72</u>				<u>110,377.72</u>	<u>27.58</u>	<u>58.31</u>	<u>90.76</u>	<u>176.65</u>	<u>110,377.72</u>	<u>194.93</u>		<u>110,377.72</u>
Grand Total				<u>72,825,882.49</u>				<u>72,825,423.89</u>	<u>14,232.74</u>	<u>40,464.11</u>	<u>60,441.70</u>	<u>115,138.55</u>	<u>72,825,423.89</u>	<u>128,030.84</u>		<u>72,817,206.54</u>

**City of Stephenville
Investment Diversification
For Month Ending June 30, 2022**

<u>Investments</u>	<u>Par Value</u>	<u>Market Value</u>	<u>% of Portfolio</u>	<u>Avg Yield</u>
TexStar	39,059,724.53	39,059,724.53	53.63%	0.99%
TexPool	31,114,362.36	31,114,362.36	42.72%	1.00%
Texas Bank	1,326,275.40	1,326,275.40	1.82%	0.79%
Cash/Money Market	520.20	520.20	0.00%	0.00%
Certificates of Deposit	1,225,000.00	1,217,476.05	1.68%	1.62%
US Treasuries	100,000.00	98,848.00	0.14%	1.64%
	72,825,882.49	72,817,206.54	100.00%	



City of Stephenville, TX
Consolidated Yield Worksheet
 April - June 2022

<u>April</u>	<u>Average Monthly Balance</u>	<u>Net Monthly Earnings</u>	<u>Average Monthly Rate</u>
Demand - Operating	1,581,480.98	429.54	0.35%
Demand - Others	212,477.27	57.86	0.35%
Texpool	34,337,467.91	8,600.47	0.30%
TexSTAR	19,187,931.21	5,144.87	0.32%
<i>Totals for April</i>	55,319,357.37	14,232.74	0.33%
<u>May</u>			
Investments	1,222,895.45	828.65	1.61%
Demand - Operating	1,387,722.03	722.84	0.62%
Demand - Others	155,206.54	84.25	0.62%
Texpool	33,004,223.60	17,435.36	0.62%
TexSTAR	38,998,574.04	21,393.01	0.65%
<i>Totals for May</i>	74,768,621.66	40,464.11	0.82%
<u>June</u>			
Brokered CD's	1,217,476.05	1,621.01	1.62%
US Treasuries	98,848.00	111.00	1.64%
Demand - Operating	1,255,362.10	807.54	0.79%
Demand - Others	146,900.27	94.67	0.79%
Texpool	31,857,205.34	26,219.16	1.00%
TexSTAR	39,018,257.50	31,588.32	0.99%
<i>Totals for June</i>	73,594,049.26	60,441.70	1.14%



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, July 05, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, July 05, 2022, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Regular City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT: Mayor Doug Svien
Council Member LeAnn Durfey
Council Member Justin Haschke
Council Member Daron Trussell
Council Member Bob Newby
Mayor Pro Tem Ricky Thurman
Council Member David Baskett
Council Member Gerald Cook
Council Member Mark McClinton

COUNCIL ABSENT: None

OTHERS ATTENDING: Jason M. King, Interim City Manager
Randy Thomas, City Attorney
Terri Johnson, Interim City Secretary

CALL TO ORDER

Mayor Svien called the meeting to order at 5:30 PM.

PLEDGES OF ALLEGIANCE

Pastor Ed Dittfurth, Cornerstone Assembly of God led the Pledges of Allegiance to the flags of the United States and of the State of Texas.

INVOCATION

The invocation was voiced by Pastor Dittfurth.

CITIZENS GENERAL DISCUSSION

The following persons spoke for three minutes each regarding the location of the new Senior Citizens Center:

Alisa Terrell Starbird 2251 W. Mimosa, Stephenville shared her concerns for the imminent death of the live oak tree, a landmark feature of the site for the new Senior Center. She was disappointed that the shaded bench for persons using the Bosque River

	Trail had been removed, along with changes to the path. She also discussed the inconvenient parking planned for the site.
Peggy Tolboom	3945 N FM 219 spoke on importance of trees to human health.
Marsha Stephens	785 Bluebonnet read a letter regarding her complaint to the Texas Commission on Environmental Quality concerning stormwater pollution.
Bobbie Carter	244 N Vine, Stephenville expressed concerns for increased traffic and the potential loss of the legacy tree.
Joe Carter	244 N Vine, Stephenville suggested that construction of the Senior Center be well away from the legacy live oak tree. He proposed that a task force be created for caring for the tree and establishing it as a Heritage tree.
Virginia Abel	1405 Vanderbilt was not opposed to the location for the Center

REGULAR AGENDA

1. Consider Possible Action on Senior Citizens Center Building

Interim City Manager Jason King briefed the City Council on the current plans for the Senior Citizens Center and reported that \$115,000 had already been expended for dirt work, etc. out of the proposed construction costs of \$1.2 million total.

Mayor Svien led the Council in a lengthy discussion of the talks and research that occurred within the last few weeks pertaining to the legacy tree and other issues of the site on N Vine. Optional sites were discussed.

It was the Council's recommendation to send this issue back to the Parks and Leisure Committee for a report at the August 2, 2022 Regular Council meeting.

2. Consider Proposal from David Pettit Economic Development

Jason King presented a proposal from David Pettit Economic Development to create two new TIRZ districts, along with an amendment to TIRZ #1. The work on each TIRZ would cost \$37,500 with reimbursable expenses not to exceed an additional \$1,500. He explained that this item was not budgeted, and the funds would come from the Fund Balance.

Following discussion by the City Council, the MOTION was made by Gerald Cook, second by Bob Newby, to approve the agreement with David Pettit for the creation and/or expansion of TIRZ districts with the proposed cost for potentially three districts at a total of \$112,500 plus reimbursable expenses not to exceed \$1,500. SEDA would be asked to assist with the funding. MOTION CARRIED with a unanimous vote.

3. Consider participation with ICMA Video

Interim City Manager King told the Council that the City had been contacted by representatives of WebsEdge on behalf of the International City Management Association (ICMA) with an opportunity to be profiled for economic development, tourism, and growth in the community in a video that will be shown at the upcoming Annual ICMA Conference in September of this year. As part of the process, Stephenville will own the produced videos as well as all unedited footage that can be edited by the City into multiple other videos for economic development and tourism purposes. The cost will be \$24,300.

The Council discussed how this video would be financed. Staff was instructed to invite SEDA to participate with funding this project. Tourism and Visitors Bureau Committee Chair LeAnn Durfey reported that there was funding available in the Tourism and Visitors Bureau and Main Street Program.

MOTION by LeAnn Durfey, second by Daron Trussell, to move forward with the opportunity presented by ICMA for a video of Stephenville. MOTION CARRIED with the following 5-3 vote: AYES: Durfey, Haschke, Trussell, Newby, Baskett; NOES: Thurman, Cook, McClinton

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

4. Public Hearing

Case No.: RZ2022-010 & RP2022-004

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone with simultaneous replatting of property located at 660 Donna Ave, Parcel R32539, being Block 1, Lot 4 of the Millican & Ott Addition to the City of Stephenville, Erath County, Texas, from Single Family Residential District– 6,000 (R-1.5) to Integrated Housing District (R-2.5).

Jason King, Interim City Manager, presented the P&Z cases to the City Council in the absence of Steve Killen, Development Services Director. He reported that Mr. Allen plans to construct two duplex style homes on the existing lot. If the rezone is approved, the parcel will be replatted dividing the parcel into two lots, one having frontage on Donnas and the other having frontage on Race. Both lots will meet the minimum dimensions of 50'x60' and will be like other properties in the area regarding lot size. The intended use conforms to the future land use plan. The P&Z met on June 15, 2022 and unanimously voted to recommend the City Council approve the rezone request.

Mayor Svien opened the Public Hearing at 6:25.

No one spoke on this requested rezoning and the Mayor closed the Public Hearing at 6:26 PM.

4. Consider Approval of Ordinance Rezoning Property Located at 660 Donna Ave, Parcel R32539, Being Block 1, Lot 4 of the Millican & Ott Addition to the City of Stephenville, Erath County, Texas, from Single Family Residential District– 6,000 (R-1.5) to Integrated Housing District (R-2.5), along with Simultaneous Replatting of Said Property

MOTION by Mark McClinton, second by Daron Trussell, to approve Ordinance No. 2022-O-19 rezoning Block 1, Lot 4 of the Millican & Ott Addition to the City of Stephenville, Erath County, Texas, located at 660 Donna Avenue, and identified as Parcel No. R32539 in the Erath County Appraisal District Records from Single Family District-6,000 (R1.5) to Integrated Housing District (R2.5).

MOTION CARRIED with a unanimous vote.

6. Public Hearing

Case No.: PD2022-003

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone of property located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development.

Mr. King reported that a conceptual plan for the proposed Planned Development District was presented at the May 18, 2022 P&Z meeting. The applicant is now requesting approval of the rezone and development plan. The P&Z met on June 15, 2022 and unanimously voted to recommend the City Council approve the rezone request.

The Mayor opened the Public Hearing at 6:28 PM.

There was no one present to speak on this request and Mayor Svien closed the Public Hearing at 6:28 PM.

7. Consider Approval of Ordinance Rezoning Property Located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development

MOTION by Gerald Cook, second by Bob Newby, to approve Ordinance No. 2022-O-20 rezoning Block 5, Lot C of the City Addition to the City of Stephenville, Erath County, Texas, located at 157 W. Washington, and identified as Parcel No. R29179 in the Erath County Appraisal District Records from Downtown District (DT) to Planned Development District (PD).

MOTION CARRIED with a unanimous vote.

8. Public Hearing

Case No.: PD2022-004

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone of property located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development.

Jason King reported that a conceptual plan for the proposed Planned Development District was presented at the May 18, 2022 P&A meeting. The applicant is now requesting approval of the rezone and development plan. The P&Z met on June 15, 2022 and unanimously voted to recommend the City Council approve the rezone request.

Mayor Svien opened the Public Hearing at 6:30 and with no speaking on this request, he closed the Public Hearing at 6:30 PM.

9. Consider Approval of Rezoning Property Located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development

MOTION by David Baskett, second by Daron Trussell, to approve Ordinance No. 2022-O-21 rezoning Block 5, Lot B of the City Addition to the City of Stephenville, Erath County, Texas, located at 171 W. Washington, and identified as Parcel No. R29178 in the Erath County Appraisal District Records from Downtown District (DT) to Planned Development District (PD).

MOTION CARRIED by unanimous vote.

Mayor Pro Tem Ricky Thurman expressed appreciation to Mr. Allen for his research into the original builders of these properties.

10. Public Hearing

Case No.: RZ2022-011

Applicant Ronald Gale is requesting a rezone of property located at 935 College Farm Road, Parcel R40797, being Block 87, Lots 2 and 2A (PT OF 2) of the City Addition to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One and Two Family Residential (R-2).

Mr. King briefed the City Council on this item and stated that the Comprehensive Plan for future land use designates this property to be one and two family residential. The applicant intends to build an additional, duplex-style home for family use on the property. The P&Z Commission met on June 15, 2022, and unanimously voted to recommend the City Council approve the rezone request.

The Mayor opened the Public Hearing at 6:32 PM.

No one spoke on this requested rezone and Mayor Svien closed the Public Hearing at 6:32 PM.

11. Consider Approval of Rezoning Property Located at 935 College Farm Road, Parcel R40797, Being Block 87, Lots 2 and 2A (PT OF 2) of the City Addition to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One and Two Family Residential (R-2)

MOTION by Mark McClinton, second by LeAnn Durfey, to approve Ordinance No. 2022-O-22 rezoning Block 87, Lots 2 and 2A (PT OF 2) of the City Addition to the City of Stephenville, Erath County, Texas, located at 935 College Farm Road, and identified as Parcel No. R40797 in the Erath County Appraisal District Records from Neighborhood Business District (B-1) to One and Two Family Residential District (R-2).

MOTION CARRIED with a unanimous vote.

12. Public Hearing

Case No.: RZ2022-013

Applicant Marc Pace, representing Stephenville Rentals LLC, is requesting a rezone of property located at 200 Clark Lane, Parcel R29908, being Block 85, Lot 1 & 2A (PTS OF) of the City Addition to the City of Stephenville, Erath County, Texas, from Multifamily Residential District (R-3) to Integrated Housing District (R-2.5).

Jason King, Interim City Manager, pointed out that the Applicant was representing Fifth Avenue Partners LLC, not Stephenville Rentals LLC. Mr. King told the Council that the future land use for this parcel is multifamily. The applicant is requesting \$2.5 zoning to construct townhomes that will be individually platted. The project will be at lower density than that of multifamily. Staff recommends approve the rezone and the site plan as submitted. A final plat will be presented for approval once public improvements are installed and accepted. The P&Z met on June 15th and unanimously voted to recommend the City Council approve the rezone request.

Mayor Svien opened the Public Hearing at 6:37 PM.

Mr. Reece Flannigan, developer was present to answer questions.

No one spoke in opposition to the request and the Mayor closed the Public Hearing at 6:39 PM.

13. Consider Approval of Ordinance Rezoning Property Located at 200 Clark Lane, Parcel R29908, Being Block 85, Lot 1 & 2A (PTS OF) of the City Addition to the City of Stephenville, Erath County, Texas, from Multifamily Residential District (R-3) to Integrated Housing District (R-2.5)

MOTION by Justin Haschke, second by LeAnn Durfey to approve Ordinance No. 2022-O-23 rezoning Block 85, Lot 1 & 2A (PTS OF) of the City Addition to the City of Stephenville, Erath County, Texas, located at 200 Clark Lane, and identified as Parcel No. R29908 in the Erath County Appraisal District Records from Multifamily Resident District (R-3) to Integrated Housing District (R2.5).

MOTION CARRIED with a unanimous vote.

14. Public Hearing

Case No.: SV2022-006

Applicant John Drennan is requesting a minor Subdivision Waiver from Section 155.6.04 – Curb and Gutter Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas.

Mr. King told the Council that the P&Z Commission met on June 15, 2022 and voted unanimously to approve the curb and gutter waiver request. Mr. Drennan is requesting a waiver to curb and gutter requirements for the South Loop frontage of the property which is TxDOT controlled Right-of-Way. Curb and gutter already exist on the Alexander road frontage which is city-controlled Right-of-Way.

Public Works Director Nick Williams supports the waiver.

Mayor Svien opened the Public Hearing at 6:41 PM and with no speaking on this request, the Public Hearing was closed at 6:42 PM.

15. Consider Approval of minor Subdivision Waiver from Section 155.6.04 – Curb and Gutter Requirements, To Be Constructed at 1303 W. South Loop, Parcel R33800, Being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas

MOTION by Mark McClinton, second by Ricky Thurman, to approve a minor Subdivision Waiver from Section 155.6.04 – Curb and Gutter Requirements, to be constructed at 1301 W. South Loop, Parcel R33880, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas.

MOTION CARRIED with a unanimous vote.

PUBLIC WORKS COMMITTEE

Mark McClinton, Chair

16. Consider Approval of a Professional Services Agreement with Provenance Engineering for the 377 Elevated Storage Tank Rehabilitation Project

Committee Chair Mark McClinton reported that the Public Works Committee met on June 21st to consider this item and voted to present a positive recommendation to the Council for approval of a Professional Services Agreement with Provenance Engineering for the 377 Elevated Storage Tank Rehabilitation Project.

Nick Williams, Public Works Director, gave a brief background on the need to rehabilitate the 377 Elevated Storage Tank which was originally constructed in 1985 and evaluated in 2021. The proposed professional services agreement from Provenance Engineering was presented to provide plans and specifications as well as field oversight for this project. The cost for design was included in the FY21-22 budget. Staff is requesting the full contract amount in order to secure and lock in the pricing for services. Mr. Williams further clarified that proceeding beyond the design phase would only be permitted with written authorization and only if the funds were allocated in the upcoming FY22-23 budget. If funds are not approved in the FY22-23 budget, the project would pause at the design phase.

MOTION by Mark McClinton, second by LeAnn Durfey to approve the Professional Services Agreement with Provenance Engineering for the 377 Elevated Storage Tank Rehabilitation Project as presented.

MOTION CARRIED with a unanimous vote.

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

17. Brick Street Projects Discussion

Committee Chair Gerald Cook reminded the City Council that an Ordinance had been adopted with requirements to keep brick streets and make improvements in the Brick Street District. The Committee unanimously recommends to the City Council to direct staff to proceed with the design of brick pavement reconstruction projects on College and Belknap, adjacent to the courthouse.

MOTION BY Gerald Cook, second by Bob Newby, to direct staff to proceed with the design of brick pavement reconstruction projects on College and Belknap, adjacent to the courthouse, at the estimated cost of \$108,000.

MOTION CARRIED with a unanimous vote.

PERSONNEL COMMITTEE

Ricky Thurman, Chair

18. Consider Approval of Reclassifying the City Planner Position to Planning Coordinator Position

Committee Chair Ricky Thurman reported that Development Services Director Steve Killen had requested that the City Planner position in his department be reclassified with less restrictive, minimum qualifications. The explosive interest by developers to do business in the City of Stephenville has placed time sensitive demands on many departments, including Development Services. Most projects require immediate and ongoing attention until completion. Although a City Planner position is of utmost importance regarding the long-term development of our city, current workloads have made the need for administrative assistance the immediate priority. Mr. Thurman stated that there would be a salary savings in this position, and it would be the same level as the Municipal Court Administrator.

MOTION by Ricky Thurman, second by Gerald Cook, to reclassify the City Planner Position to Planning Coordinator Position with a freeze on the hiring of a City Planner.

MOTION CARRIED by a unanimous vote.

19. Consider Approval of Fire Department Reorganization

Fire Chief Robert Isbell explained that this proposed reorganization of administrative ranks and would result in salary savings both today and in the future. The plan would reclassify the assistant chief, training captain, and fire marshal to division chiefs. This action would allow a more focused and consistent management of the functional areas of “administration, operations, and prevention. The Chief also recommended the elimination, through attrition, of the battalion chief rank on the shifts and would allow the current captains to manage the day-to-day operations with the oversight of the operations division chief.

Chairman Thurman reported that the Personnel Committee had met on June 28th and unanimously voted to recommend the proposed reorganization in the Fire Department.

MOTION by Daron Trussell, second by Ricky Thurman, to approve the Fire Department reorganization as presented.

MOTION CARRIED with a unanimous vote.

PUBLIC HEALTH AND SAFETY COMMITTEE

Bob Newby, Chair

20. Consider Approval of Re-write of Axon Enterprises Contract for Body Worn Cameras, Fleet Cameras, Interview Room Cameras and Evidence.com Subscriptions

Police Chief Dan Harris, Jr. presented a proposal to the Public Health and Safety Committee to re-write the current SPD Axon contract to include unlimited data storage with additional infrastructure refresh and additions. Currently the SPD contract provides a set amount of storage of 9TB. In the last two years, SPD has greatly exceeded this amount, currently at 19TB. He explained that the contract re-write is for 5 years with unlimited storage. In addition, the contract includes a refresh of all current body worn cameras and docks with new equipment, increasing the number body worn cameras from 26 to 46, installation of new fleet cameras and additional licenses. The current year contract amount is the budgeted amount of \$58,775.45 with an increase to \$76,258.58 for years two through five.

The Public Health and Safety Committee met on July 21st and unanimously voted to recommend to the Council the approval of the Axon Contract Re-Write as presented.

MOTION by Daron Trussell, second by LeAnn Durfey, to approve the Axon Contract Re-Write as presented.

MOTION CARRIED with a unanimous vote.

FINANCIAL REPORTS

Monica Harris, Director of Finance

21. Monthly Budget Report for the period Ending May 31, 2022

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

In reviewing the financial statements ending May 31, 2022, the financial indicators are overall as or better than anticipated.

Property Tax

We received \$49K in property taxes in the month of May, resulting in \$61K or .93% increase over funds collected last fiscal year to date. The amount collected is 97.77% of budget, which is \$919 more than anticipated.

Sales Tax

We received \$834K in sales tax in May, resulting in \$559K or 11.09% more than the funds collected last fiscal year to date. The amount collected is 76.44% of the \$7.3 million budgeted, which is 10.54% or \$772K higher than anticipated.

Revenue (Budgetary comparison)

The target budget for operating revenue is \$21.3 million. We received \$24.1 million in operating revenue fiscal year to date, resulting in \$2.8 million over the target budget due to sales taxes, franchise tax, hotel occupancy tax, sports venue tax, service charges, insurance proceeds, sale of assets, and donations.

Expenditures (Budgetary comparison)

The target budget for operating expenditures is \$14.9 million. We expended \$14.4 million in operating expenditures fiscal year to date, resulting in \$495K under the target budget; 63% of the \$472K variance in the general fund is salary savings.

Revenue (Prior year comparison)

Operating revenue received last year was \$21.3 million as compared to the current year's \$24.1 million, resulting in a \$2.8 million increase due to property tax, sales taxes, mixed drinks tax, franchise taxes, hotel occupancy taxes, sports venue taxes, service charges, building and food service permits, insurance proceeds, sale of assets, and donations.

Expenditures (Prior year comparison)

Operating expenditures last year were \$13.5 million as compared to the current year's \$14.4 million, resulting in a \$859K increase due to personnel, outside professional services, utilities, fuel, and maintenance.

Collection of revenues from Airbnb's and Vrbo properties were discussed.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

Mr. Sandford was unable to attend tonight's meeting.

CONSENT AGENDA

- 22. Approval of Minutes - June 7, 2022 Regular City Council Meeting**
- 23. Approval of Minutes - June 21, 2022 Special City Council Meeting**
- 24. Approval of Minutes - June 28, 2022 City Council Work Session**
- 25. Approval of Minutes - June 28, 2022 Special City Council Meeting**
- 26. Approval of Minutes - June 30, 2022 Special City Council Meeting**
- 27. Texas State Interoperable Channel Plan (TSICP)**

MOTION by Mark McClinton, second by David Baskett, to approve the Consent Agenda as presented.

MOTION CARRIED by unanimous vote.

COMMENTS BY CITY MANAGER

Thursday, July 14 – Concert in the Park – The Bellamy Brothers

Tuesday, July 19 – Council Committees Meeting

Thursday, July 21 – Concert in the Park – Ricky Skaggs

COMMENTS BY COUNCIL MEMBERS

Justin Haschke reminded Council to please be aware of action taken that will require budget adjustments.

Daron Trussell expressed appreciation for everyone’s hard work on the July 4th festivities.

Ricky Thurman stated that it was always good when citizens showed up and voiced concerns. He was concerned that many had received inadequate information with the worst being reported on social media.

David Baskett echoed Mr. Thurman’s comments about citizen’s voicing concerns without arguments. He stated that there were two sides of the issue and in the end, the City must be fiscally responsible.

Gerald Cook also echoed Mr. Thurman and Mr. Baskett and hoped everyone could see the big picture. The City did plan to build a Senior Citizens Center. Mr. Cook also thought the July 4th festivities were amazing and it was wonderful to see young children everywhere.

Mayor Svien stated that the City was doing nothing illegal or unethical with their plans to build the Senior Citizens Center on the property on N. Vine. Not all the information the citizens had heard was accurate, but the Council was willing to listen. He reported that Mayor Pro Tem Thurman had spent 40-50 hours of research within the last few days about saving the tree. The Council would make the best decision for the City.

The Mayor also praised the July 4th festivities and stated that it was great to see the increase in numbers of people at the parade.

ADJOURN

With no further business to come before the City Council, the Mayor adjourned the meeting at 7:15 PM.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



SPECIAL CITY COUNCIL MEETING

2nd Floor Conference Room, TSU Mayfield College of Engineering Building, 270 St Peter Street,
Stephenville, TX 76041
Tuesday, July 19, 2022 at 9:00 AM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, July 19, 2022 at 9:18 AM, in the 2nd Floor Conference Room, TSU Mayfield College of Engineering Building, 270 St Peter Street, Stephenville, Texas, for the purpose of a Special Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT:

Mayor Doug Svien
Mayor Pro Tem Ricky Thurman
Council Member LeAnn Durfey
Council Member Justin Haschke (arrived at 10:15 AM/departed at 12:12 PM)
Council Member Bob Newby
Council Member David Baskettt
Council Member Gerald Cook
Council Member Mark McClinton

COUNCIL ABSENT:

Council Member Daron Trussell

CALL TO ORDER

Mayor Svien convened the Special City Council meeting at 9:18 AM and immediately recessed the open meeting to go into Executive Session at 9:18 AM.

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

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

A short recess was taken at 11:02 AM, reconvening back into Executive Session at 11:07 AM.

The Executive Session was adjourned at 12:47 PM and Mayor Svien called the open meeting back to order at 12:49 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

MOTION by Mayor Pro Tem Ricky Thurman, second by Council Member Mark McClinton, to offer the City Manager position to Jason King pending acceptance of contract negotiations. MOTION CARRIED unanimously.

ADJOURN

The Mayor adjourned the meeting at 12:49 PM.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary



STAFF REPORT

SUBJECT: Approve an Expenditure for Axon Camera Contract Year 1

DEPARTMENT: Police

STAFF CONTACT: James Gresham

RECOMMENDATION:

Approve the budgeted expenditure for the first year of the contract

BACKGROUND:

In July of 2022 the council approved a five-year contract re-write with Axon Inc. for body cameras, fleet cameras, interview room cameras and digital evidence storage and management. The year 1 payment amount is \$58,755.39.

FISCAL IMPACT SUMMARY:

The expenditure of \$58,755.39 is the FY 21/22 budgeted amount.

ALTERNATIVES



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-390730-44700.667AS

Issued: 05/19/2022

Quote Expiration: 05/31/2022

EST Contract Start Date: 06/01/2022

Account Number: 141848

Payment Terms: N30

Delivery Method: Fedex - Ground

SHIP TO		BILL TO	
Business;Delivery;Invoice-356 N Belknap St	356 N Belknap St	Stephenville Police Dept.- TX	
356 N Belknap St	Stephenville, TX 76401-3414	356 N Belknap St	
USA		Stephenville, TX 76401-3414	
		USA	
		Email:	

SALES REPRESENTATIVE	PRIMARY CONTACT
Adam Smith	
Phone: 602-751-1798	Phone: (254) 918-1234
Email: asmith@taser.com	Email: jgresham@stephenvilletx.gov
Fax: (480) 463-2201	Fax: 254-918-1290

Program Length	60 Months
TOTAL COST	\$326,895.00
ESTIMATED TOTAL W/ TAX	\$326,895.00

Bundle Savings	\$63,120.17
Additional Savings	\$62,044.59
TOTAL SAVINGS	\$125,164.76

PAYMENT PLAN: AB3		
PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1	May, 2022	\$45,043.97
Year 2	May, 2023	\$45,044.00
Year 3	May, 2024	\$45,044.00
Year 4	May, 2025	\$45,044.00
Year 5	May, 2026	\$45,044.01

PAYMENT PLAN: Placeholder Plan 3

PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1 IR	May, 2022	\$4,362.00
Year 2 IR	May, 2023	\$4,362.05
Year 3 IR	May, 2024	\$4,362.05
Year 4 IR	May, 2025	\$4,362.05
Year 5 IR	May, 2026	\$4,362.05

PAYMENT PLAN: Fleet 3

PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1	May, 2022	\$9,349.42
Year 2	May, 2023	\$17,628.85
Year 3	May, 2024	\$17,628.85
Year 4	May, 2025	\$17,628.85
Year 5	May, 2026	\$17,628.85

BILLED ON FULFILLMENT

PLAN NAME	INVOICE DATE	AMOUNT DUE
None	As Fulfilled	\$0.00

Quote Details

Bundle Summary

Item	Description	QTY
AB3C	AB3 Camera Bundle	45
BasicLicense	Basic License Bundle	34
ProLicense	Pro License Bundle	14
BWCamTAP	Body Worn Camera TAP Bundle	45
DynamicBundle	Dynamic Bundle	45
AB31BD	AB3 1-Bay Dock Bundle	5
AB3MBD	AB3 Multi Bay Dock Bundle	6
BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	6
WCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	5

Fleet3B	Fleet 3 Basic	14
DynamicBundle	Dynamic Bundle	1
DynamicBundle	Dynamic Bundle	1

Bundle: AB3 Camera Bundle **Quantity: 45** **Start: 6/1/2022** **End: 5/31/2027** **Total: 8778.15 USD**

Category	Item	Description	QTY
Camera	73202	AXON BODY 3 - NA10 - US - BLK - RAPIDLOCK	45
Spare Camera	73202	AXON BODY 3 - NA10 - US - BLK - RAPIDLOCK	1
Camera Mount	74020	MAGNET MOUNT, FLEXIBLE, AXON RAPIDLOCK	50
USB	11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2	50

Bundle: Basic License Bundle **Quantity: 34** **Start: 6/1/2022** **End: 5/31/2027** **Total: 30600 USD**

Category	Item	Description	QTY
E.com License	73840	EVIDENCE.COM BASIC LICENSE	34
A La Carte Storage	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE-	34

Bundle: Pro License Bundle **Quantity: 14** **Start: 6/1/2022** **End: 5/31/2027** **Total: 32760 USD**

Category	Item	Description	QTY
E.com License	73746	PROFESSIONAL EVIDENCE.COM LICENSE	14
A La Carte Storage	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE-	42

Bundle: Body Worn Camera TAP Bundle **Quantity: 45** **Start: 6/1/2022** **End: 5/31/2027** **Total: 75600.08 USD**

Category	Item	Description	QTY
Camera Warranty	80464	EXT WARRANTY, CAMERA (TAP)	45
Camera Refresh 1 with Spares	73309	AXON CAMERA REFRESH ONE	46
Camera Refresh 2 with Spares	73310	AXON CAMERA REFRESH TWO	46
Spare Camera Warranty	80464	EXT WARRANTY, CAMERA (TAP)	1
Bundle Scaler	999999	BUNDLE SCALER	1

Bundle: Dynamic Bundle **Quantity: 45** **Start: 6/1/2022** **End: 5/31/2027** **Total: 64800 USD**

Category	Item	Description	QTY
Other	73686	UNLIMITED BWC + CAPTURE STORAGE	45

Bundle: AB3 1-Bay Dock Bundle **Quantity: 5** **Start: 6/1/2022** **End: 5/31/2027** **Total: 0 USD**

Item 22.

Category	Item	Description	QTY
1-Bay Dock	74211	AXON BODY 3 - 1 BAY DOCK	5
1-Bay Power Cord	71104	NORTH AMER POWER CORD FOR AB3 & T7 1-BAY DOCK/DATAPORT	5

Bundle: AB3 Multi Bay Dock Bundle Quantity: 6 Start: 6/1/2022 End: 5/31/2027 Total: 263.4 USD

Category	Item	Description	QTY
Dock	74210	AXON BODY 3 - 8 BAY DOCK	6
Power Cord	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	6
Wall Mount	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK	6

Bundle: Body Worn Camera Multi-Bay Dock TAP Bundle Quantity: 6 Start: 6/1/2022 End: 5/31/2027 Total: 10620 USD

Category	Item	Description	QTY
Dock Warranty	80465	EXT WARRANTY, MULTI-BAY DOCK (TAP)	6
Multi-Bay Dock Refresh 1	73689	MULTI-BAY BWC DOCK 1ST REFRESH	6
Multi-Bay Dock Refresh 2	73688	MULTI-BAY BWC DOCK 2ND REFRESH	6
Bundle Scaler	999999	BUNDLE SCALER	1

Bundle: Body Worn Camera Single-Bay Dock TAP Bundle Quantity: 5 Start: 6/1/2022 End: 5/31/2027 Total: 2700.05 USD

Category	Item	Description	QTY
Dock Warranty	80466	EXT WARRANTY, SINGLE-BAY DOCK (TAP)	5
Single-bay Dock Refresh 1	73313	1-BAY DOCK AXON CAMERA REFRESH ONE	5
Single-bay Dock Refresh 2	73314	1-BAY DOCK AXON CAMERA REFRESH TWO	5
Bundle Scaler	999999	BUNDLE SCALER	1

Bundle: Fleet 3 Basic Quantity: 14 Start: 6/1/2022 End: 5/31/2027 Total: 79864.82 USD

Category	Item	Description	QTY
Storage	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	28
E.com License	80400	FLEET, VEHICLE LICENSE	14
Camera Kit & Warranty	72036	FLEET 3 STANDARD 2 CAMERA KIT	14
SIM	72048	FLEET SIM INSERTION, ATT	14
Router	11634	CRADLEPOINT IBR900-1200M-B-NPS+5YR NETCLOUD	14
Router Antenna	71200	FLEET ANT, AIRGAIN, 5-IN-1, 2LTE, 2WIFI, 1GNSS, BL	14
Vehicle Installation	73391	FLEET 3 NEW INSTALLATION (PER VEHICLE)	14
Axon Signal Unit	70112	AXON SIGNAL UNIT	14
Other	80495	EXT WARRANTY, FLEET 3. 2 CAMERA KIT	14
Other	80379	EXT WARRANTY, AXON SIGNAL UNIT	14

Item 22.

Bundle Scaler	999999	BUNDLE SCALER	1
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Bundle: Dynamic Bundle			
Quantity: 1	Start: 6/1/2022	End: 5/31/2027	Total: 21810.2 USD
Category	Item	Description	QTY
Other	80504	INTERVIEW ROOM STANDARD EVIDENCE.COM LICENSE	4
Other	50041	INTERVIEW - SOFTWARE - STREAMING SERVER LICENSE (PER SERVER)	2
Other	50043	INTERVIEW - SOFTWARE - STREAMING SERVER MAINTENANCE (PER SER	1

Bundle: Dynamic Bundle			
Quantity: 1	Start: 6/1/2022	End: 5/31/2027	Total: -901.7 USD
Category	Item	Description	QTY
Other	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Execution of this quote will terminate contracts associated with Q-247507 (executed contract #27166 & #53724) with Axon and will start a new 60 month contract.

The parties agree that Axon is charging a debit of \$901.70 to capture the remaining value owed from previously deployed Axon hardware. This debit is based on a ship date range of 5/1/2022-5/15/2022, resulting in a 6/1/2022 contract start date. Any change in this ship date and resulting contract start date will result in modification of this debit's value which may result in additional fees due to or from Axon.



Doug Svien
Mayor

Signature

5/19/2022

July 5, 2022

Date Signed



LANDSCAPE MAINTENANCE AGREEMENT

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

This AGREEMENT made this _____ day of _____, 20 22 , by and between the Texas Department of Transportation, hereinafter referred to as the "State," and the City of Stephenville , Erath County, Texas, acting by and through its duly authorized officers, hereinafter called the "City".

WITNESSETH

WHEREAS, Chapter 311 of the Transportation Code gives the City exclusive dominion, control, and jurisdiction over and under the public streets within its corporate limits and authorizes the City to enter into agreements with the State to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through its corporate limits; and

WHEREAS, Section 221.002 of the Transportation Code authorizes the State, at its discretion, to enter into agreements with cities to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through the corporate limits of such cities; and

WHEREAS, the State and the City have entered into a Municipal Maintenance Agreement dated September 17, 2002 , **the provisions of which are incorporated herein by reference**, and wherein the City has agreed to retain all functions and responsibilities for maintenance and operations which are not specifically described as the responsibility of the department; and

WHEREAS, the State has existing and proposed landscape improvements, such as, but not limited to, the installation of tree, shrub, and turf plantings, irrigation systems, and other aesthetic elements for areas within the right of way of state highway routes within the City as shown on Attachment "A"; and

WHEREAS, the State will provide such landscape improvements, provided that the City agrees to be responsible for all required maintenance of the landscape improvements.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, it is agreed as follows:

Contract Period

This Agreement becomes effective upon the date of final execution by the State, and shall remain in effect until terminated or modified as hereinafter provided.

Coverage

This agreement prescribes the responsibilities of the State and the City relating to the maintenance of the Green Ribbon Project(s) - CSJ 0902-49-075 project which is located on US377(2) & FM988 non-controlled access state highway, as defined in the Municipal Maintenance Agreement. The maintenance is further described in Attachment A, the location map for this project, and limited to the portions along (IHxx, FMxx, SHxx) _____ from _____ to _____. (SEE ATTACHEMENT "A")

Amendment

The parties agree that this agreement may be amended. Such amendments, to be effective, must be in writing and signed by both parties.

State's Responsibilities

The State shall install landscape elements including but not limited to trees, shrubs, grasses, sidewalks, irrigation systems, and hardscape features through its employees or duly appointed agents.

City's Responsibilities

The City may install landscape elements including but not limited to trees, shrubs, grasses, sidewalks, irrigation systems, and hardscape features through its employees or duly appointed agents. Any installations shall be performed in accordance with Texas Department of Transportation specifications and standards, and must be approved by the State in writing prior to any work being performed.

The City shall maintain all landscape elements within the limits of the right of way including all median and island areas but excluding paved areas intended for vehicular travel. Landscape maintenance shall include but not be limited to plant maintenance, plant replacement, mowing and trimming, hardscape element maintenance, and irrigation system operation and maintenance. The City will be responsible for all utility costs associated with maintaining landscape elements. All landscape elements must be maintained in a functional and aesthetically pleasing condition.

TERMINATION

It is understood and agreed between the parties hereto that should either party fail to properly fulfill its obligations as herein outlined, the other party may terminate this agreement upon thirty days written notice. Additionally, this agreement may be terminated by mutual agreement and consent of both parties.

Should the City terminate this agreement, as prescribed here above, the City shall, at the option of the State, reimburse any reasonable costs incurred by the State.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, the City of Stephenville on the _____ day of _____, year 2022, and the Texas Department of Transportation, on the _____ day of _____, year 2022.

ATTEST:

CITY OF Stephenville
By _____
(Title of Signing Official)

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and the established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____
District Engineer
Fort Worth
District

Attachments

ATTACHMENT "A"
To
Landscape Maintenance Agreement
Agreement #LMA-FY20-01

The City of Stephenville agrees to maintain the three FY20 Green Ribbon (GR) landscape improvement locations, included under CSJ 0902-49-075, and consisting of the following locations:

- a. U.S. Highway 377 @ U.S. Highway 281
- b. U.S Highway 377 @ South Graham AVE
- c. F.M. Road 988 @ West Lingleville

These GR landscape improvement locations and aesthetic elements, included in the CSJ 0902-49-075 project, are to be maintained by the City of Stephenville on the State's right-of-way. The City of Stephenville's maintenance responsibilities related to these projects were thoroughly discussed and verbally agreed to during the applications and project selection process for FY20 GR funding, pending execution of this official Landscape Maintenance Agreement for the project. The City's maintenance responsibilities for the three sites within the limits of CSJ 0902-49-075 are outlined below and documented in the construction drawings. These elements include the following:

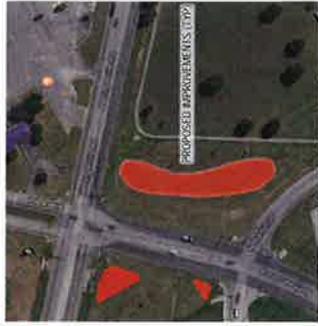
- Plantings (trees, shrubs, ground cover, etc).
- Irrigation system.
- River Rock and Decomposed Granite used as ground cover.



LANDSCAPE AND HARDSCAPE DESIGN CONCEPT



LANDSCAPE AND HARDSCAPE DESIGN CONCEPT



North Loop and West Loop Road



E. South Loop 377 and 281



E. South Loop 377 and South Gramam Avenue (108)

CONCEPT PLANT SCHEDULE

●	1.5' S. STRIP	1.5' S. STRIP
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Abelia



Juniper



Muhly Grass



Red Yucca



Feather Grass



Seasonal Color



Decomposed Granite



Concrete Mow Strip



Yucca



Nandina

NOTE: LANDSCAPE AND HARDSCAPE CONCEPT DESIGN TO BE PROPOSED AT ALL HIGHLIGHTED AREAS ABOVE.

GREEN RIBBON EXHIBIT

Stephenville, TX

Stephenville

Kimley»Horn

SEPTEMBER 2014

Item 23.

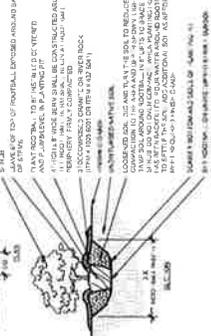
LANDSCAPE NOTES

INSTRUCTIONS

1. ALL PLANTING SHALL BE ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF STEPHENSVILLE.
2. ALL PLANTING SHALL BE ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF STEPHENSVILLE.
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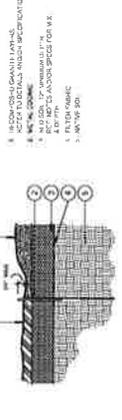
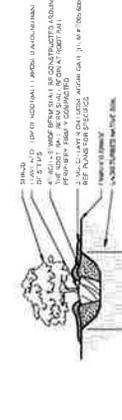
NOTES

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A SHRUB / GROUND COVER PLANTING

1. ALL PLANTING SHALL BE ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF STEPHENSVILLE.



C LANDSCAPE EDGE

1. ALL PLANTING SHALL BE ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF STEPHENSVILLE.



Kimley»Horn
Texas Registered Engineering Firm F. 325
7000
Department of Transportation
STEPHENVILLE
GREEN RIBBON PROGRAM
STEPHENVILLE, TX

FILE NO.	PROJECT NO.	HIGHWAY NO.
377.281.088	STP 2020(492)	377.281.088
SHEET NO.	SHEET TOTAL	COUNTY
49	49	ERATH
CONTROL	SECTION	JOB
0902	49	34
		075

Public Works
STAFF REPORT



SUBJECT: Texas Commission on Environmental Quality – Technically Based Local Limits
MEETING: Regular Business Meeting - 02 Aug 2022
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval of the modifications to the Technically Based Local Limits (TBLL) as mandated by the Texas Commission on Environmental Quality.

BACKGROUND:

Technically Based Local Limits (TBLL) are the wastewater limitations applied to commercial and industrial facilities that discharge to a publicly owned treatment works (POTW). Local limits are developed to meet pretreatment program objectives, protect the public infrastructure and meet the site-specific needs of the local POTW and the receiving stream.

The proposed resolution complies with Section 50.21 of Chapter 50 – Sewer and Water Service Code of Ordinances for compliance with the Environmental Protection Agency (EPA) and Texas Commission on Environmental Quality (TCEQ) regulations and provides a table of state-approved pollutant limits to protect against pass-through and interference.

The substantial modification package was originally submitted by the city to the TCEQ on October 15th, 2015. On June 3, 2022, the TCEQ determined the substantial program modification submission was technically complete and approved for adoption by the city council.

Only one industry within the city, TechnipFMC, is included in the industrial pre-treatment program and was provided the modifications packet for review and comment. No comments were received over a two-week comment period.

FISCAL IMPACT SUMMARY:

None.

ATTACHMENTS:

Attached is a copy of the approval email received from the state's Pretreatment Team authorizing approval of the pollutant limits. An appropriate resolution is also attached to adopt the updated Technically Based Local Limits mandated and approved by the Texas Commission on Environmental Quality.

[2022_06-03 TCEQ Approval Notification](#)

[Resolution No. 2022-R-XX](#)

From: Colleen Cook <Colleen.Cook@tceq.texas.gov>

Sent: Friday, June 3, 2022 2:57 PM

To: Jason King <JKing@stephenvilletx.gov>

Cc: Nick Williams <NWilliams@stephenvilletx.gov>; Erin Darling <Erin.Darling@tceq.texas.gov>; Molina, Rudy <Molina.Rudy@epa.gov>; Carol Moulton <carol.moulton@tceq.texas.gov>; Bismark Otorino <bismark.otorino@tceq.texas.gov>

Subject: Completion of Substantial Modification to Incorporate Technically Based Local Limits into the City of Stephenville's Pretreatment Program

Mr. King:

This email is being sent in lieu of a letter in order to acknowledge that the TCEQ has completed its review of the proposed substantial modification to incorporate the revised technically-based local limits (TBLLs) into the City of Stephenville's approved pretreatment program.

The proposed substantial modification package was originally submitted on October 19, 2015. The TCEQ has determined that this substantial program modification is technically complete, and the TCEQ is in agreement with the City of Stephenville on the proposed TBLLs for the Stephenville wastewater treatment plant (WWTP), as shown in the table below:

Pollutant of Conc	TBLLs Proposed by the CA and Accepted by TCEQ (mg/L)
	Stephenville WWTP
Aluminum	22
Arsenic	0.55
Barium	38.6
Cadmium	0.046
Chromium (Total)	5
Copper	2.34
Cyanide	0.323
Lead	2.23
Mercury	0.0034
Molybdenum	0.41
Nickel	1.18
Selenium	0.1
Silver	0.74
Zinc	2.69

The City of Stephenville's approved pretreatment program shall now proceed forward and obtain city council approval of this substantial program modification. After the city council has approved and adopted the revised city ordinance (and any other portions of the pretreatment program as necessary), the City of Stephenville's approved pretreatment program shall submit four complete copies of its modified approved program to the TCEQ, along with a request for approval signed by the Texas Pollutant Discharge Elimination System (TPDES) permit's signatory authority. Three of these copies need to be bound, and one copy can be left unbound. Additionally, you will need to retain a complete copy of your modified approved pretreatment program for your files. Please also include a signed certification statement and the completed Notice of Public Participation Tables 1-3 (see attachment) in your submission to the TCEQ. We will incorporate your substantial modification into TPDES Permit No. WQ0010290001 via a staff-initiated amendment or during the next permit renewal. Please note that the City of Stephenville will be required to publish public notice during this permit action in order to incorporate the substantial program modification into the permit, as specified in 40 CFR Part 403.11 and 403.18. The substantial modification will be approved and incorporated into the City of Stephenville's pretreatment program upon issuance of the next TPDES permit action.

Please submit the four complete copies of your modified approved program, without any unapproved changes, to us by August 3, 2022. Please also ensure that all of the other associated documents are included in this submission. If you should have any questions or concerns, please feel free to contact me via email or at (512) 239-4603.

Kind Regards,

Colleen Cook

Pretreatment Team Leader | Pretreatment Team – MC148

Water Quality Division | Texas Commission on Environmental Quality

✉: colleen.cook@tceq.texas.gov | ☎: 512-239-4603

RESOLUTION NO. 2022-R-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, ESTABLISHING LOCAL LIMITS FOR WASTEWATER DISCHARGE.

WHEREAS The Texas Commission on Environmental Quality (TCEQ) has determined that the substantial program modification submission was technically complete.

WHEREAS pursuant to Section 50.21 General sewer use requirements of the Code of Ordinances, local pollutant limits shall be established by resolution of the City Council to protect against pass through and interference.

NOW, THEREFORE, BE IT RESOLVED BY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT THE FOLLOWING LOCAL POLLUTANT LIMITS ARE HEREBY ESTABLISHED FOR WASTEWATER DISCHARGE INTO THE CITY'S WASTEWATER COLLECTION SYSTEM:

SECTION 1. The following local pollutant limits are established to protect against pass-through and interference. No person shall discharge wastewater containing in excess of the following daily maximum allowable discharge limits:

Pollutant of Concern	TBLs Proposed by the CA and Accepted by the TCEQ (mg/L) Stephenville WWTP
Aluminum	22
Arsenic	0.55
Barium	38.6
Cadmium	0.046
Chromium, Total	5
Copper	2.34
Cyanide	0.323
Lead	2.23
Mercury	0.0034
Molybdenum	0.41
Nickel	1.18
Selenium	0.1
Silver	0.74
Zinc	2.69

The above limits apply at the point where the wastewater is discharged to the public sewer. All concentrations for metallic substances are for "total" metal unless indicated otherwise. The City may impose mass limitations in addition to or in place of the concentration-based limitations above. Where a user is subject to a categorical pretreatment standard and a local limit for a given pollutant, the more stringent limit or applicable pretreatment standard shall apply.

SECTION 2. This Resolution shall become effective thirty (30) days following the date of adoption.

SECTION 3. It is hereby officially found and determined the meeting which this resolution was passed was 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.

PASSED AND APPROVED this the 2nd day of August, 2022.

Doug Svien, Mayor

ATTEST:

Terri Johnson, Interim City Secretary

Jason M. King
Interim City Manager

Randy Thomas, City Attorney
Approved as to form and legality



STAFF REPORT

SUBJECT: Auction Items

DEPARTMENT: Finance

STAFF CONTACT: Robert Oswald

RECOMMENDATION:

Staff is seeking authorization to sell the following items, via online auction:

Quantity	Description	Department
26	Bicycles	Police
6	Winter Tire Chains	Police