



## REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street  
Tuesday, August 03, 2021 at 5:30 PM

### AGENDA

#### CALL TO ORDER

#### PLEDGES OF ALLEGIANCE

#### INVOCATION

#### CITIZENS GENERAL DISCUSSION

#### FY 2021-2022 BUDGET

- [1.](#) Set Maximum Proposed Tax Rate for 2021
- [2.](#) Set Date, Time, And Location of Public Hearing on Proposed Tax Rate For 2021

#### REGULAR AGENDA

- [3.](#) Presentation of Donation by Waste Connections, LLC
- [4.](#) Consider Approval of Executive Staff Reorganization of the Stephenville Police Department
- [5.](#) Consider Approval of an Ordinance Amending the City of Stephenville Policy and Procedure Manual by the Addition of Section 4.12 *Paid Quarantine Leave Policy*
- [6.](#) Consider Approval of an Ordinance Amending City of Stephenville Code of Ordinances, Chapter 95, Article IV, *Closing Streets and Alleys*

#### PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

#### [7.](#) PUBLIC HEARING

Case No.: SC2021-004

Closure and Abandonment of an Undeveloped Portion of Fifth Avenue

- [8.](#) Consider Approval of an Ordinance Abandoning an Undeveloped Portion of Fifth Avenue and Other Matters Related Thereto

#### [9.](#) PUBLIC HEARING

Case No.: PP2021-001

Applicant is Requesting a Preliminary Plat of the Property Located at 422 S Lillian, Parcel No. R33522, being Block 8, Lots 5, 6, 7, 8 of the South Side Addition of the City of Stephenville, Erath County, Texas.

- [10.](#) Consider Approval of a Preliminary Plat of the Property Located at 422 S Lillian, Parcel No. R33522, being Block 8, Lots 5, 6, 7, 8 of the South Side Addition of the City of Stephenville, Erath County, Texas.

#### [11.](#) PUBLIC HEARING

Case No.: PP2021-002

Applicant is Requesting a Preliminary Plat of a Property Located at 1600 W Swan, Parcel No. R33564, being Block 14, Lot 5 (pt of) of the South Side Addition of the City of Stephenville, Erath County, Texas.

12. Consider Approval of a Preliminary Plat of a Property Located at 1600 W Swan, Parcel No. R33564, being Block 14, Lot 5 (pt of) of the South Side Addition of the City of Stephenville, Erath County, Texas.

**13. PUBLIC HEARING**

Case No.: PP2021-003

Applicant is Requesting a Preliminary Plat of a Property Located at 1601 W Swan, Parcel No. R33513, being Block 7, Lot 7 and 8 of the South Side Addition of the City of Stephenville, Erath County, Texas.

14. Consider Approval of a Preliminary Plat of a Property Located at 1601 W Swan, Parcel No. R33513, being Block 7, Lot 7 and 8 of the South Side Addition of the City of Stephenville, Erath County, Texas.

**15. PUBLIC HEARING**

Case No.: PP2021-004

Applicant is Requesting a Preliminary Plat of Property Located at 2675 W Overhill, Parcel No. R22423, being 2.101 Acres, A0515 of the William Motley Survey in the City of Stephenville, Erath County, Texas.

16. Consider Approval of a Preliminary Plat of Property Located at 2675 W Overhill, Parcel No. R22423, being 2.101 Acres, A0515 of the William Motley Survey in the City of Stephenville, Erath County, Texas.

**17. PUBLIC HEARING**

Case No.: RZ2021-012

Applicant is Requesting a Rezone of the Property Located at 408 Morgan Mill Rd, Parcel No. R33346, being Lot 4, Block 3 of the Sims Addition of the City of Stephenville, Erath County, Texas, from Single Family Residential District (R-1) to Retail and Commercial Business District (B-2)

18. Consider Approval of an Ordinance Rezoning the Property Located at 408 Morgan Mill Rd, Parcel No. R33346, being Lot 4, Block 3 of the Sims Addition of the City of Stephenville, Erath County, Texas, from Single Family Residential District (R-1) to Retail and Commercial Business District (B-2)

**DEVELOPMENT SERVICES COMMITTEE**

Brandon Huckabee, Chair

19. Committee Report - July 22, 2021

20. Consider Approval of an Ordinance Amending the City of Stephenville Zoning Ordinance to Allow for the Sale of Alcohol in Certain Zoning Districts

21. Consider Approval of Amendments to the City of Stephenville Home Improvement Incentive Program

**FINANCIAL REPORTS**

22. Monthly Budget Report for the Period Ending June 30, 2021

**STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY UPDATE**

Jeff Sandford, Executive Director

**CONSENT AGENDA**

23. Approval of Minutes - July 6, 2021 Regular City Council Meeting

24. Approval of Minutes - July 20, 2021 Budget Work Session

25. Approval of Minutes - July 22, 2021 Special City Council Meeting

26. Approval of a Resolution Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Regarding the Company's 2021 Rate Review Mechanism Filing

- [27.](#) Approval of an Easement Agreement Renewal with Tarleton State University
- [28.](#) Approval of a Resolution Accepting the 377 Ground Storage Tank Rehabilitation Project and Authorizing Final Payment
- [29.](#) Approval of a Memorandum of Understanding between City of Stephenville and Stephenville Independent School District for an Emergency Management Plan

**COMMENTS BY CITY MANAGER**

**Thursday, August 12**

Deadline to register for SPARD fall sports  
Texstar Summer Concert Series - Casey Donahew, 8 p.m. - 10 p.m.

**Tuesday, August 17**

Council Committee Meetings

**Wednesday, August 18**

First day of school for Stephenville ISD  
Erath County United Way Fish Fry, 4:30 - 7:30 p.m.

**Thursday, August 26**

Deadline for Trash to Treasure Golf Tournament

**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

**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:

- 1. GIS Manager

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

**ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY**

**ADJOURN**

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

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



## STAFF REPORT

**SUBJECT:** Set the Maximum Proposed Tax Rate for 2021

**DEPARTMENT:** Finance

**STAFF CONTACT:** Monica Harris

### RECOMMENDATION:

Staff recommends setting the Maximum Proposed Tax Rate for 2021 at the Voter-Approval tax rate with unused increment of \$0.4420/\$100 in order to discuss all options available in the upcoming budget work sessions.

### BACKGROUND:

Jennifer Carey, Erath County Tax Assessor, provided the 2021 Tax Rate Calculation Worksheet, which calculates the tax rates as follows:

|  |                |
|--|----------------|
| No-New-Revenue tax rate                          | \$0.4339/\$100 |
| Voter-Approval tax rate without unused increment | \$0.4396/\$100 |
| Voter-Approval tax rate with unused increment    | \$0.4420/\$100 |
| De minimis rate (must have filed budget by 7/16) | \$0.4684/\$100 |

### FISCAL IMPACT SUMMARY:

Below are the additional tax levies over tax year 2020 for each rate:

|  |           |
|--|-----------|
| No-New-Revenue tax rate                          | \$ 27,591 |
| Voter-Approval tax rate without unused increment | \$114,981 |
| Voter-Approval tax rate with unused increment    | \$151,778 |
| De minimis rate                                  | \$556,535 |

### ALTERNATIVES

Choose any rate above, except the De minimis rate, or less. However, the tax rate adopted in September cannot exceed the maximum proposed tax rate passed at this meeting.

# 2021 Tax Rate Calculation Worksheet

Date: 07/30/2021 08:41 AM

## Taxing Units Other Than School Districts or Water Districts

### City of Stephenville

**254-918-1220**

Taxing Unit Name

Phone (area code and number)

**298 W Washington, Stephenville Tx 76401**

**[www.stephenvilletx.gov](http://www.stephenvilletx.gov)**

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the No-New-Revenue (NNR) tax rate and Voter-Approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School Districts without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

| <b>SECTION 1: No-New-Revenue Tax Rate</b>   |                    |
|---|--------------------|
| <p>The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.</p> <p>The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.</p> <p>While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.</p> |                    |
| <b>No-New-Revenue Tax Rate Worksheet</b>  | <b>Amount/Rate</b> |
| <p><b>1. 2020 total taxable value.</b> Enter the amount of 2020 taxable value on the 2020 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).<sup>1</sup></p>   | \$1,431,638,466    |
| <p><b>2. 2020 tax ceilings.</b> Counties, cities and junior college districts. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step.<sup>2</sup></p>  | \$0                |
| <p><b>3. Preliminary 2020 adjusted taxable value.</b> Subtract Line 2 from Line 1.</p>  | \$1,431,638,466    |
| <p><b>4. 2020 total adopted tax rate.</b></p>   | \$0.4550/\$100     |
| <p><b>5. 2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value.</b><br/> <b>A. Original 2020 ARB values:</b></p>  | \$6,628,870        |

|  |                 |
|--|-----------------|
| <b>B. 2020 values resulting from final court decisions:</b>  | \$5,811,310     |
| <b>C. 2020 value loss. Subtract B from A.<sup>3</sup></b>  | \$817,560       |
| <b>6. 2020 taxable value subject to an appeal under Chapter 42, as of July 25.</b>   |                 |
| <b>A. 2020 ARB certified value:</b>  | \$23,639,570    |
| <b>B. 2020 disputed value:</b>   | \$6,255,570     |
| <b>C. 2020 undisputed value. Subtract B from A.<sup>4</sup></b>  | \$17,384,000    |
| <b>7. 2020 Chapter 42 related adjusted values Add Line 5C and Line 6C.</b>   | \$18,201,560    |
| <b>8. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.</b>  | \$1,449,840,026 |
| <b>9. 2020 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2020. Enter the 2020 value of property in deannexed territory.<sup>5</sup></b>   | \$0             |
| <b>10. 2020 taxable value lost because property first qualified for an exemption in 2021. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2021 does not create a new exemption or reduce taxable value.</b> |                 |
| <b>A. Absolute exemptions. Use 2020 market value:</b>  | \$1,078,770     |
| <b>B. Partial exemptions. 2021 exemption amount or 2021 percentage exemption times 2020 value:</b>   | \$2,236,183     |
| <b>C. Value loss. Add A and B.<sup>5</sup></b>   | \$3,314,953     |
| <b>11. 2020 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2021. Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020.</b>  |                 |
| <b>A. 2020 market value:</b>   | \$3,056,250     |
| <b>B. 2021 productivity or special appraised value:</b>  | \$5,540         |
| <b>C. Value loss. Subtract B from A.<sup>7</sup></b>   | \$3,050,710     |
| <b>12. Total adjustments for lost value. Add lines 9, 10C and 11C.</b>   | \$6,365,663     |
| <b>13. 2020 captured value of property in a TIF. Enter the total value of 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2020 taxes were deposited into the tax increment fund.<sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.</b>   | \$835,290       |
| <b>14. 2020 total value. Subtract Line 12 and Line 13 from Line 8.</b>   | \$1,442,639,073 |
| <b>15. Adjusted 2020 total levy. Multiply Line 4 by Line 14 and divide by \$100.</b>   | \$6,564,007     |
| <b>16. Taxes refunded for years preceding tax year 2020. Enter the amount of taxes refunded</b>  | \$31,872        |

|  |                 |
|--|-----------------|
| by the taxing unit for tax years preceding tax year 2020. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. <sup>8</sup>   |                 |
| <b>17. Adjusted 2020 levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>  | \$6,595,879     |
| <b>18. Total 2021 taxable value on the 2021 certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup>  |                 |
| <b>A. Certified values:</b>  | \$1,534,784,562 |
| <b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office:   | \$0             |
| <b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:   | \$0             |
| <b>D. Tax increment financing:</b> Deduct the 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2021 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. <sup>12</sup>   | \$1,612,477     |
| <b>E. Total 2021 value.</b> Add A and B, then subtract C and D.  | \$1,533,172,085 |
| <b>19. Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup>  |                 |
| <b>A. 2021 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup>   | \$0             |
| <b>B. 2021 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup> | \$0             |
| <b>C. Total value under protest or not certified:</b> Add A and B.   | \$0             |
| <b>20. 2021 tax ceilings.</b> Counties, cities and junior colleges enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>   | \$0             |
| <b>21. 2021 total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>  | \$1,533,172,085 |

|   |                 |
|---|-----------------|
| <b>22. Total 2021 taxable value of properties in territory annexed after Jan. 1, 2020.</b><br>Include both real and personal property. Enter the 2021 value of property in territory annexed. <sup>18</sup>   | \$0             |
| <b>23. Total 2021 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2020, and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2021. <sup>19</sup> | \$13,278,220    |
| <b>24. Total adjustments to the 2021 taxable value.</b> Add Lines 22 and 23.  | \$13,278,220    |
| <b>25. Adjusted 2021 taxable value.</b> Subtract Line 24 from Line 21.  | \$1,519,893,865 |
| <b>26. 2021 NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100. <sup>20</sup>  | \$0.4339/\$100  |
| <b>27. COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the 2021 county NNR tax rate. <sup>21</sup>   |                 |

<sup>1</sup>Tex. Tax Code Section 26.012(14)

<sup>2</sup>Tex. Tax Code Section 26.012(14)

<sup>3</sup>Tex. Tax Code Section 26.012(13)

<sup>4</sup>Tex. Tax Code Section 26.012(13)

<sup>5</sup>Tex. Tax Code Section 26.012(15)

<sup>6</sup>Tex. Tax Code Section 26.012(15)

<sup>7</sup>Tex. Tax Code Section 26.012(13)

<sup>8</sup>Tex. Tax Code Section 26.012(13)

<sup>9</sup>Tex. Tax Code Section 26.03(c)

<sup>10</sup>Tex. Tax Code Section 26.012(13)

<sup>11</sup>Tex. Tax Code Section 26.012,26.04(c-2)

<sup>12</sup>Tex. Tax Code Section 26.03(c)

<sup>13</sup>Tex. Tax Code Section 26.01(c) and (d)

<sup>14</sup>Tex. Tax Code Section 26.01(c)

<sup>15</sup>Tex. Tax Code Section 26.01(d)

<sup>16</sup>Tex. Tax Code Section 26.012(6)(b)

<sup>17</sup>Tex. Tax Code Section 26.012(6)

<sup>18</sup>Tex. Tax Code Section 26.012(17)

<sup>19</sup>Tex. Tax Code Section 26.012(17)

<sup>20</sup>Tex. Tax Code Section 26.04(c)

<sup>21</sup>Tex. Tax Code Section 26.04(d)

<sup>22</sup>Reserved for expansion



**SECTION 2: Voter-Approval Tax Rate**

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The Voter-Approval tax rate for a county is the sum of the Voter-Approval tax rates calculated for each type of tax the county levies. In most cases the Voter-Approval tax rate exceeds the No-New-Revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

| <b>Voter-Approval Tax Rate Worksheet</b>   | <b>Amount/Rate</b> |
|--|--------------------|
| <b>28. 2020 M&amp;O tax rate.</b> Enter the 2020 M&O tax rate.   | \$0.4368/\$100     |
| <b>29. 2020 taxable value, adjusted for actual and potential court-ordered adjustments.</b><br>Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .  | \$1,449,840,026    |
| <b>30. Total 2020 M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by \$100.   | \$6,332,901        |
| <b>31. Adjusted 2020 levy for calculating NNR M&amp;O rate.</b>  |                    |
| <b>A. M&amp;O taxes refunded for years preceding tax year 2020</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020.  | \$29,262           |
| <b>B. 2020 taxes in TIF</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2021 captured appraised value in Line 18D, enter 0.   | \$3,789            |
| <b>C. 2020 transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. | \$0                |
| <b>D. 2020 M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.  | \$25,473           |
| <b>E. Add Line 30 to 31D.</b>  | \$6,358,374        |
| <b>32. Adjusted 2021 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .  | \$1,519,893,865    |
| <b>33. 2021 NNR M&amp;O rate (unadjusted).</b> Divide Line 31E by Line 32 and multiply by \$100.   | \$0.4183/\$100     |
| <b>34. Rate adjustment for state criminal justice mandate.<sup>23</sup></b>  |                    |
| <b>A. 2021 state criminal justice mandate:</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.  | \$0                |

|   |  |
|---|--|
| <p><b>B. 2020 state criminal justice mandate:</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.</p> <p><b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100.</p> <p><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.</p>  | <p>\$0</p> <p>\$0/\$100</p> <p>\$0/\$100</p>                             |
| <p><b>35. Rate adjustment for indigent health care expenditures.<sup>24</sup></b></p> <p><b>A. 2021 indigent health care expenditures:</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose.</p> <p><b>B. 2020 indigent health care expenditures:</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose.</p> <p><b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100.</p> <p><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.</p>  | <p>\$0</p> <p>\$0</p> <p>\$0/\$100</p> <p>\$0/\$100</p>                  |
| <p><b>36. Rate adjustment for county indigent defense compensation.<sup>25</sup></b></p> <p><b>A. 2021 indigent defense compensation expenditures:</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose.</p> <p><b>B. 2020 indigent defense compensation expenditures:</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose.</p> <p><b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100.</p> <p><b>D.</b> Multiply B by 0.05 and divide by Line 32 and multiply by \$100.</p> <p><b>E.</b> Enter the lessor of C and D. If not applicable, enter 0.</p> | <p>\$0</p> <p>\$0</p> <p>\$0/\$100</p> <p>\$0/\$100</p> <p>\$0/\$100</p> |
| <p><b>37. Rate adjustment for county hospital expenditures.<sup>26</sup></b></p> <p><b>A. 2021 eligible county hospital expenditures:</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021.</p> <p><b>B. 2020 eligible county hospital expenditures:</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020.</p>  | <p>\$0</p> <p>\$0</p>  |

|  |   |
|--|---|
| C. Subtract B from A and divide by Line 32 and multiply by \$100.  | \$0/\$100   |
| D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.   | \$0/\$100   |
| E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.   | \$0/\$100   |
| <p><b>38. Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.</p> <p><b>A. Amount appropriated for public safety in 2020.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year</p> <p><b>B. Expenditures for public safety in 2020.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100.</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p> | <p>\$0</p> <p>\$0</p> <p>\$0/\$100</p> <p>\$0/\$100</p> |
| <b>39. Adjusted 2021 NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.  | \$0.4183/\$100  |
| <p><b>40. Adjustment for 2020 sales tax specifically to reduce property values.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&amp;O expenses in 2020 should complete this line. These entities will deduct the sales tax gain rate for 2021 in Section 3. Other taxing units, enter zero.</p> <p><b>A.</b> Enter the amount of additional sales tax collected and spent on M&amp;O expenses in 2020, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.</p> <p><b>B.</b> Divide Line 40A by Line 32 and multiply by \$100.</p> <p><b>C.</b> Add Line 40B to Line 39.</p>   | <p>\$1,895,418</p> <p>\$0.1247</p> <p>\$0.5430</p>      |
| <p><b>41. 2021 voter-approval M&amp;O rate.</b> Enter the rates as calculated by the scenario below.</p> <p><b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.</p> <p>- or -</p> <p><b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.</p>   | \$0.5620/\$100  |
| <b>D41. Disaster Line 41 (D41): 2021 voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval   | \$0/\$100   |

|   |  |
|---|--|
| <p>tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <ol style="list-style-type: none"> <li>1. the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or</li> <li>2. the third tax year after the tax year in which the disaster occurred.</li> </ol> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.<sup>27</sup> If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>   |  |
| <p><b>42. Total 2021 debt to be paid with property taxes and additional sales tax revenue.</b><br/>Debt means the interest and principal that will be paid on debts that:</p> <ol style="list-style-type: none"> <li>(1) are paid by property taxes,</li> <li>(2) are secured by property taxes,</li> <li>(3) are scheduled for payment over a period longer than one year and</li> <li>(4) are not classified in the taxing unit's budget as M&amp;O expenses</li> </ol> <p>A. <b>Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.<sup>28</sup><br/>Enter debt amount.</p> <p>B. Subtract <b>unencumbered fund amount</b> used to reduce total debt.</p> <p>C. Subtract <b>certified amount spent from sales tax to reduce debt</b> (enter zero if none)</p> <p>D. Subtract <b>amount paid</b> from other resources.</p> <p>E. <b>Adjusted debt.</b> Subtract B, C, and D from A.</p> | <p>\$613,100</p> <p>\$0</p> <p>\$0</p> <p>\$343,650</p> <p>\$269,450</p> |
| <b>43. Certified 2020 excess debt collections.</b> Enter the amount certified by the collector. <sup>28</sup>   | \$0  |
| <b>44. Adjusted 2021 debt.</b> Subtract Line 43 from Line 42E.  | \$269,450  |
| <b>45. 2021 anticipated collection rate.</b>  |  |
| A. Enter the 2021 anticipated collection rate certified by the collector: <sup>29</sup>   | 100.00%  |
| B. Enter the 2020 actual collection rate  | 98.00%   |
| C. Enter the 2019 actual collection rate  | 100.00%  |
| D. Enter the 2018 actual collection rate  | 100.00%  |
| E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>31</sup>   | 100.00%  |
| <b>46. 2021 debt adjusted for collections.</b> Divide Line 44 by Line 45E   | \$269,450  |
| <b>47. 2021 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .  | \$1,533,172,085  |
| <b>48. 2021 debt tax rate.</b> Divide Line 46 by Line 47 and multiply by \$100.   | \$0.0175/\$100   |

|   |                |
|---|----------------|
| <b>49. 2021 voter-approval tax rate.</b> Add Lines 41 and 48.   | \$0.5795/\$100 |
| <b>D49. Disaster Line 49 (D49): 2021 voter-approval tax rate for taxing unit affected by disaster declaration.</b> Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41.<br>Add Line D41 and 48. | \$0.0000/\$100 |
| <b>50. COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2021 county voter-approval tax rate.   |                |

<sup>23</sup>Tex. Tax Code Section 26.044<sup>27</sup>Tex. Tax Code Section 26.04(c-1)<sup>24</sup>Tex. Tax Code Section 26.0442<sup>28</sup>Tex. Tax Code Section 26.012(10) and 26.04(b)<sup>25</sup>Tex. Tax Code Section 26.0442<sup>29</sup>Tex. Tax Code Section 26.04(b)<sup>26</sup>Tex. Tax Code Section 26.0443<sup>30</sup>Tex. Tax Code Section 26.04(b)

**SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes**

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

| Additional Sales and Use Tax Worksheet  | Amount/Rate     |
|---|-----------------|
| <b>51. Taxable Sales.</b> For taxing units that adopted the sales tax in November 2020 or May 2021, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>20</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2020, enter 0.  | \$0             |
| <b>52. Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>33</sup><br><br><b>Taxing units that adopted the sales tax in November 2020 or in May 2021.</b> Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>34</sup><br><br><b>- or -</b><br><br><b>Taxing units that adopted the sales tax before November 2020.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95. | \$2,145,427     |
| <b>53. 2021 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .  | \$1,533,172,085 |
| <b>54. Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.  | \$0.1399/\$100  |
| <b>55. 2021 NNR tax rate, unadjusted for sales tax.</b> <sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .   | \$0.4339/\$100  |
| <b>56. 2021 NNR tax rate, adjusted for sales tax.</b><br><b>Taxing units that adopted the sales tax in November 2020 or in May 2021.</b> Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2020.   | \$0.4339/\$100  |
| <b>57. 2021 voter-approval tax rate, unadjusted for sales tax.</b> <sup>36</sup> Enter the rate from Line 49, Line D49 (disaster), or Line 50 (counties), as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .  | \$0.5795/\$100  |
| <b>58. 2021 voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.   | \$0.4396/\$100  |

<sup>31</sup>Reserved for expansion

<sup>34</sup>Tex. Tax Code Section 26.041(d)

<sup>32</sup>Tex. Tax Code Section 26.041(d)

<sup>35</sup>Tex. Tax Code Section 26.04(c)

<sup>33</sup>Tex. Tax Code Section 26.041(i)

<sup>36</sup>Tex. Tax Code Section 26.04(c)

**SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control**

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

| Voter-Approval Protection for Pollution Control Worksheet   | Amount/Rate     |
|---|-----------------|
| <b>59. Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b><br>Enter the amount certified in the determination letter from TCEQ. <sup>37</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>38</sup> | \$0             |
| <b>60. 2021 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .  | \$1,533,172,085 |
| <b>61. Additional rate for pollution control.</b> Divide Line 59 by Line 60 and multiply by \$100.  | \$0/\$100       |
| <b>62. 2021 voter-approval tax rate, adjusted for pollution control.</b> Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).                                 | \$0.4396/\$100  |

<sup>37</sup>Tex. Tax Code Section 26.045(d)

<sup>38</sup>Tex. Tax Code Section 26.045(i)

**SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate**

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.<sup>39</sup> In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020; and<sup>40</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>41</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>42</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

| Unused Increment Rate Worksheet   | Amount/Rate    |
|---|----------------|
| <b>63. 2020 unused increment rate.</b> Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.   | \$0.0024       |
| <b>64. 2019 unused increment rate.</b> Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero  | \$0            |
| <b>65. 2018 unused increment rate.</b> Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.   | \$0            |
| <b>66. 2021 unused increment rate.</b> Add Lines 63, 64 and 65.   | \$0.0024/\$100 |
| <b>67. 2021 voter-approval tax rate, adjusted for unused increment rate.</b> <sup>23</sup> Add Line 66 to one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control). | \$0.4420/\$100 |

<sup>39</sup>Tex. Tax Code Section 26.013(a)  
<sup>40</sup>Tex. Tax Code Section 26.013(c)  
<sup>41</sup>Tex. Tax Code Section 26.063(a)(1)



**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>42</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

| <b>De Minimis Rate Worksheet</b>   | <b>Amount/Rate</b> |
|--|--------------------|
| <b>68. Adjusted 2021 NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> | \$0.4183/\$100     |
| <b>69. 2021 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .         | \$1,533,172,085    |
| <b>70. Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 69 and multiply by \$100.                 | \$0.0326           |
| <b>71. 2021 debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .                   | \$0.0175/\$100     |
| <b>72. De minimis rate.</b> <sup>23</sup> Add Lines 68, 70 and 71.   | \$0.4684/\$100     |

<sup>42</sup>Tex. Tax Code Section 26.012(8-a)

<sup>43</sup>Tex. Tax Code Section 26.063(a)(1)

<sup>44</sup>Tex. Tax Code Section 26.04(c)

**SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate**

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>46</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.

**NOTE: This section will not apply to any taxing units in 2021.** It is added to implement Senate Bill 1438 (87th Regular Session) and does not apply to a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a declared disaster in 2020, as provided for in the recently repealed Tax Code Sections 26.04(c-1) and 26.041(c-1).

In future tax years, this section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

In future tax years, this section will also apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

| Emergency Revenue Rate Worksheet   | Amount/Rate |
|--|-------------|
| <b>73. 2020 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .   | N/A         |
| <p><b>74. Adjusted 2020 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line.</p> <p>If a disaster occurred in 2020 and the taxing unit calculated its 2020 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2020 worksheet due to a disaster, enter the 2020 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49.</p> <p>- or -</p> <p>If a disaster occurred prior to 2020 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2020, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2020 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster.<sup>48</sup> Enter the final adjusted 2020 voter-approval tax rate from the worksheet.</p> <p>- or -</p> <p>If the taxing unit adopted a tax rate above the 2020 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.</p> | N/A         |
| <b>75. Increase in 2020 tax rate due to disaster.</b> Subtract Line 74 from Line 73.   | N/A         |
| <b>76. Adjusted 2020 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .  | N/A         |
| <b>77. Emergency revenue.</b> Multiply Line 75 by Line 76 and divide by \$100.   | N/A         |

|   |     |
|---|-----|
|   |     |
| <b>78. Adjusted 2021 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .   | N/A |
| <b>79. Emergency revenue rate.</b> Divide Line 77 by Line 78 and multiply by \$100. <sup>49</sup>   | N/A |
| <b>80. 2021 voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate). | N/A |

**SECTION 8: Total Tax Rate**

Indicate the applicable total tax rates as calculated above.

**No-New-Revenue tax rate**

As applicable, enter the 2021 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). \$0.4339/\$100

Indicate the line number used: 26

**Voter-Approval tax rate**

As applicable, enter the 2021 voter-approval tax rate from: Line 49, Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). \$0.4420/\$100

Indicate the line number used: 67

**De minimis rate**

If applicable, enter the de minimis rate from Line 72. \$0.4684/\$100

**SECTION 9: Taxing Unit Representative Name and Signature**

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code.<sup>50</sup>

**print here** Jennifer Carey, Tax Assessor/Collector

Printed Name of Taxing Unit Representative

**sign here** Jennifer Carey  
Taxing Unit Representative

7-30-2021  
Date

# 2021 Governing Body Summary #1B\*

## Comparison of This Year's Tax Levy with Last Year's Tax Levy (Includes Frozen Levy) City of Stephenville

Date: 07/30/2021 11:38 AM

Last Year's Tax Levy\*\*: \$6,624,843  
Last Year's Frozen Homestead Amount: \$0  
This Year's Frozen Homestead Amount: \$0

| DESCRIPTION OF TAX RATE                    | TAX RATE PER \$100 | THIS YEAR'S TAX LEVY*** | TAX LEVY INCREASE**** |
|--|--------------------|-------------------------|-----------------------|
| Last Year's Tax Rate                       | \$0.4550           | \$6,975,933             | \$351,090             |
| No-New-Revenue Tax Rate                    | \$0.4339           | \$6,652,434             | \$27,591              |
| De Minimis Tax Rate*****                   | \$0                | \$0                     | \$0                   |
| VAR NOT Adjusted for Unused Increment Rate | \$0.4396           | \$6,739,824             | \$114,981             |
| VAR Adjusted for Unused Increment Rate     | \$0.4420           | \$6,776,621             | \$151,778             |
| Proposed Tax Rate                          | \$0.4684           | \$7,181,378             | \$556,535             |

\*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

\*\*Last year's tax levy is calculated using Texas Property Tax Code's definition of "last year's levy".

\*\*\*This year's tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

\*\*\*\*Tax levy increase is the difference between this year's tax levy and last year's tax levy.

**2021 Governing Body Summary #1B\***  
**Comparison of This Year's Tax Levy with Last Year's Tax Levy**  
**(Does Not Include Frozen Levy)**  
**City of Stephenville**

Date: 07/30/2021

Last Year's Tax Levy\*\*: \$6,624,843

| DESCRIPTION OF TAX RATE                    | TAX RATE PER \$100 | THIS YEAR'S TAX LEVY*** | TAX LEVY INCREASE**** |
|--|--------------------|-------------------------|-----------------------|
| Last Year's Tax Rate                       | \$0.4550           | \$6,975,933             | \$351,090             |
| No-New-Revenue Tax Rate                    | \$0.4339           | \$6,652,434             | \$27,591              |
| De Minimis Rate                            | \$0                | \$0                     | \$0                   |
| VAR NOT Adjusted for Unused Increment Rate | \$0.4396           | \$6,739,824             | \$114,981             |
| VAR Adjusted for Unused Increment Rate     | \$0.4420           | \$6,776,621             | \$151,778             |
| Proposed Tax Rate                          | \$0.4684           | \$7,181,378             | \$556,535             |

\*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

\*\*Last year's tax levy is calculated using Texas Property Tax Code's definition of "last year's levy".

\*\*\*This year's tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet.

\*\*\*\*Tax levy increase is the difference between this year's tax levy and last year's tax levy.



## STAFF REPORT

**SUBJECT:** Set Date, Time, and Location of Public Hearing on Proposed Tax Rate for 2021

**DEPARTMENT:** Finance

**STAFF CONTACT:** Monica Harris

### RECOMMENDATION:

Staff recommends setting the public hearing on the 2021 proposed tax rate on September 14, 2021 at 5:30 pm in the Council Chambers at City Hall located at 298 W. Washington in Stephenville.

### BACKGROUND:

City Charter requires the City Manager to provide the proposed budget to the City Secretary by August 15<sup>th</sup> of each year. The City must also post the proposed budget on the website. If the proposed tax rate will exceed the No-New-Revenue rate, the City must have a public hearing on the proposed tax rate prior to adopting the tax rate. The adoption of the tax rate must be at least 30 days after the City Manager provides the proposed budget to the City Secretary and the proposed budget is posted on the website.

### ALTERNATIVES

Choose a later date to have the hearing, but no later than September 29, 2021, the last day to adopt the tax rate.



## STAFF REPORT

**SUBJECT:** Executive staff re-organization of the Stephenville Police Department (SPD)

**DEPARTMENT:** Police

**STAFF CONTACT:** Dan M. Harris, Jr.

### RECOMMENDATION:

Consider approval of the re-organization of the executive staff of SPD.

### BACKGROUND:

The current executive staff structure consists of one assistant chief and three lieutenants. The volume and complexity of the daily duties of the executive staff continues to increase. In order to meet the challenging demands of executive level policies, procedures, projects, deliverables, and daily duties, it is recommended to convert the current assistant chief position, along with one current lieutenant position, into two captain positions. This will create an equal two tier second in command structure. One captain would oversee all administrative functions and one captain would oversee all operational functions. The two positions would answer directly to the chief of police. Two existing lieutenant positions, administration and operations, would remain existent in the third tier of the SPD organizational structure.

### FISCAL IMPACT SUMMARY:

Combining and converting the two positions will result in an overall salary savings.

### ALTERNATIVES

Continue with the existing structure of one assistant chief and three lieutenants.

H.B. No. 2073

AN ACT

relating to quarantine leave for fire fighters, peace officers, detention officers, and emergency medical technicians employed by, appointed by, or elected for a political subdivision.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. The heading to Chapter 180, Local Government Code, is amended to read as follows:

CHAPTER 180. MISCELLANEOUS PROVISIONS AFFECTING OFFICERS AND EMPLOYEES OF MORE THAN ONE TYPE OF [~~MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER~~] LOCAL GOVERNMENT [~~GOVERNMENTS~~]

SECTION 2. Chapter 180, Local Government Code, is amended by adding Section 180.008 to read as follows:

Sec. 180.008. PAID QUARANTINE LEAVE FOR FIRE FIGHTERS, PEACE OFFICERS, DETENTION OFFICERS, AND EMERGENCY MEDICAL TECHNICIANS.

(a) In this section:

(1) "Detention officer" means an individual appointed or employed by a political subdivision as a county jailer or other individual responsible for the care and custody of individuals incarcerated in a county or municipal jail.

(2) "Emergency medical technician" means an individual who is:



H.B. No. 2073

(A) certified as an emergency medical technician under Chapter 773, Health and Safety Code; and

(B) employed by a political subdivision.

(3) "Fire fighter" means a paid employee of a municipal fire department or emergency services district who:

(A) holds a position that requires substantial knowledge of fire fighting;

(B) has met the requirements for certification by the Texas Commission on Fire Protection under Chapter 419, Government Code; and

(C) performs a function listed in Section 143.003(4)(A).

(4) "Health authority" has the meaning assigned by Section 121.021, Health and Safety Code.

(5) "Peace officer" means an individual described by Article 2.12, Code of Criminal Procedure, who is elected for, employed by, or appointed by a political subdivision.

(b) The governing body of a political subdivision shall develop and implement a paid quarantine leave policy for fire fighters, peace officers, detention officers, and emergency medical technicians who are employed by, appointed by, or elected for the political subdivision and ordered to quarantine or isolate due to a possible or known exposure to a communicable disease while on duty.

(c) A paid quarantine leave policy must:

(1) provide that a fire fighter, peace officer,

H.B. No. 2073

detention officer, or emergency medical technician on paid quarantine leave receive:

(A) all employment benefits and compensation, including leave accrual, pension benefits, and health benefit plan benefits for the duration of the leave; and

(B) reimbursement for reasonable costs related to the quarantine, including lodging, medical, and transportation; and

(2) require that the leave be ordered by the person's supervisor or the political subdivision's health authority.

(d) A political subdivision may not reduce a fire fighter's, peace officer's, detention officer's, or emergency medical technician's sick leave balance, vacation leave balance, holiday leave balance, or other paid leave balance in connection with paid quarantine leave taken in accordance with a policy adopted under this section.

SECTION 3. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2021.

H.B. No. 2073

\_\_\_\_\_  
President of the Senate

\_\_\_\_\_  
Speaker of the House

I certify that H.B. No. 2073 was passed by the House on April 7, 2021, by the following vote: Yeas 146, Nays 0, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 2073 on May 28, 2021, by the following vote: Yeas 146, Nays 0, 1 present, not voting.

\_\_\_\_\_  
Chief Clerk of the House

I certify that H.B. No. 2073 was passed by the Senate, with amendments, on May 26, 2021, by the following vote: Yeas 31, Nays 0.

\_\_\_\_\_  
Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

\_\_\_\_\_  
Governor

**ORDINANCE NO. 2021-O-XX**

**AN ORDINANCE AMENDING THE CITY OF STEPHENVILLE PERSONNEL POLICY AND PROCEDURE MANUAL BY THE ADDITION OF SECTION 4.12 "PAID QUARANTINE LEAVE POLICY" AND PROVIDING FOR AN EFFECTIVE DATE**

Whereas, on March 6, 2018, the City Council of the City of Stephenville, Texas, adopted the City of Stephenville Personnel Policy and Procedure Manual; and

Whereas, the City Council of the City of Stephenville may amend this policy and procedure manual from time to time as it sees fit; and

Whereas, on June 15, 2021, Governor Gregg Abbott signed HB 2073 relating to quarantine leave for fire fighters, peace officers, detention officers, and emergency medical technicians; and

Whereas, the City Council of the City of Stephenville wishes to amend the policy and procedure manual to include quarantine leave as described above and required under Chapter 180, Local Government Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Stephenville, Texas

Section 1

Section 4.12 *Paid Quarantine Leave Policy*, as attached in "Exhibit A," is hereby incorporated in the City of Stephenville Policy and Procedure Manual.

Section 2

This ordinance shall be effective immediately upon its passage date.

PASSED AND APPROVED this 3<sup>rd</sup> day of August, 2021.

\_\_\_\_\_  
Doug Svien, Mayor

ATTEST:

\_\_\_\_\_  
Staci L. King, City Secretary

\_\_\_\_\_  
Reviewed by Allen L. Barnes,  
City Manager

\_\_\_\_\_  
Randy Thomas, City Attorney  
Approved as to form and legality

## Chapter 4: LEAVES OF ABSENCE

### 4.12 Paid Quarantine Leave

#### PURPOSE

Pursuant to Texas Local Government Code Section 180.008, the City of Stephenville hereby adopts this paid quarantine leave policy for fire fighters, peace officers, detention officers, and emergency medical technicians\* who are employed by, appointed by, or elected to the city and ordered to quarantine or isolate due to a possible or known exposure to a communicable disease while on duty. (Ref. Tex. Loc. Gov't Code 180.008(b).)

#### DEFINITIONS

*Emergency medical technician* means an individual who is employed by the city and certified as an emergency medical technician under Chapter 773, Health and Safety Code.

*Fire fighter* means a paid employee of the city's fire department who:

- a. Holds a position that requires substantial knowledge of firefighting;
- b. Has met the requirements for certification by the Texas Commission on Fire Protection under Chapter 419, Government Code; and
- c. Performs at least one of the following functions:
  - i. fire suppression;
  - ii. fire prevention;
  - iii. fire training;
  - iv. fire safety education;
  - v. fire maintenance;
  - vi. fire communications;
  - vii. fire medical emergency technology;
  - viii. fire photography;
  - ix. fire administration; or
  - x. fire arson investigation.

*Health authority* means a physician appointed by the city to administer state and local laws relating to public health within the city's jurisdiction

*Paid quarantine leave* means:

- a. all employment benefits and compensation, including leave accrual, pension benefits, and health benefit plan benefits provided by the city; and
- b. if applicable, reimbursement for reasonable costs related to the quarantine, including lodging, medical, and transportation costs.

*Peace officer* means police officers licensed by the Texas Commission on Law Enforcement and employed by the city. (Ref. Texas Local Gov't Code 180.008(a); 143.003(4)(A); Tex. Health & Safety Code 121.021; Tex. Code Crim. Pro. Art. 2.12.)



**POLICY**

**Quarantine Leave**

A City of Stephenville fire fighter, peace officer, or emergency medical technician who is ordered to quarantine or isolate by the person’s supervisor or the city’s health authority due to a possible or known exposure to a communicable disease while on duty is entitled to receive paid quarantine leave for the duration of the leave. *(Ref. Texas Local Gov’t Code 180.008(c).)*

**No Reduction in Compensation and Benefits**

The City of Stephenville will not reduce a fire fighter’s, peace officer’s, or emergency medical technician’s sick leave balance, vacation leave balance, holiday leave balance, or other paid leave balance in connection with paid quarantine leave taken in accordance with this policy.

**ORDINANCE NO. 2021-O-XX**

**AN ORDINANCE OF THE CITY OF STEPHENVILLE, TEXAS, AMENDING CHAPTER 95, ARTICLE 4 CLOSING STREETS AND ALLEYS OF THE CODE OF ORDINANCE OF THE CITY OF STEPHENVILLE.**

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

**SECTION 1.**

Section 95.56 (C) is hereby amended by the addition of “except as provided by State Law” and shall hereby read as follows:

(C) If the requested closure is approved by City Council, the actual selling price shall be determined solely by the City Council, but in no case shall the selling price be less than the appraised value as determined under this section, **except as provided by State Law.**

**SECTION 2.**

This ordinance shall become effective immediately upon its passage.

**PASSED and APPROVED** this the 3<sup>rd</sup> day of August, 2021

\_\_\_\_\_  
Doug Svien, Mayor

ATTEST:

\_\_\_\_\_  
Staci L. King, City Secretary

\_\_\_\_\_  
Reviewed by Allen L. Barnes,  
City Manager

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

# STAFF REPORT



**SUBJECT:** Case No.: SC2021-004  
Closure and Abandonment of an Undeveloped Portion of Fifth Avenue

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

## RECOMMENDATION:

The Planning and Zoning Commission convened on July 21, 2021, and voted 3/3 on the matter relating to the closure and abandonment of undeveloped portion of Fifth Street. Because of the split vote, there is no recommendation from the Commission.

## BACKGROUND:

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting on June 6, 2021. Such action now requires review by the Planning and Zoning Commission via public hearing and a recommendation to City Council for final approval. The applicable sections of the city code are as follows:

### ARTICLE IV. - CLOSING STREETS AND ALLEYS

Sec. 95.50. - Reference to transportation code.

Provisions for the closing of streets and alleys are granted by the V.T.C.A. Transp. Code § 311.07. The procedures and regulations set out herein are consistent with the requirements of the Code and set out regulations to be followed in the closing of streets and alleys.  
(Ord. 2015-11, passed 7-7-2015)

Sec. 95.51. - Public hearing generally.

The City Council, on its own initiative, may call a public hearing to determine whether or not any street or alley in the city, or any portion thereof, should be closed or abandoned as a public thoroughfare.  
(Ord. 2015-11, passed 7-7-2015)

Sec. 95.54. - Recommendation of the planning and zoning commission.

Before City Council may take final action to adopt any ordinance to close a street or alley the Planning and Zoning Commission shall review the request from the point of view of impact on future traffic circulation in the city and shall make a recommendation on such matters to the City Council. The Planning and Zoning Commission shall be required to conduct a public hearing. (Ord. 2015-11, passed 7-7-2015)



**DEPARTMENTAL COMMENTS:****Public Works Department**

A Municipal Utility Easement must be retained by the city for an existing 14-inch diameter concrete water transmission main within the existing Fifth Avenue right-of-way as well as a 6-inch diameter sanitary sewer line traversing the right-of-way.

**Development Services**

No objections.

**Police Department**

No objections.

**Fire Department**

No objections.

**ESTIMATE OF VALUE**

An estimate of value for the undeveloped portion of Fifth Street has been completed by the Public Works Department and identified as \$19,497.65 for the full 50-ft. width of right-of-way and \$9,748.83 for the half width of right-of-way using Section 95.56 of the adopted Code of Ordinances. An exhibit of the undeveloped portion of Fifth Street is included in your packet.

**ARTICLE IV. - CLOSING STREETS AND ALLEYS****Sec. 95.56. - Appraisal of real property required.**

- A. Within 90 days after the City Council public hearing and Planning and Zoning Commission recommendation, but before City Council final action, the petitioner shall provide an appraisal by a certified appraiser of real property. The cost of the appraisal is to be paid in full by the petitioner. Upon written application by the petitioner stating the need therefor, this time period may be extended by the City Administrator. Such extension shall be in writing.
- B. As an alternative to the above, the petitioner may elect, in writing, to utilize the average appraised values of the land immediately adjacent to the street or alley to be closed as shown on the most recent approved municipal tax roll. Such average value shall be calculated by city staff.
- C. If the requested closure is approved by City Council, the actual selling price shall be determined solely by the City Council, but in no case shall the selling price be less than the appraised value as determined under this section.

(Ord. 2015-11, passed 7-7-2015)

**ADVANTAGES:**

Abandonment is believed to lead to development of the adjacent property.

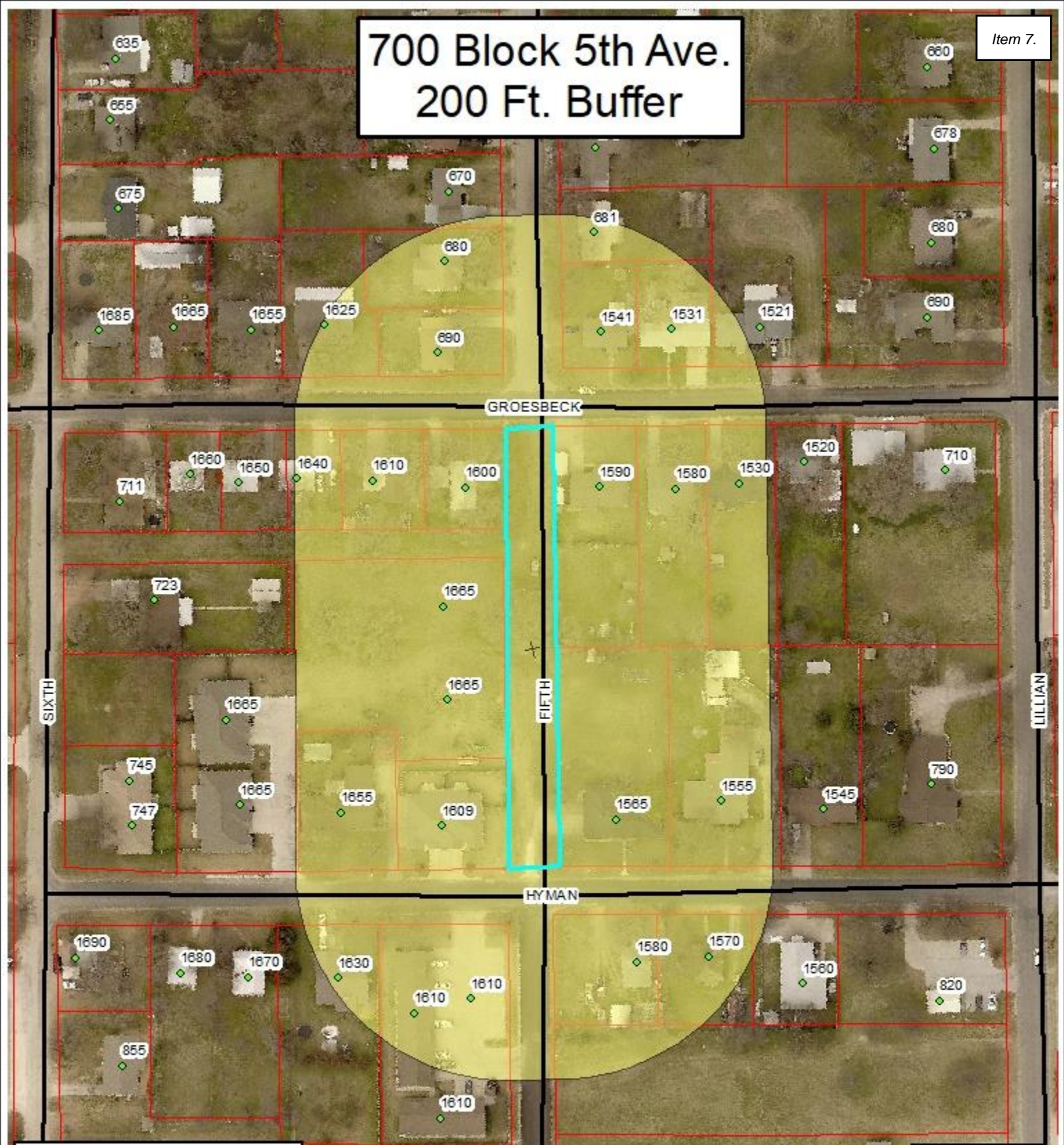
**DISADVANTAGES:**

Although easements will be necessary for existing utilities; there are no disadvantages identified with abandonment.

**ALTERNATIVES**

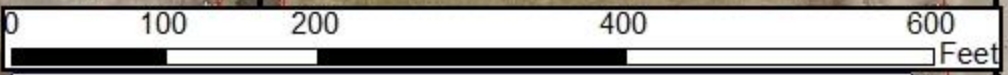
- 1) Abandon the street as initiated.
- 2) Terminate the initiated action and not abandon.

# 700 Block 5th Ave. 200 Ft. Buffer



**Legend**

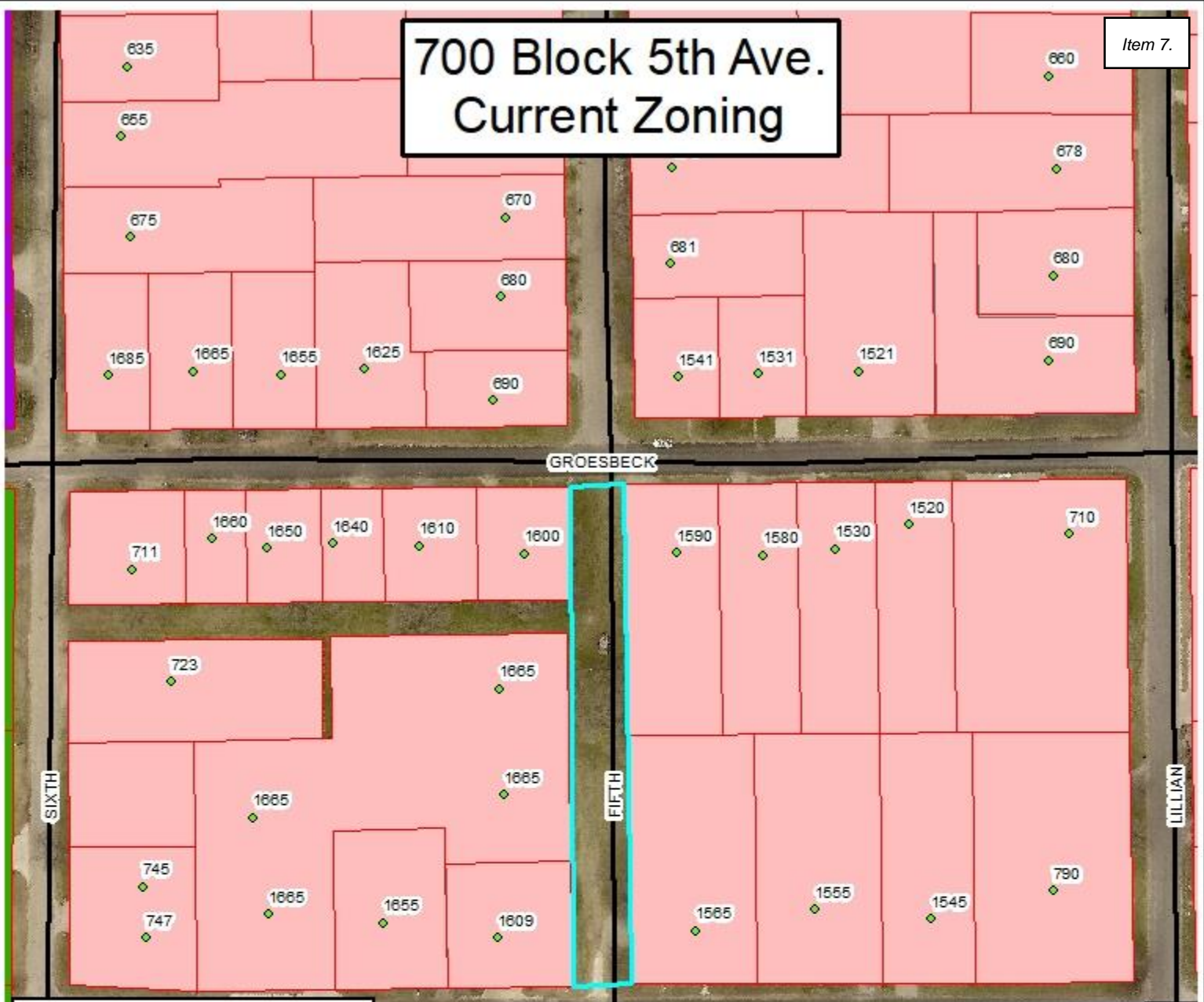
- ◆ Addresses
- Roads
- 700 block 5th Buffer
- 5th\_Buffer\_Box
- Parcel



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.

# 700 Block 5th Ave. Current Zoning

Item 7.



**Legend**

- ◆ Addresses
- Roads
- 5th\_Buffer\_Box
- Parcel

**ZONING**

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



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.

# 700 Block 5th Ave. Future Land Use

Item 7.



**Legend**

- ◆ Addresses
- Roads
- 5th\_Buffer\_Box
- Parcel

**Future Use**

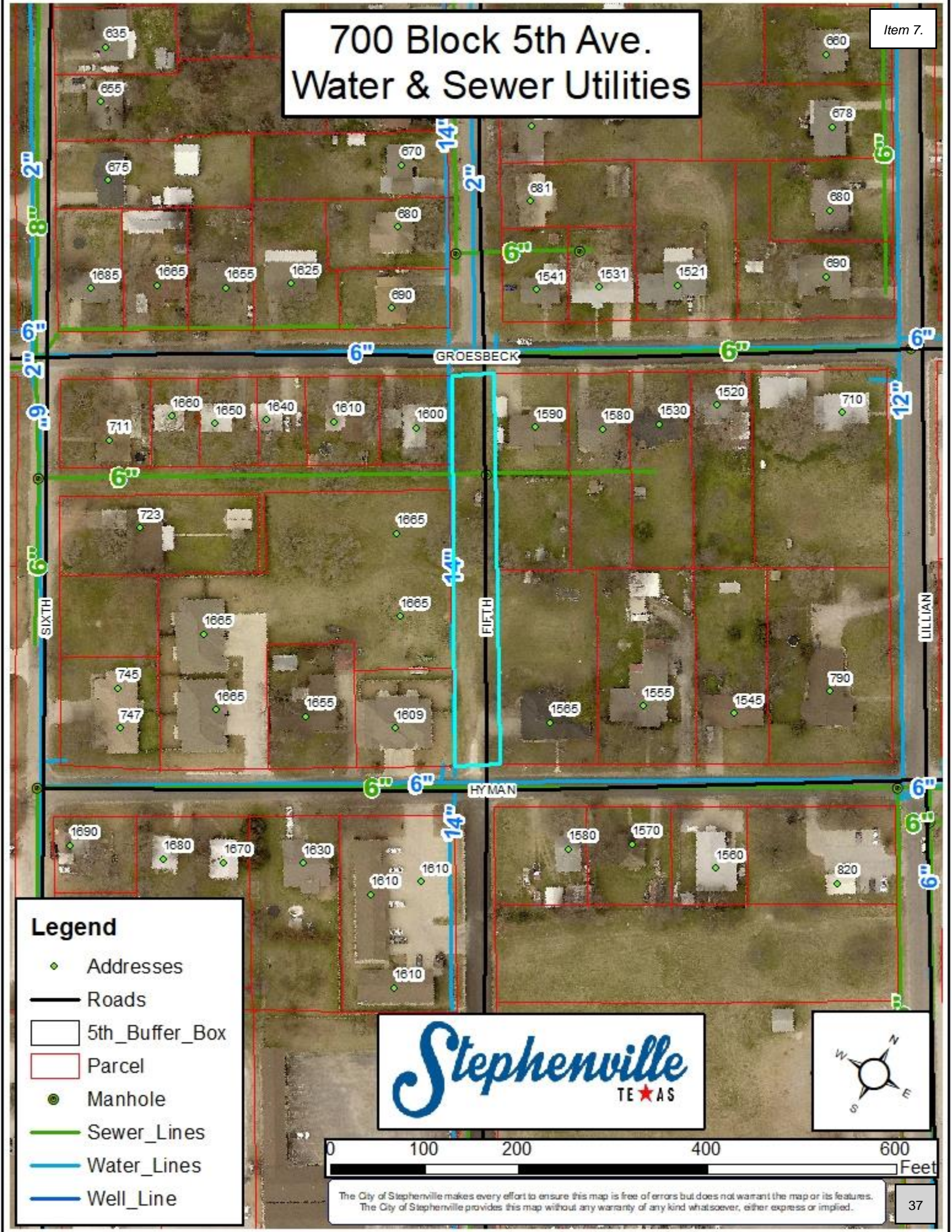
- Ag/Open Space
- Office/Neighbor\_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1\_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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.

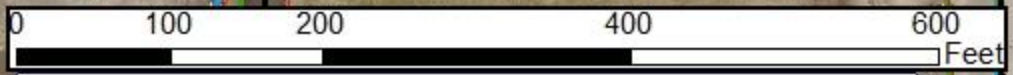
# 700 Block 5th Ave. Water & Sewer Utilities

Item 7.



**Legend**

- ◆ Addresses
- Roads
- 5th\_Buffer\_Box
- Parcel
- Manhole
- Sewer\_Lines
- Water\_Lines
- Well\_Line



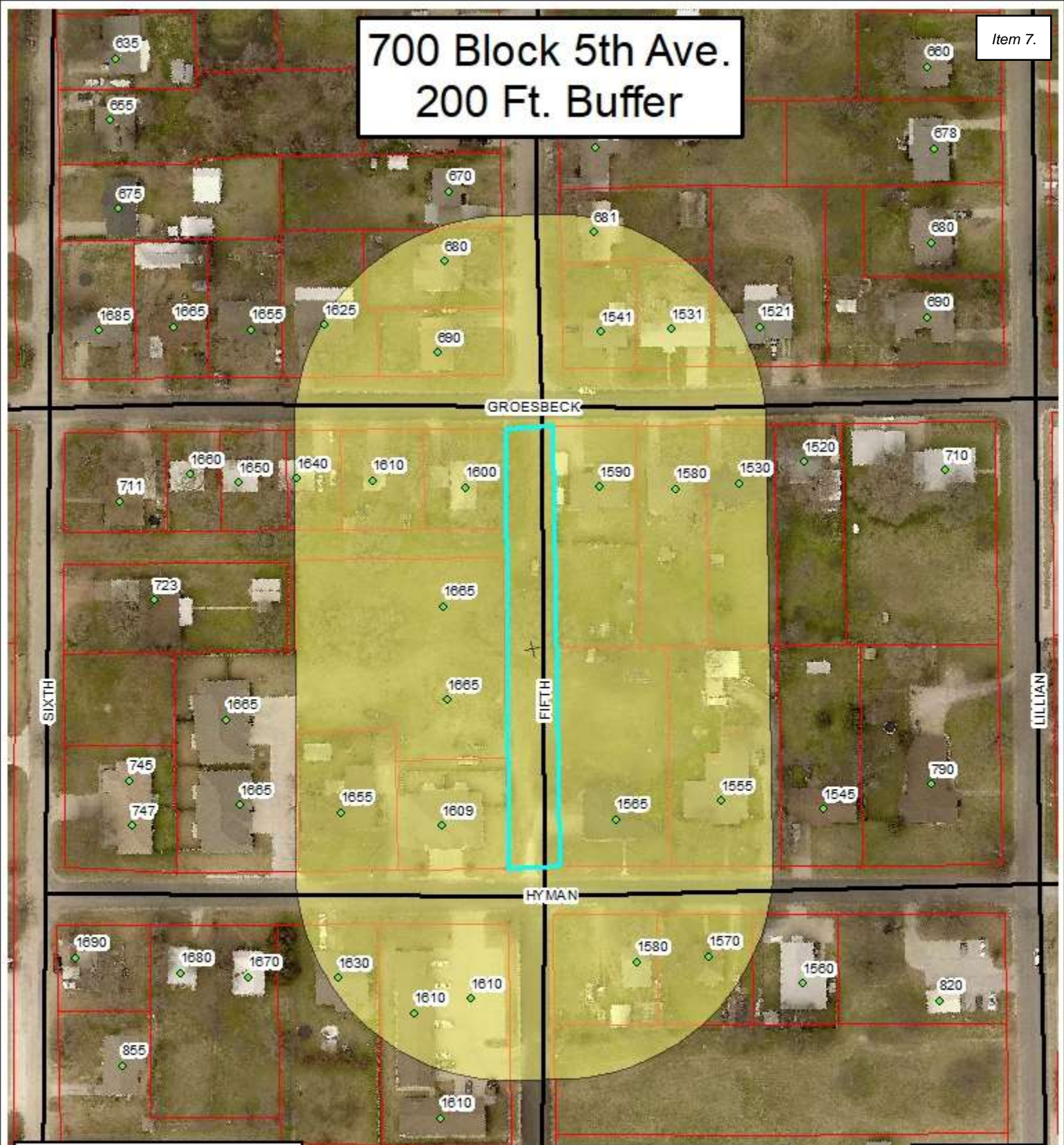
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

700 Block 5<sup>th</sup> Ave Addresses

| Parcel ID  | Parcel Address | Parcel Owner                            | Owner Address          | City         | State | Zip Code   |
|------------|----------------|---|------------------------|--------------|-------|------------|
| R000033693 | 1640 GROESBECK | 6 + 6 HOUSING CORPORATION               | PO BOX 15173           | SAN ANTONIO  | TX    | 78212-8373 |
| R000033767 | 1570 HYMAN     | AGUIRRE SAMUEL                          | 1570 HYMAN             | STEPHENVILLE | TX    | 76401      |
| R000033698 | 1655 HYMAN     | BISSONNETTE ROBERT M & JUDY K           | 1655 HYMAN             | STEPHENVILLE | TX    | 76401      |
| R000033783 | 1610 HYMAN     | C & S CONTRACTORS INC                   | PO BOX 1294            | STEPHENVILLE | TX    | 76401      |
| R000033697 | 1665 HYMAN     | C & S CONTRACTORS INC                   | PO BOX 1294            | STEPHENVILLE | TX    | 76401      |
| R000076531 | 1609 HYMAN     | C & S CONTRACTORS INC                   | PO BOX 1294            | STEPHENVILLE | TX    | 76401      |
| R000033770 | 822 S LILLIAN  | DB & CB INVESTMENTS LTD                 | PO BOX 672             | STEPHENVILLE | TX    | 76401-0672 |
| R000033702 | 1530 GROESBECK | DEAN WILLIAM A & DEBBI                  | PO BOX 1316            | STEPHENVILLE | TX    | 76401      |
| R000033617 | 670 S FIFTH    | ESQUIVEL JOSE ADRIAN                    | 670 S FIFTH AVE        | STEPHENVILLE | TX    | 76401      |
| R000033619 | 690 FIFTH      | HAMPTON BARBARA REVOCABLE LIFE ESTATE   | 1702 W SOUTH LOOP      | STEPHENVILLE | TX    | 76401      |
| R000033695 | 1600 GROESBECK | HENKELL SHERRY JEAN                     | 1600 W GROESBECK ST    | STEPHENVILLE | TX    | 76401      |
| R000033631 | 1541 GROESBECK | HOLLAND KENNETH & JOYCE                 | PO BOX 2242            | STEPHENVILLE | TX    | 76401      |
| R000033779 | 1630 HYMAN     | MICHEL'S GARY E                         | 213 WINGED FOOT DR     | HIDEAWAY     | TX    | 75771      |
| R000033706 | 1555 HYMAN     | NEVE JAMES R & BRENDA KAY               | 1555 HYMAN ST          | STEPHENVILLE | TX    | 76401-0000 |
| R000033628 | 1521 GROESBECK | PICKARD KRISTI & RODNEY                 | 731 MOBLEY RD          | CEDAR HILL   | TX    | 75104      |
| R000033694 | 1610 GROESBECK | QUARLES BRYAN K                         | 1610 GROESBECK         | STEPHENVILLE | TX    | 76401      |
| R000033768 | 1580 HYMAN     | SCHMITTOU JIMMY DON                     | 1580 HYMAN             | STEPHENVILLE | TX    | 76401-0000 |
| R000033701 | 1580 GROESBECK | SCHOUTEN TOM & NANCY JONES              | 802 PRAIRIE WIND BLVD  | STEPHENVILLE | TX    | 76401-1809 |
| R000033700 | 1590 GROESBECK | SHELL JOHN D                            | 1487 W LINGLEVILLE RD  | STEPHENVILLE | TX    | 76401      |
| R000033705 | 1565 HYMAN     | SPEARS ROGER E & CYNTHIA DERRICK        | PO BOX 1706            | STEPHENVILLE | TX    | 76401      |
| R000033766 | 1560 HYMAN     | STEPHENVILLE AREA LODGE#2834 BENEVOLENT | PO BOX1792             | STEPHENVILLE | TX    | 76401      |
| R000033616 | 1625 GROESBECK | STEVENS TRAVIS D                        | 1625 GROESBECK ST      | STEPHENVILLE | TX    | 76401      |
| R000033629 | 1531 GROESBECK | URBAN JOHN L JR, JOHN L SR & AMY E      | 1531 W GROESBECK ST    | STEPHENVILLE | TX    | 76401      |
| R000033618 | 680 FIFTH      | WINKELMANN LORI                         | 15385 BEXAR BOWLING RD | MARION       | TX    | 78124      |
| R000033630 | 681 FIFTH      | WOLFE RICHARD MAURICE                   | PO BOX 871             | STEPHENVILLE | TX    | 76401-0000 |

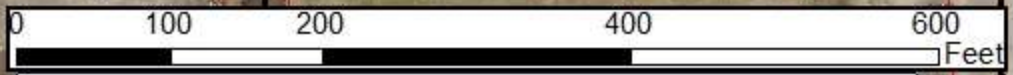
# 700 Block 5th Ave. 200 Ft. Buffer

Item 7.



**Legend**

- ◆ Addresses
- Roads
- Yellow oval 700 block 5th Buffer
- Cyan rectangle 5th\_Buffer\_Box
- Red outline Parcel



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.

# 700 Block 5th Ave. Current Zoning

Item 7.



**Legend**

- ◆ Addresses
- Roads
- 5th\_Buffer\_Box
- Parcel

**ZONING**

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



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.



# 700 Block 5th Ave. Future Land Use

Item 7.



**Legend**

- ◆ Addresses
- Roads
- 5th\_Buffer\_Box
- Parcel

**Future Use**

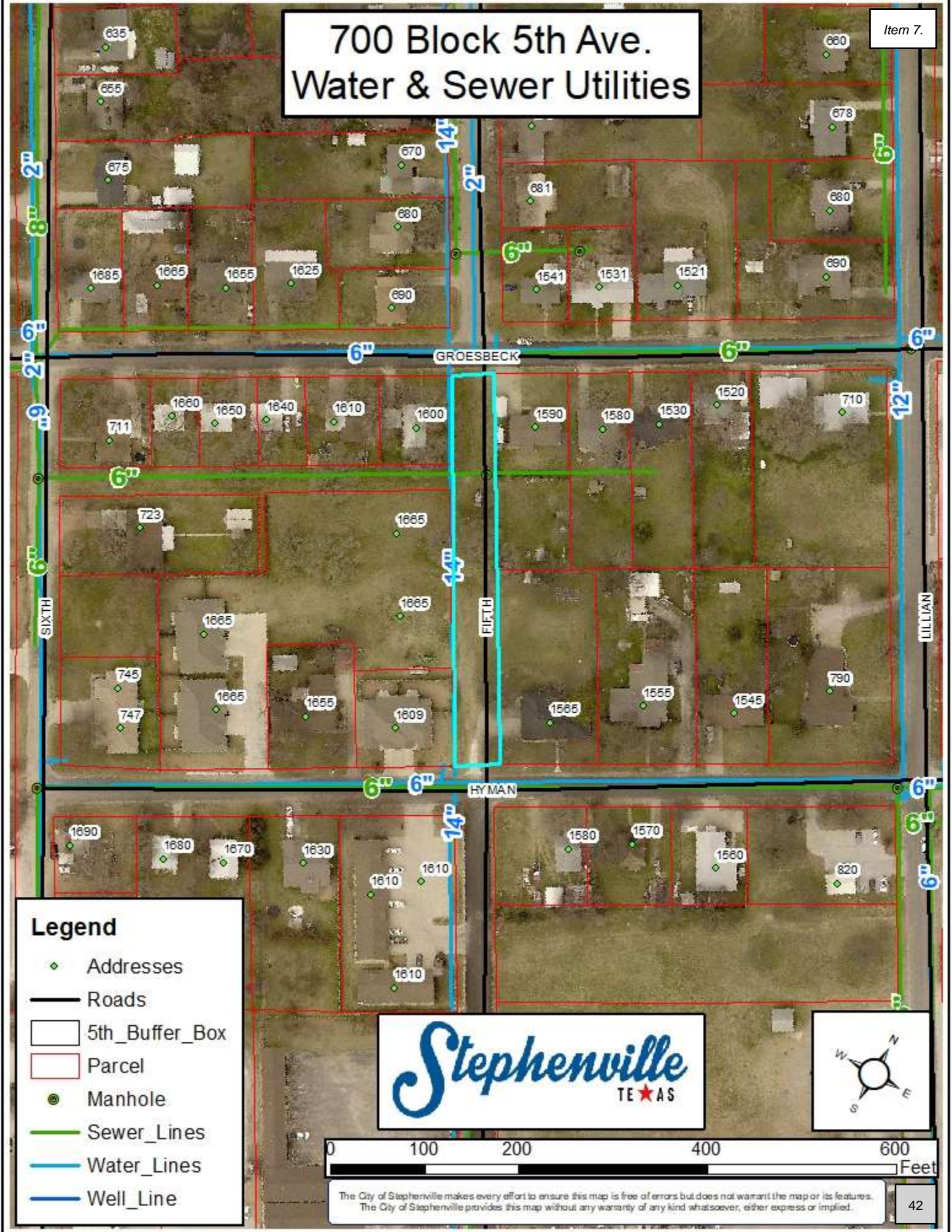
- Ag/Open Space
- Office/Neighbor\_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1\_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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.

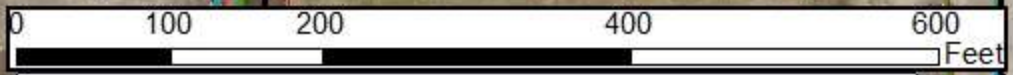
# 700 Block 5th Ave. Water & Sewer Utilities

Item 7.



**Legend**

- ◆ Addresses
- Roads
- 5th\_Buffer\_Box
- Parcel
- Manhole
- Sewer\_Lines
- Water\_Lines
- Well\_Line



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.

700 Block 5<sup>th</sup> Ave Addresses

| Parcel ID  | Parcel Address | Parcel Owner                            | Owner Address          | City         | State | Zip Code   |
|------------|----------------|---|------------------------|--------------|-------|------------|
| R000033693 | 1640 GROESBECK | 6 + 6 HOUSING CORPORATION               | PO BOX 15173           | SAN ANTONIO  | TX    | 78212-8373 |
| R000033767 | 1570 HYMAN     | AGUIRRE SAMUEL                          | 1570 HYMAN             | STEPHENVILLE | TX    | 76401      |
| R000033698 | 1655 HYMAN     | BISSONNETTE ROBERT M & JUDY K           | 1655 HYMAN             | STEPHENVILLE | TX    | 76401      |
| R000033783 | 1610 HYMAN     | C & S CONTRACTORS INC                   | PO BOX 1294            | STEPHENVILLE | TX    | 76401      |
| R000033697 | 1665 HYMAN     | C & S CONTRACTORS INC                   | PO BOX 1294            | STEPHENVILLE | TX    | 76401      |
| R000076531 | 1609 HYMAN     | C & S CONTRACTORS INC                   | PO BOX 1294            | STEPHENVILLE | TX    | 76401      |
| R000033770 | 822 S LILLIAN  | DB & CB INVESTMENTS LTD                 | PO BOX 672             | STEPHENVILLE | TX    | 76401-0672 |
| R000033702 | 1530 GROESBECK | DEAN WILLIAM A & DEBBI                  | PO BOX 1316            | STEPHENVILLE | TX    | 76401      |
| R000033617 | 670 S FIFTH    | ESQUIVEL JOSE ADRIAN                    | 670 S FIFTH AVE        | STEPHENVILLE | TX    | 76401      |
| R000033619 | 690 FIFTH      | HAMPTON BARBARA REVOCABLE LIFE ESTATE   | 1702 W SOUTH LOOP      | STEPHENVILLE | TX    | 76401      |
| R000033695 | 1600 GROESBECK | HENKELL SHERRY JEAN                     | 1600 W GROESBECK ST    | STEPHENVILLE | TX    | 76401      |
| R000033631 | 1541 GROESBECK | HOLLAND KENNETH & JOYCE                 | PO BOX 2242            | STEPHENVILLE | TX    | 76401      |
| R000033779 | 1630 HYMAN     | MICHEL'S GARY E                         | 213 WINGED FOOT DR     | HIDEAWAY     | TX    | 75771      |
| R000033706 | 1555 HYMAN     | NEVE JAMES R & BRENDA KAY               | 1555 HYMAN ST          | STEPHENVILLE | TX    | 76401-0000 |
| R000033628 | 1521 GROESBECK | PICKARD KRISTI & RODNEY                 | 731 MOBLEY RD          | CEDAR HILL   | TX    | 75104      |
| R000033694 | 1610 GROESBECK | QUARLES BRYAN K                         | 1610 GROESBECK         | STEPHENVILLE | TX    | 76401      |
| R000033768 | 1580 HYMAN     | SCHMITTOU JIMMY DON                     | 1580 HYMAN             | STEPHENVILLE | TX    | 76401-0000 |
| R000033701 | 1580 GROESBECK | SCHOUTEN TOM & NANCY JONES              | 802 PRAIRIE WIND BLVD  | STEPHENVILLE | TX    | 76401-1809 |
| R000033700 | 1590 GROESBECK | SHELL JOHN D                            | 1487 W LINGLEVILLE RD  | STEPHENVILLE | TX    | 76401      |
| R000033705 | 1565 HYMAN     | SPEARS ROGER E & CYNTHIA DERRICK        | PO BOX 1706            | STEPHENVILLE | TX    | 76401      |
| R000033766 | 1560 HYMAN     | STEPHENVILLE AREA LODGE#2834 BENEVOLENT | PO BOX1792             | STEPHENVILLE | TX    | 76401      |
| R000033616 | 1625 GROESBECK | STEVENS TRAVIS D                        | 1625 GROESBECK ST      | STEPHENVILLE | TX    | 76401      |
| R000033629 | 1531 GROESBECK | URBAN JOHN L JR, JOHN L SR & AMY E      | 1531 W GROESBECK ST    | STEPHENVILLE | TX    | 76401      |
| R000033618 | 680 FIFTH      | WINKELMANN LORI                         | 15385 BEXAR BOWLING RD | MARION       | TX    | 78124      |
| R000033630 | 681 FIFTH      | WOLFE RICHARD MAURICE                   | PO BOX 871             | STEPHENVILLE | TX    | 76401-0000 |



# STAFF REPORT

**SUBJECT:** Case No.: PP2021-001

Applicant Reece Flanagan with MMA, Inc., representing Brown Pace Development Company, is requesting a preliminary plat of property located at 422 S Lillian, Parcel R33522, of SOUTH SIDE ADDITION, BLOCK 8, LOT 5,6,7,8, J & D MHP of the City of Stephenville, Erath County, Texas. The applicant is requesting approval of a preliminary plat of subdividing three parcels into 64 lots.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

**RECOMMENDATION:**

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

**BACKGROUND:**

Previous cases reviewed by the Commission and approved by City Council have resulted in the rezoning of three parcels known as 422 S. Lillian, 1600 W. Swan and 1601 W. Swan. The intended project is the for the future development of townhomes that will be sold individually. The project will result in the removal of mobile homes currently in-place on two of the three parcels (422 S. Lillian and 1601 W. Swan). The Board of Adjustment approved variance requests for the three parcels to allow for reduced lot width, depth and overall square footage requirements. The applicant is now requesting approval of the preliminary plat. The applicant will return for approval of a Final Plat once the project begins and public improvements are completed/accepted by the city.

**CURRENT ZONING:**



**FUTURE LAND USE:**



**WATER AND SEWER:**

Public improvements will be extended as part of the project as part of the development process.

## **DESCRIPTION OF ZONING**

### **Sec. 154.05.6. Multiple family residential district (R-3).**

**5.6.A Description.** This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

#### **5.6.B Permitted Uses.**

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
- (2) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) Townhouse dwellings, with each family limited as in division (1) above;
- (4) Condominium dwellings, with each family limited as in division (1) above;
- (5) Multiple family dwellings, with each family limited as in division (1) above;
- (6) Assisted living center;
- (7) Convalescent, nursing or long term-care facility;
- (8) Retirement housing complex;
- (9) Accessory buildings;
- (10) Churches, temples, mosques and related facilities;
- (11) Community home;
- (12) Park or playground;
- (13) SISD school—public;
- (14) Bed and breakfast/boarding house;
- (15) Group day care home;
- (16) Registered family home;
- (17) Day care center; and
- (18) Fraternity or sorority house.

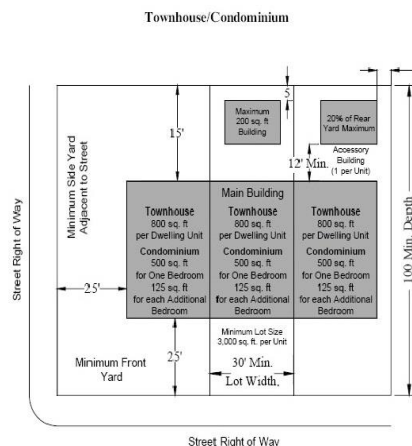
#### **5.6.C Conditional Uses.**

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

#### **5.6.D Height, Area, Yard and Lot Coverage Requirements.**

- (C) *Townhouse/Condominium.*
  - (1) Minimum lot area: 3,000 ft<sup>2</sup> per unit.
  - (2) Minimum average lot width and lot frontage: 30 feet.

- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 15 feet.
- (6) Minimum width of side setback:
  - (a) Internal lot: five feet.
  - (b) Corner lot: 25 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 ft<sup>2</sup>.
  - (c) Minimum area of each Condominium of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less, plus 125 ft<sup>2</sup> 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 ft<sup>2</sup>.
  - (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.



A Townhouse/Condominium, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this Ordinance.

## ALTERNATIVES

1) Accept the recommendation of the Planning and Zoning Commission and approve the preliminary plat.

2) Reject the recommendation of the Planning and Zoning Commission and deny the preliminary plat.

UTILITY EASEMENTS

The easements shown thereon are hereby reserved for the purposes as indicated. 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.

CONSTRUCTION OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

UNDERGROUND UTILITIES

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

FLOOD HAZARD NOTE

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the O.Z. Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48143CD0430D, dated November 16, 2011.

SPECIAL NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

ADDITIONAL NOTES

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

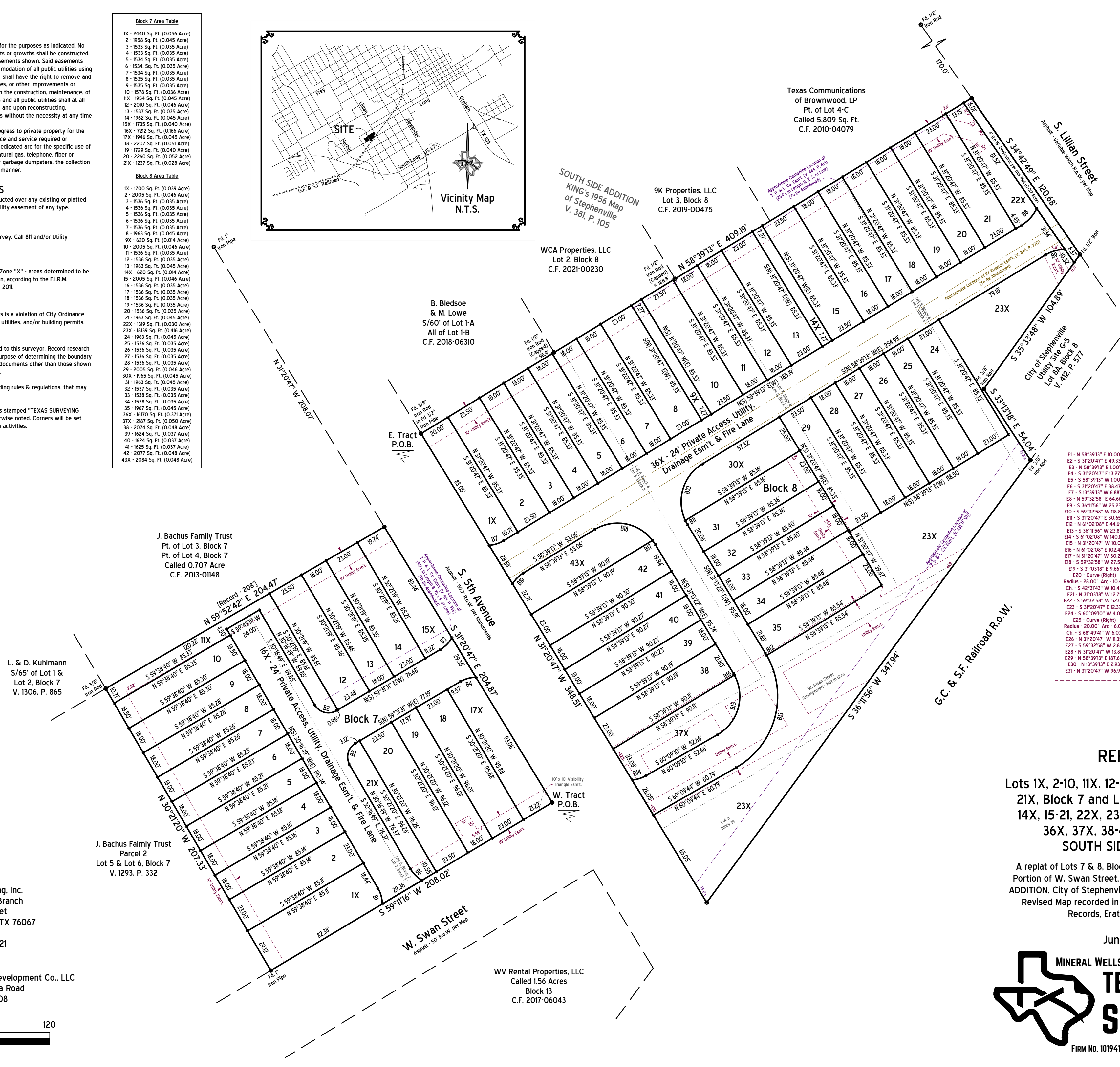
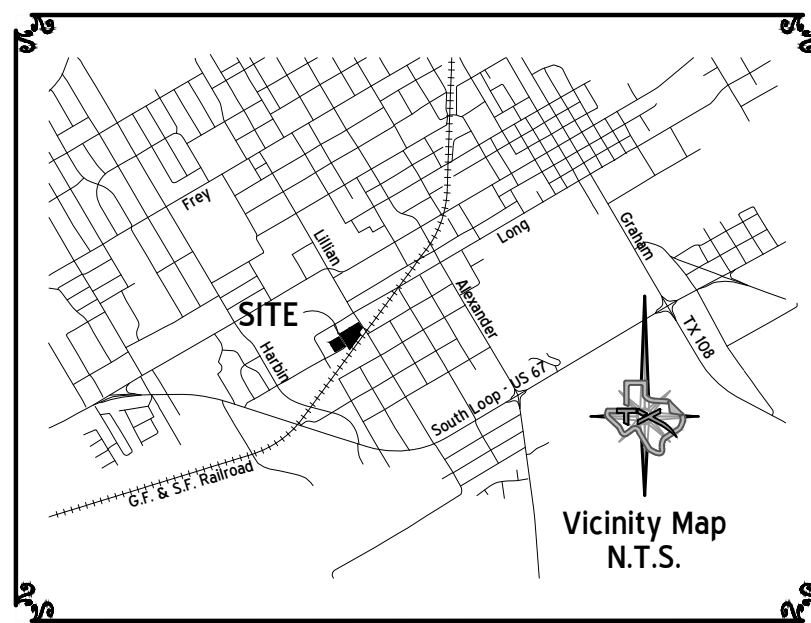
All corners are set 1/2" Iron rods with red plastic caps stamped "TEXAS SURVEYING INC", set p.k. nail, or cut "X" in concrete, unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

Block 7 Area Table

- IX - 2440 Sq. Ft. (0.056 Acre)
2 - 1958 Sq. Ft. (0.045 Acre)
3 - 1533 Sq. Ft. (0.035 Acre)
4 - 1533 Sq. Ft. (0.035 Acre)
5 - 1534 Sq. Ft. (0.035 Acre)
6 - 1534 Sq. Ft. (0.035 Acre)
7 - 1534 Sq. Ft. (0.035 Acre)
8 - 1535 Sq. Ft. (0.035 Acre)
9 - 1535 Sq. Ft. (0.035 Acre)
10 - 1578 Sq. Ft. (0.036 Acre)
11X - 1954 Sq. Ft. (0.045 Acre)
12 - 2010 Sq. Ft. (0.046 Acre)
13 - 1537 Sq. Ft. (0.035 Acre)
14 - 1962 Sq. Ft. (0.045 Acre)
15X - 1735 Sq. Ft. (0.040 Acre)
16X - 7212 Sq. Ft. (0.166 Acre)
17X - 1946 Sq. Ft. (0.045 Acre)
18 - 2207 Sq. Ft. (0.051 Acre)
19 - 1729 Sq. Ft. (0.040 Acre)
20 - 2260 Sq. Ft. (0.052 Acre)
21X - 1237 Sq. Ft. (0.028 Acre)

Block 8 Area Table

- IX - 1700 Sq. Ft. (0.039 Acre)
2 - 2005 Sq. Ft. (0.046 Acre)
3 - 1536 Sq. Ft. (0.035 Acre)
4 - 1536 Sq. Ft. (0.035 Acre)
5 - 1536 Sq. Ft. (0.035 Acre)
6 - 1536 Sq. Ft. (0.035 Acre)
7 - 1536 Sq. Ft. (0.035 Acre)
8 - 1963 Sq. Ft. (0.045 Acre)
9X - 620 Sq. Ft. (0.014 Acre)
10 - 2005 Sq. Ft. (0.046 Acre)
11 - 1536 Sq. Ft. (0.035 Acre)
12 - 1536 Sq. Ft. (0.035 Acre)
13 - 1963 Sq. Ft. (0.045 Acre)
14X - 620 Sq. Ft. (0.014 Acre)
15 - 1963 Sq. Ft. (0.045 Acre)
16 - 1536 Sq. Ft. (0.035 Acre)
17 - 1536 Sq. Ft. (0.035 Acre)
18 - 1536 Sq. Ft. (0.035 Acre)
19 - 1536 Sq. Ft. (0.035 Acre)
20 - 1536 Sq. Ft. (0.035 Acre)
21 - 1963 Sq. Ft. (0.045 Acre)
22X - 1319 Sq. Ft. (0.030 Acre)
23X - 1839 Sq. Ft. (0.041 Acre)
24 - 1963 Sq. Ft. (0.045 Acre)
25 - 1536 Sq. Ft. (0.035 Acre)
26 - 1536 Sq. Ft. (0.035 Acre)
27 - 1536 Sq. Ft. (0.035 Acre)
28 - 1536 Sq. Ft. (0.035 Acre)
29 - 2005 Sq. Ft. (0.046 Acre)
30X - 1965 Sq. Ft. (0.045 Acre)
31 - 1963 Sq. Ft. (0.045 Acre)
32 - 1537 Sq. Ft. (0.035 Acre)
33 - 1538 Sq. Ft. (0.035 Acre)
34 - 1538 Sq. Ft. (0.035 Acre)
35 - 1967 Sq. Ft. (0.045 Acre)
36X - 1670 Sq. Ft. (0.037 Acre)
37X - 2187 Sq. Ft. (0.050 Acre)
38 - 2074 Sq. Ft. (0.048 Acre)
39 - 1624 Sq. Ft. (0.037 Acre)
40 - 1624 Sq. Ft. (0.037 Acre)
41 - 1625 Sq. Ft. (0.037 Acre)
42 - 2077 Sq. Ft. (0.048 Acre)
43X - 2084 Sq. Ft. (0.048 Acre)



Curve Data Table

- B1 - Curve (Left)
Radius - 20.00' Arc - 10.50'
Ch. - N 15°14'18" W 10.38'
B2 - Curve (Left)
Radius - 10.00' Arc - 15.74'
Ch. - N 75°22'39" W 14.17'
B3 - Curve (Left)
Radius - 20.00' Arc - 10.43'
Ch. - N 44°35'24" E 10.31'
B4 - Curve (Left)
Radius - 20.00' Arc - 10.52'
Ch. - S 74°35'43" W 10.40'
B5 - Curve (Left)
Radius - 10.00' Arc - 15.67'
Ch. - N 14°37'21" E 14.12'
B6 - Curve (Left)
Radius - 20.00' Arc - 10.44'
Ch. - S 45°14'24" E 10.33'
B7 - Curve (Left)
Radius - 20.00' Arc - 9.66'
Ch. - N 72°29'29" E 9.57'
B8 - Curve (Left)
Radius - 25.00' Arc - 14.25'
Ch. - S 42°19'16" W 14.06'
B9 - Curve (Left)
Radius - 25.00' Arc - 13.06'
Ch. - N 73°36'54" E 12.91'
B10 - Curve (Right)
Radius - 28.00' Arc - 40.98'
Ch. - N 16°43'44" E 37.42'
B11 - Curve (Right)
Radius - 28.00' Arc - 2.95'
Ch. - N 28°12'33" W 2.94'
B12 - Curve (Left)
Radius - 52.00' Arc - 1.15'
Ch. - N 30°35'29" W 1.15'
B13 - Curve (Left)
Radius - 52.00' Arc - 81.79'
Ch. - N 15°06'04" E 73.62'
B14 - Curve (Left)
Radius - 20.00' Arc - 9.14'
Ch. - N 73°14'30" E 9.06'
B15 - Curve (Right)
Radius - 28.00' Arc - 43.46'
Ch. - S 15°41'18" W 39.23'
B16 - Curve (Right)
Radius - 28.00' Arc - 3.07'
Ch. - S 34°12'36" E 3.06'
B18 - Curve (Right)
Radius - 28.00' Arc - 40.98'
Ch. - S 79°25'18" E 37.42'
B19 - Curve (Left)
Radius - 20.00' Arc - 9.66'
Ch. - S 44°48'57" W 9.57'

REPLAT

Lots IX, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8 SOUTH SIDE ADDITION

A replat of Lots 7 & 8, Block 7. Lots 5, 6, 7, & 8, Block 8. Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021

MINERAL WELLS BRANCH - 940-325-2155
TEXAS SURVEYING INC.
FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM

Surveyor: Texas Surveying, Inc. Mineral Wells Branch 112 S.E. 1st Street Mineral Wells, TX 76067 940-325-2155 Firm No. 10194121
Owner: Brown Pace Development Co., LLC 819 Old Annetta Road Aledo, TX 76008





Surveyor:  
Texas Surveying, Inc.  
Mineral Wells Branch  
112 S.E. 1st Street  
Mineral Wells, TX 76067  
940-325-2155  
Firm No. 10194121

Owner:  
Brown Pace Development Co., LLC  
819 Old Annetta Road  
Aledo, TX 76008

### WEST TRACT SURVEY DESCRIPTION

STATE OF TEXAS  
COUNTY OF ERATH

Of a 0.976 acre (42,503 Sq. Ft.) tract of land being all of Lot 7 & Lot 8, Block 7, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas; being all of Tract Two as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas; being further described by metes and bounds as follows:

BEGINNING at a set p.k. nail in asphalt at the southeast corner of said Block 7 at the intersection of the west right of way line of S. 5th Avenue with the north right of way line of W. Swan Street, for the southeast corner of this tract.

THENCE S 59°11'16" W 208.02 feet along the north right of way line of said W. Swan Street to a found 1" iron pipe, at the southeast corner of Parcel 2 as conveyed to J. Bachus Family Trust in Volume 1293, Page 332, O.P.R.E.C.T., for the southwest corner of this tract.

THENCE N 30°21'20" W 207.33 feet with the occupied west line of said Lot 7, to a found 3/8" iron rod at the southerly common corner of that certain tract of land conveyed to L. & D. Kuhlmann in Volume 1306, Page 865, O.P.R.E.C.T. & that called 0.707 acres tract of land conveyed to J. Bachus Family Trust in Clerk File No. 2013-01148, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 59°52'42" E 204.47 feet along the occupied & apparent north line of said Lot 7 & said Lot 8 to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", in the west right of way line of said S. 5th Avenue, for the northeast corner of this tract. WHENCE a found 1" iron pipe at the northeast corner of said Block 7 bears N 31°20'47" W 208.07 feet.

THENCE S 31°20'47" E 204.87 feet along the west right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

### SURVEYOR CERTIFICATION

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

#### Preliminary - Not to be Recorded

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
M20159-PLAT-R1 - June 2021

### KNOW ALL MEN BY THESE PRESENTS

That, Brown Pace Development Company, LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8, SOUTH SIDE ADDITION, City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

### OWNER

-----  
Agent and/or Representative

-----  
Title

### STATE OF TEXAS

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 purpose and consideration therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

-----  
Notary Public in and for the State of Texas

### EAST TRACT SURVEY DESCRIPTION

STATE OF TEXAS  
COUNTY OF ERATH

Of a 2.377 acres (103,548 Sq. Ft.) tract of land being all of Lots 5, 6, 7, & 8, Block 8, that portion of W. Swan Street lying between Block 8 & Block 14, and all of Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas; being all of Tract One & Tract Three as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas; being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in a 1/2" iron pipe at the northwest corner of said Lot 5, Block 8, in the east right of way line of S. 5th Avenue, for the northwest and beginning corner of this tract.

THENCE N 58°39'13" E at 98.9 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of that certain tract of land conveyed to B. Bledsoe & M. Lowe in Clerk File No. 2018-06310, O.P.R.E.C.T. & Lot 2, Block 8 as conveyed to WCA Properties in Clerk File No. 2021-00230, O.P.R.E.C.T., continuing at 188.8 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of said Lot 2 & Lot 3, Block 8 as conveyed to 9K Properties, LLC in Clerk File No. 2019-00475, O.P.R.E.C.T., for a total distance of 409.19 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC" at the apparent southeast corner of that certain tract of land conveyed to Texas Communications of Brownwood, LP in Clerk File No. 2010-04079, O.P.R.P.C.T., in the west right of way line of S. Lillian Street, for the northeast corner of this tract. WHENCE a found 1/2" iron rod at the intersection of the west right of way line of said S. Lillian Street with the south right of way line of W. Long Street bears N 34°42'49" W 170.0 feet.

THENCE S 34°42'49" E 120.68 feet along the west right of way line of said S. Lillian Street to a found 1/2" bolt at the northeast corner of the City of Stephenville Utility Site G-5 being Lot 8A, Block 8, as shown on the map recorded in Volume 412, Page 577, D.R.E.C.T., for the easterly southeast corner of this tract.

THENCE along the north & west lines of said Lot 8A, Block 8 as follows:

S 35°33'48" W 104.89 feet to a found 3/8" iron rod;

S 33°13'18" E 54.04 feet to a found 3/8" iron rod, in the north line of the G.C. & S.F. Railroad, for the southerly southeast corner of this tract.

THENCE S 36°11'56" W 347.94 feet along the north line of said G.C. & S.F. Railroad to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", at he southerly corner of said Lot 5, Block 14, for the southwest corner of this tract.

THENCE N 31°20'47" W 348.51 feet along the east right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

### APPROVAL STATEMENT

Approved by the Director of Building Services of the City of Stephenville, Erath County, Texas.

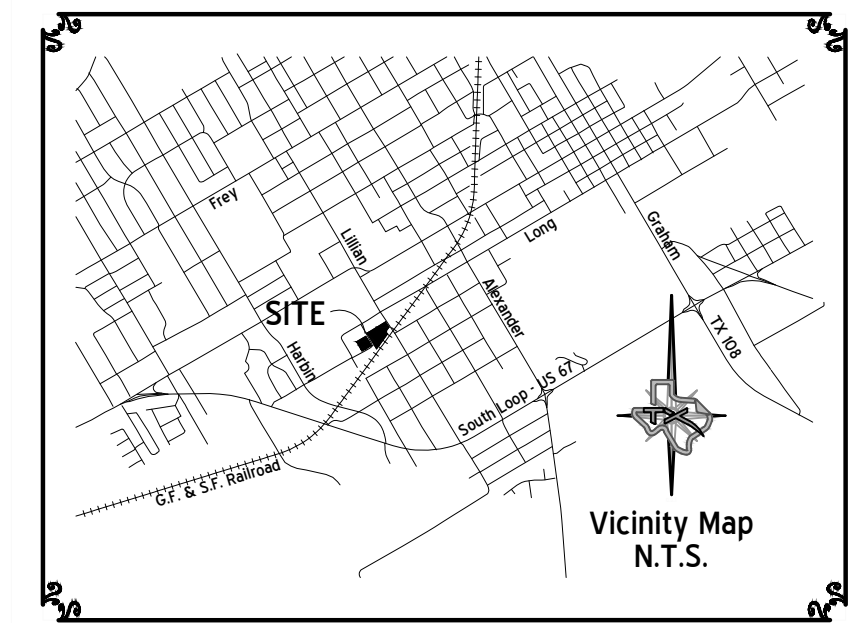
Approved: \_\_\_\_\_, 2021

City of Stephenville

Erath County, Texas

By: \_\_\_\_\_  
Directory of Building Services

Attest: \_\_\_\_\_  
City Secretary

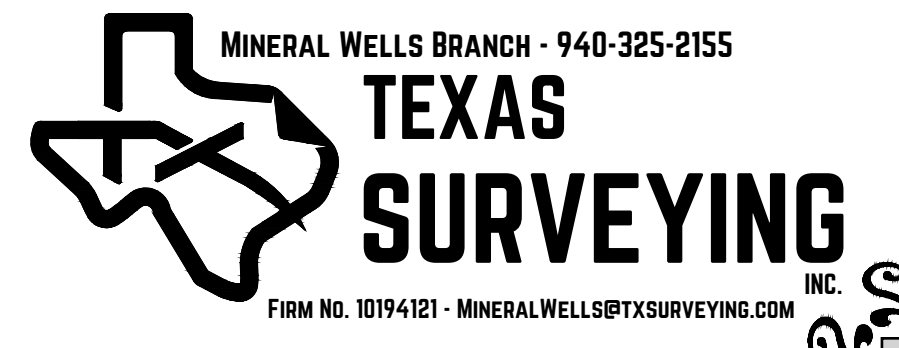


### REPLAT

Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8 SOUTH SIDE ADDITION

A replat of Lots 7 & 8, Block 7, Lots 5, 6, 7, & 8, Block 8, Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021





# STAFF REPORT

**SUBJECT:** Case No.: PP2021-002

Applicant Reece Flanagan with MMA Inc, representing Brown Pace Development Company, is requesting a preliminary plat of property located at 1600 W Swan, Parcel R33564, of SOUTH SIDE ADDITION, BLOCK 14, LOT 5 (PT. OF) of the City of Stephenville, Erath County, Texas. The applicant is requesting approval of a preliminary plat subdividing the three affected parcels into 64 lots.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

**RECOMMENDATION:**

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

**BACKGROUND:**

Previous cases reviewed by the Commission and approved by City Council have resulted in the rezoning of three parcels known as 422 S. Lillian, 1600 W. Swan and 1601 W. Swan. The intended project is for the future development of townhomes that will be sold individually. The project will result in the removal of mobile homes currently in-place on two of the three parcels (422 S. Lillian and 1601 W. Swan). The Board of Adjustment approved variance requests for the three parcels to allow for reduced lot width, depth and overall square footage requirements. The applicant is now requesting approval of the preliminary plat. The applicant will return for approval of a Final Plat once the project begins and public improvements are completed/accepted by the city.

**CURRENT ZONING:**



**FUTURE LAND USE:**



**WATER AND SEWER:**

Public improvements will be extended as part of the project as part of the development process.

## **DESCRIPTION OF ZONING**

### **Sec. 154.05.6. Multiple family residential district (R-3).**

**5.6.A Description.** This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

#### **5.6.B Permitted Uses.**

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
- (2) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) Townhouse dwellings, with each family limited as in division (1) above;
- (4) Condominium dwellings, with each family limited as in division (1) above;
- (5) Multiple family dwellings, with each family limited as in division (1) above;
- (6) Assisted living center;
- (7) Convalescent, nursing or long term-care facility;
- (8) Retirement housing complex;
- (9) Accessory buildings;
- (10) Churches, temples, mosques and related facilities;
- (11) Community home;
- (12) Park or playground;
- (13) SISD school—public;
- (14) Bed and breakfast/boarding house;
- (15) Group day care home;
- (16) Registered family home;
- (17) Day care center; and
- (18) Fraternity or sorority house.

#### **5.6.C Conditional Uses.**

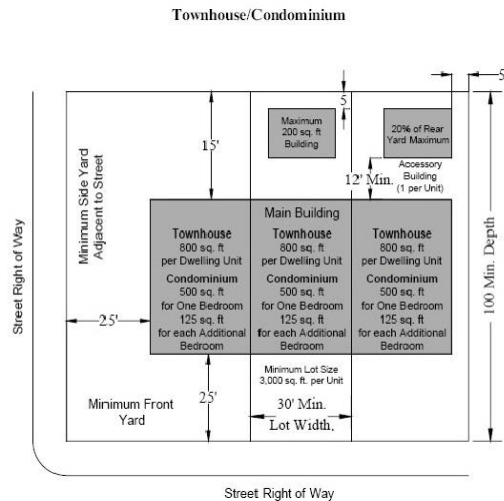
- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision;
- (3) Adult and/or children's day care centers;
- (4) Foster group home; and
- (5) Residence hall.

#### **5.6.D Height, Area, Yard and Lot Coverage Requirements.**

(C) *Townhouse/Condominium.*

- (1) Minimum lot area: 3,000 ft<sup>2</sup> per unit.

- (2) Minimum average lot width and lot frontage: 30 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 15 feet.
- (6) Minimum width of side setback:
  - (a) Internal lot: five feet.
  - (b) Corner lot: 25 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 ft<sup>2</sup>.
  - (c) Minimum area of each Condominium of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less, plus 125 ft<sup>2</sup> 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 ft<sup>2</sup>.
  - (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.



A Townhouse/Condominium, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this Ordinance.

**ALTERNATIVES**

- 1) Accept the recommendation of the Planning and Zoning Commission and approve the preliminary plat.
- 2) Reject the recommendation of the Planning and Zoning Commission and deny the preliminary plat.

UTILITY EASEMENTS

The easements shown thereon are hereby reserved for the purposes as indicated. 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.

CONSTRUCTION OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

UNDERGROUND UTILITIES

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

FLOOD HAZARD NOTE

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the 0.2% Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48143CD0430D, dated November 16, 2011.

SPECIAL NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

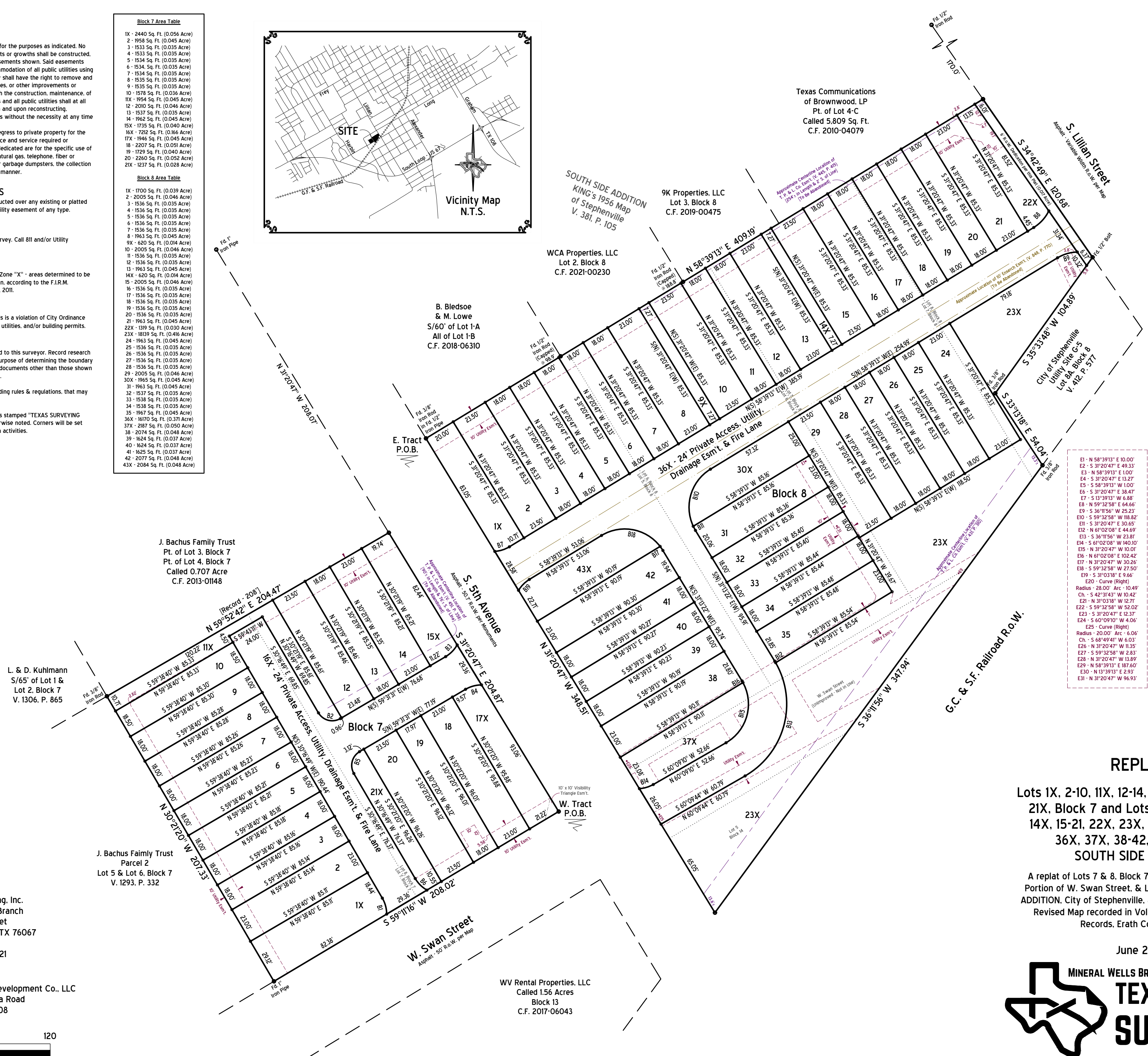
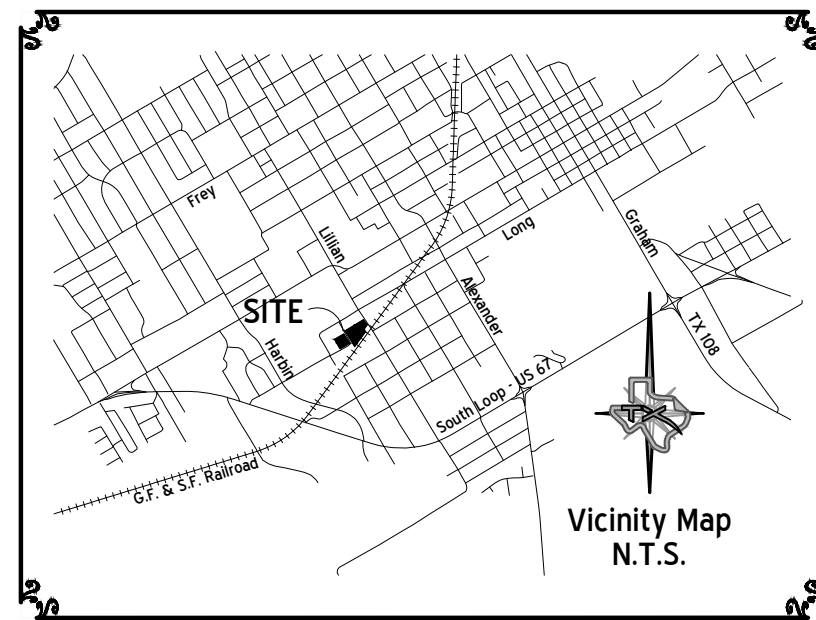
ADDITIONAL NOTES

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are set 1/2" Iron rods with red plastic caps stamped "TEXAS SURVEYING INC", set p.k. nail, or cut "X" in concrete, unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

Block 7 Area Table and Block 8 Area Table listing lot numbers and acreages.



Curve Data Table listing curve radii and bearings for various curves on the plat.

REPLAT

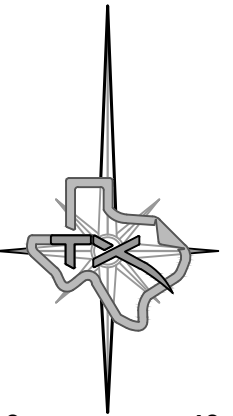
Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8 SOUTH SIDE ADDITION

A replat of Lots 7 & 8, Block 7. Lots 5, 6, 7, & 8, Block 8. Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021

TEXAS SURVEYING INC. logo and contact information: MINERAL WELLS BRANCH - 940-325-2155, FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM

Surveyor: Texas Surveying, Inc. Mineral Wells Branch 112 S.E. 1st Street Mineral Wells, TX 76067 940-325-2155 Firm No. 10194121



WV Rental Properties, LLC Called 1.56 Acres Block 13 C.F. 2017-06043

Surveyor: Texas Surveying, Inc. Mineral Wells Branch 112 S.E. 1st Street Mineral Wells, TX 76067 940-325-2155 Firm No. 10194121

Owner: Brown Pace Development Co., LLC 819 Old Annetta Road Aledo, TX 76008

WEST TRACT SURVEY DESCRIPTION

STATE OF TEXAS COUNTY OF ERATH

Of a 0.976 acre (42,503 Sq. Ft.) tract of land being all of Lot 7 & Lot 8, Block 7, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of Tract Two as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a set p.k. nail in asphalt at the southeast corner of said Block 7 at the intersection of the west right of way line of S. 5th Avenue with the north right of way line of W. Swan Street, for the southeast corner of this tract.

THENCE S 59°11'16" W 208.02 feet along the north right of way line of said W. Swan Street to a found 1" iron pipe, at the southeast corner of Parcel 2 as conveyed to J. Bachus Family Trust in Volume 1293, Page 332, O.P.R.E.C.T., for the southwest corner of this tract.

THENCE N 30°21'20" W 207.33 feet with the occupied west line of said Lot 7, to a found 3/8" iron rod at the southerly common corner of that certain tract of land conveyed to L. & D. Kuhlmann in Volume 1306, Page 865, O.P.R.E.C.T. & that called 0.707 acres tract of land conveyed to J. Bachus Family Trust in Clerk File No. 2013-01148, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 59°52'42" E 204.47 feet along the occupied & apparent north line of said Lot 7 & said Lot 8 to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", in the west right of way line of said S. 5th Avenue, for the northeast corner of this tract. WHENCE a found 1" iron pipe at the northeast corner of said Block 7 bears N 31°20'47" W 208.07 feet.

THENCE S 31°20'47" E 204.87 feet along the west right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

SURVEYOR CERTIFICATION

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Preliminary - Not to be Recorded

Micah Hamilton, Registered Professional Land Surveyor No. 5865 M20159-PLAT-R1 - June 2021

KNOW ALL MEN BY THESE PRESENTS

That, Brown Pace Development Company, LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8, SOUTH SIDE ADDITION, City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

OWNER

Agent and/or Representative

Title

STATE OF TEXAS

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 purpose and consideration therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

EAST TRACT SURVEY DESCRIPTION

STATE OF TEXAS COUNTY OF ERATH

Of a 2.377 acres (103,548 Sq. Ft.) tract of land being all of Lots 5, 6, 7, & 8, Block 8, that portion of W. Swan Street lying between Block 8 & Block 14, and all of Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of Tract One & Tract Three as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in a 1/2" iron pipe at the northwest corner of said Lot 5, Block 8, in the east right of way line of S. 5th Avenue, for the northwest and beginning corner of this tract.

THENCE N 58°39'13" E at 98.9 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of that certain tract of land conveyed to B. Bledsoe & M. Lowe in Clerk File No. 2018-06310, O.P.R.E.C.T. & Lot 2, Block 8 as conveyed to WCA Properties in Clerk File No. 2021-00230, O.P.R.E.C.T., continuing at 188.8 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of said Lot 2 & Lot 3, Block 8 as conveyed to 9K Properties, LLC in Clerk File No. 2019-00475, O.P.R.E.C.T., for a total distance of 409.19 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC" at the apparent southeast corner of that certain tract of land conveyed to Texas Communications of Brownwood, LP in Clerk File No. 2010-04079, O.P.R.P.C.T., in the west right of way line of S. Lillian Street, for the northeast corner of this tract. WHENCE a found 1/2" iron rod at the intersection of the west right of way line of said S. Lillian Street with the south right of way line of W. Long Street bears N 34°42'49" W 170.0 feet.

THENCE S 34°42'49" E 120.68 feet along the west right of way line of said S. Lillian Street to a found 1/2" bolt at the northeast corner of the City of Stephenville Utility Site G-5 being Lot 8A, Block 8, as shown on the map recorded in Volume 412, Page 577, D.R.E.C.T., for the easterly southeast corner of this tract.

THENCE along the north & west lines of said Lot 8A, Block 8 as follows:

S 35°33'48" W 104.89 feet to a found 3/8" iron rod;

S 33°13'18" E 54.04 feet to a found 3/8" iron rod, in the north line of the G.C. & S.F. Railroad, for the southerly southeast corner of this tract.

THENCE S 36°11'56" W 347.94 feet along the north line of said G.C. & S.F. Railroad to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", at he southerly corner of said Lot 5, Block 14, for the southwest corner of this tract.

THENCE N 31°20'47" W 348.51 feet along the east right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

APPROVAL STATEMENT

Approved by the Director of Building Services of the City of Stephenville, Erath County, Texas.

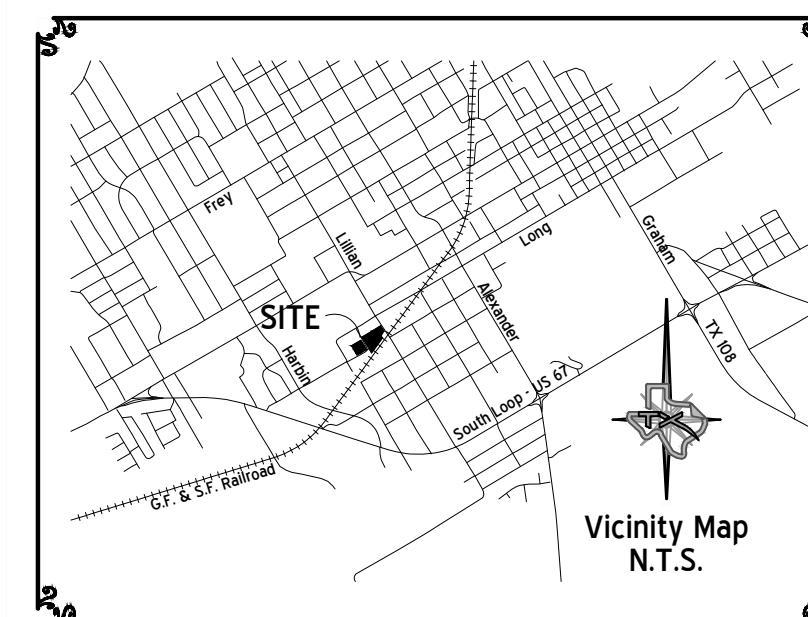
Approved: \_\_\_\_\_, 2021

City of Stephenville

Erath County, Texas

By: \_\_\_\_\_ Directory of Building Services

Attest: \_\_\_\_\_ City Secretary

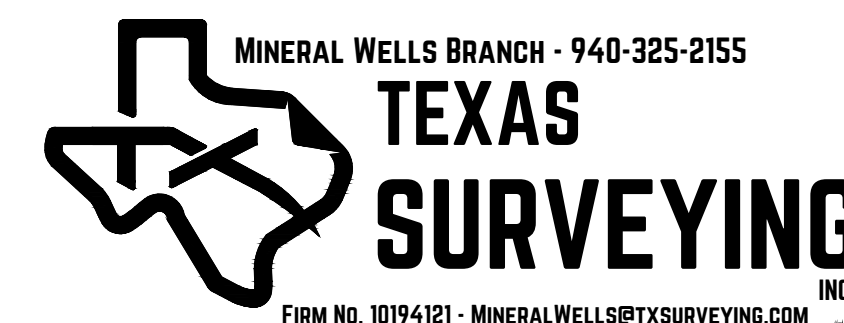


REPLAT

Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8 SOUTH SIDE ADDITION

A replat of Lots 7 & 8, Block 7, Lots 5, 6, 7, & 8, Block 8, Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021





# STAFF REPORT

**SUBJECT:** Case No.: PP2021-003

Applicant Reece Flanagan with MMA, Inc., representing Brown Pace Development Company, is requesting a preliminary plat of property located at 1601 W Swan, Parcel R33513, of SOUTH SIDE ADDITION, BLOCK 7, LOT 7 & 8, J & D MHP of the City of Stephenville, Erath County, Texas. The applicant is requesting approval of a preliminary plat of three parcels being subdivided into 64 lots.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

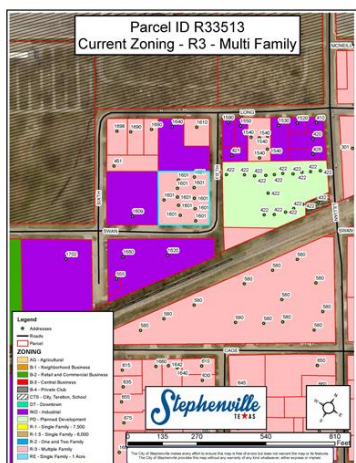
## RECOMMENDATION:

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

## BACKGROUND:

Previous cases reviewed by the Commission and approved by City Council have resulted in the rezoning of three parcels known as 422 S. Lillian, 1600 W. Swan and 1601 W. Swan. The intended project is the for the future development of townhomes that will be sold individually. The project will result in the removal of mobile homes currently in-place on two of the three parcels (422 S. Lillian and 1601 W. Swan). The Board of Adjustment approved variance requests for the three parcels to allow for reduced lot width, depth and overall square footage requirements. The applicant is now requesting approval of the preliminary plat. The applicant will return for approval of a Final Plat once the project begins and public improvements are completed/accepted by the city.

### CURRENT ZONING:



### FUTURE LAND USE:



### WATER AND SEWER:

Public improvements will be extended as part of the project as part of the development process.



## **DESCRIPTION OF ZONING**

### **Sec. 154.05.6. Multiple family residential district (R-3).**

**5.6.A Description.** This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

#### **5.6.B Permitted Uses.**

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals;
- (2) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) Townhouse dwellings, with each family limited as in division (1) above;
- (4) Condominium dwellings, with each family limited as in division (1) above;
- (5) Multiple family dwellings, with each family limited as in division (1) above;
- (6) Assisted living center;
- (7) Convalescent, nursing or long term-care facility;
- (8) Retirement housing complex;
- (9) Accessory buildings;
- (10) Churches, temples, mosques and related facilities;
- (11) Community home;
- (12) Park or playground;
- (13) SISD school—public;
- (14) Bed and breakfast/boarding house;
- (15) Group day care home;
- (16) Registered family home;
- (17) Day care center; and
- (18) Fraternity or sorority house.

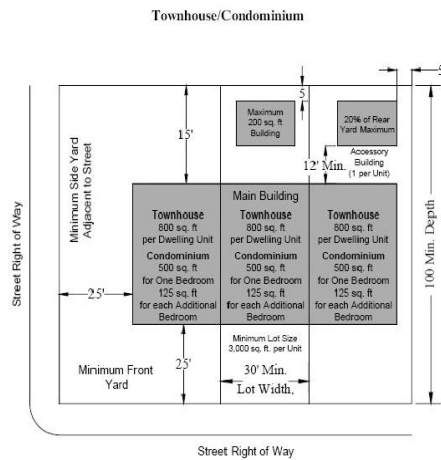
#### **5.6.C Conditional Uses.**

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

#### **5.6.D Height, Area, Yard and Lot Coverage Requirements.**

- (C) *Townhouse/Condominium.*
  - (1) Minimum lot area: 3,000 ft<sup>2</sup> per unit.
  - (2) Minimum average lot width and lot frontage: 30 feet.

- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 15 feet.
- (6) Minimum width of side setback:
  - (a) Internal lot: five feet.
  - (b) Corner lot: 25 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 ft<sup>2</sup>.
  - (c) Minimum area of each Condominium of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less, plus 125 ft<sup>2</sup> 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 ft<sup>2</sup>.
  - (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.



A Townhouse/Condominium, R-3 District lot 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 this ordinance, Section 11, Parking Regulations of this Ordinance.

## ALTERNATIVES

- 1) Accept the recommendation of the Planning and Zoning Commission and approve the preliminary plat.
- 2) Reject the recommendation of the Planning and Zoning Commission and deny the preliminary plat.

UTILITY EASEMENTS

The easements shown thereon are hereby reserved for the purposes as indicated. 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.

CONSTRUCTION OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

UNDERGROUND UTILITIES

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

FLOOD HAZARD NOTE

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the 0.2% Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48143CD0430D, dated November 16, 2011.

SPECIAL NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

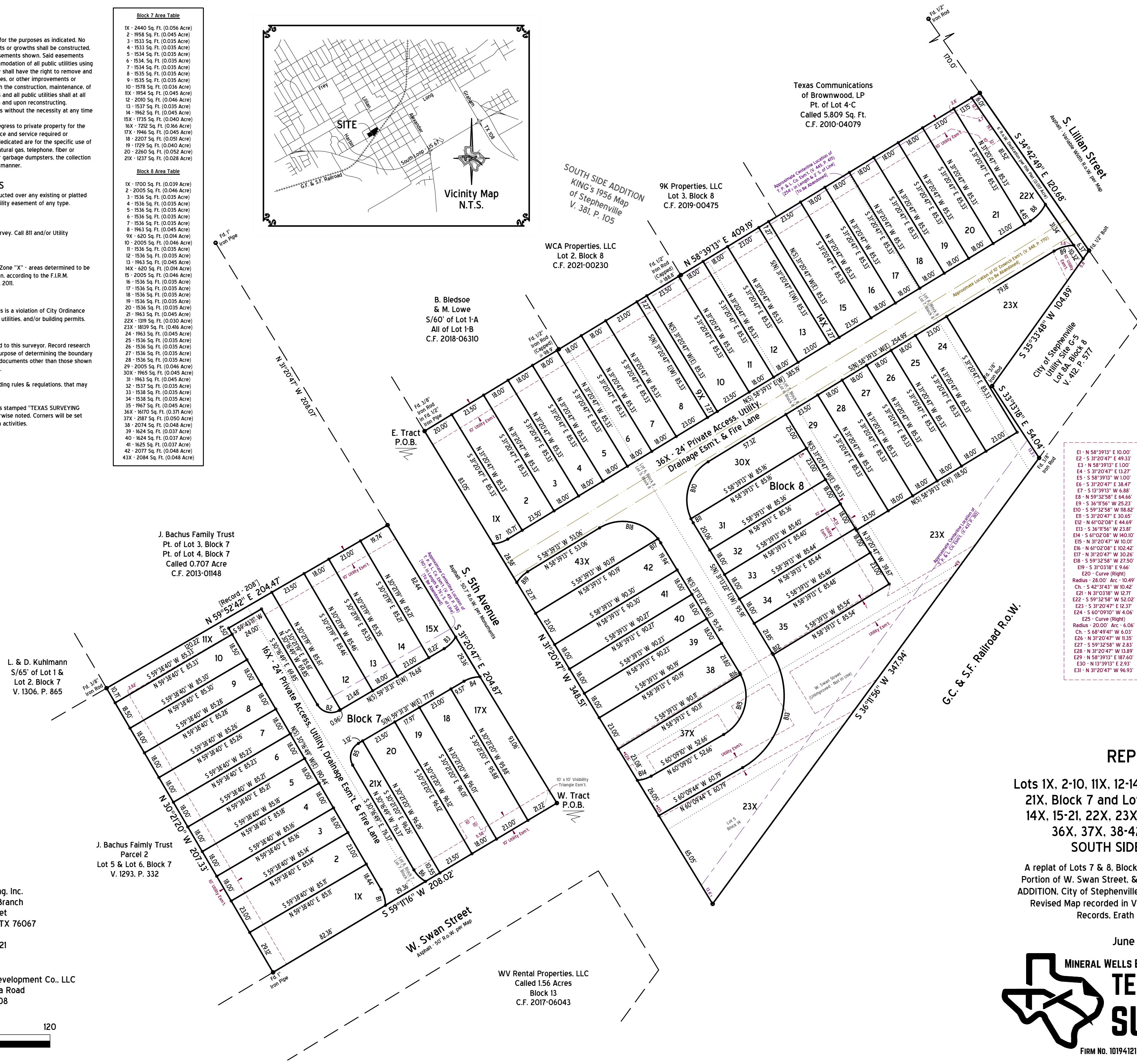
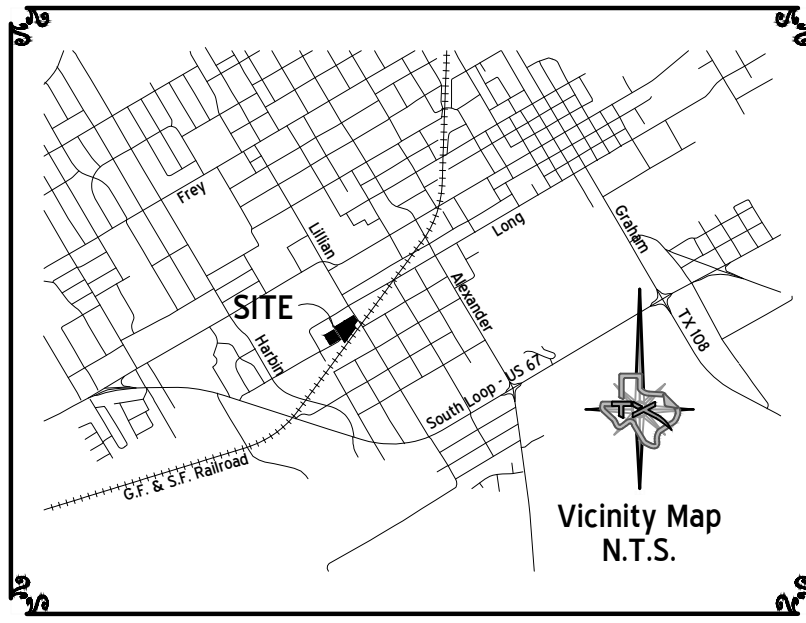
ADDITIONAL NOTES

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are set 1/2" Iron rods with red plastic caps stamped "TEXAS SURVEYING INC", set p.k. nail, or cut "X" in concrete, unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

Block 7 Area Table and Block 8 Area Table listing lot numbers and acreages.



Curve Data Table

Table of curve data including radius, arc, and chord measurements for various curves on the plat.

REPLAT

Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8 SOUTH SIDE ADDITION

A replat of Lots 7 & 8, Block 7. Lots 5, 6, 7, & 8, Block 8. Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION. City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021

Logo for TEXAS SURVEYING INC. with contact information: MINERAL WELLS BRANCH - 940-325-2155, FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM

Surveyor: Texas Surveying, Inc. Mineral Wells Branch 112 S.E. 1st Street Mineral Wells, TX 76067 940-325-2155 Firm No. 10194121



WV Rental Properties, LLC Called 1.56 Acres Block 13 C.F. 2017-06043

Surveyor:  
Texas Surveying, Inc.  
Mineral Wells Branch  
112 S.E. 1st Street  
Mineral Wells, TX 76067  
940-325-2155  
Firm No. 10194121

Owner:  
Brown Pace Development Co., LLC  
819 Old Annetta Road  
Aledo, TX 76008

### WEST TRACT SURVEY DESCRIPTION

STATE OF TEXAS  
COUNTY OF ERATH

Of a 0.976 acre (42,503 Sq. Ft.) tract of land being all of Lot 7 & Lot 8, Block 7, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas; being all of Tract Two as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas; being further described by metes and bounds as follows:

BEGINNING at a set p.k. nail in asphalt at the southeast corner of said Block 7 at the intersection of the west right of way line of S. 5th Avenue with the north right of way line of W. Swan Street, for the southeast corner of this tract.

THENCE S 59°11'16" W 208.02 feet along the north right of way line of said W. Swan Street to a found 1" iron pipe, at the southeast corner of Parcel 2 as conveyed to J. Bachus Family Trust in Volume 1293, Page 332, O.P.R.E.C.T., for the southwest corner of this tract.

THENCE N 30°21'20" W 207.33 feet with the occupied west line of said Lot 7, to a found 3/8" iron rod at the southerly common corner of that certain tract of land conveyed to L. & D. Kuhlmann in Volume 1306, Page 865, O.P.R.E.C.T. & that called 0.707 acres tract of land conveyed to J. Bachus Family Trust in Clerk File No. 2013-01148, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 59°52'42" E 204.47 feet along the occupied & apparent north line of said Lot 7 & said Lot 8 to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", in the west right of way line of said S. 5th Avenue, for the northeast corner of this tract. WHENCE a found 1" iron pipe at the northeast corner of said Block 7 bears N 31°20'47" W 208.07 feet.

THENCE S 31°20'47" E 204.87 feet along the west right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

### SURVEYOR CERTIFICATION

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

#### Preliminary - Not to be Recorded

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
M20159-PLAT-R1 - June 2021

### KNOW ALL MEN BY THESE PRESENTS

That, Brown Pace Development Company, LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8, SOUTH SIDE ADDITION, City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

### OWNER

-----  
Agent and/or Representative

-----  
Title

### STATE OF TEXAS

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 purpose and consideration therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

-----  
Notary Public in and for the State of Texas

### EAST TRACT SURVEY DESCRIPTION

STATE OF TEXAS  
COUNTY OF ERATH

Of a 2.377 acres (103,548 Sq. Ft.) tract of land being all of Lots 5, 6, 7, & 8, Block 8, that portion of W. Swan Street lying between Block 8 & Block 14, and all of Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas; being all of Tract One & Tract Three as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas; being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in a 1/2" iron pipe at the northwest corner of said Lot 5, Block 8, in the east right of way line of S. 5th Avenue, for the northwest and beginning corner of this tract.

THENCE N 58°39'13" E at 98.9 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of that certain tract of land conveyed to B. Bledsoe & M. Lowe in Clerk File No. 2018-06310, O.P.R.E.C.T. & Lot 2, Block 8 as conveyed to WCA Properties in Clerk File No. 2021-00230, O.P.R.E.C.T., continuing at 188.8 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of said Lot 2 & Lot 3, Block 8 as conveyed to 9K Properties, LLC in Clerk File No. 2019-00475, O.P.R.E.C.T., for a total distance of 409.19 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC" at the apparent southeast corner of that certain tract of land conveyed to Texas Communications of Brownwood, LP in Clerk File No. 2010-04079, O.P.R.P.C.T., in the west right of way line of S. Lillian Street, for the northeast corner of this tract. WHENCE a found 1/2" iron rod at the intersection of the west right of way line of said S. Lillian Street with the south right of way line of W. Long Street bears N 34°42'49" W 170.0 feet.

THENCE S 34°42'49" E 120.68 feet along the west right of way line of said S. Lillian Street to a found 1/2" bolt at the northeast corner of the City of Stephenville Utility Site G-5 being Lot 8A, Block 8, as shown on the map recorded in Volume 412, Page 577, D.R.E.C.T., for the easterly southeast corner of this tract.

THENCE along the north & west lines of said Lot 8A, Block 8 as follows:

S 35°33'48" W 104.89 feet to a found 3/8" iron rod;

S 33°13'18" E 54.04 feet to a found 3/8" iron rod, in the north line of the G.C. & S.F. Railroad, for the southerly southeast corner of this tract.

THENCE S 36°11'56" W 347.94 feet along the north line of said G.C. & S.F. Railroad to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", at he southerly corner of said Lot 5, Block 14, for the southwest corner of this tract.

THENCE N 31°20'47" W 348.51 feet along the east right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

### APPROVAL STATEMENT

Approved by the Director of Building Services of the City of Stephenville, Erath County, Texas.

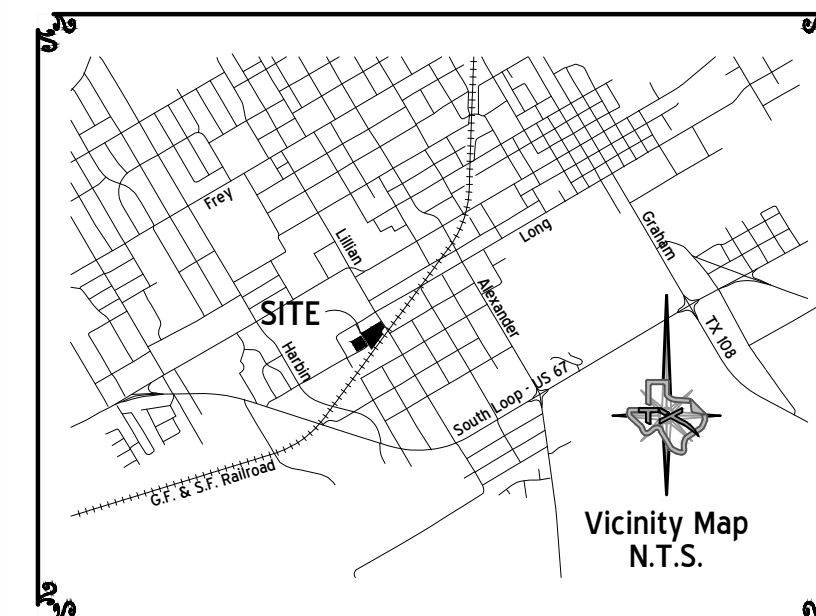
Approved: \_\_\_\_\_, 2021

City of Stephenville

Erath County, Texas

By: \_\_\_\_\_  
Directory of Building Services

Attest: \_\_\_\_\_  
City Secretary

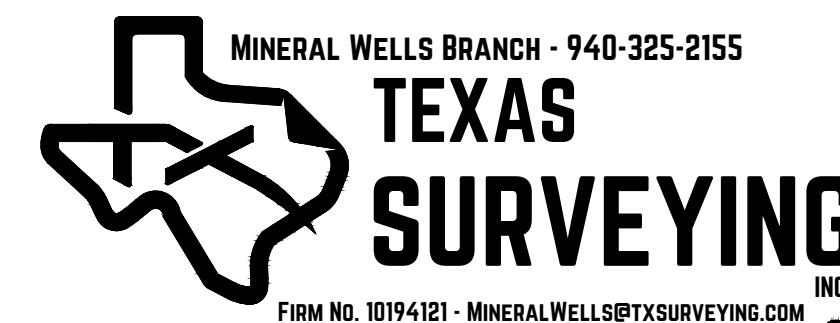


### REPLAT

Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8  
SOUTH SIDE ADDITION

A replat of Lots 7 & 8, Block 7, Lots 5, 6, 7, & 8, Block 8, Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021





# STAFF REPORT

**SUBJECT:** Case No.: PP2021-004

Applicant Zane Griffin with Native Co., LLC, representing Oakdale United Methodist Non-Profit, is requesting a preliminary plat of property located at 2675 W Overhill, Parcel R22423, of the MOTLEY WILLIAM ABSTRACT of the City of Stephenville, Erath County, Texas. The applicant is requesting approval a preliminary plat of the unplatted parcel known as R22423 located at 2675 W Overhill.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

## RECOMMENDATION:

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

This property was recently rezoned to B-1, Neighborhood Business which conforms with the designated land use of the Comprehensive Plan. The intended project is for the construction of a medical center which is a permitted use for the new zoning.

## BACKGROUND:

### CURRENT ZONING:



### FUTURE LAND USE:



### WATER:

The property is currently served by a six inch water main in Overhill.

### SEWER:

There is a six inch sewer main in Overhill that will have to be extended to the property.

**STREET:**

The property is served by the Northwest Loop and Overhill.

**ZONING AND LAND USE:**

| <b>Location</b> | <b>Zoning</b>                     | <b>Future Land Use</b>       |
|-----------------|-----------------------------------|------------------------------|
| Subject Site    | R-1 – Single Family               | Office/Neighborhood Business |
| North           | B-1, Office/Neighborhood Business | Office/Neighborhood Business |
| South           | City, Tarleton, School            | City, Tarleton, School       |
| East            | R-1 – Single Family               | City, Tarleton, School       |
| West            | B-2 Commercial                    | City, Tarleton, School       |

**DESCRIPTION OF ZONING**

**Sec. 154.06.1. Neighborhood business district (B-1).**

**6.1.A Description.**

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

(2) The various retail trade and service uses in the Neighborhood Business District are intended to become an integral part of the neighborhood, requirements for open space and off street parking are more restrictive and are compatible with adjacent residential areas. Spacing, air circulation, landscaping and unrestricted sight lines are included as requirements for the Neighborhood Business District to provide a harmonious relationship with other residential, educational, religious and recreational land uses.

**6.1.B Permitted Uses.**

- (1) Accessory building to main use;
- (2) Animal grooming;
- (3) Antique shop/art gallery—sales in building;
- (4) Assisted living center;
- (5) Bakery and confectionary—products for retail only;
- (6) Banks or other financial institutions;

- (7) Bed and breakfast/boarding house;
- (8) Church, temple, mosque (and the like) and related facilities;
- (9) Cleaning and pressing—small shop, pick-up and delivery;
- (10) Clinic;
- (11) Convalescent, nursing or long term care facility;
- (12) Convenience/grocery store (without pumps);
- (13) Day care center (12 or more children);
- (14) Drapery, needlework or weaving shop;
- (15) Farmers market;
- (16) Florist;
- (17) Fraternal organizations, lodge or civic club;
- (18) Handcraft shop;
- (19) Group day care home (7-12 children);
- (20) Laundry and cleaning (self service);
- (21) Municipal facilities/state facilities/federal facilities;
- (22) Neighborhood grocery store (no fuel service);
- (23) Office—professional and general administration;
- (24) Park, playground, public community recreation center;
- (25) Personal service shop (beauty, barber and the like);
- (26) Private kindergarten;
- (27) Retail stores and shops—other than listed;
- (28) Restaurant or cafeteria—without drive-in service; and
- (29) Retirement housing complex.
- (30) Restaurant with alcoholic beverage service.

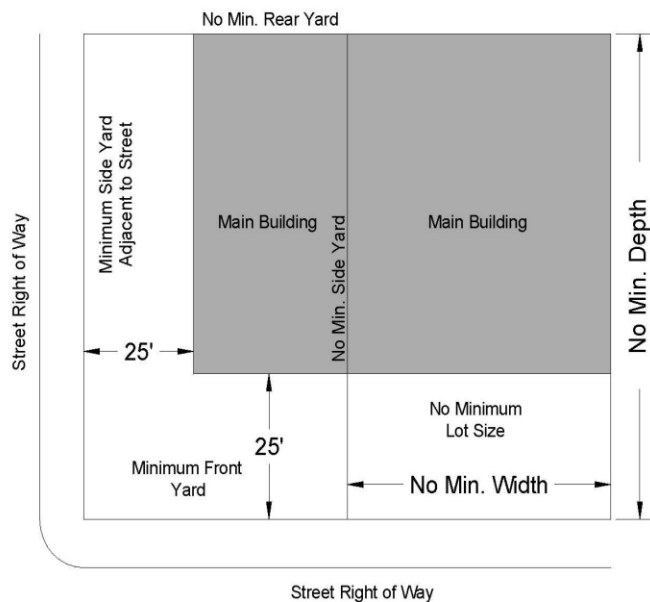
**6.1.C Conditional Uses (Special Use Permit required).** None.

**6.1.D Height, Area, Yard and Lot Coverage Requirements.**

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.



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



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

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

**6.1.F Type of Construction.**

- (1) At least 80% of the exterior walls of all structures visible from a public street shall be of masonry constructions, with an architectural exterior finish, exclusive of door and window openings.

(2) The roofs of all structures shall be pitched with a slope of not less than 4/12.

**6.1.G Parking Regulations.** All Uses Permitted in the B-1 District: See Section 11 for Parking Regulations.

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

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

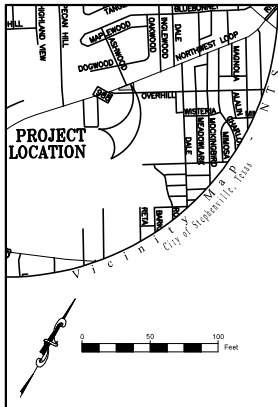
**6.1.J Garbage Regulations.** Neighborhood Business District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location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

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

(Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. 2015-03, passed 3-3-2015; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018)

#### ALTERNATIVES:

- 1) Accept the recommendation of the Planning and Zoning Commission and approve the preliminary plat.
- 2) Reject the recommendation of the Planning and Zoning Commission and deny the preliminary plat.



**OWNERS CERTIFICATION:**

§ STATE OF TEXAS

§ COUNTY OF ERATH

WHEREAS **Oak Dale United Methodist Church**, is the owner of a tract of land within the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being a portion of that tract of land described as Tract No. Two in the deed to Oak Dale United Methodist Church, as recorded in Volume 1012, Page 149, Deed Records, Erath County, Texas, being further described by metes and bounds as follows:

BEING a tract of land within the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being a portion of that tract of land described as Tract No. 2 in the deed to Oak Dale United Methodist Church, as recorded in Volume 1012, Page 149, Deed Records, Erath County, Texas (DRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone 4202) NAD83 as established using the AllTerra RTNNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**BEGINNING** at a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" in the north right-of-way line of Overhill Dr. (an 80 feet wide public right-of-way) and the south line of said Oak Dale tract, from which a 3/8 inch iron rod found for the northeast corner of Lot 2, Block 1 and the northwest corner of Lot 3, Block 1, New Life Subdivision, an addition to the City of Stephenville, Erath County, Texas, as shown by plat recorded in Cabinet A, 2668 261, Plat Records, Erath County, Texas, bears North 30°19'59" West, a distance of 184.15 feet, and North 39°27'30" East, a distance of 681.33 feet;

**THENCE** South 59°40'01" West, with the north right-of-way line of said Overhill Dr., a distance of 380.04 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract and the southeast corner of a tract of land described in the deed to Stephenville Independent School District, as recorded in Volume 1355, Page 846, DRECT, from which a 1/2 inch capped iron rod found marked "RPLS 1983" for the southwest corner of said Stephenville Independent School District bears South 59°40'01" West, a distance of 125.00 feet;

**THENCE** North 40°06'09" West, with the east line of said Stephenville Independent School District, a distance of 42.24 feet to a 1/2 inch capped iron rod found marked "RPLS 1983" in the southern right-of-way line of F.M. 988, also known as the Northwest Loop (a 120 feet wide public right-of-way for the northwest corner of the herein described tract and being the beginning of a non-tangent curve to the left, with a radius of 6,040.56 feet and a chord which bears North 39°31'01" East, a distance of 4.84 feet;

**THENCE** with the common line of said Oak Dale tract and said southern right-of-way line of F.M. 988 the following courses and distances:

With said non-tangent curve to the left, through a central angle of 0°02'45", an arc distance of 4.84 feet to a spike set; North 39°27'30" East, a distance of 407.76 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" for the northeast corner of the herein described tract;

**THENCE** South 30°19'59" East, over and across said Oak Dale tract, a distance of 184.15 feet to the **POINT OF BEGINNING** and containing 43,350 Square Feet or 1,000 Acres of Land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, **OAKDALE UNITED METHODIST**, acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as **LOT 1, BLOCK 1, OAK DALE ADDITION**, an addition to the City of Stephenville, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. 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, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/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.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Owner or Representative \_\_\_\_\_

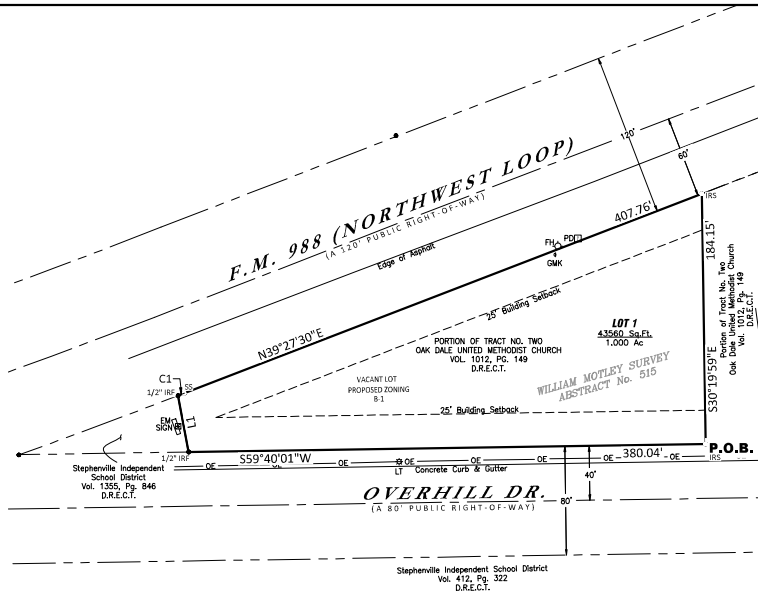
§ STATE OF TEXAS

§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for \_\_\_\_\_ My commission expires \_\_\_\_\_  
of the State of Texas



ACCEPTED AND APPROVED:

\_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
DATE

**SURVEYOR'S CERTIFICATION:**

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Stephenville, Erath County, Texas.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

Purpose of Document: **Review**  
Surveyor: **N. Zane Griffin**  
Registered Professional Land Surveyor No. 6810  
Release Date: 06-14-2021

N. Zane Griffin, P.L.S. No. 6810  
Date: June 14, 2021

- LEGEND:**
- CIRF... Capped Iron Rod Found
  - EM... Electric Meter
  - FH... Fire Hydrant
  - GMK... Oak Marker
  - IRF... Iron Rod Found
  - IRS... 5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
  - LT... Light Pole
  - OE... Overhead Electric
  - PD... Phone Pedestal
  - SS... Spike Set
  - D.R.E.C.T... Deed Records, Erath County, Texas

- NOTES:**
- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone 4202) NAD83 as established using the AllTerra RTNNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
  - According to scaled location of FEMA Firm Map No. 48033C04300, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% annual change flood.
  - Unless otherwise noted, all property corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC".

**LINE DATA TABLE**

| NO. | BEARING     | DIST   |
|-----|-------------|--------|
| L1  | N40°06'09"W | 42.24' |

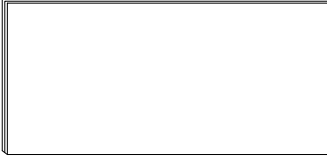
**CURVE DATA TABLE**

| NO. | DELTA    | RADIUS   | ARC DIST | CHORD BEARING | CHORD DIST |
|-----|----------|----------|----------|---------------|------------|
| C1  | 0°02'45" | 6040.56' | 4.84'    | N39°31'01"E   | 4.84'      |

**OWNER:**  
Oak Dale United Methodist Church  
2675 Overhill Dr., Stephenville, TX 76401



P.O. Box 2463 Stephenville, TX 76401  
nzs@nativesurveying.com 254-436-6695  
18025-0170 www.nativesurveying.com



CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**OAK DALE ADDITION**

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS  
BEING A PLAT OF A 1,000 ACRE TRACT OF LAND, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT NO. 2 IN THE DEED TO OAK DALE UNITED METHODIST CHURCH, AS RECORDED IN VOLUME 1012, PAGE 149  
DEED RECORDS, ERATH COUNTY, TEXAS



# STAFF REPORT

**SUBJECT:** Case No.: RZ2021-012

Applicant Mark Bostock, dba Reunion Center Enterprises, is requesting a rezone of property located at 408 Morgan Mill Rd, Parcel R33346, of SIMS ADDITION, BLOCK 3, LOT 4, of the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential, to (B-2) Retail and Commercial.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

**RECOMMENDATION:**

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

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

**BACKGROUND:**

Mr. Bostock is requesting the zoning change to allow the businesses currently in place to be properly zoned. The requested zoning conforms to the future land use of the Comprehensive Plan. The property is the current site of an automobile repair service shop – which is permitted use in Commercial zoning.

**CURRENT ZONING:**



**FUTURE LAND USE:**



**ZONING AND LAND USE:**

| Location     | Zoning              | Future Land Use |
|--------------|---------------------|-----------------|
| Subject Site | R-1 – Single Family | Commercial      |

|       |                             |             |
|-------|-----------------------------|-------------|
| North | B-2 – Retail and Commercial | Commercial  |
| South | R-1, Single Family          | Commercial  |
| East  | R-1, Single Family          | Commercial  |
| West  | B-1, Neighborhood Business  | Multifamily |

**WATER:**

The property is currently served by a 6” water main in Morgan Mill.

**SEWER:**

The property is currently served by a 8" sanitary sewer main in Morgan Mill.

**STREET:**

The property is served by Morgan Mill.



**DESCRIPTION OF REQUESTED ZONING**

**Sec. 154.06.2. Retail and commercial business district (B-2).**

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

**6.2.B Permitted Uses.**

- (1) Animal grooming;
- (2) Antique shop/art gallery—sales in building;
- (3) Assisted living center;
- (4) Athletic field;
- (5) Automobile service station and car care center;

- (6) Auto parking lot or building (commercial);
- (7) Auto parts sales;
- (8) Auto repair/mechanic garage;
- (9) Auto sales;
- (10) Automobile rental;
- (11) Bail bond service;
- (12) Bakery and confectionery—retail sales only;
- (13) Bakery and confectionery;
- (14) Banks or other financial institutions;
- (15) Boat sales;
- (16) Bottling works (wholesale);
- (17) Building material sales;
- (18) Cabinet and upholstery shop;
- (19) Car wash;
- (20) Care facility for narcotic, alcoholic or psychiatric patients;
- (21) Cemetery/mausoleum;
- (22) Church, temple or mosque;
- (23) Civic/community center;
- (24) Cleaning and pressing—small shop, pickup and delivery;
- (25) Clinic;
- (26) College or university;
- (27) Commercial amusement (indoor);
- (28) Commercial amusement (outdoor);
- (29) Convalescent, nursing or long term care facility;
- (30) Convenience/grocery store (without pumps) convenience store (with pumps);
- (31) Construction equipment rental and sales;
- (32) Construction yard (temporary);
- (33) Contractor shop and storage yard;
- (34) Department store;
- (35) Discount warehouse store;
- (36) Drapery, needlework or weaving shop;
- (37) Farmers Market;
- (38) Feed, seed and fertilizer store—no bulk storage;
- (39) Field office (temporary);
- (40) Florist;
- (41) Fraternal organization, lodge or civic club;
- (42) Furniture or appliance store;
- (43) Golf course or country club, driving range;
- (44) Greenhouse or nursery for retail plant sales with outside storage;

- (45) Handcraft shop;
- (46) Health club, weight and aerobic center;
- (47) Home improvement center;
- (48) Hospital—general acute care (human);
- (49) Hotels and motels;
- (50) Household appliance service and repair;
- (51) Kennel;
- (52) Kiosk;
- (53) Laboratory (medical);
- (54) Landscaping service;
- (55) Laundry and cleaning (self service);
- (56) Lawn equipment and small engine sales and services;
- (57) Micro brewery;
- (58) Mini storage/warehouses;
- (59) Monument retail sales (outside storage);
- (60) Mortuary or funeral home;
- (61) Moving company;
- (62) Neighborhood grocery store (no fuel service);
- (63) Office—professional and general administration;
- (64) Park, playground, public community recreation center;
- (65) Pawn shop;
- (66) Personal service shop (beauty, barber and the like);
- (67) Pet shop—small animals within building;
- (68) Plumbing shop;
- (69) Portable building sales;
- (70) Printing;
- (71) Produce stand;
- (72) Psychic/Tarot card reader;
- (73) Recreational vehicle sales;
- (74) Recycling kiosk;
- (75) Research lab (non-hazardous);
- (76) Restaurant (drive-in type);
- (77) Restaurant or cafeteria—without drive-in service;
- (78) Retail shops and stores other than listed;
- (79) Roofing and siding supply;
- (80) Schools—public, private and parochial;
- (81) Shopping center;
- (82) Storage or repair of furniture and appliances (display inside of building);
- (83) Studio (photographer, musician, artist);

- (84) Studio for radio and television;
- (85) Taxidermy;
- (86) Theater—indoor;
- (87) Tobacco shop;
- (88) Tool and equipment rental shop;
- (89) Trailer rental and sales;
- (90) Veterinary clinic or hospital; and
- (91) Veterinary services.
- (92) Restaurant with alcoholic beverage service.

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

- (1) Day care center—12 or more children;
- (2) Flea market;
- (3) Frozen foods locker;
- (4) Scientific and research laboratories;
- (5) Theater (drive-in); and
- (6) Trade and commercial schools.

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

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





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

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

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

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

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

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

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

**FACTORS TO CONSIDER:**

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

- Size and Location of Parcel - is land large enough and in proper location for proposed use?
- Reasonable Use of Property - does proposed change provide reasonable use of property?
- Zoning has great discretion - deny if applicant has not proven it is in the best interest of City to rezone

## ALTERNATIVES

- 1) Accept the recommendation from the Planning and Zoning Commission and approve the rezoning request.
- 2) Modify the recommendation of the Planning and Zoning Commission and approve the rezoning request designating an alternate zoning classification.
- 3) Over-rule the recommendation of the Planning and Zoning Commission and deny the rezoning request.



## COMMITTEE REPORT

**REPORT TYPE:** Development Services Committee Report

**MEETING:** July 22, 2021

**Present:** Brandon Huckabee, Chairman, Gerald Cook, Ricky Thurman and Daron Trussell

**Absent:** None

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

### Alcohol Sales

Discussion: Councilman Huckabee provided an overview indicating that currently, alcohol sales within the city is generally associated with restaurant, grocery or convenience store operations. This list of permitted uses does not specify alcohol sales for any district and is silent when considering operations where alcohol sales is the primary retail product.

Action: The Committee unanimously agreed to recommend the City Council add alcohol sales as a permitted use for the B-1, B-2, B-3 and Downtown zoning districts.

### Residential Incentive Program

Discussion: Councilman Huckabee provided an overview of the program and asked staff to discuss details. Mr. Steve Killen, Director of Development Services, stated that program participation had been lower than anticipated with only two participants since implementation in February 2020. Mr. Killen suggested that certain modifications to the program criteria could lead to increased participation and provided proposed revisions to the program's guiding document.

Action: The Committee, by unanimous vote, agreed make a favorable recommendation to City Council to revise the document as presented.

### Integrated Housing – R2.5 Zoning Classification

Discussion: Councilman Huckabee introduced the R-2.5 zoning classification as a means to embrace current housing trends while preventing the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The following discussion items were addressed:

- A. Consider removing the townhome requirements from the R-3 zoning classification and establish a separate zoning classification. Consider if additional housing preferences, such as zero lot line or patio style homes, may need to be included in the new zoning classification.
- B. Make a clear distinction on density requirements for the new zoning classification (current density is 14 units per acre for townhomes). Alternatively, set a density ratio at a multiplier of the existing district (for example, R-1 requires a minimum lot size of 7,500 square feet or 5.8 lots per acre. The new zoning would be the multiplier x the existing density).

- C. Define the types of housing that will fall into the new zoning category and include the maximum allowed density.
- D. Require that any variations from density/setback requirements for the newly established zoning classification require a residential site plan submittal and subsequent approval through Planning & Zoning and City Council. Establish certain submittal requirements for the site plan review and approval to ensure the new structures complement existing housing.
- E. Allow for a higher density for R-3 zoning over the newly established zoning classification (R-3 is currently allowed up to 24 units per acre). Increase parking requirements intended for student housing properties, revising from “per unit” to “per bed.”
- F. Establish a clear distinction between R-3 zoning and the newly established zoning classification in regards to parcel requirements. Consider modifications to the R-3 zoning to clearly define that such zoning is generally established for managed properties on a single-parcel while the newly established zoning will generally allow for replatted properties where each unit is individually platted and typically, owner occupied.
- G. Do not provide a site plan pathway for R-3 zoning – maintaining the current process whereby variance requests are decided before the Board of Adjustment.

Action: The Committee, by unanimous vote, agreed to make a favorable recommendation to the City Council to revise the zoning code, Section 154.05.6 relating to multifamily housing and adopt a new section of the zoning code to be referred to as R-2.5, Integrated Housing.

**ORDINANCE NO. 2021-O-XX**

**AN ORDINANCE OF THE CITY OF STEPHENVILLE, TEXAS AMENDING SECTIONS 154.06.1 - NEIGHBORHOOD BUSINESS DISTRICT (B-1), 154.06.2 - RETAIL AND COMMERCIAL BUSINESS DISTRICT (B-2), 154.06.3. - CENTRAL BUSINESS DISTRICT (B-3), AND 154.06.7. - DOWNTOWN DISTRICT (DT), OF THE CODE OF ORDINANCES TO ADD THE PERMITTED USE OF THE SALE OF ALCOHOL, AS LICENSED BY THE TEXAS ALCOHOLIC BEVERAGE COMMISSION, TO EACH NAMED ZONING DISTRICT, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Stephenville, Texas has determined that the sale of alcohol is not currently allowed in any zoning district; and

**WHEREAS**, the City Council desires to promote the general advantage to local businesses of allowing alcohol sales to appropriate districts; and

**WHEREAS**, the City Council has determined that alcohol sales should be added as a permitted use in the B-1, B-2, B-3 and DT Zoning Districts.

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

**Section 1.**

The following Sections of the Code of Ordinances are hereby amended to add the permitted use of the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission:

- Sec. 154.06.1. - Neighborhood business district (B-1).**
- Sec. 154.06.2. - Retail and commercial business district (B-2).**
- Sec. 154.06.3. - Central business district (B-3)**
- Sec. 154.06.7. - Downtown district (DT)**

**Section 2.**

This ordinance shall be effective upon passage.

**PASSED AND APPROVED** this the 3<sup>rd</sup> day of August, 2021

\_\_\_\_\_  
Doug Svien, Mayor

ATTEST:

\_\_\_\_\_  
Staci L. King, City Secretary

---

Reviewed by Allen L. Barnes,  
City Manager

---

Randy Thomas, City Attorney  
Approved as to form and legality

**CITY OF STEPHENVILLE  
HOME IMPROVEMENT INCENTIVE PROGRAM**

The following policy applies to the Home Improvement Incentive Program of the Development Services Department.

The purpose of the Home Improvement Incentive Program is to encourage homeowners to make improvements to single-family residential properties. Goals include preventing blight, improving property values, inspiring surrounding homeowners to reinvest, and increasing the quality of life for the citizens of Stephenville neighborhoods.

The minimum improvement value to qualify under the Home Improvement Incentive Program is \$20,000.

**Qualifying projects will be incentivized as follows:**

1. 5% rebate on qualifying home improvement costs incurred under approved projects. The maximum rebate is \$5,000 per project.
2. A waiver of residential remodel building permit fees.
3. After completion of the project and a city inspection, the city will repair or replace sidewalks in public right-of-ways for participating properties based on the assessed condition of the existing sidewalk.

**GENERAL QUALIFYING REQUIREMENTS**

1. The property must not exceed a total value of \$200,000.
2. The existing structure must be a minimum of 20 years old.
3. The minimum investment to be considered for this program is \$20,000. At least \$10,000 of the project cost must be related to exterior remodeling improvements of single-family detached homes.
4. The project must be completed within 12 months of approval as determined by the final inspection of the project. The owner is responsible for requesting the final inspection.
5. All applications must be received and approved prior to any work being started. Any improvements started before the application has been received and approved will be declared ineligible to receive any benefit from this program.
6. Applicant must be willing to allow for an initial inspection of property by a city inspector at the conclusion of the project and provide an itemized list and related costs for all repairs to be completed through the project. The city reserves the right to deny the inclusion of any repair

when related costs are deemed unreasonable or the repair is not completed in a workmanlike manner. The city reserves the right to deny program participation/or the issuance of a rebate if life-safety violations exist that were not be brought into compliance as part of the project.

7. Permits must be obtained from the City of Stephenville Building Inspection Department. Permit fees will be waived for approved projects. All construction must comply with all current city requirements and all permits must be obtained in order to receive the rebate.
8. If approved, the rebate will only be paid to the applicant responsible for the improvements as stated under Applicant Information upon FULL completion of the agreed upon project. The rebate shall be paid in a lump sum to the applicant only. Rebates will not be split between parties.
9. At the time of application, the applicant's property must be free of nuisance code violations (such as, but not limited to, high grass, trash, improper storage, etc.). Such requirement does not apply to minimum housing deficiencies (such as, but not limited to, rotting wood, cracking or peeling paint, broken windows, etc.) that will be corrected as a result of the project. Participation in this program does not afford applicants additional time to comply with existing nuisance code violations.
10. The applicant must be in good standing with mortgage holders and current on ad valorem property taxes, utility payments, and judgements. The property must be free and clear of any liens.
11. All applicants are encouraged to select contractors whose businesses are located in Stephenville and registered with the city. Receipts will be required in order to receive the rebate. It is the homeowner's responsibility to do their own due diligence in determining the right contractor for their project.
12. All incentives will be awarded on a first-come, first-served basis and subject to fund availability.
13. City staff will not consider applications that are incomplete and do not comply with program policies. Applications must be submitted to the Development Services Department.

#### **DOCUMENTATION REQUIREMENTS**

1. A printed copy of the most recent Erath County Appraisal District's appraised value of the property to be improved.
2. A title search indicating ownership.
3. Proof that the owner is current on property taxes and there are no liens on the property other than the first mortgage.
4. Proof that the homeowner is current on the homeowner's insurance for the property as evidenced by a receipt or documentation showing the policy has been paid or is current on scheduled payments.
5. Line-item bid estimate(s) provided by a licensed contractor who will perform the improvements.



6. Applicant must be the owner of the property and a U.S. citizen or permanent resident with a social security card and a State-issued identification card or driver's license.

#### **ADDITIONAL TERMS AND CONDITIONS**

1. Receipt of the application does not commit the city to approve the application for the program or to pay any cost incurred in the preparation of the application. The award of any rebate is at the sole discretion of the City of Stephenville. The program may be suspended or terminated at any time regardless of availability of funds or pending applications on file.
2. No application shall be accepted or rebate awarded that would constitute a conflict of interest. Members of the Stephenville City Council, city employees, or are ineligible for the receipt of benefits from this rebate program.
3. Applicants will be limited to three incentive agreements per calendar year, although multiple elements may be included in a single agreement. Only one application will be accepted per household.
4. All applications and information contained therein are subject to disclosure pursuant to the Texas Public Information Act.

#### **QUALIFYING IMPROVEMENTS**

1. Replace existing windows with energy efficient windows
  - a. Must replace minimum of 50% of total windows in home to qualify
  - b. If not replacing all windows, those windows visible from the street must be replaced to qualify.
2. Replace exterior doors, including garage door
3. Replace soffit and/or fascia
  - a. Must replace with fiber-cement material such as Hardiplank
  - b. Must replace a minimum of 50% to qualify
4. Replace entire driveway with concrete to city specifications, if driveway is located at the front of the house.
5. Replace or repair fence to city specifications. Must replace or repair a minimum of 50% of the total linear feet of fencing to qualify.
6. Replace siding using fiber-cement material such as Hardiplank. Must replace a minimum of 50% of the total siding area to qualify.
7. Add or repair garage, conforming to all City specifications
8. Repaint house
  - a. Color must be consistent with neighborhood

- b. Entire house surface (main living structure) must be painted to qualify
9. Install or replace front gutters with color matching or complimentary to the paint color of the house.
  10. Add or repair front porch, conforming to city specifications
  11. Foundation repair
    - a. Foundation repair cannot be the only approved improvement to the property.
    - b. Owner must secure a foundation assessment and repair report, at the owner's expense, from a structural engineer certified in the State of Texas that is dated no longer than 90 days from the date of the application for this program.
    - c. To be considered for eligibility, the foundation repair component of the application must conform entirely to the assessment and repair document prepared by a structural engineer.
  12. Removal of accessory buildings
    - a. Removal of accessory buildings (detached garage, storage shed, etc.) cannot be the only approved improvement to the property.
    - b. Only removal will be considered for eligibility under this program. Repair or renovation is not eligible.
    - c. Removal must include both demolition and hauling of demolished materials to a landfill, following the rules and policies of the destination landfill.
  13. Re-shingle roof with 30-year shingles. Must replace a minimum of 50% of the total roof area to comply.
  14. Other improvements that result in aesthetic improvements and/or the repair/correction of housing deficiencies may also be approved by city staff.



## STAFF REPORT

**SUBJECT:** Monthly Budget Report for the period Ending June 30, 2021

**DEPARTMENT:** Finance

**STAFF CONTACT:** Monica Harris

### BACKGROUND:

In reviewing the financial statements ending June 30, 2021, the financial indicators are as or better than anticipated.

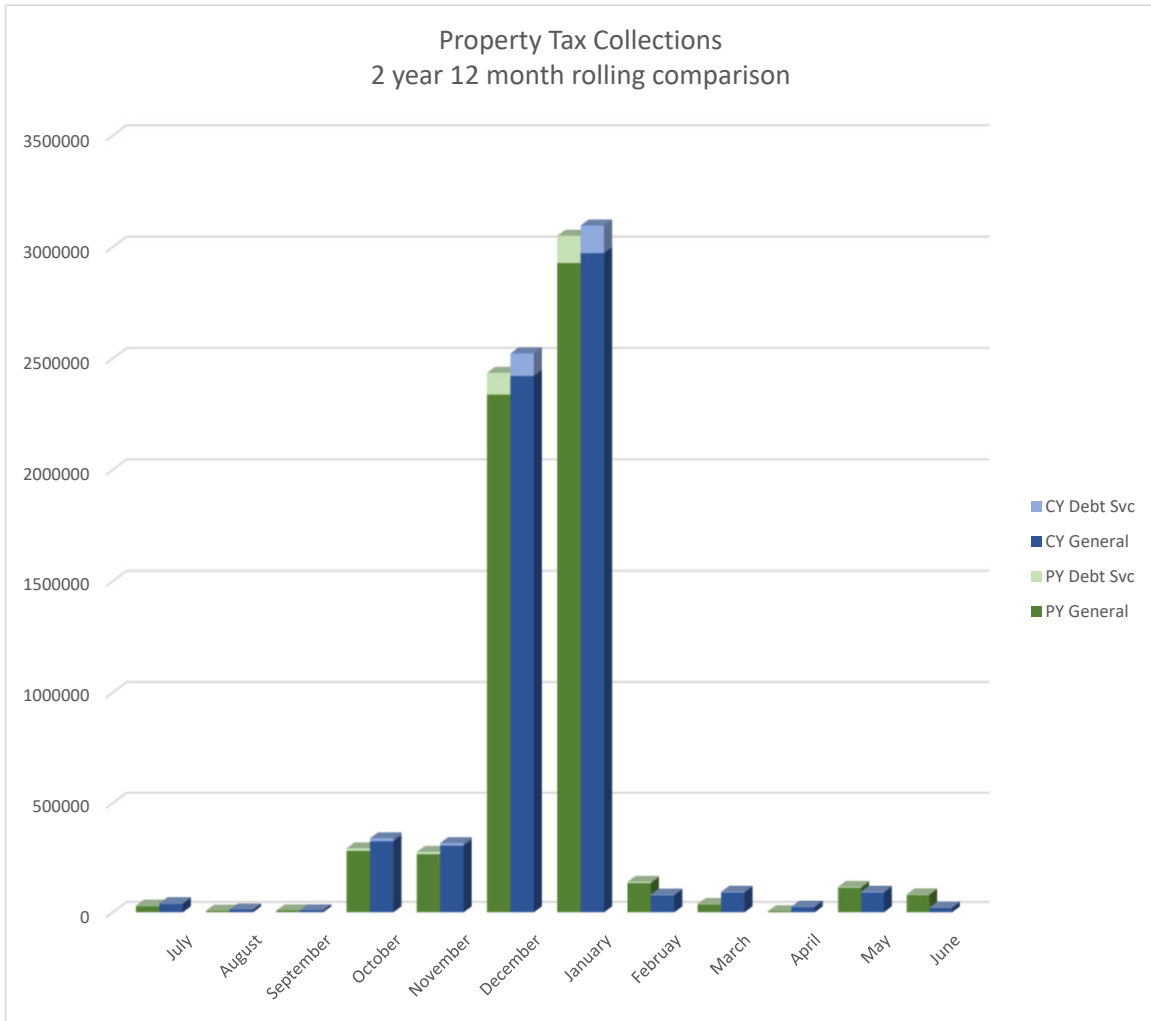
- **Property Tax**  
We received \$21K in property taxes in the month of June, resulting in \$155K or 2.41% increase over funds collected through last June. The \$6.59 million collected fiscal year to date is 99.16% of budget, which is fundamentally the 99.17% anticipated.
- **Sales Tax**  
We received \$595K in sales tax in June, resulting in \$930K or 19.73% more than the funds collected through last June. The \$5.6 million collected fiscal year to date is 90.34% of the \$6.24 million budgeted, which is higher than the 73.54% anticipated.
- **HOT Funds**  
Lodging establishments have reported \$333K in Hotel Occupancy Taxes through June, as compared to the \$299K through last June. We have received \$69K of sports venue tax through June. We spent \$375K in Hotel Occupancy Tax funds through fiscal year to date as compared to \$134K last year due to the Day Tripper contract, gateway planning, and Moo-la fest.
- **Revenue (Budgetary comparison)**  
The target budget for operating revenue is \$22.5 million. We received \$23.1 million in revenue fiscal year to date, resulting in \$594K over the target budget due to sales taxes and service charges.
- **Expenditures (Budgetary comparison)**  
The target budget for operating expenditures is \$15.7 million. We expended \$14.9 million fiscal year to date, resulting in \$838K under the target budget.
- **Revenue (Prior year comparison)**  
Operating revenue received last year was \$22.04 million as compared to the current year's \$23.1 million, resulting in a \$1 million increase due to property tax, sales taxes, and service charges.
- **Expenditures (Prior year comparison)**  
Operating expenditures last year were \$14.08 million as compared to the current year's \$14.9 million, resulting in an \$820K increase due to costs associated with COVID-19 prevention, stimulus grant to reduce the impact of COVID-19, damage claims, wages, professional fees, advertising and gateway planning.

- **Investments**

The total market value of cash and investments on June 30, 2021 was \$44,535,201. This is allocated 3% in demand accounts, 38% in TexStar investment pool, and 59% in TexPool investment pool.

We earned \$1,319.39 in interest for the quarter. The average yield to maturity for all account types for the quarter was 0.02%. The average yield to maturity for investment accounts for the quarter was 0.01%. The average yield to maturity for a 3-month treasury bill for the quarter was .03%.

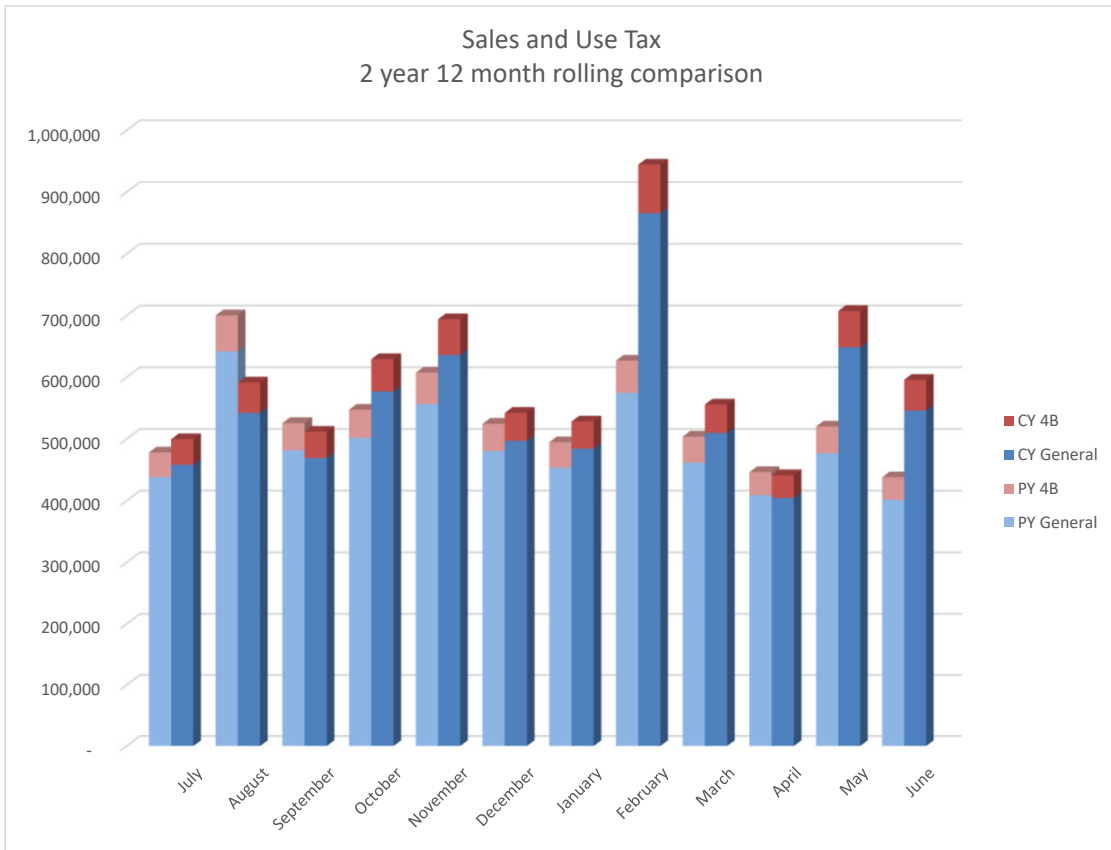
## City of Stephenville



| Month                | General Fund | Debt Svc | Total     | Month                | General Fund | Debt Svc | Total     |
|----------------------|--------------|----------|-----------|----------------------|--------------|----------|-----------|
| Jul-19               | 28,289       | 2,374    | 30,664    | Jul-20               | 39,473       | 2,238    | 41,712    |
| Aug-19               | 7,613        | 695      | 8,308     | Aug-20               | 11,762       | 824      | 12,585    |
| Sep-19               | 7,943        | 635      | 8,578     | Sep-20               | 9,137        | 385      | 9,522     |
| Oct-19               | 281,652      | 11,982   | 293,634   | Oct-20               | 325,732      | 13,700   | 339,432   |
| Nov-19               | 265,777      | 11,255   | 277,032   | Nov-20               | 304,970      | 12,804   | 317,774   |
| Dec-19               | 2,337,593    | 98,214   | 2,435,807 | Dec-20               | 2,421,750    | 100,945  | 2,522,695 |
| Jan-20               | 2,928,631    | 122,287  | 3,050,918 | Jan-21               | 2,973,159    | 123,936  | 3,097,096 |
| Feb-20               | 133,573      | 5,889    | 139,461   | Feb-21               | 78,158       | 3,268    | 81,427    |
| Mar-20               | 36,684       | 1,632    | 38,315    | Mar-21               | 90,202       | 3,822    | 94,024    |
| Apr-20               | 4,688        | 163      | 4,851     | Apr-21               | 24,696       | 1,064    | 25,760    |
| May-20               | 112,150      | 4,518    | 116,668   | May-21               | 90,794       | 3,893    | 94,687    |
| Jun-20               | 79,259       | 3,379    | 82,637    | Jun-21               | 20,314       | 1,266    | 21,580    |
| 12 month total       |              |          | 6,486,873 | 12 month total       |              |          | 6,658,293 |
| Oct 2019 - June 2020 |              |          | 6,439,324 | Oct 2020 - June 2021 |              |          | 6,594,474 |
| FY 2019-2020 Total   |              |          | 6,501,308 | FY 2020-2021 Budget  |              |          | 6,650,644 |

Collection to date as percentage of fiscal year total 99.05%

Collection to date as percentage of fiscal year budget 99.16%



| Month   | General | 4B     | Total            | Month  | General | 4B     | Total            | % Change +/- |
|---|---------|--------|------------------|--|---------|--------|------------------|--------------|
| Jul-19  | 438,349 | 39,850 | 478,199          | Jul-20   | 458,003 | 41,637 | 499,639          | 4.48%        |
| Aug-19  | 641,868 | 58,352 | 700,220          | Aug-20   | 542,275 | 49,298 | 591,573          | -15.52%      |
| Sep-19  | 481,902 | 43,809 | 525,711          | Sep-20   | 469,140 | 42,649 | 511,790          | -2.65%       |
| Oct-19  | 501,862 | 45,624 | 547,485          | Oct-20   | 576,942 | 52,449 | 629,391          | 14.96%       |
| Nov-19  | 556,777 | 50,616 | 607,393          | Nov-20   | 636,149 | 57,832 | 693,981          | 14.26%       |
| Dec-19  | 480,875 | 43,716 | 524,591          | Dec-20   | 497,048 | 45,186 | 542,234          | 3.36%        |
| Jan-20  | 453,492 | 41,227 | 494,719          | Jan-21   | 484,228 | 44,021 | 528,249          | 6.78%        |
| Feb-20  | 574,600 | 52,236 | 626,836          | Feb-21   | 865,761 | 78,706 | 944,466          | 50.67%       |
| Mar-20  | 461,845 | 41,986 | 503,831          | Mar-21   | 509,621 | 46,329 | 555,950          | 10.34%       |
| Apr-20  | 409,098 | 37,191 | 446,289          | Apr-21   | 404,427 | 36,766 | 441,193          | -1.14%       |
| May-20  | 476,944 | 43,359 | 520,302          | May-21   | 648,372 | 58,943 | 707,314          | 35.94%       |
| Jun-20  | 401,495 | 36,500 | 437,994          | Jun-21   | 546,259 | 49,660 | 595,919          | 36.06%       |
| 12 month total  |         |        | <u>6,413,570</u> | 12 month total   |         |        | <u>7,241,699</u> | 12.91%       |
| Oct 2019 - June 2020                                  |         |        | <u>4,709,440</u> | Oct 2020 - June 2021                                   |         |        | <u>5,638,697</u> | 19.73%       |
| FY 2019-2020 Total                                    |         |        | 6,312,441        | FY 2020-2021 Budget                                    |         |        | 6,241,679        |              |
| Collection to date as percentage of fiscal year total |         |        | 74.61%           | Collection to date as percentage of fiscal year budget |         |        | 90.34%           |              |

**City of Stephenville  
Budget vs. YTD Actual  
June 30, 2021**

Date Prepared: August 2, 2021

| Source of Funds                     | Approved Budget 2020-20201 | Target Budget     | 06/30/21 Current YTD Actual | Dollar Variance Positive(Negative) | Percent Variance | Notes   |
|-------------------------------------|----------------------------|-------------------|-----------------------------|------------------------------------|------------------|---|
| Property Taxes                      | \$ 6,674,946               | \$ 6,612,074      | \$ 6,608,513                | \$ (3,561)                         | (0.05%)          | Immaterial  |
| Sales Taxes                         | 6,241,679                  | 4,592,777         | 5,638,697                   | 1,045,921                          | 22.77%           | Back to school, audit collections,stimulus checks |
| Other Taxes                         | 2,099,361                  | 1,742,593         | 1,728,969                   | (13,625)                           | (0.78%)          | Hotel Occupancy, franchise, & mixed drink taxes   |
| Licenses and permits                | 331,562                    | 255,498           | 316,660                     | 61,163                             | 23.94%           | Building & food service permits, plan reviews     |
| Fines and forfeitures               | 129,250                    | 96,935            | 83,624                      | (13,310)                           | (13.73%)         | Citation & Collection Dependent                   |
| Service charges                     | 11,204,096                 | 7,878,916         | 8,417,142                   | 538,226                            | 6.83%            | Water, Sewer, & Landfill charges                  |
| Interest on investments             | 37,947                     | 28,834            | 18,092                      | (10,741)                           | (37.25%)         | Fluctuates with cash flows and rates              |
| Other Income                        | 1,746,433                  | 1,292,002.72      | 281,735                     | (1,010,267)                        | (78.19%)         | Project driven funds                              |
| <b>Total Operating Revenue</b>      | <u>28,465,274</u>          | <u>22,499,628</u> | <u>23,093,434</u>           | <u>593,805</u>                     | <u>2.64%</u>     |   |
| Intergovernmental grants            | 2,692,576                  | 2,069,748         | 1,661,729                   | (408,020)                          | (19.71%)         | Reimbursement based/project driven revenue        |
| Debt Proceeds                       | 0                          | 0                 | 0                           | 0                                  | 0.00%            |   |
| <b>Total Revenue</b>                | <u>31,157,850</u>          | <u>24,569,377</u> | <u>24,755,163</u>           | <u>185,786</u>                     | <u>0.76%</u>     |   |
| <b>Transfers-In</b>                 | \$ 2,519,638               | \$ 2,519,638      | \$ 1,846,159                | \$ (673,479)                       | (26.73%)         | Transfers to TIF Fund not processed yet           |
| <b>Transfers-Out</b>                | (2,519,638)                | (2,519,638)       | (1,846,159)                 | 673,479                            | 26.73%           | Transfers to TIF Fund not processed yet           |
| <b>Expenditures</b>                 |                            |                   |                             |                                    |                  |   |
| General Fund                        | \$ 14,619,046              | \$ 11,089,255     | \$ 10,701,768               | \$ 387,487                         | 3.49%            |   |
| Utility Fund                        | 4,296,155                  | 3,227,922         | 3,092,243                   | 135,679                            | 4.20%            |   |
| Landfill Fund                       | 406,236                    | 309,869           | 317,587                     | (7,719)                            | (2.49%)          | Maintenance                                       |
| Airport Fund                        | 81,095                     | 62,229            | 46,608                      | 15,621                             | 25.10%           |   |
| Storm Water Drainage Fund           | 75,268                     | 56,465            | 21,652                      | 34,814                             | 61.66%           |   |
| Special Revenue Funds               | 463,223                    | 335,271           | 375,822                     | (40,552)                           | (12.10%)         | Moo-la fest and All-in-Barrel Race                |
| Stephenville Economic Dev Authority | 874,311                    | 656,266           | 343,129                     | 313,137                            | 47.71%           |   |
| <b>Total Operating Expenditures</b> | <u>20,815,334</u>          | <u>15,737,277</u> | <u>14,898,810</u>           | <u>838,467</u>                     | <u>5.33%</u>     |   |
| Capital                             | 32,982,098                 | 24,727,004        | 5,912,134                   | 18,814,870                         | 76.09%           |   |
| Debt Service                        | 3,231,058                  | 2,566,380         | 2,431,546                   | 134,834                            | 5.25%            |   |
| <b>Total Expenditures</b>           | <u>57,028,490</u>          | <u>43,030,661</u> | <u>23,242,490</u>           | <u>19,788,171</u>                  | <u>45.99%</u>    |   |

**City of Stephenville  
Prior YTD Actual vs Current YTD Actual  
June 30, 2021**

Date Prepared: August 2, 2021

| Source of Funds                     | Prior YTD Actual  | Current YTD Actual | Variance Positive (Negative) | % Variance Positive (Negative) | Notes   |
|-------------------------------------|-------------------|--------------------|------------------------------|--------------------------------|---|
| Property Taxes                      | \$ 6,470,671      | \$ 6,608,513       | \$ 137,842                   | 2.13%                          | Increased assessments.  |
| Sales Taxes                         | 4,709,440         | 5,638,697          | 929,257                      | 19.73%                         | Back to school, audit collections, stimulus checks  |
| Other Taxes                         | 1,660,441         | 1,728,969          | 68,527                       | 4.13%                          | Hotel Occupancy and Sports Venue Taxes  |
| Licenses and permits                | 235,469           | 316,660            | 81,192                       | 34.48%                         | Building & food service permits, plan reviews   |
| Fines and forfeitures               | 71,664            | 83,624             | 11,960                       | 16.69%                         | Warrants issued   |
| Service charges                     | 8,070,869         | 8,417,142          | 346,274                      | 4.29%                          | Water and Sewer charges, Storm Water Drainage charges                                     |
| Interest on investments             | 279,632           | 18,092             | (261,539)                    | (93.53%)                       | Rates have declined.  |
| Other Income                        | 546,747           | 281,735            | (265,011)                    | (48.47%)                       | Prior year - insurance proceeds, credit card fees   |
| <b>Total Operating Revenue</b>      | <u>22,044,933</u> | <u>23,093,434</u>  | <u>1,048,501</u>             | <u>4.76%</u>                   |   |
| Intergovernmental grants            | 607,263           | 1,661,729          | 1,054,466                    | 173.64%                        | Grants differ from year to year.  |
| Debt Proceeds                       | 12,881,005        | 0                  | (12,881,005)                 | (100.00%)                      | Debt issued in prior year - 2020 Certificate of Obligation                                |
| <b>Total Revenue</b>                | <u>35,533,201</u> | <u>24,755,163</u>  | <u>(10,778,038)</u>          | <u>(30.33%)</u>                |   |
| <b>Transfers-In</b>                 | \$ -              | \$ 1,846,159       | \$ 1,846,159                 | 0.00%                          | Transfers and timing differ from year to year   |
| <b>Transfers-Out</b>                | \$ -              | \$ (1,846,159)     | \$ (1,846,159)               | 0.00%                          | Transfers and timing differ from year to year   |
| <b>Expenditures</b>                 |                   |                    |                              |                                |   |
| General Fund                        | \$ 10,074,528     | \$ 10,701,768      | 627,240                      | 6.23%                          | Damage Claims, COVID/Vaccination Cntr Supplies, Stimulus Grants, Wages, Professional fees |
| Utility Fund                        | 3,116,706         | \$ 3,092,243       | (24,463)                     | (0.78%)                        |   |
| Landfill Fund                       | 306,459           | \$ 317,587         | 11,128                       | 3.63%                          | Personnel - P/T employee changed to F/T   |
| Airport Fund                        | 45,112            | \$ 46,608          | 1,496                        | 3.32%                          | Damage claims   |
| Storm Water Drainage Fund           | 49,408            | \$ 21,652          | (27,756)                     | (56.18%)                       |   |
| Special Revenue Funds               | 143,272           | \$ 375,822         | 232,551                      | 162.31%                        | Day Tripper Advertising, Gateway planning, Moo-la fest                                    |
| Stephenville Economic Dev Authority | 342,828           | \$ 343,129         | 301                          | 0.09%                          | Immaterial  |
| <b>Total Operating Expenditures</b> | <u>14,078,313</u> | <u>14,898,810</u>  | <u>820,498</u>               | <u>5.83%</u>                   |   |
| Capital                             | 7,275,810         | 5,912,134          | (1,363,675)                  | (18.74%)                       | Capital differs from year to year   |
| Debt Service                        | 2,542,445         | 2,431,546          | (110,899)                    | (4.36%)                        | Debt Service differs from year to year  |
| <b>Total Expenditures</b>           | <u>23,896,567</u> | <u>23,242,490</u>  | <u>(654,076)</u>             | <u>(2.74%)</u>                 |   |





**Fund: 01 - GENERAL FUND**

|                               | CURRENT MONTH       |                   |                   | YEAR TO DATE         |                      |                     |           | ANNUAL BUDGET        |                     |          |
|-------------------------------|---------------------|-------------------|-------------------|----------------------|----------------------|---------------------|-----------|----------------------|---------------------|----------|
|                               | ACTUAL              | BUDGETED          | VARIANCE          | ACTUAL               | BUDGETED             | VARIANCE            | %         | TOTAL                | REMAINING           | %        |
| <b><u>REVENUE SUMMARY</u></b> |                     |                   |                   |                      |                      |                     |           |                      |                     |          |
| TAXES                         | 632,349.70          | 518,052.19        | 114,297.51        | 12,906,438.10        | 11,982,766.65        | 923,671.45          | 93        | 13,809,417.00        | (902,978.90)        | 7        |
| LICENSES AND PERMITS          | 15,161.40           | 22,121.12         | (6,959.72)        | 312,358.26           | 233,756.41           | 78,601.85           | 103       | 302,562.00           | 9,796.26            | -3       |
| FINES AND FORFEITURES         | 2,792.49            | 9,820.81          | (7,028.32)        | 78,632.83            | 88,387.29            | (9,754.46)          | 67        | 117,850.00           | (39,217.17)         | 33       |
| INTERGOVERNMENTAL             | 274,083.00          | 202,264.66        | 71,818.34         | 1,204,478.35         | 670,381.94           | 534,096.41          | 146       | 827,176.00           | 377,302.35          | -46      |
| CHARGES FOR SERVICES          | 110,960.08          | 148,771.33        | (37,811.25)       | 731,610.64           | 807,978.63           | (76,367.99)         | 63        | 1,156,137.00         | (424,526.36)        | 37       |
| OTHER REVENUE                 | 55,287.90           | 3,925.79          | 51,362.11         | 270,264.49           | 34,124.61            | 236,139.88          | 560       | 48,278.00            | 221,986.49          | -460     |
| TRANSFER                      | 0.00                | 0.00              | 0.00              | 683,841.00           | 683,841.00           | 0.00                | 100       | 683,841.00           | 0.00                | 0        |
| <b>TOTAL REVENUE</b>          | <b>1,090,634.57</b> | <b>904,955.90</b> | <b>185,678.67</b> | <b>16,187,623.67</b> | <b>14,501,236.53</b> | <b>1,686,387.14</b> | <b>96</b> | <b>16,945,261.00</b> | <b>(757,637.33)</b> | <b>4</b> |
| <b><u>EXPENSE SUMMARY</u></b> |                     |                   |                   |                      |                      |                     |           |                      |                     |          |
| CITY COUNCIL                  | 4,767.60            | 10,335.29         | 5,567.69          | 262,021.82           | 109,750.61           | (152,271.21)        | 186       | 140,757.00           | 121,264.82          | -86      |
| CITY MANAGER                  | 33,339.03           | 34,970.39         | 1,631.36          | 316,999.23           | 323,308.51           | 6,309.28            | 74        | 428,220.00           | (111,220.77)        | 26       |
| CITY SECRETARY                | 7,673.71            | 8,796.21          | 1,122.50          | 127,452.93           | 103,298.89           | (24,154.04)         | 98        | 129,688.00           | (2,235.07)          | 2        |
| EMERGENCY MANAGEMENT          | 68.64               | 1,733.49          | 1,664.85          | 15,420.14            | 15,601.41            | 181.27              | 74        | 20,802.00            | (5,381.86)          | 26       |
| MUNICIPAL BUILDING            | 6,856.87            | 7,713.94          | 857.07            | 67,846.85            | 72,149.46            | 4,302.61            | 71        | 95,292.00            | (27,445.15)         | 29       |
| MUNICIPAL SERVICES CTR        | 5,848.80            | 7,616.31          | 1,767.51          | 74,740.69            | 72,183.79            | (2,556.90)          | 79        | 95,033.00            | (20,292.31)         | 21       |
| HUMAN RESOURCES               | 11,061.42           | 14,227.38         | 3,165.96          | 139,097.70           | 145,116.42           | 6,018.72            | 74        | 187,799.00           | (48,701.30)         | 26       |
| DOWNTOWN                      | 4,484.98            | 4,890.97          | 405.99            | 21,549.35            | 44,458.73            | 22,909.38           | 36        | 59,132.00            | (37,582.65)         | 64       |
| FINANCE                       | 33,653.04           | 40,112.95         | 6,459.91          | 345,682.80           | 391,284.55           | 45,601.75           | 68        | 511,624.00           | (165,941.20)        | 32       |
| INFORMATION TECHNOLOGY        | 20,427.81           | 25,772.95         | 5,345.14          | 196,913.78           | 235,252.55           | 38,338.77           | 63        | 312,572.00           | (115,658.22)        | 37       |
| TAX                           | 77.60               | 14,169.24         | 14,091.64         | 166,482.88           | 127,523.16           | (38,959.72)         | 98        | 170,031.00           | (3,548.12)          | 2        |
| LEGAL COUNSEL                 | 10,598.75           | 9,975.40          | (623.35)          | 72,189.79            | 89,915.60            | 17,725.81           | 60        | 119,842.00           | (47,652.21)         | 40       |
| MUNICIPAL COURT               | 8,315.35            | 9,103.87          | 788.52            | 80,602.03            | 86,904.83            | 6,302.80            | 71        | 114,217.00           | (33,614.97)         | 29       |
| STREET MAINTENANCE            | 74,516.60           | 79,288.67         | 4,772.07          | 596,024.39           | 740,820.03           | 144,795.64          | 61        | 978,687.00           | (382,662.61)        | 39       |
| 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                      | 156,939.99          | 206,882.77          | 49,942.78         | 1,733,968.42         | 1,901,243.93         | 167,275.51          | 69        | 2,521,899.00         | (787,930.58)          | 31        |
| PARK MAINTENANCE                        | 0.00                | 0.00                | 0.00              | 0.00                 | 0.00                 | 0.00                |           | 0.00                 | 0.00                  |           |
| LIBRARY                                 | 10,457.88           | 19,997.01           | 9,539.13          | 153,019.11           | 190,205.09           | 37,185.98           | 61        | 250,197.00           | (97,177.89)           | 39        |
| SENIOR CENTER                           | 10,160.75           | 11,379.15           | 1,218.40          | 77,568.32            | 106,971.35           | 29,403.03           | 55        | 141,110.00           | (63,541.68)           | 45        |
| AQUATIC CENTER                          | 50,204.34           | 20,763.01           | (29,441.33)       | 105,678.74           | 192,569.09           | 86,890.35           | 41        | 254,859.00           | (149,180.26)          | 59        |
| FIRE DEPARTMENT                         | 252,350.27          | 279,317.27          | 26,967.00         | 2,817,728.71         | 2,632,679.43         | (185,049.28)        | 81        | 3,470,633.00         | (652,904.29)          | 19        |
| POLICE DEPARTMENT                       | 323,121.67          | 430,462.64          | 107,340.97        | 4,198,633.92         | 4,040,188.76         | (158,445.16)        | 79        | 5,331,578.00         | (1,132,944.08)        | 21        |
| DEVELOPMENT SERVICES                    | 37,713.87           | 50,682.00           | 12,968.13         | 365,035.42           | 472,232.00           | 107,196.58          | 58        | 624,279.00           | (259,243.58)          | 42        |
| TRANSFERS                               | 0.00                | (0.01)              | (0.01)            | 1,127,565.00         | 1,373,267.91         | 245,702.91          | 82        | 1,373,268.00         | (245,703.00)          | 18        |
| NON-DEPARTMENTAL                        | 0.00                | 0.00                | 0.00              | 0.00                 | 0.00                 | 0.00                |           | 0.00                 | 0.00                  |           |
| <b>TOTAL EXPENSE</b>                    | <b>1,062,638.97</b> | <b>1,288,190.90</b> | <b>225,551.93</b> | <b>13,062,222.02</b> | <b>13,466,926.10</b> | <b>404,704.08</b>   | <b>75</b> | <b>17,331,519.00</b> | <b>4,269,296.98</b>   | <b>25</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>27,995.60</b>    | <b>(383,235.00)</b> | <b>411,230.60</b> | <b>3,125,401.65</b>  | <b>1,034,310.43</b>  | <b>2,091,091.22</b> |           | <b>(386,258.00)</b>  | <b>(5,026,934.31)</b> |           |

Budget Variance Report

Fund: 02 - WATER AND WASTEWATER FUND

|   | CURRENT MONTH     |                     |                     | YEAR TO DATE        |                       |                      |           | ANNUAL BUDGET          |                        |           |
|---|-------------------|---------------------|---------------------|---------------------|-----------------------|----------------------|-----------|------------------------|------------------------|-----------|
|   | ACTUAL            | BUDGETED            | VARIANCE            | ACTUAL              | BUDGETED              | VARIANCE             | %         | TOTAL                  | REMAINING              | %         |
| <b>REVENUE SUMMARY</b>                  |                   |                     |                     |                     |                       |                      |           |                        |                        |           |
| LICENSES AND PERMITS                    | 0.00              | 749.70              | (749.70)            | 345.73              | 6,747.30              | (6,401.57)           | 4         | 9,000.00               | (8,654.27)             | 96        |
| INTERGOVERNMENTAL                       | 0.00              | 0.00                | 0.00                | 0.00                | 0.00                  | 0.00                 |           | 0.00                   | 0.00                   |           |
| CHARGES FOR SERVICES                    | 713,463.36        | 734,085.04          | (20,621.68)         | 6,362,285.99        | 5,863,491.28          | 498,794.71           | 76        | 8,330,765.00           | (1,968,479.01)         | 24        |
| OTHER REVENUE                           | 156.79            | 1,510.78            | (1,353.99)          | 21,817.90           | 14,773.50             | 7,044.40             | 56        | 38,671.00              | (16,853.10)            | 44        |
| TRANSFER                                | 0.00              | 0.00                | 0.00                | 34,753.00           | 34,753.00             | 0.00                 | 100       | 34,753.00              | 0.00                   | 0         |
| <b>TOTAL REVENUE</b>                    | <b>713,620.15</b> | <b>736,345.52</b>   | <b>(22,725.37)</b>  | <b>6,419,202.62</b> | <b>5,919,765.08</b>   | <b>499,437.54</b>    | <b>76</b> | <b>8,413,189.00</b>    | <b>(1,993,986.38)</b>  | <b>24</b> |
| <b>EXPENSE SUMMARY</b>                  |                   |                     |                     |                     |                       |                      |           |                        |                        |           |
| UTILITIES ADMINISTRATION                | 31,291.26         | 52,155.08           | 20,863.82           | 236,790.11          | 476,860.72            | 240,070.61           | 37        | 633,577.00             | (396,786.89)           | 63        |
| WATER PRODUCTION                        | 79,236.68         | 123,341.35          | 44,104.67           | 955,100.26          | 1,128,759.15          | 173,658.89           | 64        | 1,499,376.00           | (544,275.74)           | 36        |
| WATER DISTRIBUTION                      | 55,640.56         | 126,902.35          | 71,261.79           | 736,135.41          | 1,149,754.15          | 413,618.74           | 48        | 1,531,071.00           | (794,935.59)           | 52        |
| CUSTOMER SERVICE                        | 18,745.02         | 19,886.32           | 1,141.30            | 186,532.83          | 184,683.88            | (1,848.95)           | 76        | 244,439.00             | (57,906.17)            | 24        |
| WASTEWATER COLLECTION                   | 33,033.70         | 1,027,269.37        | 994,235.67          | 411,563.18          | 9,256,224.33          | 8,844,661.15         | 3         | 12,342,966.00          | (11,931,402.82)        | 97        |
| WASTEWATER TREATMENT                    | 77,653.03         | 96,293.29           | 18,640.26           | 733,175.02          | 873,147.61            | 139,972.59           | 63        | 1,162,490.00           | (429,314.98)           | 37        |
| BILLING & COLLECTION                    | 48,020.03         | 21,700.96           | (26,319.07)         | 267,607.85          | 219,541.64            | (48,066.21)          | 94        | 284,748.00             | (17,140.15)            | 6         |
| NON-DEPARTMENTAL                        | 36,721.60         | 33,675.51           | (3,046.09)          | 2,118,496.13        | 2,323,369.66          | 204,873.53           | 78        | 2,727,662.00           | (609,165.87)           | 22        |
| <b>TOTAL EXPENSE</b>                    | <b>380,341.88</b> | <b>1,501,224.23</b> | <b>1,120,882.35</b> | <b>5,645,400.79</b> | <b>15,612,341.14</b>  | <b>9,966,940.35</b>  | <b>28</b> | <b>20,426,329.00</b>   | <b>14,780,928.21</b>   | <b>72</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>333,278.27</b> | <b>(764,878.71)</b> | <b>1,098,156.98</b> | <b>773,801.83</b>   | <b>(9,692,576.06)</b> | <b>10,466,377.89</b> |           | <b>(12,013,140.00)</b> | <b>(16,774,914.59)</b> |           |

Budget Variance Report

Fund: 03 - SANITARY LANDFILL FUND

|   | CURRENT MONTH    |                   |                    | YEAR TO DATE      |                   |                   |           | ANNUAL BUDGET     |                     |           |
|---|------------------|-------------------|--------------------|-------------------|-------------------|-------------------|-----------|-------------------|---------------------|-----------|
|   | ACTUAL           | BUDGETED          | VARIANCE           | ACTUAL            | BUDGETED          | VARIANCE          | %         | TOTAL             | REMAINING           | %         |
| <b><u>REVENUE SUMMARY</u></b>           |                  |                   |                    |                   |                   |                   |           |                   |                     |           |
| CHARGES FOR SERVICES                    | 82,512.30        | 117,990.00        | (35,477.70)        | 709,583.15        | 595,080.00        | 114,503.15        | 79        | 900,000.00        | (190,416.85)        | 21        |
| OTHER REVENUE                           | 12.44            | 137.16            | (124.72)           | 899.76            | 1,977.74          | (1,077.98)        | 26        | 3,440.00          | (2,540.24)          | 74        |
| TRANSFER                                | 0.00             | 0.00              | 0.00               | 0.00              | 0.00              | 0.00              |           | 0.00              | 0.00                |           |
| <b>TOTAL REVENUE</b>                    | <b>82,524.74</b> | <b>118,127.16</b> | <b>(35,602.42)</b> | <b>710,482.91</b> | <b>597,057.74</b> | <b>113,425.17</b> | <b>79</b> | <b>903,440.00</b> | <b>(192,957.09)</b> | <b>21</b> |
| <b><u>EXPENSE SUMMARY</u></b>           |                  |                   |                    |                   |                   |                   |           |                   |                     |           |
| LANDFILL                                | 31,098.24        | 32,070.77         | 972.53             | 346,350.49        | 338,631.93        | (7,718.56)        | 80        | 434,999.00        | (88,648.51)         | 20        |
| <b>TOTAL EXPENSE</b>                    | <b>31,098.24</b> | <b>32,070.77</b>  | <b>972.53</b>      | <b>346,350.49</b> | <b>338,631.93</b> | <b>(7,718.56)</b> | <b>80</b> | <b>434,999.00</b> | <b>88,648.51</b>    | <b>20</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>51,426.50</b> | <b>86,056.39</b>  | <b>(34,629.89)</b> | <b>364,132.42</b> | <b>258,425.81</b> | <b>105,706.61</b> |           | <b>468,441.00</b> | <b>(281,605.60)</b> |           |

Budget Variance Report  
Fund: 04 - AIRPORT FUND

|   | CURRENT MONTH   |                    |                     | YEAR TO DATE      |                     |                       |           | ANNUAL BUDGET       |                       |           |
|---|-----------------|--------------------|---------------------|-------------------|---------------------|-----------------------|-----------|---------------------|-----------------------|-----------|
|   | ACTUAL          | BUDGETED           | VARIANCE            | ACTUAL            | BUDGETED            | VARIANCE              | %         | TOTAL               | REMAINING             | %         |
| <b>REVENUE SUMMARY</b>                  |                 |                    |                     |                   |                     |                       |           |                     |                       |           |
| INTERGOVERNMENTAL                       | 0.00            | 0.00               | 0.00                | 0.00              | 0.00                | 0.00                  |           | 0.00                | 0.00                  |           |
| CHARGES FOR SERVICES                    | 8,877.73        | 9,083.45           | (205.72)            | 83,896.10         | 81,638.85           | 2,257.25              | 77        | 109,380.00          | (25,483.90)           | 23        |
| OTHER REVENUE                           | 0.00            | 140,568.75         | (140,568.75)        | 0.00              | 1,265,118.75        | (1,265,118.75)        | 0         | 1,687,500.00        | (1,687,500.00)        | 100       |
| TRANSFER                                | 0.00            | 0.00               | 0.00                | 160,000.00        | 160,000.00          | 0.00                  | 100       | 160,000.00          | 0.00                  | 0         |
| <b>TOTAL REVENUE</b>                    | <b>8,877.73</b> | <b>149,652.20</b>  | <b>(140,774.47)</b> | <b>243,896.10</b> | <b>1,506,757.60</b> | <b>(1,262,861.50)</b> | <b>12</b> | <b>1,956,880.00</b> | <b>(1,712,983.90)</b> | <b>88</b> |
| <b>EXPENSE SUMMARY</b>                  |                 |                    |                     |                   |                     |                       |           |                     |                       |           |
| AIRPORT                                 | 3,508.02        | 162,465.96         | 158,957.94          | 46,608.49         | 1,467,916.64        | 1,421,308.15          | 2         | 1,956,095.00        | (1,909,486.51)        | 98        |
| <b>TOTAL EXPENSE</b>                    | <b>3,508.02</b> | <b>162,465.96</b>  | <b>158,957.94</b>   | <b>46,608.49</b>  | <b>1,467,916.64</b> | <b>1,421,308.15</b>   | <b>2</b>  | <b>1,956,095.00</b> | <b>1,909,486.51</b>   | <b>98</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>5,369.71</b> | <b>(12,813.76)</b> | <b>18,183.47</b>    | <b>197,287.61</b> | <b>38,840.96</b>    | <b>158,446.65</b>     |           | <b>785.00</b>       | <b>(3,622,470.41)</b> |           |

Budget Variance Report

Fund: 05 - STORM WATER DRAINAGE FUND

|   | CURRENT MONTH    |                   |                     | YEAR TO DATE        |                     |                     |           | ANNUAL BUDGET       |                       |           |
|---|------------------|-------------------|---------------------|---------------------|---------------------|---------------------|-----------|---------------------|-----------------------|-----------|
|   | ACTUAL           | BUDGETED          | VARIANCE            | ACTUAL              | BUDGETED            | VARIANCE            | %         | TOTAL               | REMAINING             | %         |
| <b><u>REVENUE SUMMARY</u></b>           |                  |                   |                     |                     |                     |                     |           |                     |                       |           |
| LICENSES AND PERMITS                    | 0.00             | 1,666.00          | (1,666.00)          | 1,450.18            | 14,994.00           | (13,543.82)         | 7         | 20,000.00           | (18,549.82)           | 93        |
| INTERGOVERNMENTAL                       | 0.00             | 155,096.27        | (155,096.27)        | 420,043.65          | 1,395,866.43        | (975,822.78)        | 23        | 1,861,900.00        | (1,441,856.35)        | 77        |
| CHARGES FOR SERVICES                    | 62,797.66        | 54,161.23         | 8,636.43            | 497,374.48          | 487,712.69          | 9,661.79            | 76        | 650,438.00          | (153,063.52)          | 24        |
| OTHER REVENUE                           | 3.60             | 161.29            | (157.69)            | 381.91              | 1,602.43            | (1,220.52)          | 19        | 2,060.00            | (1,678.09)            | 81        |
| <b>TOTAL REVENUE</b>                    | <b>62,801.26</b> | <b>211,084.79</b> | <b>(148,283.53)</b> | <b>919,250.22</b>   | <b>1,900,175.55</b> | <b>(980,925.33)</b> | <b>36</b> | <b>2,534,398.00</b> | <b>(1,615,147.78)</b> | <b>64</b> |
| <b><u>EXPENSE SUMMARY</u></b>           |                  |                   |                     |                     |                     |                     |           |                     |                       |           |
| STORM WATER DRAINAGE                    | 3,505.51         | 196,276.28        | 192,770.77          | 1,590,241.72        | 2,441,063.52        | 850,821.80          | 51        | 3,120,371.00        | (1,530,129.28)        | 49        |
| <b>TOTAL EXPENSE</b>                    | <b>3,505.51</b>  | <b>196,276.28</b> | <b>192,770.77</b>   | <b>1,590,241.72</b> | <b>2,441,063.52</b> | <b>850,821.80</b>   | <b>51</b> | <b>3,120,371.00</b> | <b>1,530,129.28</b>   | <b>49</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>59,295.75</b> | <b>14,808.51</b>  | <b>44,487.24</b>    | <b>(670,991.50)</b> | <b>(540,887.97)</b> | <b>(130,103.53)</b> |           | <b>(585,973.00)</b> | <b>(3,145,277.06)</b> |           |

Budget Variance Report

Fund: 07 - HOTEL OCCUPANCY TAX FUND

|   | CURRENT MONTH    |                  |                    | YEAR TO DATE       |                   |                    |           | ANNUAL BUDGET     |                     |           |
|---|------------------|------------------|--------------------|--------------------|-------------------|--------------------|-----------|-------------------|---------------------|-----------|
|   | ACTUAL           | BUDGETED         | VARIANCE           | ACTUAL             | BUDGETED          | VARIANCE           | %         | TOTAL             | REMAINING           | %         |
| <b><u>REVENUE SUMMARY</u></b>           |                  |                  |                    |                    |                   |                    |           |                   |                     |           |
| TAXES                                   | 60,142.27        | 33,998.72        | 26,143.55          | 332,647.61         | 305,988.48        | 26,659.13          | 82        | 408,148.00        | (75,500.39)         | 18        |
| INTERGOVERNMENTAL                       | 0.00             | 0.00             | 0.00               | 0.00               | 0.00              | 0.00               |           | 0.00              | 0.00                |           |
| CHARGES FOR SERVICES                    | 16,792.10        | 3,498.60         | 13,293.50          | 32,392.10          | 31,487.40         | 904.70             | 77        | 42,000.00         | (9,607.90)          | 23        |
| OTHER REVENUE                           | 3.59             | 72.27            | (68.68)            | 128.49             | 508.42            | (379.93)           | 19        | 660.00            | (531.51)            | 81        |
| TRANSFER                                | 0.00             | 0.00             | 0.00               | 0.00               | 0.00              | 0.00               |           | 0.00              | 0.00                |           |
| <b>TOTAL REVENUE</b>                    | <b>76,937.96</b> | <b>37,569.59</b> | <b>39,368.37</b>   | <b>365,168.20</b>  | <b>337,984.30</b> | <b>27,183.90</b>   | <b>81</b> | <b>450,808.00</b> | <b>(85,639.80)</b>  | <b>19</b> |
| <b><u>EXPENSE SUMMARY</u></b>           |                  |                  |                    |                    |                   |                    |           |                   |                     |           |
| TOURISM                                 | 45,677.33        | 34,843.52        | (10,833.81)        | 375,431.12         | 325,524.68        | (49,906.44)        | 83        | 450,223.00        | (74,791.88)         | 17        |
| <b>TOTAL EXPENSE</b>                    | <b>45,677.33</b> | <b>34,843.52</b> | <b>(10,833.81)</b> | <b>375,431.12</b>  | <b>325,524.68</b> | <b>(49,906.44)</b> | <b>83</b> | <b>450,223.00</b> | <b>74,791.88</b>    | <b>17</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>31,260.63</b> | <b>2,726.07</b>  | <b>28,534.56</b>   | <b>(10,262.92)</b> | <b>12,459.62</b>  | <b>(22,722.54)</b> |           | <b>585.00</b>     | <b>(160,431.68)</b> |           |

Budget Variance Report

Fund: 08 - DEBT SERVICE FUND

|   | CURRENT MONTH   |                 |               | YEAR TO DATE        |                   |                     |           | ANNUAL BUDGET     |                     |           |
|---|-----------------|-----------------|---------------|---------------------|-------------------|---------------------|-----------|-------------------|---------------------|-----------|
|   | ACTUAL          | BUDGETED        | VARIANCE      | ACTUAL              | BUDGETED          | VARIANCE            | %         | TOTAL             | REMAINING           | %         |
| <b><u>REVENUE SUMMARY</u></b>           |                 |                 |               |                     |                   |                     |           |                   |                     |           |
| TAXES                                   | 2,058.40        | 1,184.07        | 874.33        | 267,201.54          | 263,004.16        | 4,197.38            | 101       | 265,289.00        | 1,912.54            | -1        |
| OTHER REVENUE                           | 1.08            | 22.14           | (21.06)       | 80.96               | 248.43            | (167.47)            | 26        | 311.00            | (230.04)            | 74        |
| TRANSFER                                | 0.00            | 0.00            | 0.00          | 0.00                | 343,650.00        | (343,650.00)        | 0         | 343,650.00        | (343,650.00)        | 100       |
| <b>TOTAL REVENUE</b>                    | <b>2,059.48</b> | <b>1,206.21</b> | <b>853.27</b> | <b>267,282.50</b>   | <b>606,902.59</b> | <b>(339,620.09)</b> | <b>44</b> | <b>609,250.00</b> | <b>(341,967.50)</b> | <b>56</b> |
| <b><u>EXPENSE SUMMARY</u></b>           |                 |                 |               |                     |                   |                     |           |                   |                     |           |
| DEBT SERVICE                            | 0.00            | 24.99           | 24.99         | 401,200.00          | 401,124.91        | (75.09)             | 66        | 609,250.00        | (208,050.00)        | 34        |
| <b>TOTAL EXPENSE</b>                    | <b>0.00</b>     | <b>24.99</b>    | <b>24.99</b>  | <b>401,200.00</b>   | <b>401,124.91</b> | <b>(75.09)</b>      | <b>66</b> | <b>609,250.00</b> | <b>208,050.00</b>   | <b>34</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>2,059.48</b> | <b>1,181.22</b> | <b>878.26</b> | <b>(133,917.50)</b> | <b>205,777.68</b> | <b>(339,695.18)</b> |           | <b>0.00</b>       | <b>(550,017.50)</b> |           |



Budget Variance Report

Fund: 10 - CAPITAL PROJECTS FUND

|   | CURRENT MONTH   |                       |                     | YEAR TO DATE          |                       |                     |           | ANNUAL BUDGET          |                        |           |
|---|-----------------|-----------------------|---------------------|-----------------------|-----------------------|---------------------|-----------|------------------------|------------------------|-----------|
|   | ACTUAL          | BUDGETED              | VARIANCE            | ACTUAL                | BUDGETED              | VARIANCE            | %         | TOTAL                  | REMAINING              | %         |
| <b>REVENUE SUMMARY</b>                  |                 |                       |                     |                       |                       |                     |           |                        |                        |           |
| LICENSES AND PERMITS                    | 0.00            | 0.00                  | 0.00                | 2,506.25              | 0.00                  | 2,506.25            |           | 0.00                   | 2,506.25               |           |
| INTERGOVERNMENTAL                       | 0.00            | 0.00                  | 0.00                | 0.00                  | 0.00                  | 0.00                |           | 0.00                   | 0.00                   |           |
| CHARGES FOR SERVICES                    | 0.00            | 1,280.82              | (1,280.82)          | 0.00                  | 11,527.38             | (11,527.38)         | 0         | 15,376.00              | (15,376.00)            | 100       |
| OTHER REVENUE                           | 121.52          | 156.12                | (34.60)             | 5,775.52              | 827.40                | 4,948.12            | 481       | 1,200.00               | 4,575.52               | -381      |
| TRANSFER                                | 0.00            | 0.00                  | 0.00                | 967,565.00            | 967,565.00            | 0.00                | 100       | 967,565.00             | 0.00                   | 0         |
| <b>TOTAL REVENUE</b>                    | <b>121.52</b>   | <b>1,436.94</b>       | <b>(1,315.42)</b>   | <b>975,846.77</b>     | <b>979,919.78</b>     | <b>(4,073.01)</b>   | <b>99</b> | <b>984,141.00</b>      | <b>(8,294.23)</b>      | <b>1</b>  |
| <b>EXPENSE SUMMARY</b>                  |                 |                       |                     |                       |                       |                     |           |                        |                        |           |
| STREET MAINTENANCE                      | 519.00          | 1,159,817.63          | 1,159,298.63        | 3,217,236.32          | 10,438,358.67         | 7,221,122.35        | 23        | 13,923,381.00          | (10,706,144.68)        | 77        |
| PARKS & RECREATION                      | 0.00            | 0.00                  | 0.00                | 0.00                  | 0.00                  | 0.00                |           | 0.00                   | 0.00                   |           |
| FIRE DEPARTMENT                         | 0.00            | 0.00                  | 0.00                | 0.00                  | 0.00                  | 0.00                |           | 0.00                   | 0.00                   |           |
| <b>TOTAL EXPENSE</b>                    | <b>519.00</b>   | <b>1,159,817.63</b>   | <b>1,159,298.63</b> | <b>3,217,236.32</b>   | <b>10,438,358.67</b>  | <b>7,221,122.35</b> | <b>23</b> | <b>13,923,381.00</b>   | <b>10,706,144.68</b>   | <b>77</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>(397.48)</b> | <b>(1,158,380.69)</b> | <b>1,157,983.21</b> | <b>(2,241,389.55)</b> | <b>(9,458,438.89)</b> | <b>7,217,049.34</b> |           | <b>(12,939,240.00)</b> | <b>(10,714,438.91)</b> |           |

Budget Variance Report

Fund: 11 - CHILD SAFETY FUND

|   | CURRENT MONTH |               |                 | YEAR TO DATE    |                 |                 |           | ANNUAL BUDGET   |                 |           |
|---|---------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------|-----------------|-----------------|-----------|
|   | ACTUAL        | BUDGETED      | VARIANCE        | ACTUAL          | BUDGETED        | VARIANCE        | %         | TOTAL           | REMAINING       | %         |
| <b><u>REVENUE SUMMARY</u></b>           |               |               |                 |                 |                 |                 |           |                 |                 |           |
| FINES AND FORFEITURES                   | 50.00         | 208.33        | (158.33)        | 1,673.31        | 1,874.97        | (201.66)        | 67        | 2,500.00        | (826.69)        | 33        |
| OTHER REVENUE                           | 0.00          | 0.24          | (0.24)          | 1.39            | 2.16            | (0.77)          | 46        | 3.00            | (1.61)          | 54        |
| TRANSFER                                | 0.00          | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            |           | 0.00            | 0.00            |           |
| <b>TOTAL REVENUE</b>                    | <b>50.00</b>  | <b>208.57</b> | <b>(158.57)</b> | <b>1,674.70</b> | <b>1,877.13</b> | <b>(202.43)</b> | <b>67</b> | <b>2,503.00</b> | <b>(828.30)</b> | <b>33</b> |
| <b><u>EXPENSE SUMMARY</u></b>           |               |               |                 |                 |                 |                 |           |                 |                 |           |
| CHILD SAFETY                            | 0.00          | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            |           | 0.00            | 0.00            |           |
| <b>TOTAL EXPENSE</b>                    | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     |           | <b>0.00</b>     | <b>0.00</b>     |           |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>50.00</b>  | <b>208.57</b> | <b>(158.57)</b> | <b>1,674.70</b> | <b>1,877.13</b> | <b>(202.43)</b> |           | <b>2,503.00</b> | <b>(828.30)</b> |           |

Budget Variance Report

Fund: 12 - COURT TECHNOLOGY FUND

|   | CURRENT MONTH |               |                 | YEAR TO DATE    |                 |                   |           | ANNUAL BUDGET   |                   |           |
|---|---------------|---------------|-----------------|-----------------|-----------------|-------------------|-----------|-----------------|-------------------|-----------|
|   | ACTUAL        | BUDGETED      | VARIANCE        | ACTUAL          | BUDGETED        | VARIANCE          | %         | TOTAL           | REMAINING         | %         |
| <b>REVENUE SUMMARY</b>                  |               |               |                 |                 |                 |                   |           |                 |                   |           |
| FINES AND FORFEITURES                   | 375.97        | 741.37        | (365.40)        | 3,318.06        | 6,672.33        | (3,354.27)        | 37        | 8,900.00        | (5,581.94)        | 63        |
| OTHER REVENUE                           | 0.00          | 1.91          | (1.91)          | 2.62            | 17.19           | (14.57)           | 11        | 23.00           | (20.38)           | 89        |
| <b>TOTAL REVENUE</b>                    | <b>375.97</b> | <b>743.28</b> | <b>(367.31)</b> | <b>3,320.68</b> | <b>6,689.52</b> | <b>(3,368.84)</b> | <b>37</b> | <b>8,923.00</b> | <b>(5,602.32)</b> | <b>63</b> |
| <b>EXPENSE SUMMARY</b>                  |               |               |                 |                 |                 |                   |           |                 |                   |           |
| COURT TECHNOLOGY                        | 0.00          | 0.00          | 0.00            | 0.00            | 0.00            | 0.00              |           | 0.00            | 0.00              |           |
| <b>TOTAL EXPENSE</b>                    | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>       |           | <b>0.00</b>     | <b>0.00</b>       |           |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>375.97</b> | <b>743.28</b> | <b>(367.31)</b> | <b>3,320.68</b> | <b>6,689.52</b> | <b>(3,368.84)</b> |           | <b>8,923.00</b> | <b>(5,602.32)</b> |           |

Budget Variance Report

Fund: 13 - PUBLIC SAFETY FUND

|   | CURRENT MONTH   |                   |               | YEAR TO DATE    |                   |                 |           | ANNUAL BUDGET     |                    |           |
|---|-----------------|-------------------|---------------|-----------------|-------------------|-----------------|-----------|-------------------|--------------------|-----------|
|   | ACTUAL          | BUDGETED          | VARIANCE      | ACTUAL          | BUDGETED          | VARIANCE        | %         | TOTAL             | REMAINING          | %         |
| <b><u>REVENUE SUMMARY</u></b>           |                 |                   |               |                 |                   |                 |           |                   |                    |           |
| FINES AND FORFEITURES                   | 0.00            | 0.00              | 0.00          | 0.00            | 0.00              | 0.00            |           | 0.00              | 0.00               |           |
| INTERGOVERNMENTAL                       | 0.00            | 0.00              | 0.00          | 3,206.87        | 3,500.00          | (293.13)        | 92        | 3,500.00          | (293.13)           | 8         |
| OTHER REVENUE                           | 0.73            | 6.66              | (5.93)        | 31.40           | 59.94             | (28.54)         | 39        | 80.00             | (48.60)            | 61        |
| <b>TOTAL REVENUE</b>                    | <b>0.73</b>     | <b>6.66</b>       | <b>(5.93)</b> | <b>3,238.27</b> | <b>3,559.94</b>   | <b>(321.67)</b> | <b>90</b> | <b>3,580.00</b>   | <b>(341.73)</b>    | <b>10</b> |
| <b><u>EXPENSE SUMMARY</u></b>           |                 |                   |               |                 |                   |                 |           |                   |                    |           |
| PUBLIC SAFETY                           | 391.30          | 1,082.90          | 691.60        | 391.30          | 9,746.10          | 9,354.80        | 3         | 13,000.00         | (12,608.70)        | 97        |
| <b>TOTAL EXPENSE</b>                    | <b>391.30</b>   | <b>1,082.90</b>   | <b>691.60</b> | <b>391.30</b>   | <b>9,746.10</b>   | <b>9,354.80</b> | <b>3</b>  | <b>13,000.00</b>  | <b>12,608.70</b>   | <b>97</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>(390.57)</b> | <b>(1,076.24)</b> | <b>685.67</b> | <b>2,846.97</b> | <b>(6,186.16)</b> | <b>9,033.13</b> |           | <b>(9,420.00)</b> | <b>(12,950.43)</b> |           |

Budget Variance Report

Fund: 20 - TAX INCREMENT FINANCING FUND

|   | CURRENT MONTH |              |                | YEAR TO DATE |                   |                     |          | ANNUAL BUDGET     |                     |            |
|---|---------------|--------------|----------------|--------------|-------------------|---------------------|----------|-------------------|---------------------|------------|
|   | ACTUAL        | BUDGETED     | VARIANCE       | ACTUAL       | BUDGETED          | VARIANCE            | %        | TOTAL             | REMAINING           | %          |
| <b><u>REVENUE SUMMARY</u></b>           |               |              |                |              |                   |                     |          |                   |                     |            |
| TAXES                                   | 0.00          | 38.21        | (38.21)        | 0.00         | 13,782.79         | (13,782.79)         | 0        | 13,821.00         | (13,821.00)         | 100        |
| OTHER REVENUE                           | 0.00          | 0.00         | 0.00           | 0.00         | 0.00              | 0.00                |          | 0.00              | 0.00                |            |
| TRANSFER                                | 0.00          | 0.00         | 0.00           | 0.00         | 329,829.00        | (329,829.00)        | 0        | 329,829.00        | (329,829.00)        | 100        |
| <b>TOTAL REVENUE</b>                    | <b>0.00</b>   | <b>38.21</b> | <b>(38.21)</b> | <b>0.00</b>  | <b>343,611.79</b> | <b>(343,611.79)</b> | <b>0</b> | <b>343,650.00</b> | <b>(343,650.00)</b> | <b>100</b> |
| <b><u>EXPENSE SUMMARY</u></b>           |               |              |                |              |                   |                     |          |                   |                     |            |
| TAX INCREMENT FINANCING                 | 0.00          | 0.00         | 0.00           | 0.00         | 343,650.00        | 343,650.00          | 0        | 343,650.00        | (343,650.00)        | 100        |
| <b>TOTAL EXPENSE</b>                    | <b>0.00</b>   | <b>0.00</b>  | <b>0.00</b>    | <b>0.00</b>  | <b>343,650.00</b> | <b>343,650.00</b>   | <b>0</b> | <b>343,650.00</b> | <b>343,650.00</b>   | <b>100</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>0.00</b>   | <b>38.21</b> | <b>(38.21)</b> | <b>0.00</b>  | <b>(38.21)</b>    | <b>38.21</b>        |          | <b>0.00</b>       | <b>(687,300.00)</b> |            |

Budget Variance Report

Fund: 79 - SEDA

|   | CURRENT MONTH      |                    |                   | YEAR TO DATE      |                     |                   |           | ANNUAL BUDGET       |                     |           |
|---|--------------------|--------------------|-------------------|-------------------|---------------------|-------------------|-----------|---------------------|---------------------|-----------|
|   | ACTUAL             | BUDGETED           | VARIANCE          | ACTUAL            | BUDGETED            | VARIANCE          | %         | TOTAL               | REMAINING           | %         |
| <b><u>REVENUE SUMMARY</u></b>           |                    |                    |                   |                   |                     |                   |           |                     |                     |           |
| TAXES                                   | 49,659.95          | 39,935.01          | 9,724.94          | 469,891.45        | 381,901.28          | 87,990.17         | 90        | 519,311.00          | (49,419.55)         | 10        |
| INTERGOVERNMENTAL                       | 0.00               | 0.00               | 0.00              | 34,000.00         | 0.00                | 34,000.00         |           | 0.00                | 34,000.00           |           |
| OTHER REVENUE                           | 11.05              | 191.05             | (180.00)          | 405.94            | 1,576.03            | (1,170.09)        | 19        | 2,154.00            | (1,748.06)          | 81        |
| <b>TOTAL REVENUE</b>                    | <b>49,671.00</b>   | <b>40,126.06</b>   | <b>9,544.94</b>   | <b>504,297.39</b> | <b>383,477.31</b>   | <b>120,820.08</b> | <b>97</b> | <b>521,465.00</b>   | <b>(17,167.61)</b>  | <b>3</b>  |
| <b><u>EXPENSE SUMMARY</u></b>           |                    |                    |                   |                   |                     |                   |           |                     |                     |           |
| SEDA                                    | 82,489.71          | 78,029.52          | (4,460.19)        | 403,567.23        | 705,015.68          | 301,448.45        | 43        | 939,311.00          | (535,743.77)        | 57        |
| <b>TOTAL EXPENSE</b>                    | <b>82,489.71</b>   | <b>78,029.52</b>   | <b>(4,460.19)</b> | <b>403,567.23</b> | <b>705,015.68</b>   | <b>301,448.45</b> | <b>43</b> | <b>939,311.00</b>   | <b>535,743.77</b>   | <b>57</b> |
| <b>REVENUE OVER/(UNDER) EXPENDITURE</b> | <b>(32,818.71)</b> | <b>(37,903.46)</b> | <b>5,084.75</b>   | <b>100,730.16</b> | <b>(321,538.37)</b> | <b>422,268.53</b> |           | <b>(417,846.00)</b> | <b>(552,911.38)</b> |           |



# Prior-Year Comparative Income Statement

## Group Summary

For the Period Ending 06/30/2021

| Categor...  | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %     | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %      |
|---|----------------------------|----------------------------|---|----------------|---------------------------|---------------------------|--|-----------------|
| <b>Fund: 01 - GENERAL FUND</b>                      |                            |                            |   |                |                           |                           |  |                 |
| <b>Revenue</b>                                      |                            |                            |   |                |                           |                           |  |                 |
| 40 - TAXES  | 543,325.48                 | 632,349.70                 | 89,024.22                                     | 16.39%         | 11,967,028.12             | 12,906,438.10             | 939,409.98                                   | 7.85%           |
| 41 - LICENSES AND PERMITS                           | 26,951.92                  | 15,161.40                  | -11,790.52                                    | -43.75%        | 235,468.89                | 312,358.26                | 76,889.37                                    | 32.65%          |
| 42 - FINES AND FORFEITURES                          | 11,416.83                  | 2,792.49                   | -8,624.34                                     | -75.54%        | 69,189.88                 | 78,632.83                 | 9,442.95                                     | 13.65%          |
| 43 - INTERGOVERNMENTAL                              | 306.48                     | 274,083.00                 | 273,776.52                                    | 89,329.33%     | 368,674.58                | 1,204,478.35              | 835,803.77                                   | 226.71%         |
| 44 - CHARGES FOR SERVICES                           | 54,657.58                  | 110,960.08                 | 56,302.50                                     | 103.01%        | 683,679.21                | 731,610.64                | 47,931.43                                    | 7.01%           |
| 45 - OTHER REVENUE                                  | 37,330.75                  | 55,287.90                  | 17,957.15                                     | 48.10%         | 559,005.39                | 270,264.49                | -288,740.90                                  | -51.65%         |
| 49 - TRANSFER                                       | 0.00                       | 0.00                       | 0.00  | 0.00%          | 0.00                      | 683,841.00                | 683,841.00                                   | 0.00%           |
| <b>Revenue Total:</b>                               | <b>673,989.04</b>          | <b>1,090,634.57</b>        | <b>416,645.53</b>                             | <b>61.82%</b>  | <b>13,883,046.07</b>      | <b>16,187,623.67</b>      | <b>2,304,577.60</b>                          | <b>16.60%</b>   |
| <b>Expense</b>                                      |                            |                            |   |                |                           |                           |  |                 |
| <b>Department: 101 - CITY COUNCIL</b>               |                            |                            |   |                |                           |                           |  |                 |
| 51 - PERSONNEL                                      | 2,153.00                   | 1,937.70                   | 215.30  | 10.00%         | 18,659.00                 | 17,791.77                 | 867.23                                       | 4.65%           |
| 52 - CONTRACTUAL                                    | 4,868.45                   | 2,634.32                   | 2,234.13                                      | 45.89%         | 52,846.76                 | 156,348.79                | -103,502.03                                  | -195.85%        |
| 53 - GENERAL SERVICES                               | 18.77                      | 195.58                     | -176.81                                       | -941.98%       | 10,942.16                 | 3,020.15                  | 7,922.01                                     | 72.40%          |
| 54 - MACHINE & EQUIPMENT MAI                        | 0.00                       | 0.00                       | 0.00  | 0.00%          | 10,533.33                 | 10,113.00                 | 420.33                                       | 3.99%           |
| 58 - GRANT DISBURSEMENTS                            | 14,150.00                  | 0.00                       | 14,150.00                                     | 100.00%        | 36,246.49                 | 74,748.11                 | -38,501.62                                   | -106.22%        |
| <b>Department 101 - CITY COUNCIL Total:</b>         | <b>21,190.22</b>           | <b>4,767.60</b>            | <b>16,422.62</b>                              | <b>77.50%</b>  | <b>129,227.74</b>         | <b>262,021.82</b>         | <b>-132,794.08</b>                           | <b>-102.76%</b> |
| <b>Department: 102 - CITY MANAGER</b>               |                            |                            |   |                |                           |                           |  |                 |
| 51 - PERSONNEL                                      | 24,542.94                  | 31,710.21                  | -7,167.27                                     | -29.20%        | 216,717.45                | 301,010.20                | -84,292.75                                   | -38.90%         |
| 52 - CONTRACTUAL                                    | 166.97                     | 1,609.03                   | -1,442.06                                     | -863.66%       | 18,590.21                 | 10,924.20                 | 7,666.01                                     | 41.24%          |
| 53 - GENERAL SERVICES                               | 0.00                       | 19.79                      | -19.79  | 0.00%          | 2,405.63                  | 5,064.83                  | -2,659.20                                    | -110.54%        |
| <b>Department 102 - CITY MANAGER Total:</b>         | <b>24,709.91</b>           | <b>33,339.03</b>           | <b>-8,629.12</b>                              | <b>-34.92%</b> | <b>237,713.29</b>         | <b>316,999.23</b>         | <b>-79,285.94</b>                            | <b>-33.35%</b>  |
| <b>Department: 103 - CITY SECRETARY</b>             |                            |                            |   |                |                           |                           |  |                 |
| 51 - PERSONNEL                                      | 6,581.62                   | 6,963.34                   | -381.72                                       | -5.80%         | 63,308.38                 | 64,824.76                 | -1,516.38                                    | -2.40%          |
| 52 - CONTRACTUAL                                    | 188.66                     | 60.48                      | 128.18  | 67.94%         | 21,978.88                 | 12,755.67                 | 9,223.21                                     | 41.96%          |
| 53 - GENERAL SERVICES                               | 54.42                      | 312.23                     | -257.81                                       | -473.74%       | 872.80                    | 637.51                    | 235.29                                       | 26.96%          |
| 54 - MACHINE & EQUIPMENT MAI                        | 0.00                       | 0.00                       | 0.00  | 0.00%          | 13,972.05                 | 28,397.33                 | -14,425.28                                   | -103.24%        |
| 55 - CAPITAL OUTLAY                                 | 0.00                       | 337.66                     | -337.66                                       | 0.00%          | 3,561.57                  | 20,837.66                 | -17,276.09                                   | -485.07%        |
| <b>Department 103 - CITY SECRETARY Total:</b>       | <b>6,824.70</b>            | <b>7,673.71</b>            | <b>-849.01</b>                                | <b>-12.44%</b> | <b>103,693.68</b>         | <b>127,452.93</b>         | <b>-23,759.25</b>                            | <b>-22.91%</b>  |
| <b>Department: 104 - EMERGENCY MANAGEMENT</b>       |                            |                            |   |                |                           |                           |  |                 |
| 52 - CONTRACTUAL                                    | 163.21                     | 68.64                      | 94.57   | 57.94%         | 15,524.47                 | 13,875.14                 | 1,649.33                                     | 10.62%          |
| 54 - MACHINE & EQUIPMENT MAI                        | 0.00                       | 0.00                       | 0.00  | 0.00%          | 0.00                      | 1,545.00                  | -1,545.00                                    | 0.00%           |
| <b>Department 104 - EMERGENCY MANAGEMENT Total:</b> | <b>163.21</b>              | <b>68.64</b>               | <b>94.57</b>                                  | <b>57.94%</b>  | <b>15,524.47</b>          | <b>15,420.14</b>          | <b>104.33</b>                                | <b>0.67%</b>    |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...  | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %     | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %     |
|---|----------------------------|----------------------------|---|----------------|---------------------------|---------------------------|--|----------------|
| <b>Department: 105 - MUNICIPAL BUILDING</b>           |                            |                            |   |                |                           |                           |  |                |
| 51 - PERSONNEL  | 2,426.62                   | 981.63                     | 1,444.99                                      | 59.55%         | 21,771.04                 | 9,560.61                  | 12,210.43                                    | 56.09%         |
| 52 - CONTRACTUAL                                      | 1,822.81                   | 2,093.66                   | -270.85                                       | -14.86%        | 24,346.06                 | 25,099.56                 | -753.50                                      | -3.09%         |
| 53 - GENERAL SERVICES                                 | 399.83                     | 1,153.65                   | -753.82                                       | -188.54%       | 13,241.52                 | 11,639.94                 | 1,601.58                                     | 12.10%         |
| 54 - MACHINE & EQUIPMENT MAI                          | 0.00                       | 2,627.93                   | -2,627.93                                     | 0.00%          | 24,929.43                 | 20,677.62                 | 4,251.81                                     | 17.06%         |
| 55 - CAPITAL OUTLAY                                   | 0.00                       | 0.00                       | 0.00  | 0.00%          | 9,181.20                  | 869.12                    | 8,312.08                                     | 90.53%         |
| <b>Department 105 - MUNICIPAL BUILDING Total:</b>     | <b>4,649.26</b>            | <b>6,856.87</b>            | <b>-2,207.61</b>                              | <b>-47.48%</b> | <b>93,469.25</b>          | <b>67,846.85</b>          | <b>25,622.40</b>                             | <b>27.41%</b>  |
| <b>Department: 106 - MUNICIPAL SERVICES CTR</b>       |                            |                            |   |                |                           |                           |  |                |
| 51 - PERSONNEL  | 2,766.06                   | 3,132.76                   | -366.70                                       | -13.26%        | 27,197.66                 | 20,969.23                 | 6,228.43                                     | 22.90%         |
| 52 - CONTRACTUAL                                      | 1,037.70                   | 1,166.80                   | -129.10                                       | -12.44%        | 20,957.48                 | 20,687.38                 | 270.10                                       | 1.29%          |
| 53 - GENERAL SERVICES                                 | 1,400.33                   | 810.19                     | 590.14  | 42.14%         | 15,894.59                 | 30,352.71                 | -14,458.12                                   | -90.96%        |
| 54 - MACHINE & EQUIPMENT MAI                          | 971.36                     | 739.05                     | 232.31  | 23.92%         | 1,990.32                  | 2,731.37                  | -741.05                                      | -37.23%        |
| <b>Department 106 - MUNICIPAL SERVICES CTR Total:</b> | <b>6,175.45</b>            | <b>5,848.80</b>            | <b>326.65</b>                                 | <b>5.29%</b>   | <b>66,040.05</b>          | <b>74,740.69</b>          | <b>-8,700.64</b>                             | <b>-13.17%</b> |
| <b>Department: 107 - HUMAN RESOURCES</b>              |                            |                            |   |                |                           |                           |  |                |
| 51 - PERSONNEL  | 5,589.48                   | 6,346.21                   | -756.73                                       | -13.54%        | 58,500.53                 | 65,855.16                 | -7,354.63                                    | -12.57%        |
| 52 - CONTRACTUAL                                      | 464.02                     | 4,174.10                   | -3,710.08                                     | -799.55%       | 51,297.73                 | 56,131.60                 | -4,833.87                                    | -9.42%         |
| 53 - GENERAL SERVICES                                 | 127.19                     | 541.11                     | -413.92                                       | -325.43%       | 724.98                    | 2,111.94                  | -1,386.96                                    | -191.31%       |
| 54 - MACHINE & EQUIPMENT MAI                          | 0.00                       | 0.00                       | 0.00  | 0.00%          | 0.00                      | 14,999.00                 | -14,999.00                                   | 0.00%          |
| 55 - CAPITAL OUTLAY                                   | 0.00                       | 0.00                       | 0.00  | 0.00%          | 14,999.00                 | 0.00                      | 14,999.00                                    | 100.00%        |
| <b>Department 107 - HUMAN RESOURCES Total:</b>        | <b>6,180.69</b>            | <b>11,061.42</b>           | <b>-4,880.73</b>                              | <b>-78.97%</b> | <b>125,522.24</b>         | <b>139,097.70</b>         | <b>-13,575.46</b>                            | <b>-10.82%</b> |
| <b>Department: 108 - DOWNTOWN</b>                     |                            |                            |   |                |                           |                           |  |                |
| 51 - PERSONNEL  | 0.00                       | 3,728.48                   | -3,728.48                                     | 0.00%          | 0.00                      | 17,688.94                 | -17,688.94                                   | 0.00%          |
| 52 - CONTRACTUAL                                      | 0.00                       | 756.50                     | -756.50                                       | 0.00%          | 0.00                      | 1,698.94                  | -1,698.94                                    | 0.00%          |
| 53 - GENERAL SERVICES                                 | 0.00                       | 0.00                       | 0.00  | 0.00%          | 0.00                      | 2,161.47                  | -2,161.47                                    | 0.00%          |
| <b>Department 108 - DOWNTOWN Total:</b>               | <b>0.00</b>                | <b>4,484.98</b>            | <b>-4,484.98</b>                              | <b>0.00%</b>   | <b>0.00</b>               | <b>21,549.35</b>          | <b>-21,549.35</b>                            | <b>0.00%</b>   |
| <b>Department: 201 - FINANCE</b>                      |                            |                            |   |                |                           |                           |  |                |
| 51 - PERSONNEL  | 25,920.08                  | 26,379.39                  | -459.31                                       | -1.77%         | 253,275.88                | 253,049.46                | 226.42                                       | 0.09%          |
| 52 - CONTRACTUAL                                      | 14,220.08                  | 6,164.94                   | 8,055.14                                      | 56.65%         | 85,644.42                 | 69,219.95                 | 16,424.47                                    | 19.18%         |
| 53 - GENERAL SERVICES                                 | 873.87                     | 491.19                     | 382.68  | 43.79%         | 3,122.81                  | 2,156.84                  | 965.97                                       | 30.93%         |
| 54 - MACHINE & EQUIPMENT MAI                          | 14,659.56                  | 477.52                     | 14,182.04                                     | 96.74%         | 61,478.52                 | 19,353.34                 | 42,125.18                                    | 68.52%         |
| 56 - BANK CHARGES                                     | 120.00                     | 140.00                     | -20.00  | -16.67%        | 1,934.16                  | 1,903.21                  | 30.95  | 1.60%          |
| <b>Department 201 - FINANCE Total:</b>                | <b>55,793.59</b>           | <b>33,653.04</b>           | <b>22,140.55</b>                              | <b>39.68%</b>  | <b>405,455.79</b>         | <b>345,682.80</b>         | <b>59,772.99</b>                             | <b>14.74%</b>  |
| <b>Department: 203 - INFORMATION TECHNOLOGY</b>       |                            |                            |   |                |                           |                           |  |                |
| 51 - PERSONNEL  | 16,014.28                  | 14,478.84                  | 1,535.44                                      | 9.59%          | 157,338.70                | 148,266.58                | 9,072.12                                     | 5.77%          |
| 52 - CONTRACTUAL                                      | 6.16                       | 0.00                       | 6.16  | 100.00%        | 5,722.02                  | 604.31                    | 5,117.71                                     | 89.44%         |
| 53 - GENERAL SERVICES                                 | 36.17                      | 4,373.55                   | -4,337.38                                     | -11,991.65%    | 2,592.72                  | 6,083.42                  | -3,490.70                                    | -134.63%       |
| 54 - MACHINE & EQUIPMENT MAI                          | 867.04                     | 1,575.42                   | -708.38                                       | -81.70%        | 46,577.25                 | 41,959.47                 | 4,617.78                                     | 9.91%          |
| <b>Department 203 - INFORMATION TECHNOLOGY Total:</b> | <b>16,923.65</b>           | <b>20,427.81</b>           | <b>-3,504.16</b>                              | <b>-20.71%</b> | <b>212,230.69</b>         | <b>196,913.78</b>         | <b>15,316.91</b>                             | <b>7.22%</b>   |
| <b>Department: 204 - TAX</b>                          |                            |                            |   |                |                           |                           |  |                |
| 52 - CONTRACTUAL                                      | 83.20                      | 77.60                      | 5.60  | 6.73%          | 167,413.92                | 166,482.88                | 931.04                                       | 0.56%          |



Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...  | June Variance              |                            |                              |                | YTD Variance              |                           |                              |                |
|---|----------------------------|----------------------------|------------------------------|----------------|---------------------------|---------------------------|------------------------------|----------------|
|   | 2019-2020<br>June Activity | 2020-2021<br>June Activity | Favorable /<br>(Unfavorable) | Variance %     | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | Favorable /<br>(Unfavorable) | Variance %     |
| <b>Department 204 - TAX Total:</b>                    | <b>83.20</b>               | <b>77.60</b>               | <b>5.60</b>                  | <b>6.73%</b>   | <b>167,413.92</b>         | <b>166,482.88</b>         | <b>931.04</b>                | <b>0.56%</b>   |
| <b>Department: 301 - LEGAL COUNSEL</b>                |                            |                            |                              |                |                           |                           |                              |                |
| 51 - PERSONNEL  | 8,215.13                   | 10,598.75                  | -2,383.62                    | -29.02%        | 76,990.32                 | 72,045.50                 | 4,944.82                     | 6.42%          |
| 52 - CONTRACTUAL                                      | 25.00                      | 0.00                       | 25.00                        | 100.00%        | 1,804.74                  | 144.29                    | 1,660.45                     | 92.00%         |
| <b>Department 301 - LEGAL COUNSEL Total:</b>          | <b>8,240.13</b>            | <b>10,598.75</b>           | <b>-2,358.62</b>             | <b>-28.62%</b> | <b>78,795.06</b>          | <b>72,189.79</b>          | <b>6,605.27</b>              | <b>8.38%</b>   |
| <b>Department: 302 - MUNICIPAL COURT</b>              |                            |                            |                              |                |                           |                           |                              |                |
| 51 - PERSONNEL  | 3,791.34                   | 4,495.73                   | -704.39                      | -18.58%        | 41,171.13                 | 38,929.38                 | 2,241.75                     | 5.44%          |
| 52 - CONTRACTUAL                                      | 3,631.64                   | 3,601.02                   | 30.62                        | 0.84%          | 32,842.37                 | 34,397.25                 | -1,554.88                    | -4.73%         |
| 53 - GENERAL SERVICES                                 | 288.12                     | 218.60                     | 69.52                        | 24.13%         | 1,595.87                  | 2,887.90                  | -1,292.03                    | -80.96%        |
| 54 - MACHINE & EQUIPMENT MAI                          | 0.00                       | 0.00                       | 0.00                         | 0.00%          | 4,250.00                  | 4,387.50                  | -137.50                      | -3.24%         |
| 55 - CAPITAL OUTLAY                                   | 0.00                       | 0.00                       | 0.00                         | 0.00%          | 14,563.52                 | 0.00                      | 14,563.52                    | 100.00%        |
| <b>Department 302 - MUNICIPAL COURT Total:</b>        | <b>7,711.10</b>            | <b>8,315.35</b>            | <b>-604.25</b>               | <b>-7.84%</b>  | <b>94,422.89</b>          | <b>80,602.03</b>          | <b>13,820.86</b>             | <b>14.64%</b>  |
| <b>Department: 402 - STREET MAINTENANCE</b>           |                            |                            |                              |                |                           |                           |                              |                |
| 51 - PERSONNEL  | 30,907.52                  | 27,288.90                  | 3,618.62                     | 11.71%         | 322,059.53                | 293,975.83                | 28,083.70                    | 8.72%          |
| 52 - CONTRACTUAL                                      | 16,330.79                  | 16,302.19                  | 28.60                        | 0.18%          | 125,207.86                | 169,339.14                | -44,131.28                   | -35.25%        |
| 53 - GENERAL SERVICES                                 | 1,881.70                   | 1,197.29                   | 684.41                       | 36.37%         | 19,186.80                 | 14,546.50                 | 4,640.30                     | 24.18%         |
| 54 - MACHINE & EQUIPMENT MAI                          | 2,937.19                   | 29,728.22                  | -26,791.03                   | -912.13%       | 101,978.29                | 74,315.92                 | 27,662.37                    | 27.13%         |
| 55 - CAPITAL OUTLAY                                   | 0.00                       | 0.00                       | 0.00                         | 0.00%          | 13,500.00                 | 43,847.00                 | -30,347.00                   | -224.79%       |
| <b>Department 402 - STREET MAINTENANCE Total:</b>     | <b>52,057.20</b>           | <b>74,516.60</b>           | <b>-22,459.40</b>            | <b>-43.14%</b> | <b>581,932.48</b>         | <b>596,024.39</b>         | <b>-14,091.91</b>            | <b>-2.42%</b>  |
| <b>Department: 501 - PARKS &amp; RECREATION</b>       |                            |                            |                              |                |                           |                           |                              |                |
| 51 - PERSONNEL  | 61,516.56                  | 85,376.49                  | -23,859.93                   | -38.79%        | 642,024.73                | 618,424.52                | 23,600.21                    | 3.68%          |
| 52 - CONTRACTUAL                                      | 28,180.18                  | 40,199.60                  | -12,019.42                   | -42.65%        | 192,091.67                | 375,208.74                | -183,117.07                  | -95.33%        |
| 53 - GENERAL SERVICES                                 | 19,543.92                  | 21,125.67                  | -1,581.75                    | -8.09%         | 88,144.91                 | 97,617.44                 | -9,472.53                    | -10.75%        |
| 54 - MACHINE & EQUIPMENT MAI                          | 3,503.03                   | 6,606.01                   | -3,102.98                    | -88.58%        | 80,748.37                 | 43,151.34                 | 37,597.03                    | 46.56%         |
| 55 - CAPITAL OUTLAY                                   | 13,074.43                  | 3,632.22                   | 9,442.21                     | 72.22%         | 186,292.16                | 599,566.38                | -413,274.22                  | -221.84%       |
| 56 - BANK CHARGES                                     | 2.09                       | 0.00                       | 2.09                         | 100.00%        | 4.64                      | 0.00                      | 4.64                         | 100.00%        |
| <b>Department 501 - PARKS &amp; RECREATION Total:</b> | <b>125,820.21</b>          | <b>156,939.99</b>          | <b>-31,119.78</b>            | <b>-24.73%</b> | <b>1,189,306.48</b>       | <b>1,733,968.42</b>       | <b>-544,661.94</b>           | <b>-45.80%</b> |
| <b>Department: 502 - PARK MAINTENANCE</b>             |                            |                            |                              |                |                           |                           |                              |                |
| 52 - CONTRACTUAL                                      | 0.00                       | 0.00                       | 0.00                         | 0.00%          | 0.00                      | 0.00                      | 0.00                         | 0.00%          |
| 55 - CAPITAL OUTLAY                                   | 0.00                       | 0.00                       | 0.00                         | 0.00%          | 0.00                      | 0.00                      | 0.00                         | 0.00%          |
| <b>Department 502 - PARK MAINTENANCE Total:</b>       | <b>0.00</b>                | <b>0.00</b>                | <b>0.00</b>                  | <b>0.00%</b>   | <b>0.00</b>               | <b>0.00</b>               | <b>0.00</b>                  | <b>0.00%</b>   |
| <b>Department: 504 - LIBRARY</b>                      |                            |                            |                              |                |                           |                           |                              |                |
| 51 - PERSONNEL  | 14,346.44                  | 8,496.02                   | 5,850.42                     | 40.78%         | 140,515.56                | 127,512.46                | 13,003.10                    | 9.25%          |
| 52 - CONTRACTUAL                                      | 932.82                     | 535.30                     | 397.52                       | 42.61%         | 11,409.35                 | 9,940.46                  | 1,468.89                     | 12.87%         |
| 53 - GENERAL SERVICES                                 | 715.21                     | 1,426.56                   | -711.35                      | -99.46%        | 11,621.53                 | 9,679.68                  | 1,941.85                     | 16.71%         |
| 54 - MACHINE & EQUIPMENT MAI                          | 68.54                      | 0.00                       | 68.54                        | 100.00%        | 12,753.28                 | 5,886.51                  | 6,866.77                     | 53.84%         |
| 56 - BANK CHARGES                                     | 0.48                       | 0.00                       | 0.48                         | 100.00%        | 0.77                      | 0.00                      | 0.77                         | 100.00%        |
| <b>Department 504 - LIBRARY Total:</b>                | <b>16,063.49</b>           | <b>10,457.88</b>           | <b>5,605.61</b>              | <b>34.90%</b>  | <b>176,300.49</b>         | <b>153,019.11</b>         | <b>23,281.38</b>             | <b>13.21%</b>  |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...  | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %     | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %    |
|---|----------------------------|----------------------------|---|----------------|---------------------------|---------------------------|--|---------------|
| <b>Department: 505 - STREET MAINTENANCE</b>       |                            |                            |   |                |                           |                           |  |               |
| 54 - MACHINE & EQUIPMENT MAI                      | 0.00                       | 0.00                       | 0.00  | 0.00%          | 0.00                      | 0.00                      | 0.00   | 0.00%         |
| <b>Department 505 - STREET MAINTENANCE Total:</b> | <b>0.00</b>                | <b>0.00</b>                | <b>0.00</b>                                   | <b>0.00%</b>   | <b>0.00</b>               | <b>0.00</b>               | <b>0.00</b>                                  | <b>0.00%</b>  |
| <b>Department: 506 - SENIOR CENTER</b>            |                            |                            |   |                |                           |                           |  |               |
| 51 - PERSONNEL                                    | 4,727.77                   | 4,811.66                   | -83.89  | -1.77%         | 54,657.29                 | 47,903.82                 | 6,753.47                                     | 12.36%        |
| 52 - CONTRACTUAL                                  | 781.03                     | 2,175.55                   | -1,394.52                                     | -178.55%       | 21,780.31                 | 11,778.14                 | 10,002.17                                    | 45.92%        |
| 53 - GENERAL SERVICES                             | 439.32                     | 2,822.58                   | -2,383.26                                     | -542.49%       | 10,348.37                 | 10,645.98                 | -297.61                                      | -2.88%        |
| 54 - MACHINE & EQUIPMENT MAI                      | 0.00                       | 350.96                     | -350.96                                       | 0.00%          | 3,531.01                  | 7,240.38                  | -3,709.37                                    | -105.05%      |
| <b>Department 506 - SENIOR CENTER Total:</b>      | <b>5,948.12</b>            | <b>10,160.75</b>           | <b>-4,212.63</b>                              | <b>-70.82%</b> | <b>90,316.98</b>          | <b>77,568.32</b>          | <b>12,748.66</b>                             | <b>14.12%</b> |
| <b>Department: 507 - AQUATIC CENTER</b>           |                            |                            |   |                |                           |                           |  |               |
| 51 - PERSONNEL                                    | 21,046.39                  | 26,397.20                  | -5,350.81                                     | -25.42%        | 30,582.96                 | 33,963.64                 | -3,380.68                                    | -11.05%       |
| 52 - CONTRACTUAL                                  | 2,777.51                   | 5,343.07                   | -2,565.56                                     | -92.37%        | 22,197.04                 | 24,391.25                 | -2,194.21                                    | -9.89%        |
| 53 - GENERAL SERVICES                             | 6,374.50                   | 8,925.86                   | -2,551.36                                     | -40.02%        | 11,694.08                 | 20,985.19                 | -9,291.11                                    | -79.45%       |
| 54 - MACHINE & EQUIPMENT MAI                      | 1,220.27                   | 9,538.21                   | -8,317.94                                     | -681.65%       | 44,579.44                 | 26,338.66                 | 18,240.78                                    | 40.92%        |
| <b>Department 507 - AQUATIC CENTER Total:</b>     | <b>31,418.67</b>           | <b>50,204.34</b>           | <b>-18,785.67</b>                             | <b>-59.79%</b> | <b>109,053.52</b>         | <b>105,678.74</b>         | <b>3,374.78</b>                              | <b>3.09%</b>  |
| <b>Department: 601 - FIRE DEPARTMENT</b>          |                            |                            |   |                |                           |                           |  |               |
| 51 - PERSONNEL                                    | 194,170.83                 | 232,579.47                 | -38,408.64                                    | -19.78%        | 2,024,669.10              | 2,187,845.47              | -163,176.37                                  | -8.06%        |
| 52 - CONTRACTUAL                                  | 7,644.19                   | 7,546.77                   | 97.42   | 1.27%          | 129,304.91                | 87,068.16                 | 42,236.75                                    | 32.66%        |
| 53 - GENERAL SERVICES                             | 18,724.34                  | 7,125.95                   | 11,598.39                                     | 61.94%         | 91,152.35                 | 217,276.68                | -126,124.33                                  | -138.37%      |
| 54 - MACHINE & EQUIPMENT MAI                      | 9,826.58                   | 5,098.08                   | 4,728.50                                      | 48.12%         | 54,463.77                 | 72,951.86                 | -18,488.09                                   | -33.95%       |
| 55 - CAPITAL OUTLAY                               | 1,769.00                   | 0.00                       | 1,769.00                                      | 100.00%        | 316,553.08                | 20,462.11                 | 296,090.97                                   | 93.54%        |
| 56 - BANK CHARGES                                 | 0.00                       | 0.00                       | 0.00  | 0.00%          | 2.25                      | 0.42                      | 1.83   | 81.33%        |
| 57 - DEBT SERVICE                                 | 0.00                       | 0.00                       | 0.00  | 0.00%          | 231,825.49                | 232,124.01                | -298.52                                      | -0.13%        |
| <b>Department 601 - FIRE DEPARTMENT Total:</b>    | <b>232,134.94</b>          | <b>252,350.27</b>          | <b>-20,215.33</b>                             | <b>-8.71%</b>  | <b>2,847,970.95</b>       | <b>2,817,728.71</b>       | <b>30,242.24</b>                             | <b>1.06%</b>  |
| <b>Department: 701 - POLICE DEPARTMENT</b>        |                            |                            |   |                |                           |                           |  |               |
| 51 - PERSONNEL                                    | 317,824.52                 | 292,101.75                 | 25,722.77                                     | 8.09%          | 3,198,624.80              | 3,085,953.48              | 112,671.32                                   | 3.52%         |
| 52 - CONTRACTUAL                                  | 18,119.76                  | 17,554.22                  | 565.54  | 3.12%          | 352,441.67                | 542,827.85                | -190,386.18                                  | -54.02%       |
| 53 - GENERAL SERVICES                             | 12,123.91                  | 8,215.62                   | 3,908.29                                      | 32.24%         | 122,204.70                | 134,695.01                | -12,490.31                                   | -10.22%       |
| 54 - MACHINE & EQUIPMENT MAI                      | 3,857.20                   | 5,250.08                   | -1,392.88                                     | -36.11%        | 126,900.75                | 120,874.79                | 6,025.96                                     | 4.75%         |
| 55 - CAPITAL OUTLAY                               | 0.00                       | 0.00                       | 0.00  | 0.00%          | 457,853.70                | 226,933.57                | 230,920.13                                   | 50.44%        |
| 56 - BANK CHARGES                                 | 1.31                       | 0.00                       | 1.31  | 100.00%        | 6.20                      | 0.07                      | 6.13   | 98.87%        |
| 57 - DEBT SERVICE                                 | 0.00                       | 0.00                       | 0.00  | 0.00%          | 122,131.01                | 87,349.15                 | 34,781.86                                    | 28.48%        |
| <b>Department 701 - POLICE DEPARTMENT Total:</b>  | <b>351,926.70</b>          | <b>323,121.67</b>          | <b>28,805.03</b>                              | <b>8.18%</b>   | <b>4,380,162.83</b>       | <b>4,198,633.92</b>       | <b>181,528.91</b>                            | <b>4.14%</b>  |
| <b>Department: 801 - DEVELOPMENT SERVICES</b>     |                            |                            |   |                |                           |                           |  |               |
| 51 - PERSONNEL                                    | 29,382.88                  | 28,759.94                  | 622.94  | 2.12%          | 231,239.67                | 275,783.54                | -44,543.87                                   | -19.26%       |
| 52 - CONTRACTUAL                                  | 6,578.20                   | 5,924.86                   | 653.34  | 9.93%          | 94,638.45                 | 64,046.12                 | 30,592.33                                    | 32.33%        |
| 53 - GENERAL SERVICES                             | 396.23                     | 1,200.85                   | -804.62                                       | -203.07%       | 4,520.08                  | 5,558.48                  | -1,038.40                                    | -22.97%       |
| 54 - MACHINE & EQUIPMENT MAI                      | 0.00                       | 928.22                     | -928.22                                       | 0.00%          | 10,006.56                 | 11,537.80                 | -1,531.24                                    | -15.30%       |
| 55 - CAPITAL OUTLAY                               | 0.00                       | 900.00                     | -900.00                                       | 0.00%          | 73,853.00                 | 900.00                    | 72,953.00                                    | 98.78%        |
| 56 - BANK CHARGES                                 | 0.79                       | 0.00                       | 0.79  | 100.00%        | 31.01                     | 0.00                      | 31.01  | 100.00%       |

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 22.

| Categor...  | 2019-2020           |                     | 2020-2021                 |                | June Variance        |                      | YTD Variance              |                |
|---|---------------------|---------------------|---------------------------|----------------|----------------------|----------------------|---------------------------|----------------|
|   | June Activity       | June Activity       | Favorable / (Unfavorable) | Variance %     | YTD Activity         | YTD Activity         | Favorable / (Unfavorable) | Variance %     |
| 58 - GRANT DISBURSEMENTS                            | 0.00                | 0.00                | 0.00                      | 0.00%          | 0.00                 | 7,209.48             | -7,209.48                 | 0.00%          |
| <b>Department 801 - DEVELOPMENT SERVICES Total:</b> | <b>36,358.10</b>    | <b>37,713.87</b>    | <b>-1,355.77</b>          | <b>-3.73%</b>  | <b>414,288.77</b>    | <b>365,035.42</b>    | <b>49,253.35</b>          | <b>11.89%</b>  |
| <b>Department: 900 - TRANSFERS</b>                  |                     |                     |                           |                |                      |                      |                           |                |
| 59 - TRANSFER                                       | 0.00                | 0.00                | 0.00                      | 0.00%          | 0.00                 | 1,127,565.00         | -1,127,565.00             | 0.00%          |
| <b>Department 900 - TRANSFERS Total:</b>            | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>               | <b>0.00%</b>   | <b>0.00</b>          | <b>1,127,565.00</b>  | <b>-1,127,565.00</b>      | <b>0.00%</b>   |
| <b>Expense Total:</b>                               | <b>1,010,372.54</b> | <b>1,062,638.97</b> | <b>-52,266.43</b>         | <b>-5.17%</b>  | <b>11,518,841.57</b> | <b>13,062,222.02</b> | <b>-1,543,380.45</b>      | <b>-13.40%</b> |
| <b>Total Revenues</b>                               | <b>673,989.04</b>   | <b>1,090,634.57</b> | <b>416,645.53</b>         | <b>61.82%</b>  | <b>13,883,046.07</b> | <b>16,187,623.67</b> | <b>2,304,577.60</b>       | <b>16.60%</b>  |
| <b>Fund 01 Surplus (Deficit):</b>                   | <b>-336,383.50</b>  | <b>27,995.60</b>    | <b>364,379.10</b>         | <b>108.32%</b> | <b>2,364,204.50</b>  | <b>3,125,401.65</b>  | <b>761,197.15</b>         | <b>32.20%</b>  |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...  | June Variance              |                            |                              |                 | YTD Variance              |                           |                              |                |
|---|----------------------------|----------------------------|------------------------------|-----------------|---------------------------|---------------------------|------------------------------|----------------|
|   | 2019-2020<br>June Activity | 2020-2021<br>June Activity | Favorable /<br>(Unfavorable) | Variance %      | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | Favorable /<br>(Unfavorable) | Variance %     |
| <b>Fund: 02 - WATER AND WASTEWATER FUND</b>             |                            |                            |                              |                 |                           |                           |                              |                |
| <b>Revenue</b>  |                            |                            |                              |                 |                           |                           |                              |                |
| 41 - LICENSES AND PERMITS                               | 0.00                       | 0.00                       | 0.00                         | 0.00%           | 0.00                      | 345.73                    | 345.73                       | 0.00%          |
| 43 - INTERGOVERNMENTAL                                  | 104,048.55                 | 0.00                       | -104,048.55                  | -100.00%        | 207,850.73                | 0.00                      | -207,850.73                  | -100.00%       |
| 44 - CHARGES FOR SERVICES                               | 742,393.29                 | 713,463.36                 | -28,929.93                   | -3.90%          | 6,013,208.30              | 6,362,285.99              | 349,077.69                   | 5.81%          |
| 45 - OTHER REVENUE                                      | 9,561.83                   | 156.79                     | -9,405.04                    | -98.36%         | 221,680.01                | 21,817.90                 | -199,862.11                  | -90.16%        |
| 49 - TRANSFER   | 0.00                       | 0.00                       | 0.00                         | 0.00%           | 0.00                      | 34,753.00                 | 34,753.00                    | 0.00%          |
| <b>Revenue Total:</b>                                   | <b>856,003.67</b>          | <b>713,620.15</b>          | <b>-142,383.52</b>           | <b>-16.63%</b>  | <b>6,442,739.04</b>       | <b>6,419,202.62</b>       | <b>-23,536.42</b>            | <b>-0.37%</b>  |
| <b>Expense</b>  |                            |                            |                              |                 |                           |                           |                              |                |
| <b>Department: 000 - UTILITIES ADMINISTRATION</b>       |                            |                            |                              |                 |                           |                           |                              |                |
| 51 - PERSONNEL  | 24,644.39                  | 22,914.10                  | 1,730.29                     | 7.02%           | 262,210.00                | 184,391.48                | 77,818.52                    | 29.68%         |
| 52 - CONTRACTUAL  | 564.77                     | 7,705.74                   | -7,140.97                    | -1,264.40%      | 7,558.55                  | 47,604.60                 | -40,046.05                   | -529.81%       |
| 53 - GENERAL SERVICES                                   | 196.30                     | 671.42                     | -475.12                      | -242.04%        | 750.85                    | 4,684.03                  | -3,933.18                    | -523.83%       |
| 54 - MACHINE & EQUIPMENT MAI                            | 0.00                       | 0.00                       | 0.00                         | 0.00%           | 24.67                     | 110.00                    | -85.33                       | -345.89%       |
| 55 - CAPITAL OUTLAY                                     | 2,750.00                   | 0.00                       | 2,750.00                     | 100.00%         | 515,485.42                | 0.00                      | 515,485.42                   | 100.00%        |
| <b>Department 000 - UTILITIES ADMINISTRATION Total:</b> | <b>28,155.46</b>           | <b>31,291.26</b>           | <b>-3,135.80</b>             | <b>-11.14%</b>  | <b>786,029.49</b>         | <b>236,790.11</b>         | <b>549,239.38</b>            | <b>69.88%</b>  |
| <b>Department: 001 - WATER PRODUCTION</b>               |                            |                            |                              |                 |                           |                           |                              |                |
| 51 - PERSONNEL  | 19,339.98                  | 18,804.33                  | 535.65                       | 2.77%           | 176,567.16                | 172,286.09                | 4,281.07                     | 2.42%          |
| 52 - CONTRACTUAL  | 28,323.24                  | 3,187.55                   | 25,135.69                    | 88.75%          | 404,476.05                | 420,737.76                | -16,261.71                   | -4.02%         |
| 53 - GENERAL SERVICES                                   | 306.83                     | 776.85                     | -470.02                      | -153.19%        | 6,095.92                  | 5,330.79                  | 765.13                       | 12.55%         |
| 54 - MACHINE & EQUIPMENT MAI                            | 67,580.41                  | 2,897.95                   | 64,682.46                    | 95.71%          | 195,017.60                | 171,875.62                | 23,141.98                    | 11.87%         |
| 55 - CAPITAL OUTLAY                                     | 0.00                       | 53,570.00                  | -53,570.00                   | 0.00%           | 37,007.00                 | 184,870.00                | -147,863.00                  | -399.55%       |
| <b>Department 001 - WATER PRODUCTION Total:</b>         | <b>115,550.46</b>          | <b>79,236.68</b>           | <b>36,313.78</b>             | <b>31.43%</b>   | <b>819,163.73</b>         | <b>955,100.26</b>         | <b>-135,936.53</b>           | <b>-16.59%</b> |
| <b>Department: 002 - WATER DISTRIBUTION</b>             |                            |                            |                              |                 |                           |                           |                              |                |
| 51 - PERSONNEL  | 13,887.90                  | 14,882.27                  | -994.37                      | -7.16%          | 141,727.15                | 147,909.38                | -6,182.23                    | -4.36%         |
| 52 - CONTRACTUAL  | 8,504.85                   | 14,162.62                  | -5,657.77                    | -66.52%         | 114,820.82                | 107,820.89                | 6,999.93                     | 6.10%          |
| 53 - GENERAL SERVICES                                   | 648.82                     | 1,678.58                   | -1,029.76                    | -158.71%        | 15,855.13                 | 19,515.37                 | -3,660.24                    | -23.09%        |
| 54 - MACHINE & EQUIPMENT MAI                            | 4,167.86                   | 5,587.09                   | -1,419.23                    | -34.05%         | 69,862.61                 | 72,934.79                 | -3,072.18                    | -4.40%         |
| 55 - CAPITAL OUTLAY                                     | 0.00                       | 19,330.00                  | -19,330.00                   | 0.00%           | 800,000.00                | 387,954.98                | 412,045.02                   | 51.51%         |
| <b>Department 002 - WATER DISTRIBUTION Total:</b>       | <b>27,209.43</b>           | <b>55,640.56</b>           | <b>-28,431.13</b>            | <b>-104.49%</b> | <b>1,142,265.71</b>       | <b>736,135.41</b>         | <b>406,130.30</b>            | <b>35.55%</b>  |
| <b>Department: 003 - CUSTOMER SERVICE</b>               |                            |                            |                              |                 |                           |                           |                              |                |
| 51 - PERSONNEL  | 13,473.12                  | 13,085.65                  | 387.47                       | 2.88%           | 137,092.36                | 130,243.84                | 6,848.52                     | 5.00%          |
| 52 - CONTRACTUAL  | 198.90                     | 248.32                     | -49.42                       | -24.85%         | 4,614.74                  | 4,245.04                  | 369.70                       | 8.01%          |
| 53 - GENERAL SERVICES                                   | 273.02                     | 488.69                     | -215.67                      | -78.99%         | 5,718.64                  | 4,690.98                  | 1,027.66                     | 17.97%         |
| 54 - MACHINE & EQUIPMENT MAI                            | -1,159.42                  | 4,922.36                   | -6,081.78                    | -524.55%        | 34,337.19                 | 47,352.97                 | -13,015.78                   | -37.91%        |
| <b>Department 003 - CUSTOMER SERVICE Total:</b>         | <b>12,785.62</b>           | <b>18,745.02</b>           | <b>-5,959.40</b>             | <b>-46.61%</b>  | <b>181,762.93</b>         | <b>186,532.83</b>         | <b>-4,769.90</b>             | <b>-2.62%</b>  |
| <b>Department: 011 - WASTEWATER COLLECTION</b>          |                            |                            |                              |                 |                           |                           |                              |                |
| 51 - PERSONNEL  | 16,767.82                  | 15,448.18                  | 1,319.64                     | 7.87%           | 194,737.40                | 142,951.59                | 51,785.81                    | 26.59%         |
| 52 - CONTRACTUAL  | 1,029.50                   | 590.59                     | 438.91                       | 42.63%          | 57,355.07                 | 45,249.48                 | 12,105.59                    | 21.11%         |
| 53 - GENERAL SERVICES                                   | 420.98                     | 737.54                     | -316.56                      | -75.20%         | 10,265.42                 | 9,953.06                  | 312.36                       | 3.04%          |

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 22.

| Categor...  | June Variance              |                            |                              |                | YTD Variance              |                           |                              |                |
|---|----------------------------|----------------------------|------------------------------|----------------|---------------------------|---------------------------|------------------------------|----------------|
|   | 2019-2020<br>June Activity | 2020-2021<br>June Activity | Favorable /<br>(Unfavorable) | Variance %     | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | Favorable /<br>(Unfavorable) | Variance %     |
| 54 - MACHINE & EQUIPMENT MAI                            | 863.06                     | 3,331.81                   | -2,468.75                    | -286.05%       | 27,420.50                 | 24,782.29                 | 2,638.21                     | 9.62%          |
| 55 - CAPITAL OUTLAY                                     | 408,374.61                 | 12,925.58                  | 395,449.03                   | 96.83%         | 3,905,867.42              | 188,626.76                | 3,717,240.66                 | 95.17%         |
| <b>Department 011 - WASTEWATER COLLECTION Total:</b>    | <b>427,455.97</b>          | <b>33,033.70</b>           | <b>394,422.27</b>            | <b>92.27%</b>  | <b>4,195,645.81</b>       | <b>411,563.18</b>         | <b>3,784,082.63</b>          | <b>90.19%</b>  |
| <b>Department: 012 - WASTEWATER TREATMENT</b>           |                            |                            |                              |                |                           |                           |                              |                |
| 52 - CONTRACTUAL  | 74,311.79                  | 77,653.03                  | -3,341.24                    | -4.50%         | 715,338.77                | 713,897.02                | 1,441.75                     | 0.20%          |
| 54 - MACHINE & EQUIPMENT MAI                            | 3,654.00                   | 0.00                       | 3,654.00                     | 100.00%        | 26,185.39                 | 19,278.00                 | 6,907.39                     | 26.38%         |
| 55 - CAPITAL OUTLAY                                     | 0.00                       | 0.00                       | 0.00                         | 0.00%          | 212,733.75                | 0.00                      | 212,733.75                   | 100.00%        |
| <b>Department 012 - WASTEWATER TREATMENT Total:</b>     | <b>77,965.79</b>           | <b>77,653.03</b>           | <b>312.76</b>                | <b>0.40%</b>   | <b>954,257.91</b>         | <b>733,175.02</b>         | <b>221,082.89</b>            | <b>23.17%</b>  |
| <b>Department: 020 - BILLING &amp; COLLECTION</b>       |                            |                            |                              |                |                           |                           |                              |                |
| 51 - PERSONNEL  | 7,696.70                   | 21,918.90                  | -14,222.20                   | -184.78%       | 73,889.04                 | 89,666.01                 | -15,776.97                   | -21.35%        |
| 52 - CONTRACTUAL  | 10,963.56                  | 7,775.65                   | 3,187.91                     | 29.08%         | 66,393.28                 | 62,403.85                 | 3,989.43                     | 6.01%          |
| 53 - GENERAL SERVICES                                   | 5,079.86                   | 17,317.96                  | -12,238.10                   | -240.91%       | 49,425.51                 | 91,001.98                 | -41,576.47                   | -84.12%        |
| 54 - MACHINE & EQUIPMENT MAI                            | 1,765.00                   | 1,007.52                   | 757.48                       | 42.92%         | 23,963.63                 | 24,536.01                 | -572.38                      | -2.39%         |
| <b>Department 020 - BILLING &amp; COLLECTION Total:</b> | <b>25,505.12</b>           | <b>48,020.03</b>           | <b>-22,514.91</b>            | <b>-88.28%</b> | <b>213,671.46</b>         | <b>267,607.85</b>         | <b>-53,936.39</b>            | <b>-25.24%</b> |
| <b>Department: 901 - NON-DEPARTMENTAL</b>               |                            |                            |                              |                |                           |                           |                              |                |
| 56 - BANK CHARGES                                       | 0.00                       | 0.00                       | 0.00                         | 0.00%          | 0.00                      | 2.40                      | -2.40                        | 0.00%          |
| 57 - DEBT SERVICE                                       | 0.00                       | 0.00                       | 0.00                         | 0.00%          | 1,298,870.50              | 1,300,883.00              | -2,012.50                    | -0.15%         |
| 59 - TRANSFER   | 34,977.56                  | 36,721.60                  | -1,744.04                    | -4.99%         | 295,002.26                | 817,610.73                | -522,608.47                  | -177.15%       |
| <b>Department 901 - NON-DEPARTMENTAL Total:</b>         | <b>34,977.56</b>           | <b>36,721.60</b>           | <b>-1,744.04</b>             | <b>-4.99%</b>  | <b>1,593,872.76</b>       | <b>2,118,496.13</b>       | <b>-524,623.37</b>           | <b>-32.92%</b> |
| <b>Expense Total:</b>                                   | <b>749,605.41</b>          | <b>380,341.88</b>          | <b>369,263.53</b>            | <b>49.26%</b>  | <b>9,886,669.80</b>       | <b>5,645,400.79</b>       | <b>4,241,269.01</b>          | <b>42.90%</b>  |
| <b>Total Revenues</b>                                   | <b>856,003.67</b>          | <b>713,620.15</b>          | <b>-142,383.52</b>           | <b>-16.63%</b> | <b>6,442,739.04</b>       | <b>6,419,202.62</b>       | <b>-23,536.42</b>            | <b>-0.37%</b>  |
| <b>Fund 02 Surplus (Deficit):</b>                       | <b>106,398.26</b>          | <b>333,278.27</b>          | <b>226,880.01</b>            | <b>213.24%</b> | <b>-3,443,930.76</b>      | <b>773,801.83</b>         | <b>4,217,732.59</b>          | <b>122.47%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 22.

| Categor...                               |                            |                            |   |                | For the Period Ending 06  |                           |  |                |
|--|----------------------------|----------------------------|---|----------------|---------------------------|---------------------------|--|----------------|
|  | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %     | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %     |
| <b>Fund: 03 - SANITARY LANDFILL FUND</b> |                            |                            |   |                |                           |                           |  |                |
| <b>Revenue</b>                           |                            |                            |   |                |                           |                           |  |                |
| 44 - CHARGES FOR SERVICES                | 109,180.20                 | 82,512.30                  | -26,667.90                                    | -24.43%        | 795,049.96                | 709,583.15                | -85,466.81                                   | -10.75%        |
| 45 - OTHER REVENUE                       | 953.49                     | 12.44                      | -941.05                                       | -98.70%        | 13,336.53                 | 899.76                    | -12,436.77                                   | -93.25%        |
| <b>Revenue Total:</b>                    | <b>110,133.69</b>          | <b>82,524.74</b>           | <b>-27,608.95</b>                             | <b>-25.07%</b> | <b>808,386.49</b>         | <b>710,482.91</b>         | <b>-97,903.58</b>                            | <b>-12.11%</b> |
| <b>Expense</b>                           |                            |                            |   |                |                           |                           |  |                |
| <b>Department: 030 - LANDFILL</b>        |                            |                            |   |                |                           |                           |  |                |
| 51 - PERSONNEL                           | 13,776.47                  | 16,604.49                  | -2,828.02                                     | -20.53%        | 149,016.91                | 163,310.91                | -14,294.00                                   | -9.59%         |
| 52 - CONTRACTUAL                         | 401.54                     | 733.33                     | -331.79                                       | -82.63%        | 29,750.49                 | 28,243.43                 | 1,507.06                                     | 5.07%          |
| 53 - GENERAL SERVICES                    | 3,860.09                   | 5,147.36                   | -1,287.27                                     | -33.35%        | 41,687.18                 | 41,503.37                 | 183.81                                       | 0.44%          |
| 54 - MACHINE & EQUIPMENT MAI             | 10,735.85                  | 8,613.06                   | 2,122.79                                      | 19.77%         | 86,004.87                 | 84,529.78                 | 1,475.09                                     | 1.72%          |
| 55 - CAPITAL OUTLAY                      | 413.99                     | 0.00                       | 413.99  | 100.00%        | 355,463.88                | 0.00                      | 355,463.88                                   | 100.00%        |
| 59 - TRANSFER                            | 0.00                       | 0.00                       | 0.00  | 0.00%          | 0.00                      | 28,763.00                 | -28,763.00                                   | 0.00%          |
| <b>Department 030 - LANDFILL Total:</b>  | <b>29,187.94</b>           | <b>31,098.24</b>           | <b>-1,910.30</b>                              | <b>-6.54%</b>  | <b>661,923.33</b>         | <b>346,350.49</b>         | <b>315,572.84</b>                            | <b>47.68%</b>  |
| <b>Expense Total:</b>                    | <b>29,187.94</b>           | <b>31,098.24</b>           | <b>-1,910.30</b>                              | <b>-6.54%</b>  | <b>661,923.33</b>         | <b>346,350.49</b>         | <b>315,572.84</b>                            | <b>47.68%</b>  |
| <b>Total Revenues</b>                    | <b>110,133.69</b>          | <b>82,524.74</b>           | <b>-27,608.95</b>                             | <b>-25.07%</b> | <b>808,386.49</b>         | <b>710,482.91</b>         | <b>-97,903.58</b>                            | <b>-12.11%</b> |
| <b>Fund 03 Surplus (Deficit):</b>        | <b>80,945.75</b>           | <b>51,426.50</b>           | <b>-29,519.25</b>                             | <b>-36.47%</b> | <b>146,463.16</b>         | <b>364,132.42</b>         | <b>217,669.26</b>                            | <b>148.62%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...                             | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %    | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %     |
|--|----------------------------|----------------------------|---|---------------|---------------------------|---------------------------|--|----------------|
| <b>Fund: 04 - AIRPORT FUND</b>         |                            |                            |   |               |                           |                           |  |                |
| <b>Revenue</b>                         |                            |                            |   |               |                           |                           |  |                |
| 44 - CHARGES FOR SERVICES              | 8,913.52                   | 8,877.73                   | -35.79  | -0.40%        | 82,338.57                 | 83,896.10                 | 1,557.53                                     | 1.89%          |
| 49 - TRANSFER                          | 0.00                       | 0.00                       | 0.00  | 0.00%         | 0.00                      | 160,000.00                | 160,000.00                                   | 0.00%          |
| <b>Revenue Total:</b>                  | <b>8,913.52</b>            | <b>8,877.73</b>            | <b>-35.79</b>                                 | <b>-0.40%</b> | <b>82,338.57</b>          | <b>243,896.10</b>         | <b>161,557.53</b>                            | <b>196.21%</b> |
| <b>Expense</b>                         |                            |                            |   |               |                           |                           |  |                |
| <b>Department: 040 - AIRPORT</b>       |                            |                            |   |               |                           |                           |  |                |
| 51 - PERSONNEL                         | 542.25                     | 298.92                     | 243.33  | 44.87%        | 4,708.50                  | 4,330.02                  | 378.48                                       | 8.04%          |
| 52 - CONTRACTUAL                       | 2,491.58                   | 2,820.10                   | -328.52                                       | -13.19%       | 30,131.45                 | 32,898.79                 | -2,767.34                                    | -9.18%         |
| 53 - GENERAL SERVICES                  | 103.98                     | 0.00                       | 103.98  | 100.00%       | 331.23                    | 71.00                     | 260.23                                       | 78.56%         |
| 54 - MACHINE & EQUIPMENT MAI           | 519.93                     | 389.00                     | 130.93  | 25.18%        | 9,941.07                  | 9,308.68                  | 632.39                                       | 6.36%          |
| 55 - CAPITAL OUTLAY                    | 0.00                       | 0.00                       | 0.00  | 0.00%         | 556.98                    | 0.00                      | 556.98                                       | 100.00%        |
| <b>Department 040 - AIRPORT Total:</b> | <b>3,657.74</b>            | <b>3,508.02</b>            | <b>149.72</b>                                 | <b>4.09%</b>  | <b>45,669.23</b>          | <b>46,608.49</b>          | <b>-939.26</b>                               | <b>-2.06%</b>  |
| <b>Expense Total:</b>                  | <b>3,657.74</b>            | <b>3,508.02</b>            | <b>149.72</b>                                 | <b>4.09%</b>  | <b>45,669.23</b>          | <b>46,608.49</b>          | <b>-939.26</b>                               | <b>-2.06%</b>  |
| <b>Total Revenues</b>                  | <b>8,913.52</b>            | <b>8,877.73</b>            | <b>-35.79</b>                                 | <b>-0.40%</b> | <b>82,338.57</b>          | <b>243,896.10</b>         | <b>161,557.53</b>                            | <b>196.21%</b> |
| <b>Fund 04 Surplus (Deficit):</b>      | <b>5,255.78</b>            | <b>5,369.71</b>            | <b>113.93</b>                                 | <b>2.17%</b>  | <b>36,669.34</b>          | <b>197,287.61</b>         | <b>160,618.27</b>                            | <b>438.02%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...  | 2019-2020        |                  |   |               | 2020-2021         |                     |  |                   |
|---|------------------|------------------|---|---------------|-------------------|---------------------|--|-------------------|
|   | June Activity    | June Activity    | June Variance Favorable / (Unfavorable) | Variance %    | YTD Activity      | YTD Activity        | YTD Variance Favorable / (Unfavorable) | Variance %        |
| <b>Fund: 05 - STORM WATER DRAINAGE FUND</b>         |                  |                  |   |               |                   |                     |  |                   |
| <b>Revenue</b>                                      |                  |                  |   |               |                   |                     |  |                   |
| 41 - LICENSES AND PERMITS                           | 0.00             | 0.00             | 0.00                                    | 0.00%         | 0.00              | 1,450.18            | 1,450.18                               | 0.00%             |
| 43 - INTERGOVERNMENTAL                              | 0.00             | 0.00             | 0.00                                    | 0.00%         | 27,200.00         | 420,043.65          | 392,843.65                             | 1,444.28%         |
| 44 - CHARGES FOR SERVICES                           | 53,779.66        | 62,797.66        | 9,018.00                                | 16.77%        | 485,625.52        | 497,374.48          | 11,748.96                              | 2.42%             |
| 45 - OTHER REVENUE                                  | 166.75           | 3.60             | -163.15                                 | -97.84%       | 8,210.50          | 381.91              | -7,828.59                              | -95.35%           |
| <b>Revenue Total:</b>                               | <b>53,946.41</b> | <b>62,801.26</b> | <b>8,854.85</b>                         | <b>16.41%</b> | <b>521,036.02</b> | <b>919,250.22</b>   | <b>398,214.20</b>                      | <b>76.43%</b>     |
| <b>Expense</b>                                      |                  |                  |   |               |                   |                     |  |                   |
| <b>Department: 050 - STORM WATER DRAINAGE</b>       |                  |                  |   |               |                   |                     |  |                   |
| 52 - CONTRACTUAL                                    | 1,986.20         | 1,687.51         | 298.69                                  | 15.04%        | 43,760.11         | 21,204.15           | 22,555.96                              | 51.54%            |
| 54 - MACHINE & EQUIPMENT MAI                        | 5,500.00         | 0.00             | 5,500.00                                | 100.00%       | 5,500.00          | 0.00                | 5,500.00                               | 100.00%           |
| 55 - CAPITAL OUTLAY                                 | 350.00           | 1,818.00         | -1,468.00                               | -419.43%      | 38,497.45         | 959,592.07          | -921,094.62                            | -2,392.61%        |
| 56 - BANK CHARGES                                   | 0.00             | 0.00             | 0.00                                    | 0.00%         | 147.50            | 447.50              | -300.00                                | -203.39%          |
| 57 - DEBT SERVICE                                   | 0.00             | 0.00             | 0.00                                    | 0.00%         | 405,248.00        | 409,990.00          | -4,742.00                              | -1.17%            |
| 59 - TRANSFER                                       | 0.00             | 0.00             | 0.00                                    | 0.00%         | 0.00              | 199,008.00          | -199,008.00                            | 0.00%             |
| <b>Department 050 - STORM WATER DRAINAGE Total:</b> | <b>7,836.20</b>  | <b>3,505.51</b>  | <b>4,330.69</b>                         | <b>55.27%</b> | <b>493,153.06</b> | <b>1,590,241.72</b> | <b>-1,097,088.66</b>                   | <b>-222.46%</b>   |
| <b>Expense Total:</b>                               | <b>7,836.20</b>  | <b>3,505.51</b>  | <b>4,330.69</b>                         | <b>55.27%</b> | <b>493,153.06</b> | <b>1,590,241.72</b> | <b>-1,097,088.66</b>                   | <b>-222.46%</b>   |
| <b>Total Revenues</b>                               | <b>53,946.41</b> | <b>62,801.26</b> | <b>8,854.85</b>                         | <b>16.41%</b> | <b>521,036.02</b> | <b>919,250.22</b>   | <b>398,214.20</b>                      | <b>76.43%</b>     |
| <b>Fund 05 Surplus (Deficit):</b>                   | <b>46,110.21</b> | <b>59,295.75</b> | <b>13,185.54</b>                        | <b>28.60%</b> | <b>27,882.96</b>  | <b>-670,991.50</b>  | <b>-698,874.46</b>                     | <b>-2,506.46%</b> |



Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...                                 | 2019-2020        |                  |   |                  | 2020-2021         |                   |  |                 |
|--|------------------|------------------|---|------------------|-------------------|-------------------|--|-----------------|
|  | June Activity    | June Activity    | June Variance Favorable / (Unfavorable) | Variance %       | YTD Activity      | YTD Activity      | YTD Variance Favorable / (Unfavorable) | Variance %      |
| <b>Fund: 07 - HOTEL OCCUPANCY TAX FUND</b> |                  |                  |   |                  |                   |                   |  |                 |
| <b>Revenue</b>                             |                  |                  |   |                  |                   |                   |  |                 |
| 40 - TAXES                                 | 11,369.80        | 60,142.27        | 48,772.47                               | 428.97%          | 218,287.58        | 332,647.61        | 114,360.03                             | 52.39%          |
| 44 - CHARGES FOR SERVICES                  | 0.00             | 16,792.10        | 16,792.10                               | 0.00%            | 6,800.00          | 32,392.10         | 25,592.10                              | 376.35%         |
| 45 - OTHER REVENUE                         | 64.19            | 3.59             | -60.60                                  | -94.41%          | 1,984.18          | 128.49            | -1,855.69                              | -93.52%         |
| <b>Revenue Total:</b>                      | <b>11,433.99</b> | <b>76,937.96</b> | <b>65,503.97</b>                        | <b>572.89%</b>   | <b>227,071.76</b> | <b>365,168.20</b> | <b>138,096.44</b>                      | <b>60.82%</b>   |
| <b>Expense</b>                             |                  |                  |   |                  |                   |                   |  |                 |
| <b>Department: 070 - TOURISM</b>           |                  |                  |   |                  |                   |                   |  |                 |
| 51 - PERSONNEL                             | 5,951.12         | 5,994.72         | -43.60                                  | -0.73%           | 57,250.38         | 57,728.14         | -477.76                                | -0.83%          |
| 52 - CONTRACTUAL                           | 402.12           | 743.44           | -341.32                                 | -84.88%          | 12,631.57         | 157,380.74        | -144,749.17                            | -1,145.93%      |
| 53 - GENERAL SERVICES                      | 547.19           | 0.00             | 547.19                                  | 100.00%          | 4,961.95          | 2,246.62          | 2,715.33                               | 54.72%          |
| 58 - GRANT DISBURSEMENTS                   | 7,970.64         | 38,939.17        | -30,968.53                              | -388.53%         | 59,492.98         | 158,075.62        | -98,582.64                             | -165.70%        |
| <b>Department 070 - TOURISM Total:</b>     | <b>14,871.07</b> | <b>45,677.33</b> | <b>-30,806.26</b>                       | <b>-207.16%</b>  | <b>134,336.88</b> | <b>375,431.12</b> | <b>-241,094.24</b>                     | <b>-179.47%</b> |
| <b>Expense Total:</b>                      | <b>14,871.07</b> | <b>45,677.33</b> | <b>-30,806.26</b>                       | <b>-207.16%</b>  | <b>134,336.88</b> | <b>375,431.12</b> | <b>-241,094.24</b>                     | <b>-179.47%</b> |
| <b>Total Revenues</b>                      | <b>11,433.99</b> | <b>76,937.96</b> | <b>65,503.97</b>                        | <b>572.89%</b>   | <b>227,071.76</b> | <b>365,168.20</b> | <b>138,096.44</b>                      | <b>60.82%</b>   |
| <b>Fund 07 Surplus (Deficit):</b>          | <b>-3,437.08</b> | <b>31,260.63</b> | <b>34,697.71</b>                        | <b>1,009.51%</b> | <b>92,734.88</b>  | <b>-10,262.92</b> | <b>-102,997.80</b>                     | <b>-111.07%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...                                  | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %     | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %      |
|---|----------------------------|----------------------------|---|----------------|---------------------------|---------------------------|--|-----------------|
| <b>Fund: 08 - DEBT SERVICE FUND</b>         |                            |                            |   |                |                           |                           |  |                 |
| <b>Revenue</b>                              |                            |                            |   |                |                           |                           |  |                 |
| 40 - TAXES                                  | 3,905.91                   | 2,058.40                   | -1,847.51                                     | -47.30%        | 262,783.53                | 267,201.54                | 4,418.01                                     | 1.68%           |
| 45 - OTHER REVENUE                          | 20.96                      | 1.08                       | -19.88  | -94.85%        | 1,440.10                  | 80.96                     | -1,359.14                                    | -94.38%         |
| <b>Revenue Total:</b>                       | <b>3,926.87</b>            | <b>2,059.48</b>            | <b>-1,867.39</b>                              | <b>-47.55%</b> | <b>264,223.63</b>         | <b>267,282.50</b>         | <b>3,058.87</b>                              | <b>1.16%</b>    |
| <b>Expense</b>                              |                            |                            |   |                |                           |                           |  |                 |
| <b>Department: 080 - DEBT SERVICE</b>       |                            |                            |   |                |                           |                           |  |                 |
| 56 - BANK CHARGES                           | 0.00                       | 0.00                       | 0.00  | 0.00%          | 0.00                      | 300.00                    | -300.00                                      | 0.00%           |
| 57 - DEBT SERVICE                           | 0.00                       | 0.00                       | 0.00  | 0.00%          | 221,775.00                | 400,900.00                | -179,125.00                                  | -80.77%         |
| <b>Department 080 - DEBT SERVICE Total:</b> | <b>0.00</b>                | <b>0.00</b>                | <b>0.00</b>                                   | <b>0.00%</b>   | <b>221,775.00</b>         | <b>401,200.00</b>         | <b>-179,425.00</b>                           | <b>-80.90%</b>  |
| <b>Expense Total:</b>                       | <b>0.00</b>                | <b>0.00</b>                | <b>0.00</b>                                   | <b>0.00%</b>   | <b>221,775.00</b>         | <b>401,200.00</b>         | <b>-179,425.00</b>                           | <b>-80.90%</b>  |
| <b>Total Revenues</b>                       | <b>3,926.87</b>            | <b>2,059.48</b>            | <b>-1,867.39</b>                              | <b>-47.55%</b> | <b>264,223.63</b>         | <b>267,282.50</b>         | <b>3,058.87</b>                              | <b>1.16%</b>    |
| <b>Fund 08 Surplus (Deficit):</b>           | <b>3,926.87</b>            | <b>2,059.48</b>            | <b>-1,867.39</b>                              | <b>-47.55%</b> | <b>42,448.63</b>          | <b>-133,917.50</b>        | <b>-176,366.13</b>                           | <b>-415.48%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...  | June Variance              |                            |                              |               | YTD Variance              |                           |                              |                 |
|---|----------------------------|----------------------------|------------------------------|---------------|---------------------------|---------------------------|------------------------------|-----------------|
|   | 2019-2020<br>June Activity | 2020-2021<br>June Activity | Favorable /<br>(Unfavorable) | Variance %    | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | Favorable /<br>(Unfavorable) | Variance %      |
| <b>Fund: 10 - CAPITAL PROJECTS FUND</b>           |                            |                            |                              |               |                           |                           |                              |                 |
| <b>Revenue</b>                                    |                            |                            |                              |               |                           |                           |                              |                 |
| 41 - LICENSES AND PERMITS                         | 0.00                       | 0.00                       | 0.00                         | 0.00%         | 0.00                      | 2,506.25                  | 2,506.25                     | 0.00%           |
| 44 - CHARGES FOR SERVICES                         | 0.00                       | 0.00                       | 0.00                         | 0.00%         | 4,167.00                  | 0.00                      | -4,167.00                    | -100.00%        |
| 45 - OTHER REVENUE                                | 116.83                     | 121.52                     | 4.69                         | 4.01%         | 12,893,335.95             | 5,775.52                  | -12,887,560.43               | -99.96%         |
| 49 - TRANSFER                                     | 0.00                       | 0.00                       | 0.00                         | 0.00%         | 0.00                      | 967,565.00                | 967,565.00                   | 0.00%           |
| <b>Revenue Total:</b>                             | <b>116.83</b>              | <b>121.52</b>              | <b>4.69</b>                  | <b>4.01%</b>  | <b>12,897,502.95</b>      | <b>975,846.77</b>         | <b>-11,921,656.18</b>        | <b>-92.43%</b>  |
| <b>Expense</b>                                    |                            |                            |                              |               |                           |                           |                              |                 |
| <b>Department: 402 - STREET MAINTENANCE</b>       |                            |                            |                              |               |                           |                           |                              |                 |
| 55 - CAPITAL OUTLAY                               | 24,947.18                  | 519.00                     | 24,428.18                    | 97.92%        | 319,840.41                | 3,217,236.32              | -2,897,395.91                | -905.89%        |
| 56 - BANK CHARGES                                 | 0.00                       | 0.00                       | 0.00                         | 0.00%         | 262,594.83                | 0.00                      | 262,594.83                   | 100.00%         |
| <b>Department 402 - STREET MAINTENANCE Total:</b> | <b>24,947.18</b>           | <b>519.00</b>              | <b>24,428.18</b>             | <b>97.92%</b> | <b>582,435.24</b>         | <b>3,217,236.32</b>       | <b>-2,634,801.08</b>         | <b>-452.38%</b> |
| <b>Expense Total:</b>                             | <b>24,947.18</b>           | <b>519.00</b>              | <b>24,428.18</b>             | <b>97.92%</b> | <b>582,435.24</b>         | <b>3,217,236.32</b>       | <b>-2,634,801.08</b>         | <b>-452.38%</b> |
| <b>Total Revenues</b>                             | <b>116.83</b>              | <b>121.52</b>              | <b>4.69</b>                  | <b>4.01%</b>  | <b>12,897,502.95</b>      | <b>975,846.77</b>         | <b>-11,921,656.18</b>        | <b>-92.43%</b>  |
| <b>Fund 10 Surplus (Deficit):</b>                 | <b>-24,830.35</b>          | <b>-397.48</b>             | <b>24,432.87</b>             | <b>98.40%</b> | <b>12,315,067.71</b>      | <b>-2,241,389.55</b>      | <b>-14,556,457.26</b>        | <b>-118.20%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 22.

| Categor...                          | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %    | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %    |
|-------------------------------------|----------------------------|----------------------------|---|---------------|---------------------------|---------------------------|--|---------------|
| <b>Fund: 11 - CHILD SAFETY FUND</b> |                            |                            |   |               |                           |                           |  |               |
| <b>Revenue</b>                      |                            |                            |   |               |                           |                           |  |               |
| 42 - FINES AND FORFEITURES          | 25.00                      | 50.00                      | 25.00   | 100.00%       | 1,158.94                  | 1,673.31                  | 514.37                                       | 44.38%        |
| 45 - OTHER REVENUE                  | 0.30                       | 0.00                       | -0.30   | -100.00%      | 13.57                     | 1.39                      | -12.18                                       | -89.76%       |
| <b>Revenue Total:</b>               | <b>25.30</b>               | <b>50.00</b>               | <b>24.70</b>                                  | <b>97.63%</b> | <b>1,172.51</b>           | <b>1,674.70</b>           | <b>502.19</b>                                | <b>42.83%</b> |
| <b>Total Revenues</b>               | <b>25.30</b>               | <b>50.00</b>               | <b>24.70</b>                                  | <b>97.63%</b> | <b>1,172.51</b>           | <b>1,674.70</b>           | <b>502.19</b>                                | <b>42.83%</b> |
| <b>Fund 11 Total:</b>               | <b>25.30</b>               | <b>50.00</b>               | <b>24.70</b>                                  | <b>97.63%</b> | <b>1,172.51</b>           | <b>1,674.70</b>           | <b>502.19</b>                                | <b>42.83%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...                                      | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %    | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %     |
|---|----------------------------|----------------------------|---|---------------|---------------------------|---------------------------|--|----------------|
| <b>Fund: 12 - COURT TECHNOLOGY FUND</b>         |                            |                            |   |               |                           |                           |  |                |
| <b>Revenue</b>                                  |                            |                            |   |               |                           |                           |  |                |
| 42 - FINES AND FORFEITURES                      | 322.17                     | 375.97                     | 53.80   | 16.70%        | 1,315.42                  | 3,318.06                  | 2,002.64                                     | 152.24%        |
| 45 - OTHER REVENUE                              | 0.90                       | 0.00                       | -0.90   | -100.00%      | 34.48                     | 2.62                      | -31.86                                       | -92.40%        |
| <b>Revenue Total:</b>                           | <b>323.07</b>              | <b>375.97</b>              | <b>52.90</b>                                  | <b>16.37%</b> | <b>1,349.90</b>           | <b>3,320.68</b>           | <b>1,970.78</b>                              | <b>145.99%</b> |
| <b>Expense</b>                                  |                            |                            |   |               |                           |                           |  |                |
| <b>Department: 120 - COURT TECHNOLOGY</b>       |                            |                            |   |               |                           |                           |  |                |
| 52 - CONTRACTUAL                                | 0.00                       | 0.00                       | 0.00  | 0.00%         | 186.00                    | 0.00                      | 186.00                                       | 100.00%        |
| 54 - MACHINE & EQUIPMENT MAI                    | 0.00                       | 0.00                       | 0.00  | 0.00%         | 8,222.11                  | 0.00                      | 8,222.11                                     | 100.00%        |
| <b>Department 120 - COURT TECHNOLOGY Total:</b> | <b>0.00</b>                | <b>0.00</b>                | <b>0.00</b>                                   | <b>0.00%</b>  | <b>8,408.11</b>           | <b>0.00</b>               | <b>8,408.11</b>                              | <b>100.00%</b> |
| <b>Expense Total:</b>                           | <b>0.00</b>                | <b>0.00</b>                | <b>0.00</b>                                   | <b>0.00%</b>  | <b>8,408.11</b>           | <b>0.00</b>               | <b>8,408.11</b>                              | <b>100.00%</b> |
| <b>Total Revenues</b>                           | <b>323.07</b>              | <b>375.97</b>              | <b>52.90</b>                                  | <b>16.37%</b> | <b>1,349.90</b>           | <b>3,320.68</b>           | <b>1,970.78</b>                              | <b>145.99%</b> |
| <b>Fund 12 Surplus (Deficit):</b>               | <b>323.07</b>              | <b>375.97</b>              | <b>52.90</b>                                  | <b>16.37%</b> | <b>-7,058.21</b>          | <b>3,320.68</b>           | <b>10,378.89</b>                             | <b>147.05%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06

Item 22.

| Categor...                                   | 2019-2020<br>June Activity | 2020-2021<br>June Activity | June Variance<br>Favorable /<br>(Unfavorable) | Variance %        | 2019-2020<br>YTD Activity | 2020-2021<br>YTD Activity | YTD Variance<br>Favorable /<br>(Unfavorable) | Variance %     |
|--|----------------------------|----------------------------|---|-------------------|---------------------------|---------------------------|--|----------------|
| <b>Fund: 13 - PUBLIC SAFETY FUND</b>         |                            |                            |   |                   |                           |                           |  |                |
| <b>Revenue</b>                               |                            |                            |   |                   |                           |                           |  |                |
| 43 - INTERGOVERNMENTAL                       | 0.00                       | 0.00                       | 0.00  | 0.00%             | 3,537.55                  | 3,206.87                  | -330.68                                      | -9.35%         |
| 45 - OTHER REVENUE                           | 13.71                      | 0.73                       | -12.98  | -94.68%           | 862.22                    | 31.40                     | -830.82                                      | -96.36%        |
| <b>Revenue Total:</b>                        | <b>13.71</b>               | <b>0.73</b>                | <b>-12.98</b>                                 | <b>-94.68%</b>    | <b>4,399.77</b>           | <b>3,238.27</b>           | <b>-1,161.50</b>                             | <b>-26.40%</b> |
| <b>Expense</b>                               |                            |                            |   |                   |                           |                           |  |                |
| <b>Department: 130 - PUBLIC SAFETY</b>       |                            |                            |   |                   |                           |                           |  |                |
| 52 - CONTRACTUAL                             | 0.00                       | 391.30                     | -391.30                                       | 0.00%             | 0.00                      | 391.30                    | -391.30                                      | 0.00%          |
| 53 - GENERAL SERVICES                        | 0.00                       | 0.00                       | 0.00  | 0.00%             | 526.89                    | 0.00                      | 526.89                                       | 100.00%        |
| <b>Department 130 - PUBLIC SAFETY Total:</b> | <b>0.00</b>                | <b>391.30</b>              | <b>-391.30</b>                                | <b>0.00%</b>      | <b>526.89</b>             | <b>391.30</b>             | <b>135.59</b>                                | <b>25.73%</b>  |
| <b>Expense Total:</b>                        | <b>0.00</b>                | <b>391.30</b>              | <b>-391.30</b>                                | <b>0.00%</b>      | <b>526.89</b>             | <b>391.30</b>             | <b>135.59</b>                                | <b>25.73%</b>  |
| <b>Total Revenues</b>                        | <b>13.71</b>               | <b>0.73</b>                | <b>-12.98</b>                                 | <b>-94.68%</b>    | <b>4,399.77</b>           | <b>3,238.27</b>           | <b>-1,161.50</b>                             | <b>-26.40%</b> |
| <b>Fund 13 Surplus (Deficit):</b>            | <b>13.71</b>               | <b>-390.57</b>             | <b>-404.28</b>                                | <b>-2,948.80%</b> | <b>3,872.88</b>           | <b>2,846.97</b>           | <b>-1,025.91</b>                             | <b>-26.49%</b> |

Prior-Year Comparative Income Statement

For the Period Ending 06 Item 22.

| Categor...                          | 2019-2020          |                   |   |                | 2020-2021            |                     |  |                |
|-------------------------------------|--------------------|-------------------|---|----------------|----------------------|---------------------|--|----------------|
|                                     | June Activity      | June Activity     | June Variance Favorable / (Unfavorable) | Variance %     | YTD Activity         | YTD Activity        | YTD Variance Favorable / (Unfavorable) | Variance %     |
| <b>Fund: 79 - SEDA</b>              |                    |                   |   |                |                      |                     |  |                |
| <b>Revenue</b>                      |                    |                   |   |                |                      |                     |  |                |
| 40 - TAXES                          | 36,499.52          | 49,659.95         | 13,160.43                               | 36.06%         | 392,453.33           | 469,891.45          | 77,438.12                              | 19.73%         |
| 43 - INTERGOVERNMENTAL              | 0.00               | 0.00              | 0.00                                    | 0.00%          | 0.00                 | 34,000.00           | 34,000.00                              | 0.00%          |
| 45 - OTHER REVENUE                  | 149.22             | 11.05             | -138.17                                 | -92.59%        | 7,001.16             | 405.94              | -6,595.22                              | -94.20%        |
| <b>Revenue Total:</b>               | <b>36,648.74</b>   | <b>49,671.00</b>  | <b>13,022.26</b>                        | <b>35.53%</b>  | <b>399,454.49</b>    | <b>504,297.39</b>   | <b>104,842.90</b>                      | <b>26.25%</b>  |
| <b>Expense</b>                      |                    |                   |   |                |                      |                     |  |                |
| <b>Department: 790 - SEDA</b>       |                    |                   |   |                |                      |                     |  |                |
| 51 - PERSONNEL                      | 16,589.28          | 19,343.69         | -2,754.41                               | -16.60%        | 158,814.51           | 166,053.43          | -7,238.92                              | -4.56%         |
| 52 - CONTRACTUAL                    | 1,452.09           | 1,542.87          | -90.78                                  | -6.25%         | 113,792.49           | 124,845.38          | -11,052.89                             | -9.71%         |
| 53 - GENERAL SERVICES               | 197.22             | 1,159.35          | -962.13                                 | -487.85%       | 1,872.50             | 3,634.18            | -1,761.68                              | -94.08%        |
| 54 - MACHINE & EQUIPMENT MAI        | 0.00               | 0.00              | 0.00                                    | 0.00%          | 0.00                 | 649.00              | -649.00                                | 0.00%          |
| 55 - CAPITAL OUTLAY                 | 0.00               | 60,438.15         | -60,438.15                              | 0.00%          | 0.00                 | 60,438.15           | -60,438.15                             | 0.00%          |
| 56 - BANK CHARGES                   | 33.75              | 5.65              | 28.10                                   | 83.26%         | 232.61               | 22.30               | 210.31                                 | 90.41%         |
| 58 - GRANT DISBURSEMENTS            | 41,423.78          | 0.00              | 41,423.78                               | 100.00%        | 68,115.74            | 47,924.79           | 20,190.95                              | 29.64%         |
| <b>Department 790 - SEDA Total:</b> | <b>59,696.12</b>   | <b>82,489.71</b>  | <b>-22,793.59</b>                       | <b>-38.18%</b> | <b>342,827.85</b>    | <b>403,567.23</b>   | <b>-60,739.38</b>                      | <b>-17.72%</b> |
| <b>Expense Total:</b>               | <b>59,696.12</b>   | <b>82,489.71</b>  | <b>-22,793.59</b>                       | <b>-38.18%</b> | <b>342,827.85</b>    | <b>403,567.23</b>   | <b>-60,739.38</b>                      | <b>-17.72%</b> |
| <b>Total Revenues</b>               | <b>36,648.74</b>   | <b>49,671.00</b>  | <b>13,022.26</b>                        | <b>35.53%</b>  | <b>399,454.49</b>    | <b>504,297.39</b>   | <b>104,842.90</b>                      | <b>26.25%</b>  |
| <b>Fund 79 Surplus (Deficit):</b>   | <b>-23,047.38</b>  | <b>-32,818.71</b> | <b>-9,771.33</b>                        | <b>-42.40%</b> | <b>56,626.64</b>     | <b>100,730.16</b>   | <b>44,103.52</b>                       | <b>77.88%</b>  |
| <b>Total Surplus (Deficit):</b>     | <b>-144,699.36</b> | <b>477,505.15</b> | <b>622,204.51</b>                       | <b>430.00%</b> | <b>11,636,154.24</b> | <b>1,512,634.55</b> | <b>-10,123,519.69</b>                  | <b>-87.00%</b> |

**Fund Summary**

| Fund                            | 2019-2020          |                   | June Variance             |                | 2020-2021            |                     | YTD Variance              |                |
|---------------------------------|--------------------|-------------------|---------------------------|----------------|----------------------|---------------------|---------------------------|----------------|
|                                 | June Activity      | June Activity     | Favorable / (Unfavorable) | Variance %     | YTD Activity         | YTD Activity        | Favorable / (Unfavorable) | Variance %     |
| 01 - GENERAL FUND               | -336,383.50        | 27,995.60         | 364,379.10                | 108.32%        | 2,364,204.50         | 3,125,401.65        | 761,197.15                | 32.20%         |
| 02 - WATER AND WASTEWATE...     | 106,398.26         | 333,278.27        | 226,880.01                | 213.24%        | -3,443,930.76        | 773,801.83          | 4,217,732.59              | 122.47%        |
| 03 - SANITARY LANDFILL FUND     | 80,945.75          | 51,426.50         | -29,519.25                | -36.47%        | 146,463.16           | 364,132.42          | 217,669.26                | 148.62%        |
| 04 - AIRPORT FUND               | 5,255.78           | 5,369.71          | 113.93                    | 2.17%          | 36,669.34            | 197,287.61          | 160,618.27                | 438.02%        |
| 05 - STORM WATER DRAINAGE...    | 46,110.21          | 59,295.75         | 13,185.54                 | 28.60%         | 27,882.96            | -670,991.50         | -698,874.46               | -2,506.46%     |
| 07 - HOTEL OCCUPANCY TAX F...   | -3,437.08          | 31,260.63         | 34,697.71                 | 1,009.51%      | 92,734.88            | -10,262.92          | -102,997.80               | -111.07%       |
| 08 - DEBT SERVICE FUND          | 3,926.87           | 2,059.48          | -1,867.39                 | -47.55%        | 42,448.63            | -133,917.50         | -176,366.13               | -415.48%       |
| 10 - CAPITAL PROJECTS FUND      | -24,830.35         | -397.48           | 24,432.87                 | 98.40%         | 12,315,067.71        | -2,241,389.55       | -14,556,457.26            | -118.20%       |
| 11 - CHILD SAFETY FUND          | 25.30              | 50.00             | 24.70                     | 97.63%         | 1,172.51             | 1,674.70            | 502.19                    | 42.83%         |
| 12 - COURT TECHNOLOGY FU...     | 323.07             | 375.97            | 52.90                     | 16.37%         | -7,058.21            | 3,320.68            | 10,378.89                 | 147.05%        |
| 13 - PUBLIC SAFETY FUND         | 13.71              | -390.57           | -404.28                   | -2,948.80%     | 3,872.88             | 2,846.97            | -1,025.91                 | -26.49%        |
| 79 - SEDA                       | -23,047.38         | -32,818.71        | -9,771.33                 | -42.40%        | 56,626.64            | 100,730.16          | 44,103.52                 | 77.88%         |
| <b>Total Surplus (Deficit):</b> | <b>-144,699.36</b> | <b>477,505.15</b> | <b>622,204.51</b>         | <b>430.00%</b> | <b>11,636,154.24</b> | <b>1,512,634.55</b> | <b>-10,123,519.69</b>     | <b>-87.00%</b> |





**Quarterly Investment Report  
For the Quarter Ending  
June 30, 2021**

City of Stephenville, Texas  
Quarterly Investment Report  
June 30, 2021  
Portfolio Summary Management Report

| <b><u>Portfolio as of March 31, 2021:</u></b> |               | <b><u>Portfolio as of June 30, 2021:</u></b> |               |
|---|---------------|--|---------------|
| Beginning Book Value                          | \$ 44,831,902 | Ending Book Value                            | \$ 44,535,201 |
| Beginning Market Value                        | \$ 44,831,902 | Ending Market Value                          | \$ 44,535,201 |
|   |               | Total Income for Quarter                     | \$ 1,319      |
|   |               | Change in Book Value                         | \$ (296,701)  |
|   |               | Change in Market Value                       | \$ (296,701)  |
|   |               | Net Change in Value                          | \$ -          |

**Average Yield to Maturity for period - Total** 0.02%  
**Average Yield to Maturity for period - Non-Demand** 0.01%  
**3 Month Treasury Average April - June 2021** 0.03%

*Monica D. Harris*

---

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

City of Stephenville, TX  
Investment Report  
6/30/2021

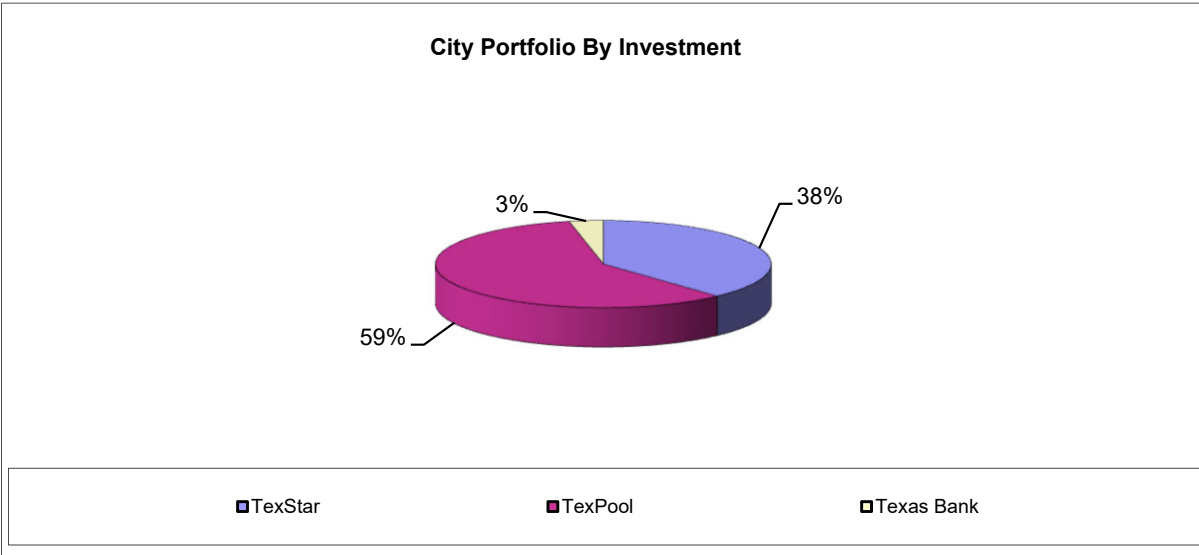
| Purchase Date                     | Maturity Date | CUSIP     | Investment Type | Par Amount           | Coupon | Purchase Price | Purchase Yield | Interest Earned April 2021 | Interest Earned May 2021 | Interest Earned June 2021 | Interest Earned for the Quarter | Ending Book Value    | Earnings YTD    | Market Price | Market Value         |
|-----------------------------------|---------------|-----------|-----------------|----------------------|--------|----------------|----------------|----------------------------|--------------------------|---------------------------|---------------------------------|----------------------|-----------------|--------------|----------------------|
| <b><u>Pooled Cash</u></b>         |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Demand          | 1,171,857.49         | 0.020% | 100.000        | 0.020%         | 15.57                      | 29.95                    | 14.13                     | 59.65                           | 1,171,857.49         | 440.52          | 100.0000     | 1,171,857.49         |
| <b>Sub Total</b>                  |               |           |                 | <b>1,171,857.49</b>  |        |                |                | <b>15.57</b>               | <b>29.95</b>             | <b>14.13</b>              | <b>59.65</b>                    | <b>1,171,857.49</b>  | <b>440.52</b>   |              | <b>1,171,857.49</b>  |
| <b><u>General Fund</u></b>        |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 8,732,560.60         | 0.013% | 100.000        | 0.013%         | 104.13                     | 79.65                    | 98.38                     | 282.16                          | 8,732,560.60         | 2,629.49        | 100.0000     | 8,732,560.60         |
| 6/30/2021                         | 7/1/2021      | N/A       | TexSTAR         | 2,761,991.78         | 0.010% | 100.000        | 0.010%         | 25.71                      | 23.51                    | 22.76                     | 71.98                           | 2,761,991.78         | 972.54          | 100.0000     | 2,761,991.78         |
| 10/9/2019                         | 10/9/2020     | 87270LCZ4 | CD              | -                    |        |                |                |                            |                          |                           |                                 |                      | 96.66           |              | -                    |
| 11/5/2019                         | 11/3/2020     | 98970L6C2 | CD              | -                    |        |                |                |                            |                          |                           |                                 |                      | 365.48          |              | -                    |
| <b>Sub Total</b>                  |               |           |                 | <b>11,494,552.38</b> |        |                |                | <b>129.84</b>              | <b>103.16</b>            | <b>121.14</b>             | <b>354.14</b>                   | <b>11,494,552.38</b> | <b>4,064.17</b> |              | <b>11,494,552.38</b> |
| <b><u>Enterprise</u></b>          |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 2,987,432.03         | 0.013% | 100.0000       | 0.013%         | 33.87                      | 28.73                    | 33.36                     | 95.96                           | 2,987,432.03         | 1,297.22        | 100.0000     | 2,987,432.03         |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 1,176,088.56         | 0.013% | 100.0000       | 0.013%         | 12.19                      | 9.68                     | 12.44                     | 34.31                           | 1,176,088.56         | 419.76          | 100.0000     | 1,176,088.56         |
| 6/30/2021                         | 7/1/2021      | N/A       | TexSTAR         | 1,745,895.93         | 0.010% | 100.0000       | 0.010%         | 15.86                      | 14.84                    | 14.36                     | 45.06                           | 1,745,895.93         | 551.92          | 100.0000     | 1,745,895.93         |
| 6/30/2021                         | 7/1/2021      | N/A       | TexSTAR         | 12,494,635.49        | 0.010% | 100.0000       | 0.010%         | 116.60                     | 106.07                   | 102.64                    | 325.31                          | 12,494,635.49        | 4,478.43        | 100.0000     | 12,494,635.49        |
| <b>Sub Total</b>                  |               |           |                 | <b>18,404,052.01</b> |        |                |                | <b>178.52</b>              | <b>159.32</b>            | <b>162.80</b>             | <b>500.64</b>                   | <b>18,404,052.01</b> | <b>6,747.33</b> |              | <b>18,404,052.01</b> |
| <b><u>Storm Drainage</u></b>      |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 121,919.26           | 0.013% | 100.0000       | 0.013%         | 3.51                       | 1.88                     | 1.65                      | 7.04                            | 121,919.26           | 301.70          | 100.0000     | 121,919.26           |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 183,077.42           | 0.013% | 100.0000       | 0.013%         | 2.07                       | 1.56                     | 1.95                      | 5.58                            | 183,077.42           | 80.21           | 100.0000     | 183,077.42           |
| <b>Sub Total</b>                  |               |           |                 | <b>304,996.68</b>    |        |                |                | <b>5.58</b>                | <b>3.44</b>              | <b>3.60</b>               | <b>12.62</b>                    | <b>304,996.68</b>    | <b>381.91</b>   |              | <b>304,996.68</b>    |
| <b><u>Hotel Occupancy Tax</u></b> |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 340,464.88           | 0.013% | 100.0000       | 0.013%         | 3.27                       | 2.81                     | 3.59                      | 9.67                            | 340,464.88           | 128.49          | 100.0000     | 340,464.88           |
| <b>Sub Total</b>                  |               |           |                 | <b>340,464.88</b>    |        |                |                | <b>3.27</b>                | <b>2.81</b>              | <b>3.59</b>               | <b>9.67</b>                     | <b>340,464.88</b>    | <b>128.49</b>   |              | <b>340,464.88</b>    |
| <b><u>Child Safety</u></b>        |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 4,815.86             | 0.013% | 100.0000       | 0.013%         | -                          | -                        | -                         | -                               | 4,815.86             | 1.39            | 100.0000     | 4,815.86             |
| <b>Sub Total</b>                  |               |           |                 | <b>4,815.86</b>      |        |                |                | <b>-</b>                   | <b>-</b>                 | <b>-</b>                  | <b>-</b>                        | <b>4,815.86</b>      | <b>1.39</b>     |              | <b>4,815.86</b>      |
| <b><u>Court Technology</u></b>    |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 9,086.47             | 0.013% | 100.0000       | 0.013%         | 0.03                       | -                        | -                         | 0.03                            | 9,086.47             | 2.62            | 100.0000     | 9,086.47             |
| <b>Sub Total</b>                  |               |           |                 | <b>9,086.47</b>      |        |                |                | <b>0.03</b>                | <b>-</b>                 | <b>-</b>                  | <b>0.03</b>                     | <b>9,086.47</b>      | <b>2.62</b>     |              | <b>9,086.47</b>      |
| <b><u>Public Safety</u></b>       |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 63,390.86            | 0.013% | 100.0000       | 0.013%         | 0.75                       | 0.62                     | 0.73                      | 2.10                            | 63,390.86            | 31.40           | 100.0000     | 63,390.86            |
| <b>Sub Total</b>                  |               |           |                 | <b>63,390.86</b>     |        |                |                | <b>0.75</b>                | <b>0.62</b>              | <b>0.73</b>               | <b>2.10</b>                     | <b>63,390.86</b>     | <b>31.40</b>    |              | <b>63,390.86</b>     |
| <b><u>SEDA</u></b>                |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Texpool         | 1,036,605.18         | 0.013% | 100.0000       | 0.013%         | 10.82                      | 8.74                     | 11.05                     | 30.61                           | 1,036,605.18         | 405.94          | 100.0000     | 1,036,605.18         |
| <b>Sub Total</b>                  |               |           |                 | <b>1,036,605.18</b>  |        |                |                | <b>10.82</b>               | <b>8.74</b>              | <b>11.05</b>              | <b>30.61</b>                    | <b>1,036,605.18</b>  | <b>405.94</b>   |              | <b>1,036,605.18</b>  |
| <b><u>Debt Service</u></b>        |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Demand          | 79,819.75            | 0.020% | 100.0000       | 0.020%         | 2.80                       | 1.62                     | 1.08                      | 5.50                            | 79,819.75            | 80.96           | 100.0000     | 79,819.75            |
| <b>Sub Total</b>                  |               |           |                 | <b>79,819.75</b>     |        |                |                | <b>2.80</b>                | <b>1.62</b>              | <b>1.08</b>               | <b>5.50</b>                     | <b>79,819.75</b>     | <b>80.96</b>    |              | <b>79,819.75</b>     |
| <b><u>Employee Benefit</u></b>    |               |           |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                 |              |                      |
| 6/30/2021                         | 7/1/2021      | N/A       | Demand          | 211,400.25           | 0.020% | 100.0000       | 0.020%         | 1.20                       | 1.88                     | 2.24                      | 5.32                            | 211,400.25           | 37.54           | 100.0000     | 211,400.25           |
| <b>Sub Total</b>                  |               |           |                 | <b>211,400.25</b>    |        |                |                | <b>1.20</b>                | <b>1.88</b>              | <b>2.24</b>               | <b>5.32</b>                     | <b>211,400.25</b>    | <b>37.54</b>    |              | <b>211,400.25</b>    |

City of Stephenville, TX  
 Investment Report  
 6/30/2021

| Purchase Date           | Maturity Date | CUSIP | Investment Type | Par Amount           | Coupon | Purchase Price | Purchase Yield | 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         |
|-------------------------|---------------|-------|-----------------|----------------------|--------|----------------|----------------|----------------------------|--------------------------|---------------------------|---------------------------------|----------------------|------------------|--------------|----------------------|
| <b>Capital Projects</b> |               |       |                 |                      |        |                |                |                            |                          |                           |                                 |                      |                  |              |                      |
| 6/30/2021               | 7/1/2021      | N/A   | Texpool         | 11,414,159.14        | 0.013% | 100.0000       | 0.013%         | 121.49                     | 96.10                    | 121.52                    | 339.11                          | 11,414,159.14        | 5,775.52         | 100.0000     | 11,414,159.14        |
| <b>Sub Total</b>        |               |       |                 | <u>11,414,159.14</u> |        |                |                | <u>121.49</u>              | <u>96.10</u>             | <u>121.52</u>             | <u>339.11</u>                   | <u>11,414,159.14</u> | <u>5,775.52</u>  |              | <u>11,414,159.14</u> |
| <b>Grand Total</b>      |               |       |                 | <u>44,535,200.95</u> |        |                |                | <u>469.87</u>              | <u>407.64</u>            | <u>441.88</u>             | <u>1,319.39</u>                 | <u>44,535,200.95</u> | <u>18,097.79</u> |              | <u>44,535,200.95</u> |

**City of Stephenville  
Investment Diversification  
For Month Ending June 30, 2021**

| <b>Investments</b> | <b>Par Value</b>     | <b>Market Value</b>  | <b>% of Portfolio</b> | <b>Avg Yield</b> |
|--------------------|----------------------|----------------------|-----------------------|------------------|
| TexStar            | 17,002,523.20        | 17,002,523.20        | 38.18%                | 0.01%            |
| TexPool            | 26,069,600.26        | 26,069,600.26        | 58.54%                | 0.01%            |
| Texas Bank         | 1,463,077.49         | 1,463,077.49         | 3.29%                 | 0.02%            |
|                    | <b>44,535,200.95</b> | <b>44,535,200.95</b> | <b>100.00%</b>        |                  |



City of Stephenville, TX  
**Consolidated Yield Worksheet**  
April - June 2021

| <u>April</u>                   | <u>Average Monthly Balance</u> | <u>Net Monthly Earnings</u> | <u>Average Monthly Rate</u> |
|--------------------------------|--------------------------------|-----------------------------|-----------------------------|
| Demand - Operating             | 1,382,621.51                   | 15.57                       | 0.01%                       |
| Demand - Others                | 350,935.27                     | 4.00                        | 0.01%                       |
| Texpool                        | 26,402,705.95                  | 292.13                      | 0.01%                       |
| TexSTAR                        | 17,002,080.85                  | 158.17                      | 0.01%                       |
| <b><i>Totals for April</i></b> | <b>45,138,343.58</b>           | <b>469.87</b>               | <b>0.01%</b>                |
| <br>                           |                                |                             |                             |
| <u>May</u>                     |                                |                             |                             |
| Demand - Operating             | 1,393,217.59                   | 29.95                       | 0.03%                       |
| Demand - Others                | 162,209.82                     | 3.50                        | 0.03%                       |
| Texpool                        | 26,569,115.45                  | 229.77                      | 0.01%                       |
| TexSTAR                        | 17,002,239.02                  | 144.42                      | 0.01%                       |
| <b><i>Totals for May</i></b>   | <b>45,126,781.88</b>           | <b>407.64</b>               | <b>0.02%</b>                |
| <br>                           |                                |                             |                             |
| <u>June</u>                    |                                |                             |                             |
| Demand - Operating             | 1,032,934.42                   | 14.13                       | 0.02%                       |
| Demand - Others                | 244,318.65                     | 3.32                        | 0.02%                       |
| Texpool                        | 26,469,325.08                  | 284.67                      | 0.01%                       |
| TexSTAR                        | 17,002,383.44                  | 139.76                      | 0.01%                       |
| <b><i>Totals for June</i></b>  | <b>44,748,961.59</b>           | <b>441.88</b>               | <b>0.02%</b>                |



## REGULAR CITY COUNCIL MEETING

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

### MINUTES

The City Council of the City of Stephenville, Texas, convened on July 6, 2021, in the City Hall Council Chambers, for the purpose of a Regular City Council meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

**COUNCIL PRESENT:**

- Mayor Doug Svien
- Council Member LeAnn Durfey
- Council Member Justin Haschke
- Council Member Daron Trussell
- Council Member Brady Pendleton
- Council Member Ricky Thurman
- Council Member Alan Nix
- Council Member Gerald Cook
- Mayor Pro Tem Brandon Huckabee

**COUNCIL ABSENT:**

**OTHERS ATTENDING:**

- Allen Barnes, City Manager
- Randy Thomas, City Attorney
- Staci King, City Secretary

**CALL TO ORDER**

Mayor Svien called the meeting to order at 5:30 p.m.

**PLEDGES OF ALLEGIANCE**

Council member Daron Trussell led the Pledge of Allegiance to the United States and Texas flags.

**INVOCATION**

Jake Freels gave the invocation.

**CITIZENS GENERAL DISCUSSION**

No one came forward to address the Council.

**REGULAR AGENDA**

1. **Recognition of Chuck Elliott, VW Stephens, and Vyve Broadband for their Contributions to the Erath County Vaccination Center**  
Mayor Svien presented Assistant Fire Chief Chuck Elliot and Vyve Broadband with Certificates of Appreciation for their contribution to the successful operation of the Erath County Vaccination Center.

Mayor Svien presented VW Stephens with a Key to the City in appreciation of the use of a vacant retail space to house the Erath County Vaccination Center.

**2. Consider the Initiation of the Abandonment of the 700 block of Fifth Avenue**

MOTION by Brady Pendleton, second by Gerald Cook, to approve the initiation of the abandonment of an undeveloped portion of Fifth Avenue. MOTION CARRIED by unanimous vote.

**FINANCE COMMITTEE**

Justin Haschke, Chair

**3. Committee Report - June 15, 2021**

Justin Haschke gave the committee report.

**4. Consider Approval of the 2019-2020 Comprehensive Annual Financial Report**

MOTION by Gerald Cook, second by Brandon Huckabee, to approve the FY2019-2020 Comprehensive Financial Report. MOTION CARRIED by unanimous vote.

**PLANNING AND ZONING COMMISSION**

Steve Killen, Director of Development Services

**5. PUBLIC HEARING**

Case No.: CP2021-001

**Applicant is Requesting a Conditional Use Permit pursuant to the City of Stephenville Code of Ordinances, Section 154.05.03.C(1) - Conditional Uses, for a Home Occupation as Defined in Section 154.03 - Definitions, for the Property Located at 1422 Prairie Wind, being Parcel No. R31592, Lot 5, Block 4 of the Golf Country Estates Addition of the City of Stephenville, Erath County, Texas.**

Steve Killen, Director of Development Services, briefed the council on Case No. CP2021-001. On June 16, 2021, the Planning and Zoning Commission voted 6-1 to make a positive recommendation to council. Justin Willis, applicant, was present to answer questions.

Mayor Svien opened the public hearing.

No one came forward to speak in favor of or opposition to the conditional use permit.

Mayor Svien closed the public hearing.

**5. Consider Approval of a Conditional Use Permit pursuant to the City of Stephenville Code of Ordinances, Section 154.05.03.C(1) - Conditional Uses, for a Home Occupation as Defined in Section 154.03 - Definitions, for the Property Located at 1422 Prairie Wind, being Parcel No. R31592, Lot 5, Block 4 of the Golf Country Estates Addition of the City of Stephenville, Erath County, Texas**

MOTION by Alan Nix, second by Ricky Thurman, to approve Case No. CP2021-001. MOTION CARRIED by unanimous vote.

**7. PUBLIC HEARING**

Case No.: RZ2021-008

**Applicant is Requesting a Rezone of the Property Located at 1065 W. Frey, being Parcel No. R32261, Block 5, Lot 2 of the Kight Second Addition of the City of Stephenville, Erath County, Texas, from Single Family Residential District (R-1) to Multi-family Residential District (R-3)**

This item was removed from the agenda at the request of the applicant.



8. **Consider Approval of an Ordinance Rezoning the Property Located at 1065 W. Frey, being Parcel No. R32261, Block 5, Lot 2 of the Kight Second Addition of the City of Stephenville, Erath County, Texas, from Single Family Residential District (R-1) to Multi-family Residential District (R-3)**

This item was removed from the agenda at the request of the applicant.

9. **PUBLIC HEARING**

Case No.: RZ2021-009

**Applicant is Requesting a Rezone of the Property located at 1083 Frey Street, being Parcel No. R32260, Block 5, Lot 1 of the Kight Second Addition, of the City of Stephenville, Erath County, Texas, from Single Family Residential District (R-1) to Multiple Family Residential District (R-3)**

Steve Killen, Director of Development Services, briefed the council on Case No. RZ2021-009. On June 16, 2021, the Planning and Zoning Commission voted 6-1 to make a recommendation to deny the request to council. Dell Burdick, applicant, was present to answer questions.

Mayor Svien opened the public hearing.

Those speaking in favor of the rezone:

Dell Burdick, applicant

Those speaking in opposition to the rezone:

Kelly Sult, 882 N. Clinton

Julie Mata, 887 N. Clinton

Hannah Dowell, 1092 W. Frey

Wayne Tribble, 1010 W. Frey

Mayor Svien closed the public hearing.

10. **Consider Approval of an Ordinance Rezoning the Property located at 1083 Frey Street, being Parcel No. R32260, Block 5, Lot 1 of the Kight Second Addition, of the City of Stephenville, Erath County, Texas, from Single Family Residential District (R-1) to Multiple Family Residential District (R-3)**

MOTION by Brady Pendleton, second by Brandon Huckabee, to approve Case No. RZ2021-009. MOTION FAILED by the following votes:

Ayes: Brady Pendleton, Brandon Huckabee

Noes: LeAnn Durfey, Justin Haschke, Daron Trussell, Ricky Thurman, Alan Nix, Gerald Cook

11. **PUBLIC HEARING**

Case No.: RZ2021-011

**Applicant is Requesting a Rezone of the Property Located at 750 Sloan, being Parcel No. R32729, Lot 4, Block 4 of the Park Place Addition of the City of Stephenville, Erath County, Texas from (R-3) Multiple Family Residential District (R-3) to Retail and Commercial Business District (B-2)**

Steve Killen, Director of Development Services, briefed the council on Case No. RZ2021-011. On June 16, 2021, the Planning and Zoning Commission voted unanimously to make a positive recommendation to council. Stacy Morrison, on behalf of Habitat for Humanity, was in attendance to answer questions.

Mayor Svien opened the public hearing.

No one came forward to speak in favor of or opposition to the conditional use permit.

Mayor Svien closed the public hearing.

**12. Consider Approval of an Ordinance Rezoning the Property Located at 750 Sloan, being Parcel No. R32729, Lot 4, Block 4 of the Park Place Addition of the City of Stephenville, Erath County, Texas from Multiple Family Residential District (R-3) to Retail and Commercial Business District (B-2)**

MOTION by Justin Haschke, second by Ricky Thurman, to approve Ordinance No. 2021-O-21 rezoning the property located at 750 Sloan. MOTION CARRIED by unanimous vote.

**DEVELOPMENT SERVICES COMMITTEE**

**Brandon Huckabee, Chair**

**13. Committee Report - June 15, 2021**

Brandon Huckabee, chair, gave the committee report.

**14. Consider Request from Habitat for Humanity for the Waiver of Permit Fees**

MOTION by Ricky Thurman, second by Brady Pendleton, to deny the request from Habitat for Humanity for the waiver of permit fees. MOTION CARRIED by unanimous vote.

**BRICK STREETS TASK FORCE**

**Gerald Cook, Chair**

**15. Brick Street Task Force Report**

Gerald Cook, chair, gave a report on the Brick Street Task Force.

**16. Consider Approval of an Ordinance Related to the Preservation and Renovation of Historic Brick Streets**

MOTION by Gerald Cook, second by LeAnn Durfey, to approve Ordinance No. 2021-O-22, with the following addition:

Section 5.1

- a. Repairs necessitated to Brick Street District streets that are overlaid with asphalt may be repaired with asphalt until such time as the street is reconstructed with brick.
- b. Repairs necessitated to Brick Street District streets that are not brick streets, but are intended to be extensions of the Brick Street District, shall be repaired with asphalt until such time as the street is reconstructed to brick.

MOTION by Alan Nix, second by Ricky Thurman, to table the ordinance until it can be reviewed by the Public Works Committee. MOTION FAILED.

ORIGINAL MOTION CARRIED with Alan Nix casting a dissenting vote.

**17. Consider Approval of Amendments the Engineering Standards Manual**

MOTION by Gerald Cook, second by Ricky Thurman, to approve amendments to the Engineering Standards Manual. MOTION CARRIED by unanimous vote.

**NOMINATIONS COMMITTEE**

**Gerald Cook, Chair**

**18. Nominations Committee Report**

Gerald Cook, chair, gave the committee report.

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

MOTION by Gerald Cook, second by Alan Nix, to approve the following appointments:

Main Street Advisory Board – Kelly Sult

Senior Center Advisory Board – Place 2 – Donna Wesson

Planning and Zoning Commission – Alternate 1 – Tom Hines

Electrical Board – Place 4 – Jerrod Hancock

MOTION CARRIED by unanimous vote.

## PERSONNEL COMMITTEE

Ricky Thurman, Chair

### 20. Committee Report - June 15, 2021

Ricky Thurman, chair, gave the committee report.

## FINANCIAL REPORTS

Monica Harris, Director of Finance

### 21. Monthly Budget Report for the Period Ending May 31, 2021

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

In reviewing the financial statements ending May 31, 2021, the financial indicators are better than anticipated.

**Property Tax** – We received \$95K in property taxes in the month of May, resulting in \$216K or 3.42% increase over funds collected through last May. The \$6.57 million collected fiscal year to date is 98.83% of budget, which is slightly more than the 98.76% anticipated.

**Sales Tax** - We received \$707K in sales tax in May, resulting in \$771K or 18.06% more than the funds collected through last May. The \$5 million collected fiscal year to date is 80.79% of the \$6.24 million budgeted, which is higher than the 65.85% anticipated.

**HOT Funds** - Lodging establishments have reported \$284K in Hotel Occupancy Taxes through May, as compared to the \$242K through last May. We have received \$55K of sports venue tax through May. We spent \$329K in Hotel Occupancy Tax funds through fiscal year to date as compared to \$119K last year due to the Day Tripper contract, gateway planning, and Moo-la fest.

**Revenue (Budgetary comparison)** - The target budget for operating revenue is \$20.7 million. We received \$21.2 million in revenue fiscal year to date, resulting in \$588K over the target budget due to sales taxes and service charges.

**Expenditures (Budgetary comparison)** - The target budget for operating expenditures is \$13.8 million. We expended \$13.3 million fiscal year to date, resulting in \$476K under the target budget.

**Revenue (Prior year comparison)** - Operating revenue received last year was \$20.4 million as compared to the current year's \$21.2 million, resulting in an \$850K increase due to property tax, sales taxes, and service charges.

**Expenditures (Prior year comparison)** - Operating expenditures last year were \$12.6 million as compared to the current year's \$13.3 million, resulting in a \$714K increase due to costs associated with COVID-19 prevention, stimulus grant to reduce the impact of COVID-19, damage claims, wages, advertising and gateway planning.

## STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director, gave the monthly report.

**CONSENT AGENDA**

Council member Justin Haschke asked to pull item 23 from the consent agenda.

**22. Approval of Minutes - June 1, 2021**

MOTION by Ricky Thurman, second by Alan Nix, to approve the June 1, 2021 minutes.

**23. Approval of an Audit Contract with BrooksWatson & Co., PLLC for FY 2021-2022**

MOTION by Justin Haschke, second by Daron Trussell, to approve the audit contract with BrooksWatson & Co., PLLC for FY2021-2022.

**COMMENTS BY CITY MANAGER**

**Council Committee Meetings - July 20 at 5:30 p.m.**

**Regular City Council Meeting - August 3 at 5:30 p.m.**

Fire Chief Jimmy Chew announced that after more than 50 years of service to the City of Stephenville, he would be retiring, effective July 30, 2021. Chief Chew stated that the date of his announcement was not chosen at random, but was chosen to coincide with the 123<sup>rd</sup> anniversary of the Stephenville Fire Department, which was founded on July 5, 1898.

**COMMENTS BY COUNCIL MEMBERS**

The Council thanked Chief Chew for his service to the city and wished him the best in his retirement.

**EXECUTIVE SESSION**

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

**24. Section 551.072 - Deliberation Regarding Real Property****ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY**

MOTION by Brandon Huckabee, second by Daron Trussell, to initiate the sale of city-owned real property located at 291 N. Clinton.

**ADJOURN**

The meeting was adjourned at 7:54 p.m.

---

Doug Svien, Mayor

ATTEST:

---

Staci L. King, City Secretary



## CITY COUNCIL WORK SESSION

City Hall Training Room, 298 W. Washington (use Columbia Street entrance)  
Monday, July 19, 2021 at 10:00 AM

### MINUTES

The City Council of the City of Stephenville, Texas, convened on July 19, 2021 at 10:00 a.m., in the City Hall Training Room, for the purpose of a City Council Work Session, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

**COUNCIL PRESENT:** Mayor Doug Svien  
Council Member LeAnn Durfey  
Council Member Justin Haschke  
Council Member Daron Trussell  
Council Member Ricky Thurman  
Council Member Alan Nix  
Council Member Gerald Cook  
Mayor Pro Tem Brandon Huckabee

**COUNCIL ABSENT:** Council Member Brady Pendleton

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

#### CALL TO ORDER

Mayor Svien called the meeting to order at 10:12 a.m.

#### REGULAR AGENDA

**1. FY2021-2022 Budget Work Session**

Council and Executive Staff discussed the proposed budget for FY2021-2022. No action taken.

#### ADJOURN

The meeting was adjourned at 1:53 p.m.

\_\_\_\_\_  
Doug Svien, Mayor

ATTEST:

\_\_\_\_\_  
Staci L. King, City Secretary



## SPECIAL CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street  
Thursday, July 22, 2021 at 5:00 PM

### MINUTES

The City Council of the City of Stephenville, Texas, convened on Thursday, July 22, 2021 at 5:00 p.m., in the City Hall Council Chambers, for the purpose of a Special City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

**COUNCIL PRESENT:** Mayor Doug Svien  
Council Member LeAnn Durfey  
Council Member Daron Trussell  
Council Member Ricky Thurman  
Council Member Alan Nix  
Council Member Gerald Cook  
Mayor Pro Tem Brandon Huckabee

**COUNCIL ABSENT:** Council Member Justin Haschke  
Council Member Brady Pendleton

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

### CALL TO ORDER

Mayor Svien called the meeting to order at 5:00 p.m.

### REGULAR AGENDA

#### 1. PUBLIC HEARING

**Case No.: RZ2021-013**

**Applicant is Requesting a Rezone of the Property located at 0 Choctaw Rd, Parcel No. R34558, being Block G (pt of), West Gate Addition of the City of Stephenville, Erath County, Texas, from Industrial District (I) to Single Family Residential District (R-1)**

Steve Killen, Director of Development Services, briefed the council on Case No. RZ2021-013. On July 21, 2021, the Planning and Zoning Commission voted unanimously to make a positive recommendation to council. Tim Trotter, applicant, was present to answer questions.

Mayor Svien opened the public hearing.

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

Mayor Svien closed the public hearing.

- 2. Consider Approval of an Ordinance Rezoning the Property located at 0 Choctaw Rd, Parcel No. R34558, being Block G (pt of), West Gate Addition of the City of Stephenville, Erath County, Texas, from Industrial District (I) to Single Family Residential District (R-1)**

MOTION by Brandon Huckabee, second by Gerald Cook, to approve Ordinance No. 2021-O-23 rezoning the property located at 0 Choctaw Rd. MOTION CARRIED by unanimous vote.

- 3. Consider Approval of a Resolution Renaming Fire Station No. 2**

MOTION by Gerald Cook, second by LeAnn Durfey, to approve Resolution No. 2021-O-16 renaming Fire Station No. 2 to Jimmy D. Chew Fire Station.

**ADJOURN**

The meeting was adjourned at 5:08 p.m.

---

Doug Svien, Mayor

ATTEST:

---

Staci L. King, City Secretary

## **BACKGROUND AND SUMMARY**

The City, along with 171 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, 2021, 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, 2020, entitled it to additional system-wide revenues of \$43.4 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$40.5 million, \$29.3 million of which would be applicable to ACSC members. ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$22.34 million instead of the claimed \$40.5 million. The amount of the \$22.34 million deficiency applicable to ACSC members would be \$16.8 million.

After the Company reviewed ACSC’s consultants’ report, ACSC’s Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$22.78 million from ACSC Cities, but with a two-month delay in the Effective Date until December 1, 2021. This should save ACSC cities approximately \$3.8 million.

The Executive Committee recommends a settlement at \$22.78 million. The Effective Date for new rates is December 1, 2021. ACSC members should take action approving the Resolution before October 1, 2021.

## **PROOF OF REVENUES**

Atmos generated proof that the rate tariffs attached to the Resolution will generate \$22.78 million in additional revenues from ACSC Cities. That proof is attached as Attachment 1 to this Staff Report. 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 \$1.28 on a monthly basis, or 2.2 percent. The increase for average commercial usage will be \$4.03 or 1.61 percent. A bill impact comparison is attached as Attachment 2.

## **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 December 1, 2021, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates. See Attachment 3.

### **EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:**

1. This section approves all findings in the Resolution.
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 \$22.78 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 approves an exhibit to be used in future rate cases or RRM filings regarding recovery of regulatory liabilities, such as excess deferred income taxes.
7. 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 approving new rate tariffs.
8. This section repeals any resolution or ordinance that is inconsistent with the Resolution.
9. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
10. 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. This section further directs that the remaining provisions of the Resolution are to be interpreted as if the offending section or clause never existed.
11. This section provides for an effective date upon passage. December 1, 2021 represents a two month delay in the Effective Date established by the RRM tariff.
12. This section directs that a copy of the signed Resolution 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 \$43.4 million in additional system-wide revenues, the RRM settlement at \$22.78 million for ACSC Cities reflects substantial savings to ACSC Cities. Settlement at \$22.78 million (plus \$3.8 of additional savings due to the two-month delay) is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution before October 1, 2021. New rates become effective December 1, 2021.

**RESOLUTION NO. 2021-R-XX**

**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 2021 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 ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; 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, 2021, Atmos Mid-Tex filed its 2021 RRM rate request with ACSC Cities based on a test year ending December 31, 2020; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2021 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 \$22.78 million applicable to ACSC Cities with an Effective Date of December 1, 2021; 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 two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$3.8 million off new rates imposed by the attached tariffs (Exhibit A); and

WHEREAS, the attached tariffs (Exhibit A) 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 (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); 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 \$22.78 million for ACSC Cities 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 2021 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 Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$22.78 million from customers in ACSC Cities, 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 Exhibit B, attached hereto and incorporated herein.

**Section 6.**

That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

**Section 7.**

That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2021 RRM filing.

**Section 8.**

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

**Section 9.**

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 10.**

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 11.**

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 December 1, 2021.

**Section 12.**

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.

**PASSED and APPROVED** this the 3<sup>rd</sup> day of August, 2021

\_\_\_\_\_  
Doug Svien, Mayor

ATTEST:

\_\_\_\_\_  
Staci L. King, City Secretary

\_\_\_\_\_  
Reviewed by Allen L. Barnes,  
City Manager

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



# STAFF REPORT

**SUBJECT:** TAMU/TSU Utility Easement Agreements - Renewals  
**MEETING:** Regular Council Meeting - 03 Aug 2021  
**DEPARTMENT:** Public Works  
**STAFF CONTACT:** Nick Williams

## RECOMMENDATION:

Staff recommends approval of the easement agreement renewals with the Texas A&M University System.

## BACKGROUND:

The Texas A&M University System and the City of Stephenville maintain multiple easement agreements. Enclosed are three (3) proposed easement agreement renewals.

One easement agreement is for an 8-inch sanitary sewer line. The other easement agreement is for a 14-inch water line and an 8-inch water line. All utilities covered in the easement agreements run north and south between West End Cemetery and Washington Street on Tarleton State University property.

The proposed terms are for a period of ten (10) years from the effective date.

## FISCAL IMPACT SUMMARY:

There is no monetary cost associated with the easement agreement renewals.

## ATTACHMENTS:

- [1. Easement Agreement Renewal – Sewer – 8-Inch SS](#)
- [2. Easement Agreement Renewal – Water – 14-Inch and 8-Inch WL](#)
- [3. Easement Agreement Renewal – Water – 12-Inch and 4-Inch WL](#)

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

## EASEMENT AGREEMENT

(Sanitary Sewer)

1. Grant of Easement. The **BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM**, as grantor (“**GRANTOR**”), on behalf of the State of Texas, acting by and through its duly authorized officer, under authority of System Policy 41.01, and by virtue of authority granted to the Board of Regents by Texas Education Code §85.26, for Ten Dollars (\$10) and other good and valuable consideration, hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to the **CITY OF STEPHENVILLE**, as grantee (“**GRANTEE**”), its permitted successors and assigns, a nonexclusive easement (the “Easement”) for installing, constructing, operating, maintaining, repairing, replacing, and rebuilding an eight inch (8”) diameter underground sanitary sewerline (the “Line”). The Easement is ten feet (10’) in width across and under certain property of **GRANTOR** (the “Property”), located in Erath County, Texas, more particularly described in Exhibit A attached hereto and made a part of this Easement Agreement (this “Agreement”).

2. Purpose and Location of Easement. The Easement is granted for the purpose of installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. A plat of the Property showing the surface area affected by the Easement and the location of the Line and **GRANTEE**’s right-of-way is depicted on Exhibit B attached and made a part of this Agreement.

3. Right of Access. **GRANTEE** has the right of ingress and egress across the Property for the purpose of installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. **GRANTEE** agrees to occupy the surface of the Property only to the extent and for the length of time necessary for installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. Any gate or opening used by **GRANTEE** for ingress or egress in the exercise of its rights must be kept in proper condition and closed at all times.

4. Duties. **GRANTEE** will clearly mark the location of the Line in a manner and to the extent such lines are generally marked by companies in the industry or as required by law. **GRANTEE** must bury the Line not less than forty-two inches (42”) below the surface. **GRANTEE** agrees to notify **GRANTOR** no later than three (3) business days after completion of the initial construction of the Line, and to cooperate with **GRANTOR**’s personnel in an onsite inspection to assess any damages resulting from **GRANTEE**’s activities. **GRANTEE** agrees to notify **GRANTOR** at least five (5) business days prior to commencement of any repairs or replacements, unless the repairs are due to an emergency, in which case the **GRANTEE** will notify as soon as reasonable.

During the Term of this Agreement, if **GRANTEE** damages or destroys any fence, road, bridge, culvert, building, or other improvement, or any real or personal property, other than its

own property, **GRANTEE** must, within a reasonable period of time, repair or replace the improvement or property to the extent that such improvement or property will, as nearly as practicable, be in like condition as before such damage or destruction. In lieu of requiring repair or replacement, **GRANTOR** may, at its option, require that **GRANTEE** pay money damages, including without limitation, those damages incurred as a result of **GRANTEE** or its agents or employees entering or departing the Property, or by reason of being present on the Property.

5. No Fee Interest Granted. This is a grant of a nonexclusive easement only, and does not grant any fee interest to the surface, subsurface, or any interest in the minerals on or under the Property. The conveyance is made subject to any and all outstanding restrictions, reservations, covenants, conditions, leases, easements and other encumbrances filed of record or apparent on the ground. **GRANTOR** expressly retains all rights to grant, control and renew all restrictions, reservations, covenants, conditions, leases, easements and other encumbrances, of every kind and character, on, over or under the Property.

6. Duration of Easement. In accordance with Texas Education Code §85.26(c), this grant is for a term of three (3) years from the Effective Date and may be renewed only at the election of **GRANTOR**. **GRANTEE** agrees to provide **GRANTOR** written notice requesting renewal of the term at least six (6) months prior to the expiration date of this Easement. **GRANTOR** will respond in writing indicating whether the term will be renewed. **GRANTEE** expressly understands that its continued possession of the Property under this Agreement after expiration of its term, without first obtaining a renewal from **GRANTOR**, is a violation of state law that subjects **GRANTEE** to a penalty of One Hundred Dollars (\$100) for each day of such violation. **GRANTEE** agrees to pay **GRANTOR** such penalty within ten (10) business days after receipt of notice from **GRANTOR** sent in compliance with Section 14 of this Agreement.

7. Removal of Equipment and Improvements. Provided all obligations to **GRANTOR** under this Agreement are fully satisfied, unless otherwise directed by **GRANTOR** in writing, **GRANTEE** must remove any of its above-ground or below-ground equipment and improvements, including the Line (hereinafter, the "Improvements") from the Property within sixty (60) calendar days following the date of termination or abandonment of the Easement granted by this Agreement.

With respect to any Improvements, **GRANTOR** can elect the following by giving **GRANTEE** written notice: (a) **GRANTOR** may require **GRANTEE** to remove and dispose of all or any part of the Improvements, within sixty (60) calendar days following the date of the written notice; (b) require **GRANTEE** to cut and/or, as appropriate, cap the Line at **GRANTOR**'s property line(s) within thirty (30) calendar days following the date of the written notice and leave it in place in a safe condition, in compliance with all applicable laws and regulations related thereto, and **GRANTOR** will thereafter have all rights, title, ownership and possession to the Line and its appurtenances, including the right to sell, assign, grant, and/or use the Line; or (c) **GRANTOR** can undertake to remove and dispose of the Improvements at the expense of **GRANTEE**.

If removal causes injury to the Property or to any interests of **GRANTOR**, **GRANTEE** will restore the Property or interests or, at **GRANTOR**'s option, pay for such damage within sixty (60) calendar days after completion of such removal. If **GRANTEE** fails to perform as required in this Section 7 within the time set forth above, **GRANTOR** will have the right to retain the Improvements or remove and dispose of same and collect on demand all costs of removal and disposal from **GRANTEE**, plus interest at the lesser of ten percent (10%) per annum or the highest rate permitted by Texas law from the date such costs are incurred until the date of payment.

8. Nonexclusive Easement. The Easement is nonexclusive. **GRANTOR** reserves for **GRANTOR** and **GRANTOR**'s successors and assigns the right to full use and enjoyment of the Property and the right to convey the Property or other rights or easements to others, so long as such use or conveyance does not unduly interfere with **GRANTEE**'s rights and use as set forth herein.

9. Hold Harmless. **TO THE EXTENT ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, GRANTEE AGREES TO INDEMNIFY AND HOLD GRANTOR HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, LIABILITIES, AND CAUSES OF ACTION FOR PERSONAL INJURY OR DEATH AND/OR DAMAGE TO OR DESTRUCTION OF PROPERTY OR IMPROVEMENTS CAUSED BY, ARISING OUT OF, OR RESULTING FROM THE EXERCISE OF RIGHTS GRANTED TO GRANTEE, ITS EMPLOYEES, AGENTS, OR OTHER PERSONS ACTING UNDER GRANTEE'S DIRECTION. GRANTEE FURTHER AGREES TO PAY ALL EXPENSES, COSTS, AND ATTORNEYS' FEES ASSOCIATED WITH SUCH CLAIMS, DEMANDS, LIABILITIES, AND CAUSES OF ACTION, AS WELL AS THOSE INCURRED BY GRANTOR IN THE ENFORCEMENT OF THIS INDEMNITY PROVISION.**

10. Antiquities. **GRANTEE IS EXPRESSLY PLACED ON NOTICE OF THE NATIONAL HISTORICAL PRESERVATION ACT OF 1966 (PB-89-66, 80 STATUTE 915; 16 U.S.C.A. §470) AND THE ANTIQUITIES CODE OF TEXAS, CHAPTER 191, TEX. NAT. RES. CODE ANN. BEFORE BREAKING GROUND AT THE PROPERTY, GRANTEE MUST NOTIFY THE TEXAS HISTORICAL COMMISSION ("THC"). AN ARCHEOLOGICAL SURVEY, AT GRANTEE'S SOLE COST AND EXPENSE, MIGHT BE REQUIRED BY THE THC BEFORE CONSTRUCTION OR INSTALLATION OF ANY IMPROVEMENTS CAN COMMENCE. FURTHER, IN THE EVENT THAT ANY SITE, OBJECT, LOCATION, ARTIFACT OR OTHER FEATURE OF ARCHEOLOGICAL, SCIENTIFIC, EDUCATIONAL, CULTURAL OR HISTORIC INTEREST IS ENCOUNTERED DURING THE ACTIVITIES AUTHORIZED BY THIS EASEMENT, GRANTEE WILL IMMEDIATELY CEASE SUCH ACTIVITIES AND WILL IMMEDIATELY NOTIFY GRANTOR SO THAT ADEQUATE MEASURES MAY BE UNDERTAKEN BY GRANTEE TO PROTECT OR RECOVER SUCH DISCOVERIES OR FINDINGS, AS APPROPRIATE. GRANTOR will not be liable for any costs of GRANTEE, GRANTEE's contractors, subcontractors or any other person or entity as a result of any encounter described in this Section 10. GRANTEE agrees that title to all archaeological objects and artifacts, if any, discovered in or on the Property will remain with GRANTOR.**



11. Use of Property; Compliance. **GRANTEE** will not commit or suffer to be committed waste upon the Property and will keep the Property, the improvements, and its equipment in good working order and repair and in a clean, safe, and healthful condition. Before breaking ground and during the term of this Agreement, **GRANTEE** must comply with and obtain any permits or licenses which may be required by federal, state or local statute in connection with the use of the Property.

12. Hazardous Waste. **GRANTEE** will not use the Property or permit the Property to be used so as to cause, suffer, or allow any contamination of soils, ground water, surface water, or natural resources on or adjacent to the Property resulting from, but not limited to, spills or leaks of oil, gasoline, hazardous materials, hazardous wastes, or other chemical compounds. **GRANTEE** is solely responsible for cleanup of any contamination resulting from violation of this provision.

**IF THE PRESENCE OF HAZARDOUS MATERIALS ON THE PROPERTY IS CAUSED OR PERMITTED BY GRANTEE AND SUCH MATERIALS RESULT IN CONTAMINATION OF THE PROPERTY OR IF CONTAMINATION OF THE PROPERTY BY HAZARDOUS MATERIAL OTHERWISE OCCURS AND IS CAUSED BY GRANTEE'S USE, THEN TO THE EXTENT ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, GRANTEE WILL INDEMNIFY, DEFEND, AND HOLD GRANTOR HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, JUDGMENTS, DAMAGES, PENALTIES, FINES, COSTS, LIABILITIES, OR LOSSES (INCLUDING DIMINUTION IN VALUE OF THE PROPERTY, DAMAGES FOR THE LOSS OF OR RESTRICTION ON USE OF THE PROPERTY OR OF ANY AMENITY OF THE PROPERTY, AND SUMS PAID IN SETTLEMENT OF CLAIMS, ATTORNEYS' FEES, CONSULTANTS' FEES AND EXPERTS' FEES) WHICH ARISE DURING OR AFTER THE EASEMENT TERM AS A RESULT OF SUCH CONTAMINATION. THIS INDEMNIFICATION OF GRANTOR BY GRANTEE INCLUDES COSTS INCURRED IN CONNECTION WITH ANY INVESTIGATION OF SITE CONDITIONS AND ANY CLEANUP, REMEDIATION, REMOVAL, OR RESTORATION WORK REQUIRED BY ANY FEDERAL, STATE, OR LOCAL GOVERNMENTAL AGENCY OR POLITICAL SUBDIVISION BECAUSE OF THE PRESENCE OF HAZARDOUS MATERIAL.**

13. Default and Termination. It is agreed that upon default by **GRANTEE** of any of the covenants and conditions set forth in this Agreement, **GRANTOR** has the right, and such right is expressly reserved, to declare the Easement forfeited, without prejudice to any claim **GRANTOR** may have against **GRANTEE**; provided, however, **GRANTOR** will give **GRANTEE** written notice of its intention to terminate the Easement and the reasons for termination, and, except as otherwise provided in Section 21, **GRANTEE** will have thirty (30) calendar days after receipt of notice to rectify the default or violation; provided further however, if such condition cannot reasonably be cured within said thirty (30) day period, **GRANTEE** shall commence to cure such condition within said thirty (30) day period and shall thereafter prosecute such action diligently and continuously to completion within a reasonable time period following **GRANTOR's** notice. Upon timely correction, as determined by **GRANTOR** in its sole discretion, the Easement will remain in full force and effect. Termination or abandonment of the

Easement for any cause is automatic and all rights granted revert to **GRANTOR** without the necessity of any further action or suit on the part of **GRANTOR**. Upon termination or abandonment, **GRANTEE** agrees to file a Release of Easement in the Deed Records of the County in which the Property is located, but if it fails to do so within ten (10) days following termination or abandonment, then **GRANTOR** will have the right to file the Release of Easement. Abandonment will be deemed to have occurred when the Easement is not used for the purposes granted for a continuous period of one (1) calendar year, unless such non-use is caused by force majeure or other cause outside the reasonable control of **GRANTEE**.

14. Notices. Any notice required or permitted under this Agreement must be in writing, and will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address set out below. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, email, or other commercially reasonable means and will be effective when actually received. **GRANTOR** and **GRANTEE** may change their respective notice address by sending to the other party a notice of the new address. Notices should be addressed as follows:

**GRANTOR:** The Texas A&M University System  
Office of General Counsel  
Attn: System Energy Resource Office  
301 Tarrow St., 6<sup>th</sup> Floor  
College Station, Texas 77840-7896  
Phone: (979) 458-6350  
Fax: (979) 458-6359  
Email: energy@tamus.edu

**GRANTEE:** City of Stephenville  
Attn: Nick Williams  
298 W. Washington St.  
Stephenville, Texas 77401  
Phone: (254) 918-1220

15. Waiver. The failure of **GRANTEE** or **GRANTOR** to insist in any particular instance on a strict performance of any of the covenants of this Agreement will not be construed as a waiver or relinquishment of such covenants in future instances, but the same will continue and remain in full force and effect.

16. Privileges and Immunities. **GRANTEE** acknowledges that **GRANTOR** is an agency of the State of Texas and nothing in this Agreement will be construed as a waiver or relinquishment by **GRANTOR** of its right to claim exemptions, privileges, and immunities as may be provided by law.

17. Governing Law and Venue. The validity of this Agreement and all matters pertaining to this Agreement, including but not limited to, matters of performance,

non-performance, breach, remedies, procedures, rights, duties, and interpretation or construction, will be governed and determined by the Constitution and the laws of the State of Texas. Pursuant to Texas Education Code §85.18, venue for any suit filed against **GRANTOR** must be in Brazos County, Texas.

18. Grammatical Interpretation. When the singular number is used, it also includes the plural, and the masculine gender includes the feminine and neuter gender.

19. Headings. Headings are for reference and will not be construed to limit or alter the meaning of the provisions of this Agreement.

20. Saving Clause. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions will remain in full force and effect and will not be affected, impaired or invalidated.

21. Assignment. **GRANTEE** may not sell, assign, encumber or convey the Easement without the prior written consent of **GRANTOR**, which consent will not be unreasonably withheld, and any attempt by **GRANTEE** to sell, assign, encumber or convey the Easement without such consent will cause this Agreement to terminate, provided however, that upon notice to **GRANTOR**, **GRANTEE** shall be free to assign without the written consent of **GRANTOR** to any affiliate, to any entity which may purchase all or substantially all of **GRANTEE**'s assets, or to any entity that may survive by merger or consolidation of **GRANTEE**. Any permitted sale, assignment, encumbrance or conveyance may be subject to payment of an administrative fee to **GRANTOR**.

22. Successors and Assigns. This Agreement and each and all of its covenants, obligations, and conditions will inure to the benefit of and be binding upon the heirs, personal representatives, successors, and permitted assigns of the parties.

23. Entire Agreement. This Agreement constitutes the complete agreement of the parties and supersedes any prior understanding or agreement, written or oral, between them regarding the issues covered by this Agreement. This Agreement may not be modified orally or in any manner other than by agreement in writing signed by the parties hereto or their permitted successors or assigns.

24. Renewal. This Agreement is a renewal of a prior Easement Agreement between **GRANTOR** and **GRANTEE** recorded as Document Number 2019-05214 of the Official Public Records of Erath County, Texas. As provided in Section 23, this Agreement is intended to replace and supersede any prior agreement.

25. Effective Date. This Agreement is deemed to be in force as of the 19<sup>th</sup> day of October, 2019, regardless of the date actually signed.

*[SIGNATURE PAGES FOLLOW]*

**BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM**, an agency of the State of Texas

By: \_\_\_\_\_

**GINA JOSEPH**  
Managing Counsel, Property & Construction  
The Texas A&M University System

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**KIP I. PLANKINTON**  
Assistant General Counsel  
System Energy Resource Office  
Office of General Counsel  
The Texas A&M University System

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**       §  
  §  
**COUNTY OF BRAZOS**   §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021 by **GINA JOSEPH**, Managing Counsel, Property and Construction of The Texas A&M University System, on behalf of the Board of Regents of The Texas A&M University System, an agency of the State of Texas.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

**TERMS AND CONDITIONS EXPRESSLY ACKNOWLEDGED AND ACCEPTED:**

**CITY OF STEPHENVILLE**

By: \_\_\_\_\_  
**DOUG SVIEN**  
Mayor  
City of Stephenville

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**       §  
  §  
**COUNTY OF ERATH**    §

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2021 by **DOUG SVIEN**, as Mayor of the City of Stephenville, on behalf of said municipality.

\_\_\_\_\_  
Notary Public in and for The State of Texas

**EXHIBIT "A"**

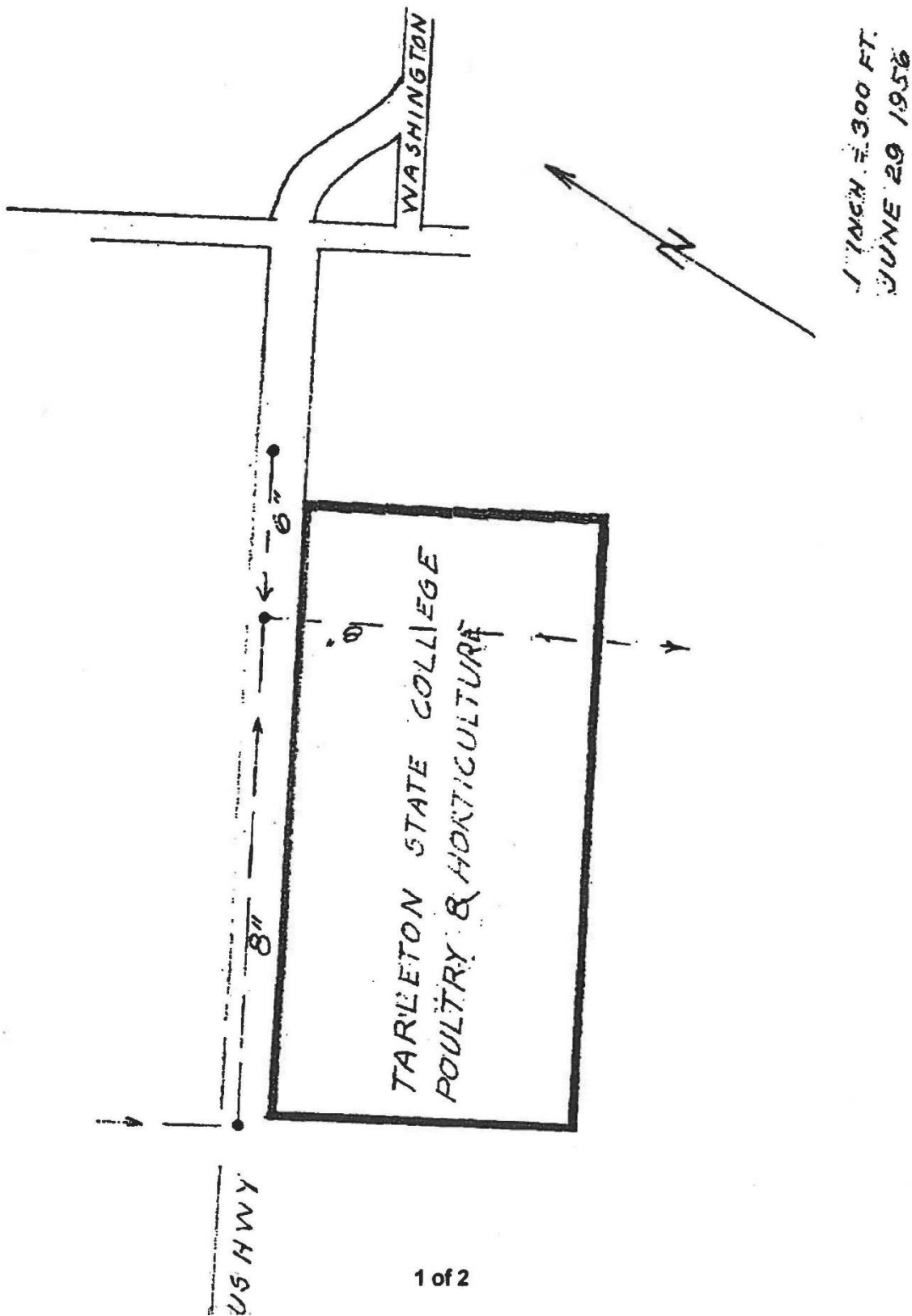
**City of Stephenville, Texas – Sewer Line  
Eight-Inch (8")**

**An easement for a strip ten (10') feet in width across the Poultry and Horticultural Farm for the purpose of operating a sewer line. The centerline of said easement being described as follows:**

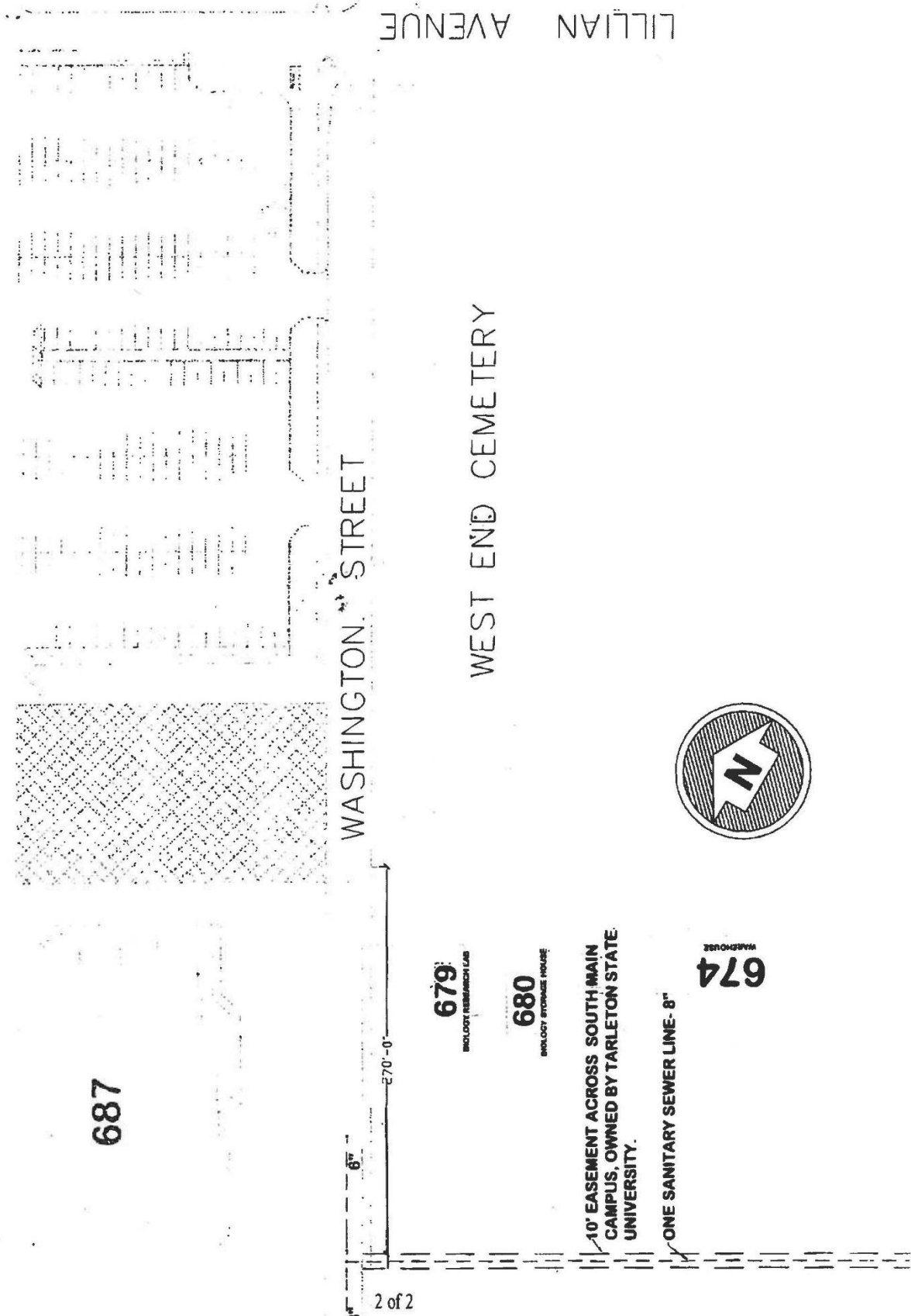
**BEGINNING** at a point in the South right-of-way line of U.S. Highway No. 377. Said South right-of-way line of U.S. Highway No. 377 being the North property line of said tract of land owned by Tarleton State University. Said point of beginning being two hundred seventy feet (270') in a westerly direction along said South right-of-way line of U.S. Highway No. 377 from the northeast corner of said Tarleton State University tract of land. Said Northeast corner of the Tarleton State University tract of land be the Northern most West corner of the West End Cemetery.

**THENCE** South 30° 0' 00" East across said Tarleton State University tract of land to a point of exit in the South line of said Tarleton State University tract of land being a North line of the West End Cemetery. Said point of exit being two hundred ninety feet (290') in a westerly direction along said South line of the Tarleton State University tract of land and the said North line of the West End Cemetery from the Southeast corner of said Tarleton State University tract of land. Said Southeast corner of the Tarleton State University tract of land being an inside Northwest corner of the West End Cemetery.

EXHIBIT "B"



1 of 2





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

## EASEMENT AGREEMENT

(Waterlines)

1. Grant of Easement. The **BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM**, as grantor (“**GRANTOR**”), on behalf of the State of Texas, acting by and through its duly authorized officer, under authority of System Policy 41.01, and by virtue of authority granted to the Board of Regents by Texas Education Code §85.26, for Ten Dollars (\$10) and other good and valuable consideration, hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to the **CITY OF STEPHENVILLE**, as grantee (“**GRANTEE**”), its permitted successors and assigns, a nonexclusive easement (the “Easement”) for installing, constructing, operating, maintaining, repairing, replacing, and rebuilding an eight inch (8”) and a fourteen inch (14”) diameter underground waterline (both collectively the “Line”). The Easement is ten feet (10’) in width across and under certain property of **GRANTOR** (the “Property”), located in Erath County, Texas, more particularly described in Exhibit A attached hereto and made a part of this Easement Agreement (this “Agreement”).

2. Purpose and Location of Easement. The Easement is granted for the purpose of installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. A plat of the Property showing the surface area affected by the Easement and the location of the Line and **GRANTEE**’s right-of-way is depicted on Exhibit B attached and made a part of this Agreement.

3. Right of Access. **GRANTEE** has the right of ingress and egress across the Property for the purpose of installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. **GRANTEE** agrees to occupy the surface of the Property only to the extent and for the length of time necessary for installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. Any gate or opening used by **GRANTEE** for ingress or egress in the exercise of its rights must be kept in proper condition and closed at all times.

4. Duties. **GRANTEE** will clearly mark the location of the Line in a manner and to the extent such lines are generally marked by companies in the industry or as required by law. **GRANTEE** must bury the Line not less than forty-two inches (42”) below the surface. **GRANTEE** agrees to notify **GRANTOR** no later than three (3) business days after completion of the initial construction of the Line, and to cooperate with **GRANTOR**’s personnel in an onsite inspection to assess any damages resulting from **GRANTEE**’s activities. **GRANTEE** agrees to notify **GRANTOR** at least five (5) business days prior to commencement of any repairs or replacements, unless the repairs are due to an emergency, in which case the **GRANTEE** will notify as soon as reasonable.

During the Term of this Agreement, if **GRANTEE** damages or destroys any fence, road, bridge, culvert, building, or other improvement, or any real or personal property, other than its

own property, **GRANTEE** must, within a reasonable period of time, repair or replace the improvement or property to the extent that such improvement or property will, as nearly as practicable, be in like condition as before such damage or destruction. In lieu of requiring repair or replacement, **GRANTOR** may, at its option, require that **GRANTEE** pay money damages, including without limitation, those damages incurred as a result of **GRANTEE** or its agents or employees entering or departing the Property, or by reason of being present on the Property.

5. No Fee Interest Granted. This is a grant of a nonexclusive easement only, and does not grant any fee interest to the surface, subsurface, or any interest in the minerals on or under the Property. The conveyance is made subject to any and all outstanding restrictions, reservations, covenants, conditions, leases, easements and other encumbrances filed of record or apparent on the ground. **GRANTOR** expressly retains all rights to grant, control and renew all restrictions, reservations, covenants, conditions, leases, easements and other encumbrances, of every kind and character, on, over or under the Property.

6. Duration of Easement. In accordance with Texas Education Code §85.26(c), this grant is for a term of three (3) years from the Effective Date and may be renewed only at the election of **GRANTOR**. **GRANTEE** agrees to provide **GRANTOR** written notice requesting renewal of the term at least six (6) months prior to the expiration date of this Easement. **GRANTOR** will respond in writing indicating whether the term will be renewed. **GRANTEE** expressly understands that its continued possession of the Property under this Agreement after expiration of its term, without first obtaining a renewal from **GRANTOR**, is a violation of state law that subjects **GRANTEE** to a penalty of One Hundred Dollars (\$100) for each day of such violation. **GRANTEE** agrees to pay **GRANTOR** such penalty within ten (10) business days after receipt of notice from **GRANTOR** sent in compliance with Section 14 of this Agreement.

7. Removal of Equipment and Improvements. Provided all obligations to **GRANTOR** under this Agreement are fully satisfied, unless otherwise directed by **GRANTOR** in writing, **GRANTEE** must remove any of its above-ground or below-ground equipment and improvements, including the Line (hereinafter, the "Improvements") from the Property within sixty (60) calendar days following the date of termination or abandonment of the Easement granted by this Agreement.

With respect to any Improvements, **GRANTOR** can elect the following by giving **GRANTEE** written notice: (a) **GRANTOR** may require **GRANTEE** to remove and dispose of all or any part of the Improvements, within sixty (60) calendar days following the date of the written notice; (b) require **GRANTEE** to cut and/or, as appropriate, cap the Line at **GRANTOR**'s property line(s) within thirty (30) calendar days following the date of the written notice and leave it in place in a safe condition, in compliance with all applicable laws and regulations related thereto, and **GRANTOR** will thereafter have all rights, title, ownership and possession to the Line and its appurtenances, including the right to sell, assign, grant, and/or use the Line; or (c) **GRANTOR** can undertake to remove and dispose of the Improvements at the expense of **GRANTEE**.

If removal causes injury to the Property or to any interests of **GRANTOR**, **GRANTEE** will restore the Property or interests or, at **GRANTOR**'s option, pay for such damage within sixty (60) calendar days after completion of such removal. If **GRANTEE** fails to perform as required in this Section 7 within the time set forth above, **GRANTOR** will have the right to retain the Improvements or remove and dispose of same and collect on demand all costs of removal and disposal from **GRANTEE**, plus interest at the lesser of ten percent (10%) per annum or the highest rate permitted by Texas law from the date such costs are incurred until the date of payment.

8. Nonexclusive Easement. The Easement is nonexclusive. **GRANTOR** reserves for **GRANTOR** and **GRANTOR**'s successors and assigns the right to full use and enjoyment of the Property and the right to convey the Property or other rights or easements to others, so long as such use or conveyance does not unduly interfere with **GRANTEE**'s rights and use as set forth herein.

9. Hold Harmless. **TO THE EXTENT ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, GRANTEE AGREES TO INDEMNIFY AND HOLD GRANTOR HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, LIABILITIES, AND CAUSES OF ACTION FOR PERSONAL INJURY OR DEATH AND/OR DAMAGE TO OR DESTRUCTION OF PROPERTY OR IMPROVEMENTS CAUSED BY, ARISING OUT OF, OR RESULTING FROM THE EXERCISE OF RIGHTS GRANTED TO GRANTEE, ITS EMPLOYEES, AGENTS, OR OTHER PERSONS ACTING UNDER GRANTEE'S DIRECTION. GRANTEE FURTHER AGREES TO PAY ALL EXPENSES, COSTS, AND ATTORNEYS' FEES ASSOCIATED WITH SUCH CLAIMS, DEMANDS, LIABILITIES, AND CAUSES OF ACTION, AS WELL AS THOSE INCURRED BY GRANTOR IN THE ENFORCEMENT OF THIS INDEMNITY PROVISION.**

10. Antiquities. **GRANTEE IS EXPRESSLY PLACED ON NOTICE OF THE NATIONAL HISTORICAL PRESERVATION ACT OF 1966 (PB-89-66, 80 STATUTE 915; 16 U.S.C.A. §470) AND THE ANTIQUITIES CODE OF TEXAS, CHAPTER 191, TEX. NAT. RES. CODE ANN. BEFORE BREAKING GROUND AT THE PROPERTY, GRANTEE MUST NOTIFY THE TEXAS HISTORICAL COMMISSION ("THC"). AN ARCHEOLOGICAL SURVEY, AT GRANTEE'S SOLE COST AND EXPENSE, MIGHT BE REQUIRED BY THE THC BEFORE CONSTRUCTION OR INSTALLATION OF ANY IMPROVEMENTS CAN COMMENCE. FURTHER, IN THE EVENT THAT ANY SITE, OBJECT, LOCATION, ARTIFACT OR OTHER FEATURE OF ARCHEOLOGICAL, SCIENTIFIC, EDUCATIONAL, CULTURAL OR HISTORIC INTEREST IS ENCOUNTERED DURING THE ACTIVITIES AUTHORIZED BY THIS EASEMENT, GRANTEE WILL IMMEDIATELY CEASE SUCH ACTIVITIES AND WILL IMMEDIATELY NOTIFY GRANTOR SO THAT ADEQUATE MEASURES MAY BE UNDERTAKEN BY GRANTEE TO PROTECT OR RECOVER SUCH DISCOVERIES OR FINDINGS, AS APPROPRIATE. GRANTOR will not be liable for any costs of GRANTEE, GRANTEE's contractors, subcontractors or any other person or entity as a result of any encounter described in this Section 10. GRANTEE agrees that title to all archaeological objects and artifacts, if any, discovered in or on the Property will remain with GRANTOR.**

11. Use of Property; Compliance. **GRANTEE** will not commit or suffer to be committed waste upon the Property and will keep the Property, the improvements, and its equipment in good working order and repair and in a clean, safe, and healthful condition. Before breaking ground and during the term of this Agreement, **GRANTEE** must comply with and obtain any permits or licenses which may be required by federal, state or local statute in connection with the use of the Property.

12. Hazardous Waste. **GRANTEE** will not use the Property or permit the Property to be used so as to cause, suffer, or allow any contamination of soils, ground water, surface water, or natural resources on or adjacent to the Property resulting from, but not limited to, spills or leaks of oil, gasoline, hazardous materials, hazardous wastes, or other chemical compounds. **GRANTEE** is solely responsible for cleanup of any contamination resulting from violation of this provision.

**IF THE PRESENCE OF HAZARDOUS MATERIALS ON THE PROPERTY IS CAUSED OR PERMITTED BY GRANTEE AND SUCH MATERIALS RESULT IN CONTAMINATION OF THE PROPERTY OR IF CONTAMINATION OF THE PROPERTY BY HAZARDOUS MATERIAL OTHERWISE OCCURS AND IS CAUSED BY GRANTEE'S USE, THEN TO THE EXTENT ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, GRANTEE WILL INDEMNIFY, DEFEND, AND HOLD GRANTOR HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, JUDGMENTS, DAMAGES, PENALTIES, FINES, COSTS, LIABILITIES, OR LOSSES (INCLUDING DIMINUTION IN VALUE OF THE PROPERTY, DAMAGES FOR THE LOSS OF OR RESTRICTION ON USE OF THE PROPERTY OR OF ANY AMENITY OF THE PROPERTY, AND SUMS PAID IN SETTLEMENT OF CLAIMS, ATTORNEYS' FEES, CONSULTANTS' FEES AND EXPERTS' FEES) WHICH ARISE DURING OR AFTER THE EASEMENT TERM AS A RESULT OF SUCH CONTAMINATION. THIS INDEMNIFICATION OF GRANTOR BY GRANTEE INCLUDES COSTS INCURRED IN CONNECTION WITH ANY INVESTIGATION OF SITE CONDITIONS AND ANY CLEANUP, REMEDIATION, REMOVAL, OR RESTORATION WORK REQUIRED BY ANY FEDERAL, STATE, OR LOCAL GOVERNMENTAL AGENCY OR POLITICAL SUBDIVISION BECAUSE OF THE PRESENCE OF HAZARDOUS MATERIAL.**

13. Default and Termination. It is agreed that upon default by **GRANTEE** of any of the covenants and conditions set forth in this Agreement, **GRANTOR** has the right, and such right is expressly reserved, to declare the Easement forfeited, without prejudice to any claim **GRANTOR** may have against **GRANTEE**; provided, however, **GRANTOR** will give **GRANTEE** written notice of its intention to terminate the Easement and the reasons for termination, and, except as otherwise provided in Section 21, **GRANTEE** will have thirty (30) calendar days after receipt of notice to rectify the default or violation; provided further however, if such condition cannot reasonably be cured within said thirty (30) day period, **GRANTEE** shall commence to cure such condition within said thirty (30) day period and shall thereafter prosecute such action diligently and continuously to completion within a reasonable time period following **GRANTOR's** notice. Upon timely correction, as determined by **GRANTOR** in its sole discretion, the Easement will remain in full force and effect. Termination or abandonment of the

Easement for any cause is automatic and all rights granted revert to **GRANTOR** without the necessity of any further action or suit on the part of **GRANTOR**. Upon termination or abandonment, **GRANTEE** agrees to file a Release of Easement in the Deed Records of the County in which the Property is located, but if it fails to do so within ten (10) days following termination or abandonment, then **GRANTOR** will have the right to file the Release of Easement. Abandonment will be deemed to have occurred when the Easement is not used for the purposes granted for a continuous period of one (1) calendar year, unless such non-use is caused by force majeure or other cause outside the reasonable control of **GRANTEE**.

14. Notices. Any notice required or permitted under this Agreement must be in writing, and will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address set out below. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, email, or other commercially reasonable means and will be effective when actually received. **GRANTOR** and **GRANTEE** may change their respective notice address by sending to the other party a notice of the new address. Notices should be addressed as follows:

**GRANTOR:** The Texas A&M University System  
Office of General Counsel  
Attn: System Energy Resource Office  
301 Tarrow St., 6<sup>th</sup> Floor  
College Station, Texas 77840-7896  
Phone: (979) 458-6350  
Fax: (979) 458-6359  
Email: energy@tamus.edu

**GRANTEE:** City of Stephenville  
Attn: Nick Williams  
298 W. Washington St.  
Stephenville, Texas 77401  
Phone: (254) 918-1220

15. Waiver. The failure of **GRANTEE** or **GRANTOR** to insist in any particular instance on a strict performance of any of the covenants of this Agreement will not be construed as a waiver or relinquishment of such covenants in future instances, but the same will continue and remain in full force and effect.

16. Privileges and Immunities. **GRANTEE** acknowledges that **GRANTOR** is an agency of the State of Texas and nothing in this Agreement will be construed as a waiver or relinquishment by **GRANTOR** of its right to claim exemptions, privileges, and immunities as may be provided by law.

17. Governing Law and Venue. The validity of this Agreement and all matters pertaining to this Agreement, including but not limited to, matters of performance,

non-performance, breach, remedies, procedures, rights, duties, and interpretation or construction, will be governed and determined by the Constitution and the laws of the State of Texas. Pursuant to Texas Education Code §85.18, venue for any suit filed against **GRANTOR** must be in Brazos County, Texas.

18. Grammatical Interpretation. When the singular number is used, it also includes the plural, and the masculine gender includes the feminine and neuter gender.

19. Headings. Headings are for reference and will not be construed to limit or alter the meaning of the provisions of this Agreement.

20. Saving Clause. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions will remain in full force and effect and will not be affected, impaired or invalidated.

21. Assignment. **GRANTEE** may not sell, assign, encumber or convey the Easement without the prior written consent of **GRANTOR**, which consent will not be unreasonably withheld, and any attempt by **GRANTEE** to sell, assign, encumber or convey the Easement without such consent will cause this Agreement to terminate, provided however, that upon notice to **GRANTOR**, **GRANTEE** shall be free to assign without the written consent of **GRANTOR** to any affiliate, to any entity which may purchase all or substantially all of **GRANTEE**'s assets, or to any entity that may survive by merger or consolidation of **GRANTEE**. Any permitted sale, assignment, encumbrance or conveyance may be subject to payment of an administrative fee to **GRANTOR**.

22. Successors and Assigns. This Agreement and each and all of its covenants, obligations, and conditions will inure to the benefit of and be binding upon the heirs, personal representatives, successors, and permitted assigns of the parties.

23. Entire Agreement. This Agreement constitutes the complete agreement of the parties and supersedes any prior understanding or agreement, written or oral, between them regarding the issues covered by this Agreement. This Agreement may not be modified orally or in any manner other than by agreement in writing signed by the parties hereto or their permitted successors or assigns.

24. Renewal. This Agreement is a renewal of a prior Easement Agreement between **GRANTOR** and **GRANTEE** recorded as Document Number 2019-05213 of the Official Public Records of Erath County, Texas. As provided in Section 23, this Agreement is intended to replace and supersede any prior agreement.

25. Effective Date. This Agreement is deemed to be in force as of the 7<sup>th</sup> day of October, 2019, regardless of the date actually signed.

*[SIGNATURE PAGES FOLLOW]*

**BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM**, an agency of the State of Texas

By: \_\_\_\_\_

**GINA JOSEPH**  
Managing Counsel, Property & Construction  
The Texas A&M University System

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**KIP I. PLANKINTON**  
Assistant General Counsel  
System Energy Resource Office  
Office of General Counsel  
The Texas A&M University System

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**           §  
  §  
**COUNTY OF BRAZOS**    §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021 by **GINA JOSEPH**, Managing Counsel, Property and Construction of The Texas A&M University System, on behalf of the Board of Regents of The Texas A&M University System, an agency of the State of Texas.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

**TERMS AND CONDITIONS EXPRESSLY ACKNOWLEDGED AND ACCEPTED:**

**CITY OF STEPHENVILLE**

By: \_\_\_\_\_  
**DOUG SVIEN**  
Mayor  
City of Stephenville

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF ERATH       §**

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2021 by **DOUG SVIEN**, as Mayor of the City of Stephenville, on behalf of said municipality.

\_\_\_\_\_  
Notary Public in and for The State of Texas



## EXHIBIT "A"

**City of Stephenville, Texas - Two Water Collector Lines  
Fourteen-Inch (14") and Eight-Inch (8")**

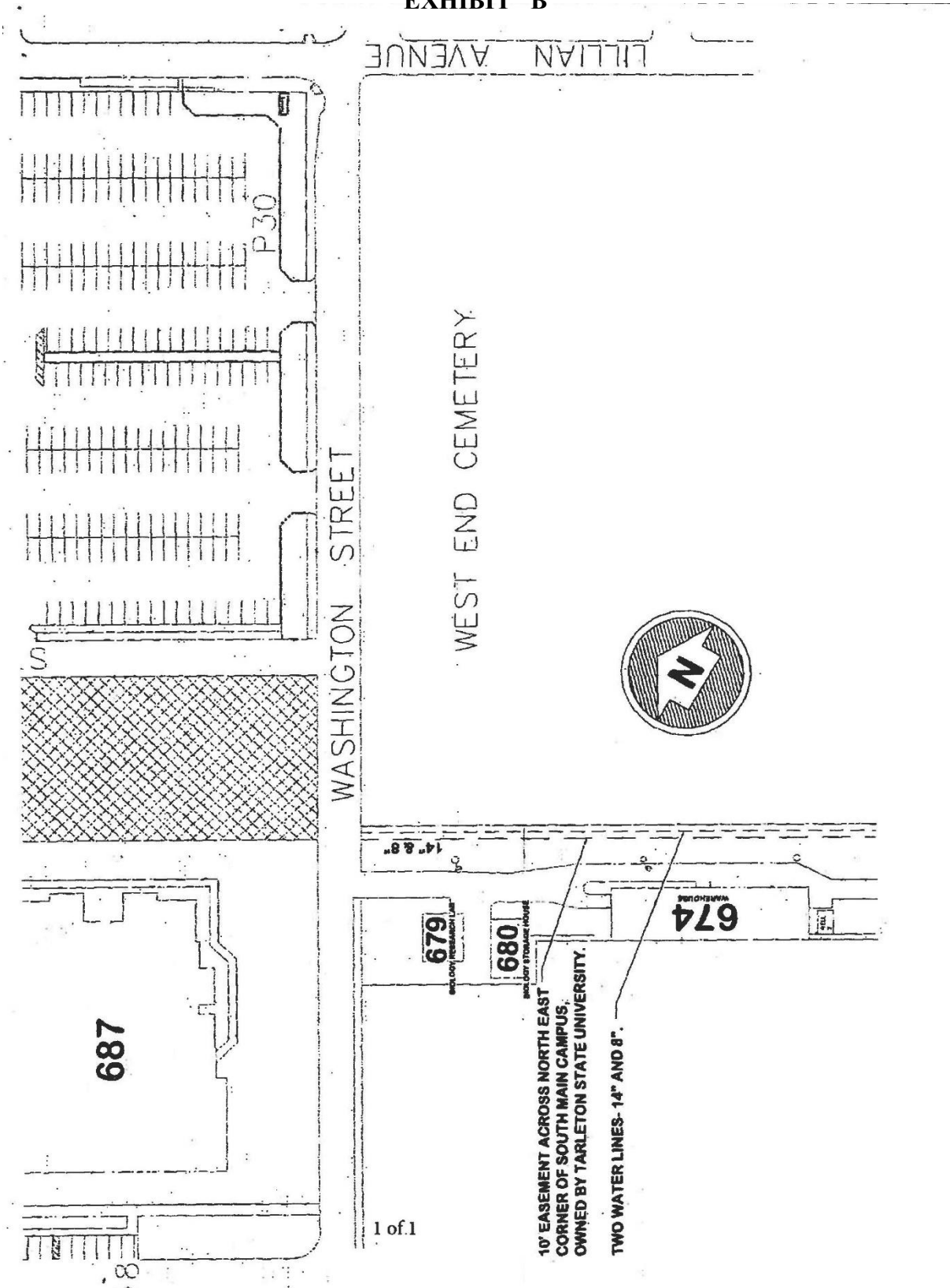
An easement for a strip ten (10') feet in width across the Poultry and Horticultural Farm for the purpose of operating two water collector lines. The centerline of said easement being described as follows:

**BEGINNING** at a point in the South right-of-way line of U.S. Highway No. 377. Said South right-of-way line of U.S. Highway No. 377 being the North property line of said tract of land owned by Tarleton State University. Said point of beginning being five feet (5') in a westerly direction along said South right-of-way line of U.S. Highway No. 377 from the northeast corner of said Tarleton State University tract of land. Said Northeast corner of the Tarleton State University tract of land be the Northern most West corner of the West End Cemetery.

**THENCE** in a Southerly direction five feet (5') West of and parallel to the East property line of said Tarleton State University tract of land; said East line of the Tarleton State University, to a point of exit in the South line of said Tarleton State University tract of land being a North line of the West End Cemetery. Said point of exit being five feet (5') in a westerly direction along said South line of the Tarleton State University tract of land and the said North line of the West End Cemetery from the Southeast corner of said Tarleton State University tract of land. Said Southeast corner of the Tarleton State University tract of land being an inside Northwest corner of the West End Cemetery.

1 of 1

EXHIBIT "B"



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

## EASEMENT AGREEMENT

(Waterlines)

1. Grant of Easement. The **BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM**, as grantor (“**GRANTOR**”), on behalf of the State of Texas, acting by and through its duly authorized officer, under authority of System Policy 41.01, and by virtue of authority granted to the Board of Regents by Texas Education Code §85.26, for Ten Dollars (\$10) and other good and valuable consideration, hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to the **CITY OF STEPHENVILLE**, as grantee (“**GRANTEE**”), its permitted successors and assigns, a nonexclusive easement (the “Easement”) for installing, constructing, operating, maintaining, repairing, replacing, and rebuilding a twelve inch (12”) and a four inch (4”) diameter underground waterline (both collectively the “Line”). The Easement is ten feet (10”) in width across and under certain property of **GRANTOR** (the “Property”), located in Erath County, Texas, more particularly described in Exhibit A attached hereto and made a part of this Easement Agreement (this “Agreement”).

2. Purpose and Location of Easement. The Easement is granted for the purpose of installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. A plat of the Property showing the surface area affected by the Easement and the location of the Line and **GRANTEE**'s right-of-way is depicted on Exhibit B attached and made a part of this Agreement.

3. Right of Access. **GRANTEE** has the right of ingress and egress across the Property for the purpose of installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. **GRANTEE** agrees to occupy the surface of the Property only to the extent and for the length of time necessary for installing, constructing, operating, maintaining, repairing, replacing, and rebuilding the Line. Any gate or opening used by **GRANTEE** for ingress or egress in the exercise of its rights must be kept in proper condition and closed at all times.

4. Duties. **GRANTEE** will clearly mark the location of the Line in a manner and to the extent such lines are generally marked by companies in the industry or as required by law. **GRANTEE** must bury the Line not less than forty-two inches (42”) below the surface. **GRANTEE** agrees to notify **GRANTOR** no later than three (3) business days after completion of the initial construction of the Line, and to cooperate with **GRANTOR**'s personnel in an onsite inspection to assess any damages resulting from **GRANTEE**'s activities. **GRANTEE** agrees to notify **GRANTOR** at least five (5) business days prior to commencement of any repairs or replacements, unless the repairs are due to an emergency, in which case the **GRANTEE** will notify as soon as reasonable.

During the Term of this Agreement, if **GRANTEE** damages or destroys any fence, road, bridge, culvert, building, or other improvement, or any real or personal property, other than its

own property, **GRANTEE** must, within a reasonable period of time, repair or replace the improvement or property to the extent that such improvement or property will, as nearly as practicable, be in like condition as before such damage or destruction. In lieu of requiring repair or replacement, **GRANTOR** may, at its option, require that **GRANTEE** pay money damages, including without limitation, those damages incurred as a result of **GRANTEE** or its agents or employees entering or departing the Property, or by reason of being present on the Property.

5. No Fee Interest Granted. This is a grant of a nonexclusive easement only, and does not grant any fee interest to the surface, subsurface, or any interest in the minerals on or under the Property. The conveyance is made subject to any and all outstanding restrictions, reservations, covenants, conditions, leases, easements and other encumbrances filed of record or apparent on the ground. **GRANTOR** expressly retains all rights to grant, control and renew all restrictions, reservations, covenants, conditions, leases, easements and other encumbrances, of every kind and character, on, over or under the Property.

6. Duration of Easement. In accordance with Texas Education Code §85.26(c), this grant is for a term of ten (10) years from the Effective Date and may be renewed only at the election of **GRANTOR**. **GRANTEE** agrees to provide **GRANTOR** written notice requesting renewal of the term at least six (6) months prior to the expiration date of this Easement. **GRANTOR** will respond in writing indicating whether the term will be renewed. **GRANTEE** expressly understands that its continued possession of the Property under this Agreement after expiration of its term, without first obtaining a renewal from **GRANTOR**, is a violation of state law that subjects **GRANTEE** to a penalty of One Hundred Dollars (\$100) for each day of such violation. **GRANTEE** agrees to pay **GRANTOR** such penalty within ten (10) business days after receipt of notice from **GRANTOR** sent in compliance with Section 14 of this Agreement.

7. Removal of Equipment and Improvements. Provided all obligations to **GRANTOR** under this Agreement are fully satisfied, unless otherwise directed by **GRANTOR** in writing, **GRANTEE** must remove any of its above-ground or below-ground equipment and improvements, including the Line (hereinafter, the “Improvements”) from the Property within sixty (60) calendar days following the date of termination or abandonment of the Easement granted by this Agreement.

With respect to any Improvements, **GRANTOR** can elect the following by giving **GRANTEE** written notice: (a) **GRANTOR** may require **GRANTEE** to remove and dispose of all or any part of the Improvements, within sixty (60) calendar days following the date of the written notice; (b) require **GRANTEE** to cut and/or, as appropriate, cap the Line at **GRANTOR**’s property line(s) within thirty (30) calendar days following the date of the written notice and leave it in place in a safe condition, in compliance with all applicable laws and regulations related thereto, and **GRANTOR** will thereafter have all rights, title, ownership and possession to the Line and its appurtenances, including the right to sell, assign, grant, and/or use the Line; or (c) **GRANTOR** can undertake to remove and dispose of the Improvements at the expense of **GRANTEE**.

If removal causes injury to the Property or to any interests of **GRANTOR**, **GRANTEE** will restore the Property or interests or, at **GRANTOR**'s option, pay for such damage within sixty (60) calendar days after completion of such removal. If **GRANTEE** fails to perform as required in this Section 7 within the time set forth above, **GRANTOR** will have the right to retain the Improvements or remove and dispose of same and collect on demand all costs of removal and disposal from **GRANTEE**, plus interest at the lesser of ten percent (10%) per annum or the highest rate permitted by Texas law from the date such costs are incurred until the date of payment.

8. Nonexclusive Easement. The Easement is nonexclusive. **GRANTOR** reserves for **GRANTOR** and **GRANTOR**'s successors and assigns the right to full use and enjoyment of the Property and the right to convey the Property or other rights or easements to others, so long as such use or conveyance does not unduly interfere with **GRANTEE**'s rights and use as set forth herein.

9. Hold Harmless. **TO THE EXTENT ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, GRANTEE AGREES TO INDEMNIFY AND HOLD GRANTOR HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, LIABILITIES, AND CAUSES OF ACTION FOR PERSONAL INJURY OR DEATH AND/OR DAMAGE TO OR DESTRUCTION OF PROPERTY OR IMPROVEMENTS CAUSED BY, ARISING OUT OF, OR RESULTING FROM THE EXERCISE OF RIGHTS GRANTED TO GRANTEE, ITS EMPLOYEES, AGENTS, OR OTHER PERSONS ACTING UNDER GRANTEE'S DIRECTION. GRANTEE FURTHER AGREES TO PAY ALL EXPENSES, COSTS, AND ATTORNEYS' FEES ASSOCIATED WITH SUCH CLAIMS, DEMANDS, LIABILITIES, AND CAUSES OF ACTION, AS WELL AS THOSE INCURRED BY GRANTOR IN THE ENFORCEMENT OF THIS INDEMNITY PROVISION.**

10. Antiquities. **GRANTEE IS EXPRESSLY PLACED ON NOTICE OF THE NATIONAL HISTORICAL PRESERVATION ACT OF 1966 (PB-89-66, 80 STATUTE 915; 16 U.S.C.A. §470) AND THE ANTIQUITIES CODE OF TEXAS, CHAPTER 191, TEX. NAT. RES. CODE ANN. BEFORE BREAKING GROUND AT THE PROPERTY, GRANTEE MUST NOTIFY THE TEXAS HISTORICAL COMMISSION ("THC"). AN ARCHEOLOGICAL SURVEY, AT GRANTEE'S SOLE COST AND EXPENSE, MIGHT BE REQUIRED BY THE THC BEFORE CONSTRUCTION OR INSTALLATION OF ANY IMPROVEMENTS CAN COMMENCE. FURTHER, IN THE EVENT THAT ANY SITE, OBJECT, LOCATION, ARTIFACT OR OTHER FEATURE OF ARCHEOLOGICAL, SCIENTIFIC, EDUCATIONAL, CULTURAL OR HISTORIC INTEREST IS ENCOUNTERED DURING THE ACTIVITIES AUTHORIZED BY THIS EASEMENT, GRANTEE WILL IMMEDIATELY CEASE SUCH ACTIVITIES AND WILL IMMEDIATELY NOTIFY GRANTOR SO THAT ADEQUATE MEASURES MAY BE UNDERTAKEN BY GRANTEE TO PROTECT OR RECOVER SUCH DISCOVERIES OR FINDINGS, AS APPROPRIATE. GRANTOR will not be liable for any costs of GRANTEE, GRANTEE's contractors, subcontractors or any other person or entity as a result of any encounter described in this Section 10. GRANTEE agrees that title to all archaeological objects and artifacts, if any, discovered in or on the Property will remain with GRANTOR.**

11. Use of Property; Compliance. **GRANTEE** will not commit or suffer to be committed waste upon the Property and will keep the Property, the improvements, and its equipment in good working order and repair and in a clean, safe, and healthful condition. Before breaking ground and during the term of this Agreement, **GRANTEE** must comply with and obtain any permits or licenses which may be required by federal, state or local statute in connection with the use of the Property.

12. Hazardous Waste. **GRANTEE** will not use the Property or permit the Property to be used so as to cause, suffer, or allow any contamination of soils, ground water, surface water, or natural resources on or adjacent to the Property resulting from, but not limited to, spills or leaks of oil, gasoline, hazardous materials, hazardous wastes, or other chemical compounds. **GRANTEE** is solely responsible for cleanup of any contamination resulting from violation of this provision.

**IF THE PRESENCE OF HAZARDOUS MATERIALS ON THE PROPERTY IS CAUSED OR PERMITTED BY GRANTEE AND SUCH MATERIALS RESULT IN CONTAMINATION OF THE PROPERTY OR IF CONTAMINATION OF THE PROPERTY BY HAZARDOUS MATERIAL OTHERWISE OCCURS AND IS CAUSED BY GRANTEE'S USE, THEN TO THE EXTENT ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, GRANTEE WILL INDEMNIFY, DEFEND, AND HOLD GRANTOR HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, JUDGMENTS, DAMAGES, PENALTIES, FINES, COSTS, LIABILITIES, OR LOSSES (INCLUDING DIMINUTION IN VALUE OF THE PROPERTY, DAMAGES FOR THE LOSS OF OR RESTRICTION ON USE OF THE PROPERTY OR OF ANY AMENITY OF THE PROPERTY, AND SUMS PAID IN SETTLEMENT OF CLAIMS, ATTORNEYS' FEES, CONSULTANTS' FEES AND EXPERTS' FEES) WHICH ARISE DURING OR AFTER THE EASEMENT TERM AS A RESULT OF SUCH CONTAMINATION. THIS INDEMNIFICATION OF GRANTOR BY GRANTEE INCLUDES COSTS INCURRED IN CONNECTION WITH ANY INVESTIGATION OF SITE CONDITIONS AND ANY CLEANUP, REMEDIATION, REMOVAL, OR RESTORATION WORK REQUIRED BY ANY FEDERAL, STATE, OR LOCAL GOVERNMENTAL AGENCY OR POLITICAL SUBDIVISION BECAUSE OF THE PRESENCE OF HAZARDOUS MATERIAL.**

13. Default and Termination. It is agreed that upon default by **GRANTEE** of any of the covenants and conditions set forth in this Agreement, **GRANTOR** has the right, and such right is expressly reserved, to declare the Easement forfeited, without prejudice to any claim **GRANTOR** may have against **GRANTEE**; provided, however, **GRANTOR** will give **GRANTEE** written notice of its intention to terminate the Easement and the reasons for termination, and, except as otherwise provided in Section 21, **GRANTEE** will have thirty (30) calendar days after receipt of notice to rectify the default or violation; provided further however, if such condition cannot reasonably be cured within said thirty (30) day period, **GRANTEE** shall commence to cure such condition within said thirty (30) day period and shall thereafter prosecute such action diligently and continuously to completion within a reasonable time period following **GRANTOR's** notice. Upon timely correction, as determined by **GRANTOR** in its sole discretion, the Easement will remain in full force and effect. Termination or abandonment of the

Easement for any cause is automatic and all rights granted revert to **GRANTOR** without the necessity of any further action or suit on the part of **GRANTOR**. Upon termination or abandonment, **GRANTEE** agrees to file a Release of Easement in the Deed Records of the County in which the Property is located, but if it fails to do so within ten (10) days following termination or abandonment, then **GRANTOR** will have the right to file the Release of Easement. Abandonment will be deemed to have occurred when the Easement is not used for the purposes granted for a continuous period of one (1) calendar year, unless such non-use is caused by force majeure or other cause outside the reasonable control of **GRANTEE**.

14. Notices. Any notice required or permitted under this Agreement must be in writing, and will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address set out below. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, email, or other commercially reasonable means and will be effective when actually received. **GRANTOR** and **GRANTEE** may change their respective notice address by sending to the other party a notice of the new address. Notices should be addressed as follows:

**GRANTOR:** The Texas A&M University System  
Office of General Counsel  
Attn: System Energy Resource Office  
301 Tarrow St., 6<sup>th</sup> Floor  
College Station, Texas 77840-7896  
Phone: (979) 458-6350  
Fax: (979) 458-6359  
Email: energy@tamus.edu

**GRANTEE:** City of Stephenville  
Attn: Nick Williams  
298 W. Washington St.  
Stephenville, Texas 77401  
Phone: (254) 918-1220

15. Waiver. The failure of **GRANTEE** or **GRANTOR** to insist in any particular instance on a strict performance of any of the covenants of this Agreement will not be construed as a waiver or relinquishment of such covenants in future instances, but the same will continue and remain in full force and effect.

16. Privileges and Immunities. **GRANTEE** acknowledges that **GRANTOR** is an agency of the State of Texas and nothing in this Agreement will be construed as a waiver or relinquishment by **GRANTOR** of its right to claim exemptions, privileges, and immunities as may be provided by law.

17. Governing Law and Venue. The validity of this Agreement and all matters pertaining to this Agreement, including but not limited to, matters of performance,

non-performance, breach, remedies, procedures, rights, duties, and interpretation or construction, will be governed and determined by the Constitution and the laws of the State of Texas. Pursuant to Texas Education Code §85.18, venue for any suit filed against **GRANTOR** must be in Brazos County, Texas.

18. Grammatical Interpretation. When the singular number is used, it also includes the plural, and the masculine gender includes the feminine and neuter gender.

19. Headings. Headings are for reference and will not be construed to limit or alter the meaning of the provisions of this Agreement.

20. Saving Clause. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions will remain in full force and effect and will not be affected, impaired or invalidated.

21. Assignment. **GRANTEE** may not sell, assign, encumber or convey the Easement without the prior written consent of **GRANTOR**, which consent will not be unreasonably withheld, and any attempt by **GRANTEE** to sell, assign, encumber or convey the Easement without such consent will cause this Agreement to terminate, provided however, that upon notice to **GRANTOR**, **GRANTEE** shall be free to assign without the written consent of **GRANTOR** to any affiliate, to any entity which may purchase all or substantially all of **GRANTEE**'s assets, or to any entity that may survive by merger or consolidation of **GRANTEE**. Any permitted sale, assignment, encumbrance or conveyance may be subject to payment of an administrative fee to **GRANTOR**.

22. Successors and Assigns. This Agreement and each and all of its covenants, obligations, and conditions will inure to the benefit of and be binding upon the heirs, personal representatives, successors, and permitted assigns of the parties.

23. Entire Agreement. This Agreement constitutes the complete agreement of the parties and supersedes any prior understanding or agreement, written or oral, between them regarding the issues covered by this Agreement. This Agreement may not be modified orally or in any manner other than by agreement in writing signed by the parties hereto or their permitted successors or assigns.

24. Renewal. This Agreement is a renewal of a prior Easement Agreement between **GRANTOR** and **GRANTEE** recorded as Document Number 2011-04011 of the Official Public Records of Erath County, Texas. As provided in Section 23, this Agreement is intended to replace and supersede any prior agreement.

25. Effective Date. This Agreement is deemed to be in force as of the 17<sup>th</sup> day of March, 2020, regardless of the date actually signed.

*[SIGNATURE PAGES FOLLOW]*



**BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM**, an agency of the State of Texas

By: \_\_\_\_\_

**GINA JOSEPH**  
Managing Counsel, Property & Construction  
The Texas A&M University System

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**KIP I. PLANKINTON**  
Assistant General Counsel  
System Energy Resource Office  
Office of General Counsel  
The Texas A&M University System

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**           §  
  §  
**COUNTY OF BRAZOS**    §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021 by **GINA JOSEPH**, Managing Counsel, Property and Construction of The Texas A&M University System, on behalf of the Board of Regents of The Texas A&M University System, an agency of the State of Texas.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

**TERMS AND CONDITIONS EXPRESSLY ACKNOWLEDGED AND ACCEPTED:**

**CITY OF STEPHENVILLE**

By: \_\_\_\_\_  
**DOUG SVIEN**  
Mayor  
City of Stephenville

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

**STATE OF TEXAS           §**  
  **§**  
**COUNTY OF ERATH       §**

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2021 by **DOUG SVIEN**, as Mayor of the City of Stephenville, on behalf of said municipality.

\_\_\_\_\_  
Notary Public in and for The State of Texas

**EXHIBIT "A"**  
**CITY OF STEPHENVILLE**  
**UTILITY EASEMENT DESCRIPTION**

**TARLETON STATE UNIVERSITY TRACT**

**BEING** a utility easement ten (10) feet in width crossing a portion of the Tarleton State University tract in Blocks 1 - 35, College View Addition as shown on King's 1956 Map of Stephenville, recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, and crossing a portion of W. Sloan Street as shown on King's 1956 Map of Stephenville, recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, also crossing a portion of Block 37, Park Place Addition as conveyed to Tarleton State University, recorded in Volume 302, Page 340 and Volume 306, Page 1, Deed Records, Erath County, Texas and crossing a portion of W. Tarleton Street as conveyed to Tarleton State University by the City of Stephenville, recorded in Volume 535, Page 92, Deed Records, Erath County, Texas, said easement being described by metes and bounds as follows:

**BEGINNING** at a point for corner on the apparent West line of said Tarleton State University tract, Volume 535, Page 92, Deed Records, Erath County, Texas from which a railroad spike found at the apparent center of the W. Tarleton Street Right of Way and the St. Felix Avenue Right of Way of said King's Map bears South 51 degrees 38 minutes 30 seconds West, a distance of 25.24 feet and a railroad spike found at the apparent Northeast corner of Lot 28, Block E-39, Groesbeeck and McClelland Addition as shown on King's 1956 Map of Stephenville, recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, also recorded in Volume 78, Page 141, Deed Records, Erath County, Texas bears South 30 degrees 43 minutes 31 seconds West, a distance of 57.35 feet;

**THENCE** North 29 degrees 57 minutes 23 seconds West, along the apparent West line of said Tarleton State University tract, Volume 535, Page 92, Deed Records, Erath County, Texas, a distance of 10.00 feet to a point for corner;

**THENCE** North 60 degrees 17 minutes 53 seconds East, a distance of 348.10 feet to a point for corner from which a "x" cut in concrete bears South 74 degrees 50 minutes 56 seconds East, a distance of 7.09 feet;

**THENCE** North 29 degrees 59 minutes 44 seconds West, a distance of 605.36 feet to a point for corner from which a railroad spike found at the apparent center of the W. Vanderbilt Street Right of Way and the N. Rome Avenue Right of Way of said King's Map bears North 23 degrees 30 minutes 14 seconds East, a distance of 42.71 feet and a railroad spike found at the apparent Southwest corner of Lot 4 & 5, Block 36, College View Addition as shown on King's 1956 Map of Stephenville, Volume 381, Page 105, Deed Records, Erath County, Texas bears North 20 degrees 16 minutes 02 seconds East, a distance of 77.83 feet;

**THENCE** North 60 degrees 14 minutes 32 seconds East, a distance of 10.00 feet to a point for corner on the apparent South Right of Way line of W. Vanderbilt Street as shown on said King's Map;

**THENCE** South 29 degrees 59 minutes 44 seconds East, a distance of 300.23 feet to a point for corner;

**THENCE** North 60 degrees 00 minutes 16 seconds East, a distance of 18.26 feet to a point for corner;

**THENCE** South 29 degrees 59 minutes 44 seconds East, a distance of 24.32 feet to a point for corner;

- THENCE** South 60 degrees 00 minutes 16 seconds West, a distance of 18.26 feet to a point for corner;
- THENCE** South 29 degrees 59 minutes 44 seconds East, a distance of 280.82 feet to a point for corner;
- THENCE** North 60 degrees 17 minutes 53 seconds East, a distance of 391.95 feet to a point for corner on the apparent East line of said Tarleton State University tract, Volume 535, Page 92, Deed Records, Erath County, Texas;
- THENCE** South 29 degrees 42 minutes 07 seconds East, along the apparent East line of said Tarleton State University tract, Volume 535, Page 92, Deed Records, Erath County, Texas a distance of 10.00 feet to a point for corner;
- THENCE** South 60 degrees 17 minutes 53 seconds West, a distance of 446.58 feet to a point for corner;
- THENCE** South 29 degrees 42 minutes 07 seconds East, a distance of 19.70 feet to a point for corner;
- THENCE** South 60 degrees 17 minutes 53 seconds West, a distance of 10.00 feet to a point for corner;
- THENCE** North 29 degrees 42 minutes 07 seconds West, a distance of 19.70 feet to a point for corner;
- THENCE** South 60 degrees 17 minutes 53 seconds West, a distance of 293.43 feet to the **POINT OF BEGINNING** and containing 14,195 Square Feet or 0.33 of an Acre of Land.

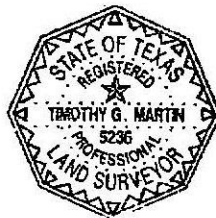
Reference Bearing of North 29 degrees 57 minutes 23 seconds West per monuments found on the east line of Lot 28, Block E-39, Groesbeeck and McClland Addition as shown on King's 1956 Map of Stephenville, recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, also recorded in Volume 78, Page 141, Deed Records, Erath County, Texas.

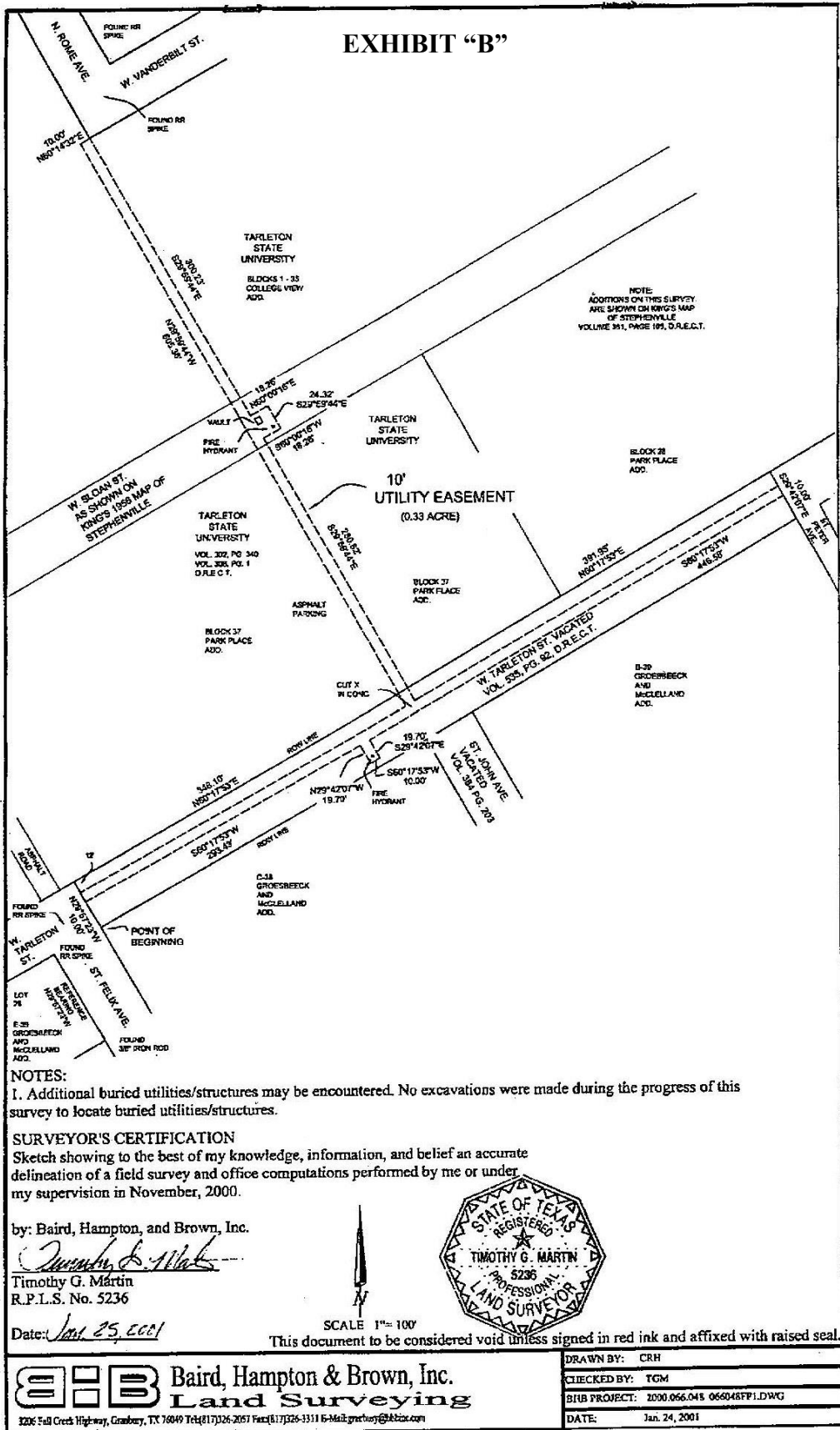
Sketch showing to the best of my knowledge, information and belief an accurate delineation of field survey and office computations performed by me or under my supervision in November, 2000.  
by Baird, Hampton & Brown, Inc.

*Timothy G. Martin*

Timothy G. Martin  
R.P.L.S. No. 5236

Dated: *January 25, 2001* 066048.wpd





Public Works Committee  
**STAFF REPORT**



Item 28.

**SUBJECT:** 377 Ground Storage Tank Rehabilitation Project  
Project Acceptance  
**MEETING:** Council Meeting - 03 Aug 2021  
**DEPARTMENT:** Public Works  
**STAFF CONTACT:** Nick Williams

**RECOMMENDATION:**

Staff recommends acceptance of the above noted project as complete and requests authorization for the City Manager to issue final payment to the contractor. An appropriate resolution is attached.

**BACKGROUND:**

The City of Stephenville City Council awarded the contract for the above referenced project on January 5, 2021, for \$393,825.00 to D&M Tank, LLC., from Kennedale, Texas. The contractor has completed the work in accordance with the plans and specifications.

**FISCAL IMPACT SUMMARY:**

The FY20-21 budget allocated \$675,000 for this project. Because the project was completed well under budget, the work included a change order to insulate the tank's external piping. Staff felt this change order was warranted following the effects of Winter Storm Uri. The project was completed for \$398,275.00 of which \$380,558.50 has been paid to the contractor. The remaining balance of \$17,716.50 will be released to the contractor following formal project acceptance by the city council.

A recommendation for final payment has been received from the inspection services firm. There are no identified outstanding issues and a signed Final Bills Paid Affidavit has been received.

Additionally, staff has contacted all known subcontractors and confirmed payment.

**ATTACHMENT(S):**

[Resolution No. 2021-](#)

**RESOLUTION NO. 2021-R-XX**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, TO ACCEPT THE 377 GROUND STORAGE TANK REHABILITATION PROJECT AND AUTHORIZE FINAL PAYMENT TO D&M TANK, LLC.; FINDING AND DETERMINING THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

WHEREAS, the City of Stephenville entered into a unit price contract with D&M TANK, LLC., with a final estimated total cost of \$388,325.00; and

WHEREAS, the actual work was completed at a total cost of \$398,275.00 of which \$380,558.50 has been previously paid to the contractor, leaving an amount due of \$17,716.50; and

WHEREAS, the City has received an executed Final Bills Paid Affidavit from the Contractor and a recommendation of final payment from the inspection services firm.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT;**

**Section 1.**

The 377 GROUND STORAGE TANK REHABILITATION PROJECT is hereby accepted, and the City Manager is authorized to make final payment to the contractor.

**Section 2.**

It is hereby officially found and determined the meeting which this resolution was passed was open to the public as required by law.

**PASSED and APPROVED** this the 3<sup>rd</sup> day of August, 2021

\_\_\_\_\_  
Doug Svien, Mayor

ATTEST:

\_\_\_\_\_  
Staci L. King, City Secretary

\_\_\_\_\_  
Reviewed by Allen L. Barnes,  
City Manager

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



## STAFF REPORT

---

**SUBJECT:** MOU (Memorandum Of Understanding) between City of Stephenville and Stephenville Independent School District

**DEPARTMENT:** Fire Department

**STAFF CONTACT:** Chuck Elliott

### RECOMMENDATION:

To enter into an MOU with SISD for the Emergency Management benefit of both parties.

### BACKGROUND:

The past agreement was a verbal agreement. The Texas Department of Emergency Management now requires a written MOU to be included in our emergency management plan. The City of Stephenville Emergency Management Plan is required to be updated this year.

### FISCAL IMPACT SUMMARY:

The City will reimburse SISD any expenses incurred should the City receive disaster-related funding for the event.



**MEMORANDUM OF UNDERSTANDING**  
between  
**CITY OF STEPHENVILLE, TEXAS and**  
**STEPHENVILLE INDEPENDENT SCHOOL DISTRICT**

This Agreement is made and entered into by and between the City of Stephenville (“City”) and the Stephenville Independent School District (“SISD”).

**RECITALS**

WHEREAS the City desires to enter into a Memorandum of Understanding with SISD;

WHEREAS the City and SISD desire to enter into a Memorandum of Understanding to establish a framework of cooperation and a working relationship to work together under the City’s Emergency Management Plan; and

WHEREAS the City finds that entering in to such a Memorandum of Understanding with SISD serves a public purpose and can enhance the City of Stephenville’s Emergency Management Plan.

NOW, THEREFORE, the City of Stephenville and Stephenville Independent School District in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

**TERMS**

**I. Organization**

The Stephenville Independent School District is the local public educational institution that serves the City of Stephenville residents. The district provides public education for children in the district from Pre-Kindergarten to Twelfth grade.

**II. Recognition**

The City recognizes that SISD is the local public educational institution. The City also recognizes SISD’s mission is to strive for academic and extracurricular excellence by combining a rich heritage of tradition, meaningful relationships, and high expectations, which will empower students to be productive members of society.

SISD recognizes that the City’s mission is to make Stephenville better every day. The City also strives to help prepare, safeguard, and protect the citizens and property of the city from the effects of disasters through effective planning, preparation, response, and recovery activities.

**III. Principles of Cooperation**

So that transportation resources of the Stephenville Independent School District may be coordinated and utilized to the fullest advantage during disasters, emergencies, and public-service related situations, and to the extent permitted or required by law and regulation, the City and SISD have agreed that each organization will:

1. Encourage on-going liaison with the other, urging members of both organizations to develop increasingly effective communications and cooperation.

2. Work with each other for developing emergency plans, training exercises, and a heightened state of preparedness.
3. Work with each other in times of disaster or emergency to meet the needs of the city and the district.
4. Work within its own lines of authority and respect the lines of authority of the other.
5. Strive to distribute copies of and publicize this agreement through channels to its own members, and to other organizations, both public and private, which may have an active interest in disaster relief.
6. Work with local law enforcement agencies to establish a mutually acceptable means of identification for volunteers providing services hereunder with the goal of developing an identification that local law enforcement agencies will honor during disasters and emergencies.
7. Understand that this Agreement is not exclusive and any signee to this document may enter into similar local agreements with other disaster assistance-related agencies/organizations.
8. The City will not incur nor reimburse any expenses pertaining to this agreement or the parties involved. Should the City receive any disaster related reimbursement or funding, the City will reimburse SISD for any expenses incurred.
9. Acknowledge that each Party intends that transportation, food, housing, and any expense incurred by either Party shall be the responsibility of the Party that incurs the expense.
10. Acknowledge that each Party intends to supply the best-that-can-be-applied accommodations and necessities during activation but agree that such may not be the priority during activation and such cannot be assured.

#### **IV. Implementation**

This memorandum shall take effect upon its signing by authorized representatives of the City and representatives of SISD and be valid for a period of five years.

This memorandum may be amended by mutual agreement of both parties, and it is understood by both parties that at any time this Memorandum of Understanding may be terminated by written notification from either party to the other.

Six months prior to expiration, the parties shall meet to review the progress and success of the Memorandum of Understanding and determine whether it shall be extended for an additional five years. In no event shall any single extension of this Memorandum of Understanding be for a term exceeding five years.

**V. Miscellaneous**

1. Powers — This Memorandum of Understanding does not create a partnership or a joint venture, and neither Party has the authority to bind the other.
2. Limitation of Liability – SISD understands and agrees that the City has certified no funds under this Agreement, and SISD shall have no cause of action whatsoever for money against the City under this Agreement irrespective of the nature thereof. SISD’s sole remedy for breach of any provision of this Agreement is termination.
3. Venue - Mandatory and exclusive venue of any dispute between the Parties to this Agreement shall be in Erath County, Texas.

IN WITNESS WHEREOF, this instrument has been executed on behalf of the City of Stephenville by a duly authorized representative of same, and on behalf of the Stephenville Independent School District by an authorized representative of same.

CITY OF STEPHENVILLE

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Doug Svien, Mayor

Attest:

\_\_\_\_\_  
Staci L. King, City Secretary

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Matt Underwood, Superintendent