



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, December 06, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

1. Consider Approval of Mayor's Appointments to the TIRZ Board of Directors
- [2.](#) Consider Approval of the Amended Fee Schedule for Fiscal Year 2022-2023
- [3.](#) Consider Award of the 377 Elevated Storage Tank Rehab Project
- [4.](#) Consider Approval of the Easement and Right of Way Agreement between City of Stephenville and Oncor Electric Delivery Company LLC
- [5.](#) Consider Approval of the Donation of Police Equipment to the Dublin Police Department

NOMINATIONS COMMITTEE

Lonn Reisman, Chair

- [6.](#) Nominations Committee Report
7. Discuss and Consider Approval of Appointments to Citizen Boards and Commissions

TAX INCREMENT REINVESTMENT ZONE

8. Recess to TIRZ No. 1 and No. 2 Board Meetings
9. Reconvene to Regular City Council Meeting

10. PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Stephenville, Texas (the "City"), pursuant to Chapter 311.003 Texas Tax Code, as amended, (the "Act"), will hold a public hearing at 5:30 p.m. on Tuesday, December 6, 2022 at City Hall, 298 W Washington St, Stephenville, TX 76401, for the purpose of amending the Project and Financing Plan of Tax Increment Reinvestment Zone Number One.

- [11.](#) Consider Approval of Ordinance Approving the Amended Concerning Project and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Stephenville, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code
- [12.](#) Consider Approval of an Ordinance 2022-O-XX Approving Project and Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Stephenville, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

13. Case No.: RZ2022-025

Applicants Jonathan and Sylvia Hernandez are requesting a rezone of property located at 201 Ballow, Parcel R17533, being BLOCK 153; LOT 43 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial Business District (B-2) to Muti-Family District (R-3).

14. Consider Approval of Ordinance Rezoning Property Located at 201 Ballow, Parcel R17533, being BLOCK 153; LOT 43 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial Business District (B-2) to Muti-Family District (R-3).

TOURISM AND VISITORS BUREAU COMMITTEE

LeAnn Durfey, Chair

15. Tourism & Visitors Bureau Committee Report

16. Consider Approval of Avenu Insights Hotel Occupancy Taxes (HOT) & Short-Term Rental (STR) Reporting & Collection Services Contract

17. Consider Approval of Contract for Wayfinding Signs through National Signs Plazas

18. Consider Approval of Agreement for Digital Sign Placed for Advertisements, Schedule of Events, etc. for the City of Stephenville

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

19. Development Services Committee Report

20. Consider Approval to Enter into an Agreement to Reduce Civil Penalties and Release a Dangerous Building Order for 1206 Gage

21. Consideration of the Multifamily Inspection Program and Adoption of the Proposed Ordinance

FINANCIAL REPORTS

Monica Harris, Director of Finance

22. Monthly Budget Report for the Period Ending October 31, 2022

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

CONSENT AGENDA

23. Consider Approval of Minutes - November 1, 2022 Regular Meeting

24. Consider Approval of Minutes - November 15, 2022 - Special Council Meeting

25. Consider Approval of Agreement for Assessment and Collection of Taxes with Erath County

26. Consider Approval of the System Purchase Agreement/Pricing Summary between the City of Stephenville and L3Harris Technologies, Inc.

27. Consider Approval of Sale of City Property Via Online Auction

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

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

- 28. Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **City Addition (2 properties)**
- 29. Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **John W Bradley, Daniel Bell, Edward Bond, James Conger, M.S. Crow, W.D. Richardson, M.J. Leech, Hancock C. Smith, and Ira Foster Surveys**
- 30. Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **Miller Addition**

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.

ORDINANCE NO. 2022-O-XX

AN ORDINANCE OF THE CITY OF STEPHENVILLE, TEXAS, AMENDING FEES FOR AMBULANCE SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the rates and charges and procedures relative to the collection thereof shall be established by the Council from time to time by ordinance;

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

SECTION 1. The City of Stephenville FY 2022-2023 Fee Schedule is hereby amended regarding AMBULANCE SERVICE FEES (603) as followed:

Advanced Life Support Emergency	\$1,600.00
Advanced Life Support Non-Emergency	\$1,500.00
Advanced Life Support – 2	\$1,750.00
Basic Life Support Emergency	\$1,400.00
Basic Life Support Non-Emergency	\$1,200.00
Advanced Life Support Disposables	\$475.00
Basic Life Support Disposables	\$300.00
Oxygen	\$125.00
Treatment No Transport	\$150.00
Ground Mileage per mile	\$24.00
City employees and their household members will not be charged.	

SECTION 2. This ordinance shall become effective January 15, 2023.

SECTION 3. It is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of the said meeting was given as required.

PASSED and APPROVED, BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, this the 6th day of December, 2022, at which meeting quorum was present and voting.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason M. King,
City Manager

Approved as to form and legality
Randy Thomas, City Attorney



December 1, 2022

Mr. Nick Williams, PE, CFM
Director of Public Works
City of Stephenville
298 W. Washington St.
Stephenville, TX 76401

Subject: 377 Elevated Storage Tank Rehabilitation Project – Bid Recommendation

Dear Mr. Williams:

Bids were received Monday, November 21, 2022, and publicly read for the 377 Elevated Storage Tank Rehabilitation Project. The Engineer's opinion of probable construction cost prepared by Provenance Engineering was estimated at \$500,000 with contingency. Nine general contractors submitted bid proposals with each Contractor providing a bid bond. The total project prices ranged from \$284,500 to \$450,000. The detailed bid tabulation is enclosed as Attachment A.

Maguire Iron submitted an apparent low bid with a base bid price of \$269,500 and an alternate bid item price of \$15,000, for a total project price of \$284,500. Maguire Iron's bid package is included as Attachments B and C. The Provenance Engineering team has reviewed the lowest bid for its completeness and conducted phone interviews with various references provided. The results of our team's discussions regarding Maguire Iron's work performance were favorable on previous projects.

Based on their experience and favorable performance on past projects, Maguire Iron appears to offer the best value to the City for this project. It is our recommendation the City of Stephenville consider entering a contract with Maguire Iron, Inc. to perform the 377 Elevated Storage Tank Rehabilitation project base bid and alternate bid. Please contact me if you have any questions.

Sincerely,

Kent Riker, PE
President of Provenance Engineering LLC.

Public Works
STAFF REPORT



SUBJECT: 377 Elevated Storage Tank Rehabilitation Project
MEETING: Council Meeting – 06 DEC 2022
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends award of the 377 Elevated Storage Tank (EST) Rehabilitation Project to Maguire Iron, Inc. of Sioux Falls, SD in the amount of \$284,500.00.

BACKGROUND:

In May of 2021, a thorough examination was performed of the interior, exterior, and foundation of the 750,000 Gallon 377 EST, originally built in 1985, located at 536 County Road 386. Based upon the inspection report findings, rehabilitation of the tank was recommended.

Bids for the 377 Elevated Storage Tank Rehabilitation Project were opened on November 21, 2022. Nine (9) bids were received as shown in the table below.

A letter from the engineer of record with Provenance Engineering is attached recommending award of contract to the low bidder, Maguire Iron, Inc., in the amount of \$284,500.00.

FISCAL IMPACT SUMMARY:

The FY22-23 budget allocated \$500,000 for the work. \$73,400 has been allocated for professional bid and construction phase services leaving an available balance of \$426,600 to complete the construction. Including the \$284,500 bid by Maguire Iron, Inc., the total FY22-23 cost is anticipated to be \$357,900 leaving approximately \$142,100, which may be applied to infrastructure maintenance and/or other capital projects.

Below is a tabulation of bids for the project.

VENDOR	LOCATION	BASE BID AMOUNT	ADD ALTERNATE	TOTAL AMOUNT
Maguire Iron, Inc.	Sioux Falls, SD	\$ 269,500.00	\$ 15,000.00	\$ 284,500.00
Champion Tank Services, LLC	Clitherall, MN	\$ 323,000.00	\$ 18,000.00	\$ 341,000.00
Tank Pro, Inc.	Northport, AL	\$ 339,460.00	\$ 15,664.00	\$ 355,124.00
Gulf States Protective Coatings, Inc.	La Porte, TX	\$ 364,350.00	\$ 15,000.00	\$ 379,350.00
Tanksco, Inc.	Fort Worth, TX	\$ 351,400.00	\$ 28,500.00	\$ 379,900.00
Tankez Coatings, Inc.	Fort Worth, TX	\$ 324,300.00	\$ 60,000.00	\$ 384,300.00
D&M Tank, LLC	Kennedale, TX	\$ 351,295.00	\$ 35,000.00	\$ 386,295.00
A&M Construction and Utilities, Inc.	Rowlett, TX	\$ 364,300.00	\$ 56,800.00	\$ 421,100.00
O&J Coatings, Inc.	Hurst, TX	\$ 440,000.00	\$ 10,000.00	\$ 450,000.00

ATTACHMENTS:

[Recommendation Letter from Provenance Engineering.](#)

PT #:
District: BMW
WR #: 3590920
ER #:

EASEMENT AND RIGHT OF WAY

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF **ERATH**

That **City of Stephenville**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee," has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives; and Grantor hereby binds Grantor and Grantor's heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 20__.

City of Stephenville

By: _____
Doug Svien, Mayor

STATE OF _____

COUNTY OF _____

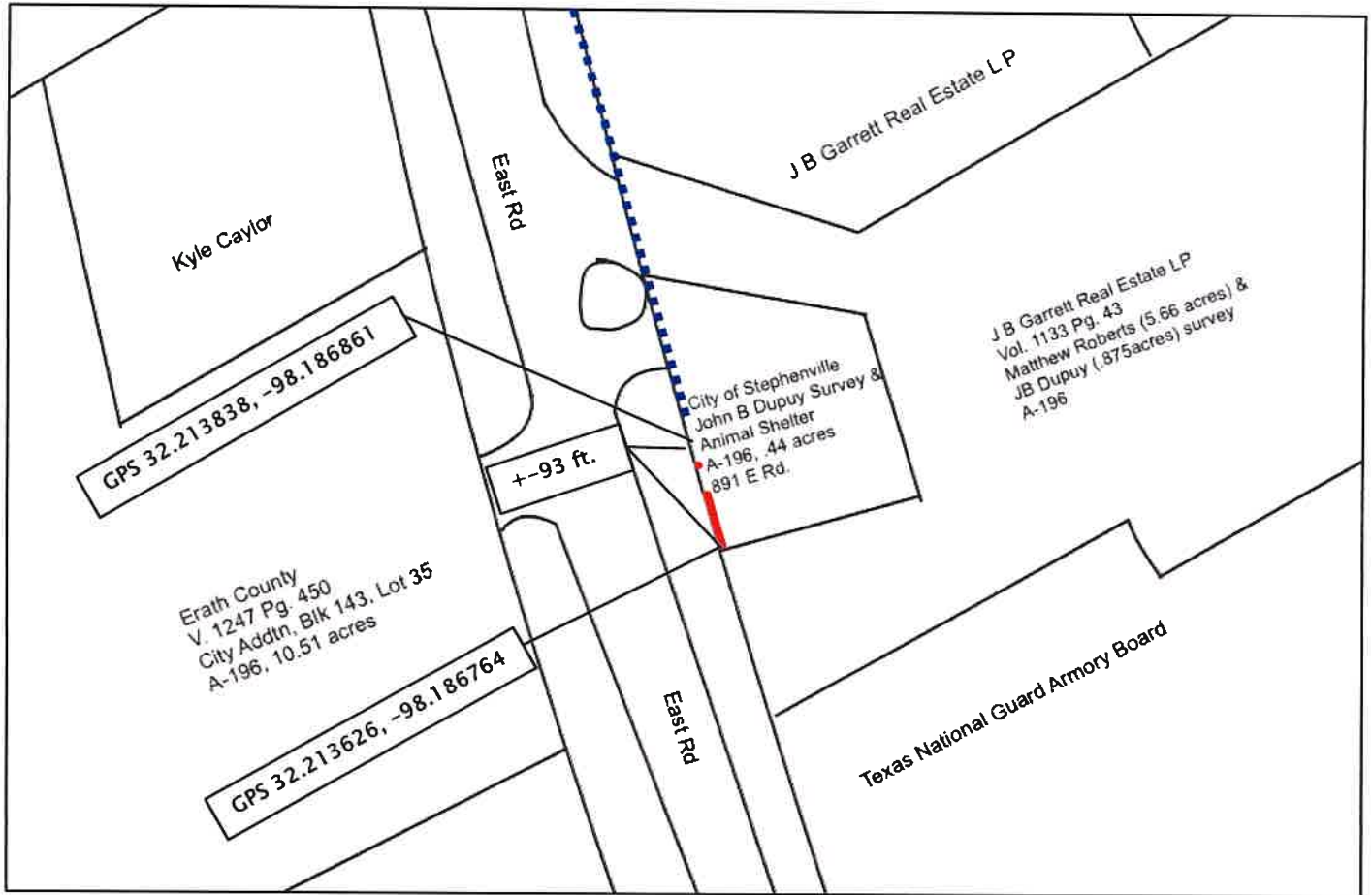
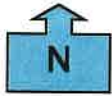
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of _____, as the _____ thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 20__.

Notary Public in and for the State of Texas

EXHIBIT "A"

Item 4.



Easement Width: 20 FT Oncor Electric Delivery Company Easement



Denotes Existing Easement



Denotes Easement

Scale: Not to scale

The intent of this "EXHIBIT" is to pictorially show the approximate location of the easement. It is not intended as an actual survey. Calls shown are references only. No statement is made as to the validity of these calls.

Grantor: City of Stephenville
Vol:
Survey: J B Dupuy
District: BMW

County: Erath
Abstract: 196
WR#: 3590920



STAFF REPORT

SUBJECT: Approve the donation of police equipment to the Dublin Police Department

DEPARTMENT: Police

STAFF CONTACT: Dan M. Harris, Jr.

RECOMMENDATION:

Approve the donation of police equipment to the Dublin Police Department

BACKGROUND:

The Stephenville Police Department recently received a generous donation. A portion of that donation was utilized to purchase upgraded body armor plates that replaced our current smaller plates. SPD would like to donate 10 of the no longer utilized smaller plates to the Dublin Police Department. In addition, SPD would like to also donate 7 full-length police uniform rain coats to the Dublin Police Department. These coats are no longer being utilized by SPD.

FISCAL IMPACT SUMMARY:

N/A

ALTERNATIVES



COMMITTEE REPORT

REPORT TYPE: Nominations Committee Report

MEETING: November 15, 2022

Present: Lonn Reisman, chair; LeAnn Durfey, David Basket, Bob Newby

Absent:

DEPARTMENT: Administration

STAFF CONTACT: Sarah Lockenour, City Secretary

MEMBER APPOINTMENTS FOR CITIZEN BOARDS AND COMMISSIONS

The committee met on November 15, 2022 to review applications for vacancies and annual appointments to Citizen Boards and Commissions. The following recommendations were made: (* indicates new members)

Airport Advisory Board

Place 1 Tracy Gifford
 Place 3 Shannon Truesdell
 Place 5 Colby Sims
 Place 7 Chris Williams

Board of Adjustment

Place 1 Darrell Brown
 Place 3 Dean Parr
 Place 5 Alan Nix
 Alt. 1 JJ Conway
 Alt. 3 Vacant

Building Board

Place 1 Toby O'Neal
 Place 3 Danny Phillips
 Place 5 Brent Virgin

Electrical Board

Place 1 Rod Rutledge
 Place 3 Scott Thompson
 Place 5 David Bragg

Library Advisory Board

- Place 1 Jenny Shafer
- Place 3 Kate Barton
- Place 5 Katherine Quinnell
- Place 7 Julia Brockelman *

Main Street Advisory Board

- Place 1 Marion Cole *
- Place 5 Dr. Aimee Shouse
- Place 5 Joycelyn Perez *
- Place 7 Julie Thomas *

Mechanical Board

- Place 1 Vacant
- Place 3 James Walker
- Place 5 Vacant

Parks and Recreation Advisory Board

- Place 1 Shannon Hunt
- Place 3 Kristin Smith *
- Place 5 Kindall Hurley
- Place 7 Dennis Jones

Plumbing Board

- Place 1 Steven Forbus
- Place 3 Ed Weber
- Place 5 Vacant
- Place 7 Vacant

Senior Citizen Advisory Board

- Place 1 Sheryl Wells
- Place 3 Debbie Watson
- Place 5 Joanna Lay
- Place 7 Marlene Dupas

SEDA

- Place 1 Wendell Hollingsworth
- Place 3 Kelijon Nance
- Place 5 Metta Collier *
- Place 7 Matt Underwood

Tourism and Visitor Bureau

- Place 1 Chelsey Brown
- Place 3 Belle Dowell
- Place 5 Terri Hardcastle *
- Place 7 Sonia Olvera

Planning and Zoning Commission

Committee recommends that all candidates be moved forward to Council for Council’s review and appointment.

Current P&Z Commission Members

- Place 1 Bruce Delater
- Place 3 Lisa LaTouche
- Place 5 Nick Robinson
- Place 7 Tom Hines
- Alt. 1 Paul Ashby
- Alt. 2 Vacant

New Applicants for P&Z Commission

- Tyler Wright
- Allen Barns

ORDINANCE NO. 2022-O-XX**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF STEPHENVILLE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE**

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

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

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

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

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

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

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

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

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

WHEREAS, on May 4, 2021, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2021-O-15 expanding the boundaries of the Zone (“TIRZ 1C”); and

WHEREAS, on May 4, 2021, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2021-O-16 approving the amended Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

WHEREAS, on November 15, 2022, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2022-O-39 expanding the boundaries of the Zone (“TIRZ 1D and TIRZ 1E”); and

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

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on December 6, 2022, the Board recommended that the Plan, as amended in Exhibit “A”, be approved by the City Council:

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

SECTION 1. RECITALS INCORPORATED

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

SECTION 2. FINDINGS

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

- i. That the Plan, as amended, includes all information required by Sections 311.011(b) and (c) of the Act.
- ii. That the Plan, as amended, is feasible and the amended project plan conforms to the City’s master plan.
- iii. That consistent with Section 311.011(e) of the Act, a public hearing is required prior to the adoption of this Ordinance because the Plan, as amended, does (i) reduce or increase the

geographic area of the Zone; (ii) increase or decrease the tax increment to be contributed by a taxing unit; (iii) increase the total estimated project costs; or (iv) designate additional property in the Zone to be acquired by the City.

SECTION 3. APPROVAL OF AMENDED PLAN

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

SECTION 4. SEVERABILITY CLAUSE

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

SECTION 5. OPEN MEETINGS

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

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this _____ day of December 2022.

CITY OF STEPHENVILLE

Doug Svien, Mayor

ATTEST:

Sarah Lockenour
City Secretary

APPROVED AS TO FORM:

Randy Thomas
City Attorney

APPROVED AS TO CONTENT:

Jason King
City Manager

EXHIBIT A
Amended Project and Financing Plan

Tax Increment Reinvestment Zone #1

City of Stephenville, Texas



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DISCLAIMER

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

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



Item 11.

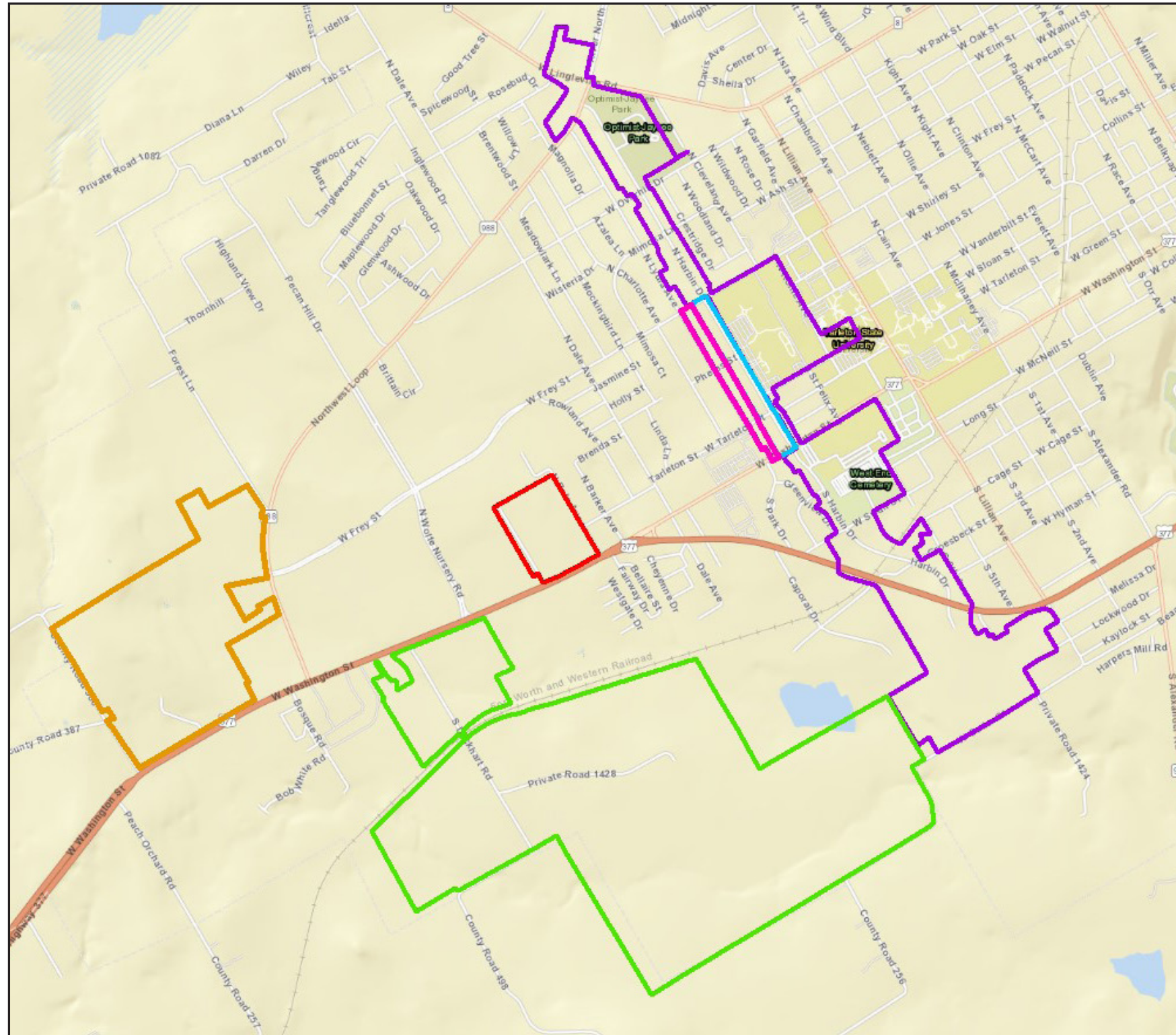


A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western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

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

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

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



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

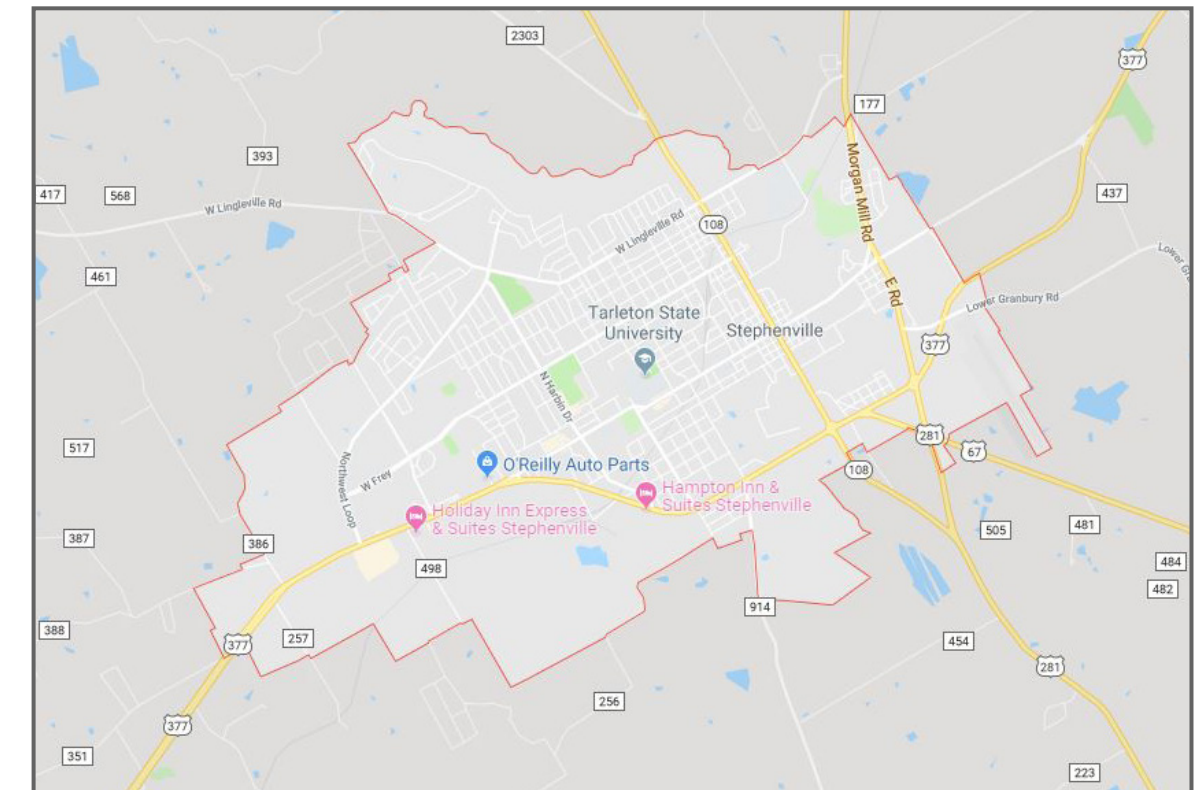
Tax Increment Reinvestment Zone #1, City of Stephenville

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

TIRZ #1 was created by Ordinance No. 2019-0-14 on April 25, 2019. On July 23, 2019, the TIRZ boundary was expanded by Ordinance No. 2019-0-20 to include TIRZ #1A, an area consisting of approximately 8.51 acres along N Harbin Drive from W Frey Street to W Washington Street. On February 4, 2020, the TIRZ boundary was further expanded to include TIRZ #1B, an area of approximately 245.23 acres, bringing the size of the entire TIRZ to approximately 284.72 acres. On May 4, 2021, the TIRZ boundary was further expanded to include TIRZ #1C, an area of approximately 549.67 acres. On November 15, 2022, Council will consider an ordinance further expanding the TIRZ to include TIRZ #1D and TIRZ #1E, bringing the size of the entire TIRZ to approximately 1,009 acres.

The amended project and financing plan outlines the funding of \$41,671,551 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements in part through the contribution of the City's real property tax increment and sales tax increment within the Zone.

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



TIRZ Boundary

Boundary Description

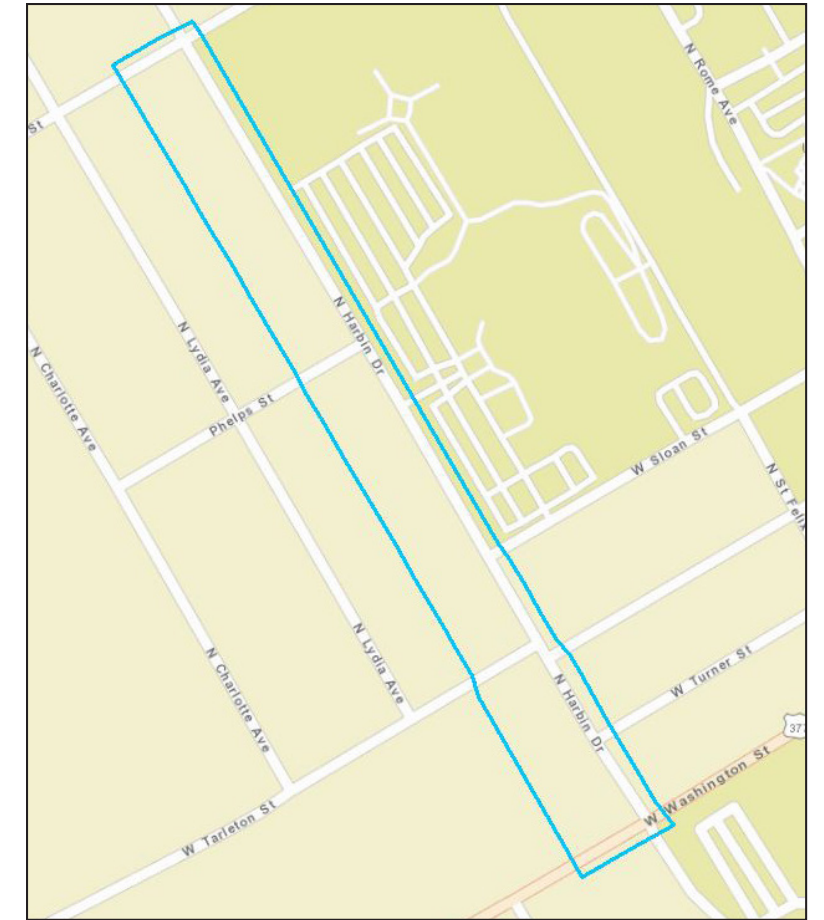
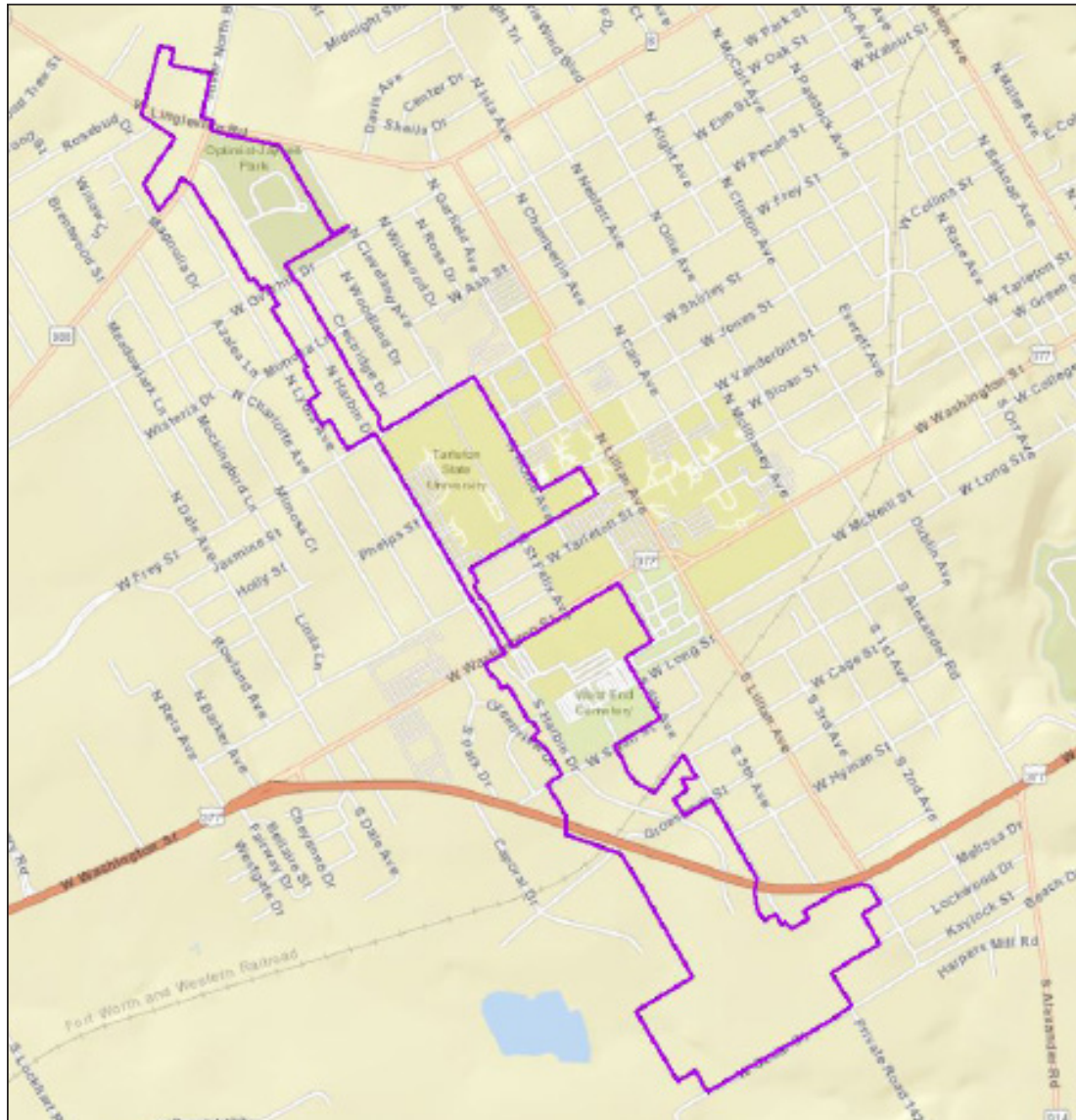
The expanded TIRZ is noncontiguous and consists of six areas, TIRZ #1, #1A, #1B, #1C, #1D, and #1E.





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

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

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

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




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

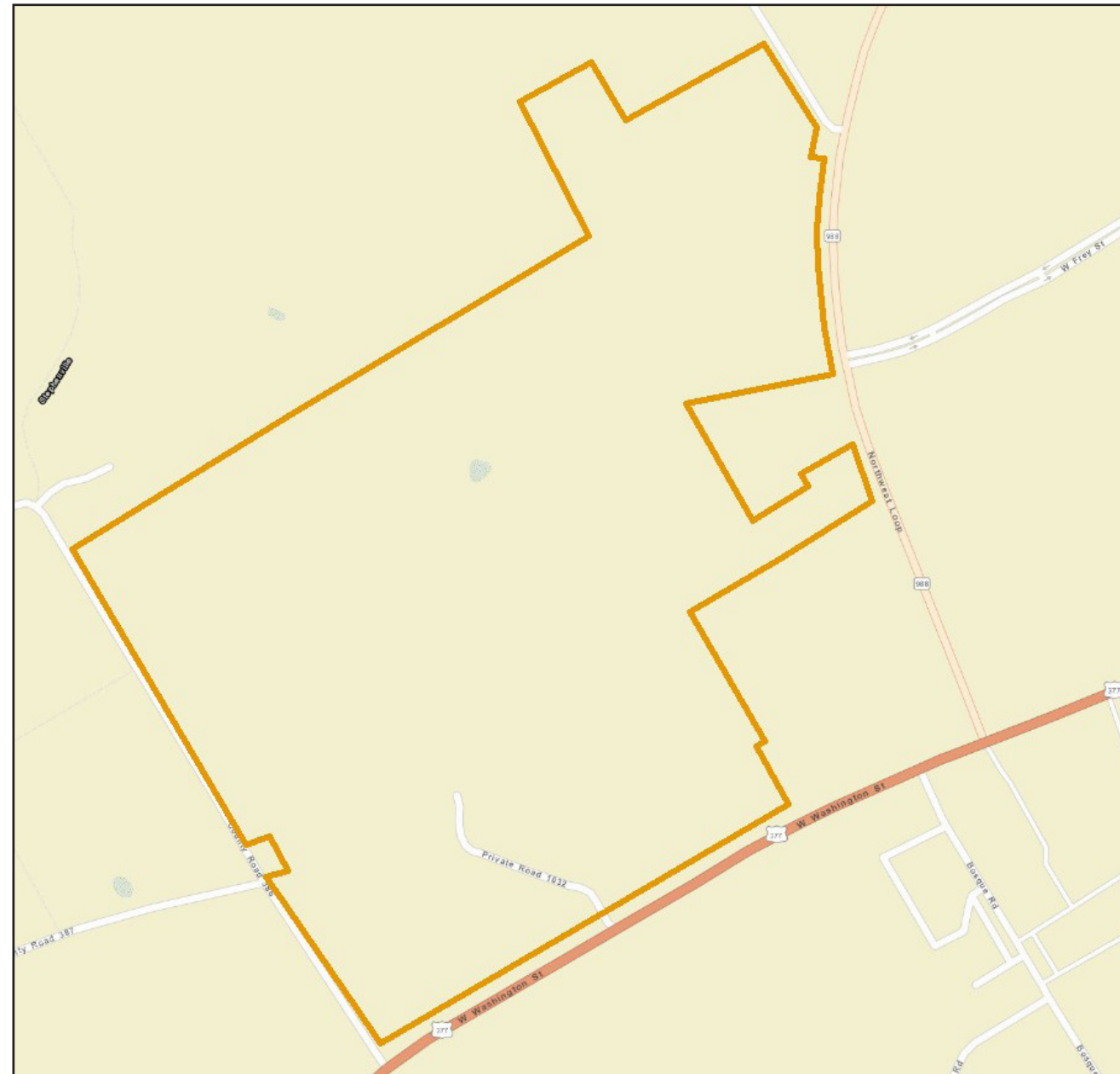
Boundary Description (Continued)

TIRZ #1D is located along N Lydia Avenue, from W Frye Street to W Washington Street, directly west of TIRZ #1A, and consists of approximately 8.23 acres.

TIRZ #1E is located north of W Washington Street, east of County Road 386, and west of Northwest Loop, and consists of approximately 166.68 acres.



 - TIRZ #1D Boundary




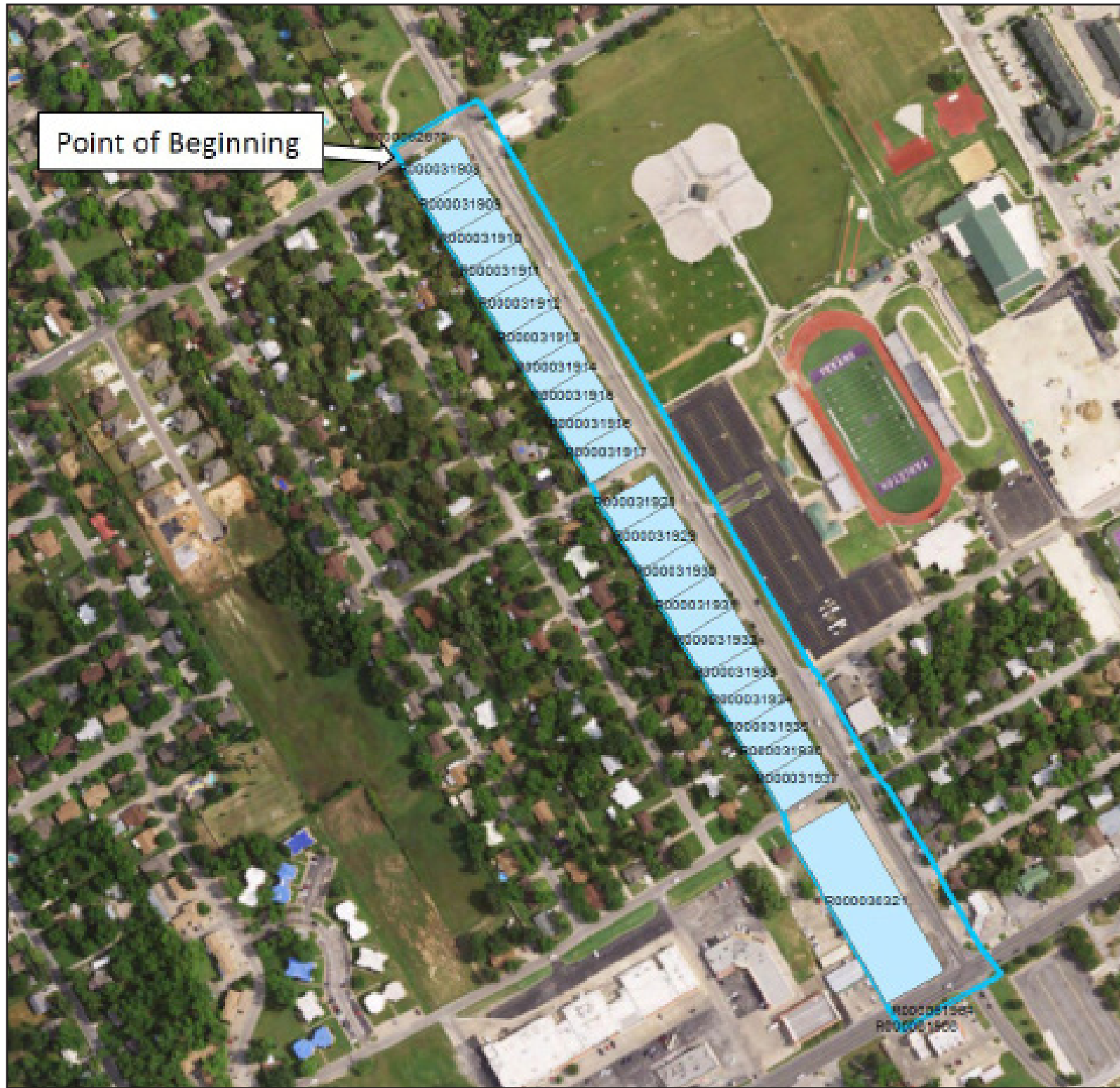
 - TIRZ #1E Boundary



Legal Description - TIRZ #1

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

 - TIRZ #1 Boundary



 - TIRZ #1A Boundary

Legal Description - TIRZ #1A

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

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

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

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

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

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

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

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

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

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

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

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

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

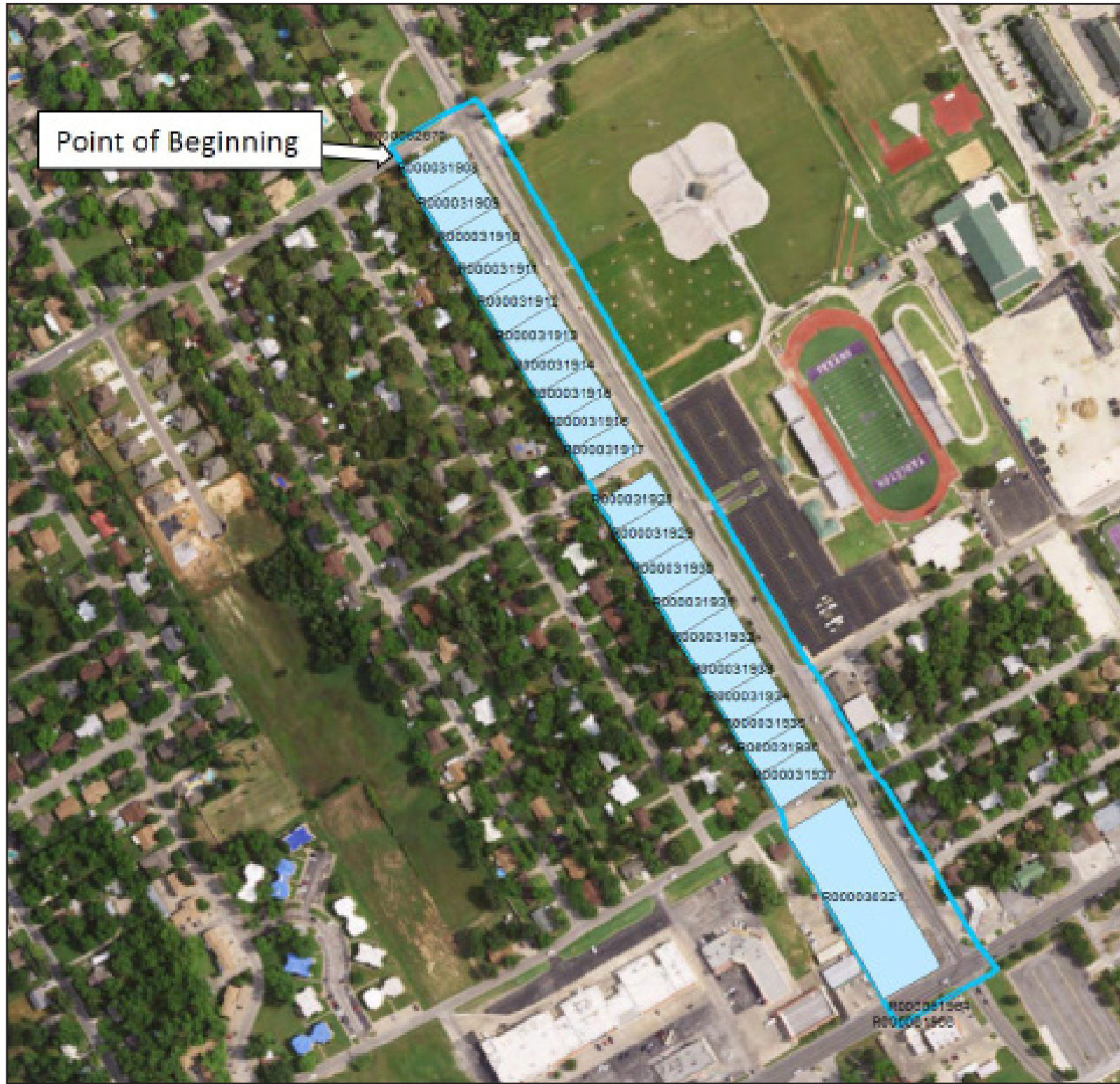
North along the western boundary of Property ID R000031935 to the point it meets the southwest corner of Property ID R000031934, thence

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

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

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

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



Legal Description - TIRZ #1A (Continued)

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

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

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

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

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

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

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

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

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

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

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

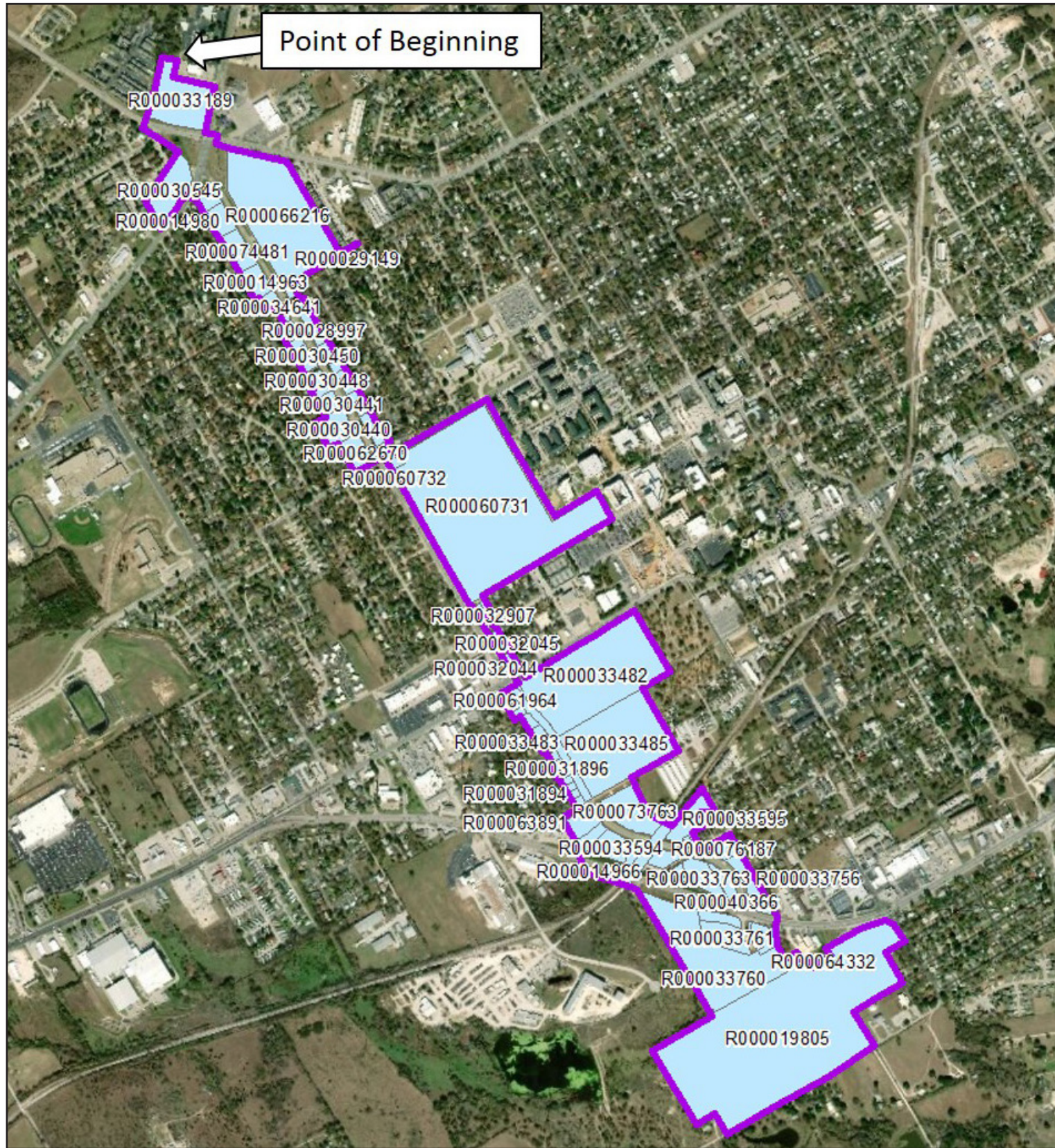
North along the western boundary of Property ID R000031910 to the point it meets the southwest corner of Property ID R000031909, thence

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

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

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

- TIRZ #1A Boundary



Legal Description - TIRZ #1B

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

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

 - TIRZ #1B Boundary

Legal Description - TIRZ #1B (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

South across W Washington Street to Property ID R000033482, thence

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Legal Description - TIRZ #1B (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

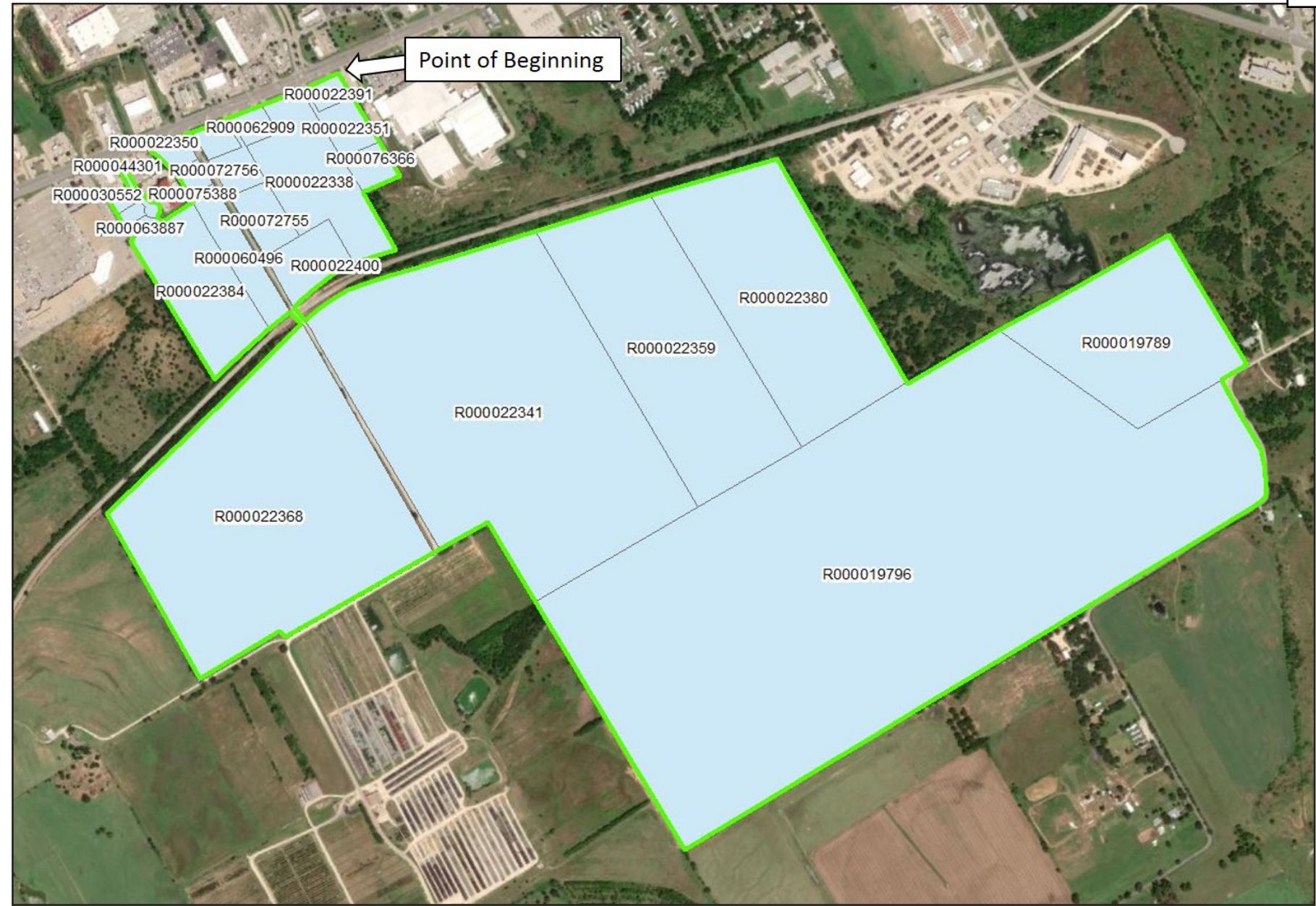
North across Lingleville Road to the western corner of Property ID R000033189, thence

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

TIRZ Boundary

Legal Description - TIRZ #1C

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



 - TIRZ #1C Boundary

TIRZ Boundary

Legal Description - TIRZ #1C (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TIRZ Boundary

Legal Description - TIRZ #1D

Beginning at the point where the eastern right of way boundary of N Lydia Ave meets the northern right of way boundary of W Frey Street, thence

East along the northern right of way boundary of W Frey Street then south across W Frey Street to where the northeast corner of Property ID R000031927 meets the southern right of way boundary of W Frey Street, thence

South along the eastern boundary of the easement that runs along the eastern boundaries of the parcels fronting N Lydia Ave, beginning with Property ID R000031927 and continuing to Property ID R000031918, to the point the easement meets the northern right of way boundary of Phelps Street, thence

Continuing south across Phelps Street, to the eastern boundary of the easement that runs along the eastern boundaries of the parcels fronting N Lydia Ave, beginning with Property ID R000031948 and continuing to Property ID R000031938, to the point the easement meets the northern right of way boundary of W Tarleton Street, thence

South across W Tarleton Street to the northeast corner of Property ID R000030324, thence

South along the eastern boundary of Property ID R000030324 to the point it meets the northeast corner of Property ID R000030325, thence

South along the eastern boundary of Property ID R000030325 to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street, thence

South along the southern right of way boundary of W Washington Street, thence

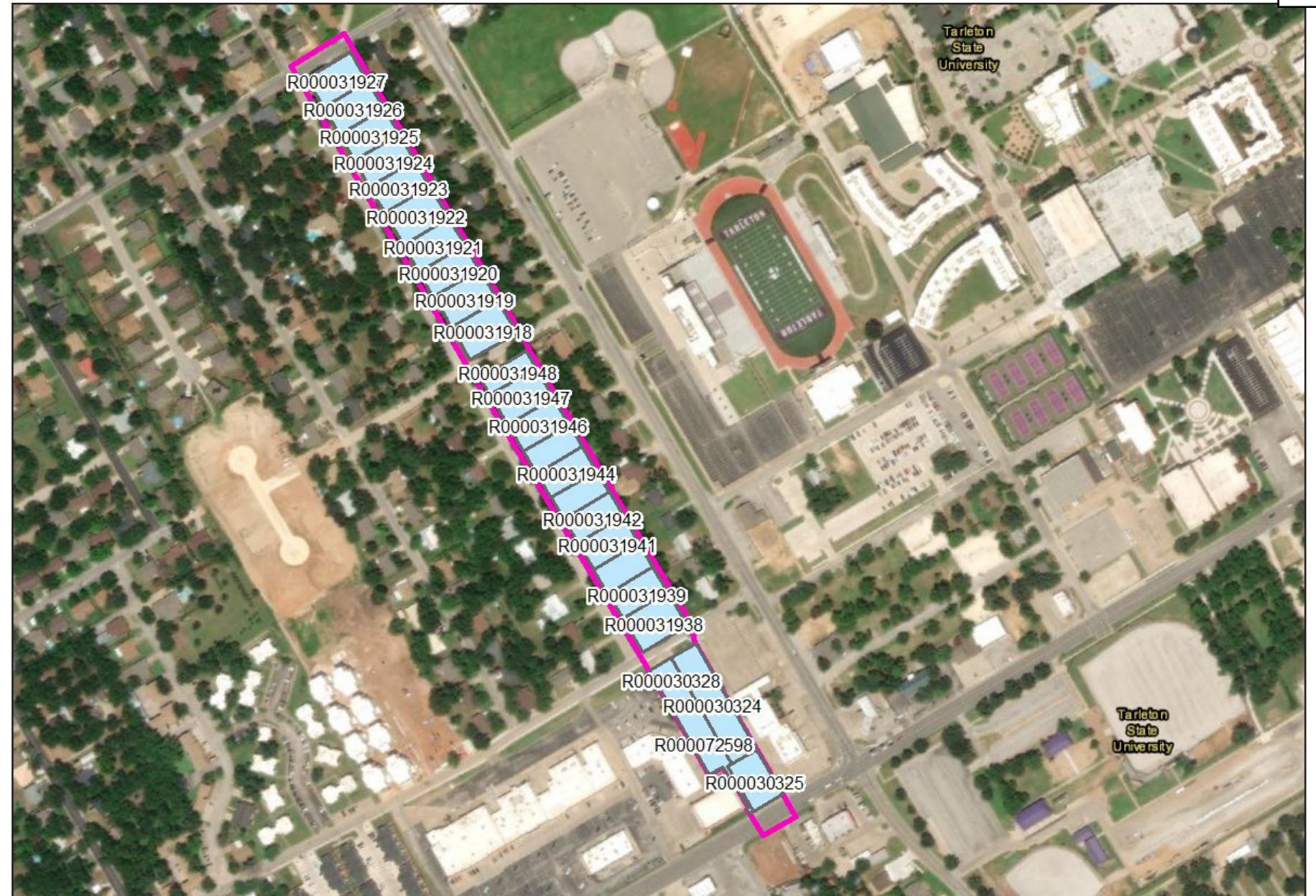
North across W Washington Street to the southwest corner of Property ID R000072598, thence


North along the western boundary of Property ID R000072598 to the point it meets the southwest corner of Property ID R000030328, thence

North along the western boundary of Property ID R000030328 to the point it meets the southern right of way boundary of W Tarleton Street, thence

North across W Tarleton Street to the point it meets the eastern right of way boundary of N Lydia Ave, thence

North along the eastern right of way boundary of N Lydia Ave, continuing across Phelps Street, to the point the eastern right of way boundary of N Lydia Ave meets the northern right of way boundary of W Frey Street, which is the point of beginning.



 - TIRZ #1D Boundary

TIRZ Boundary

Legal Description - TIRZ #1E

Beginning at the point where the northeast corner of Property ID R000022427 meets the western right of way boundary of Northwest Loop, thence

West along the northern boundary of Property ID R000022427 to the point it meets Property ID R000067066, thence

West along the northern boundary of Property ID R000067066 to the point it meets Property ID R000023827, thence

West along the northern boundary of Property ID R000023827 to the point it meets Country Road 386, thence

South along the western boundary of Property ID R000023827 to the point it meets W Washington Street, thence

East along the northern right of way of W Washington Street to the point it meets the southeast corner of Property ID R000067066, thence

North along the eastern boundary of Property ID R000067066 to the point it meets the southwest corner of Property ID R000063719, thence


East along the boundary of Property ID R000063719, continuing to follow it until it reaches the eastern boundary of Property ID R000067066, thence

North along the eastern boundary of Property ID R000067066 to the point it meets Property ID R000063946, thence

East along the southern boundary of Property ID R000063946 to the point it meets the western right of way of Northwest Loop, thence

North along the western right of way of Northwest Loop to the point it meets the northeast corner of Property ID R000022427, which is the point of beginning.

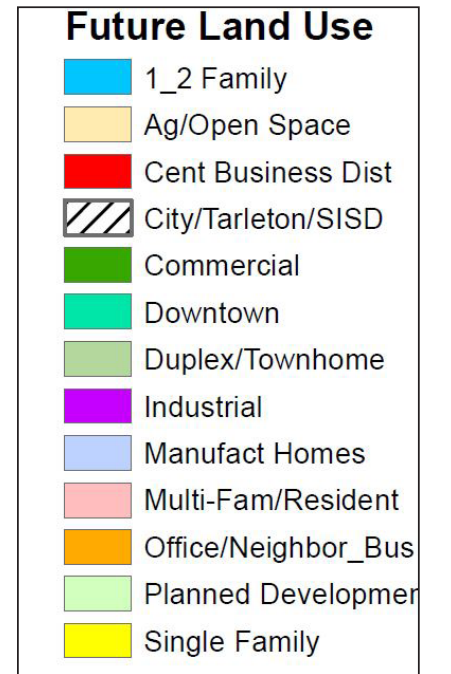


 - TIRZ #1E Boundary

Land Use

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

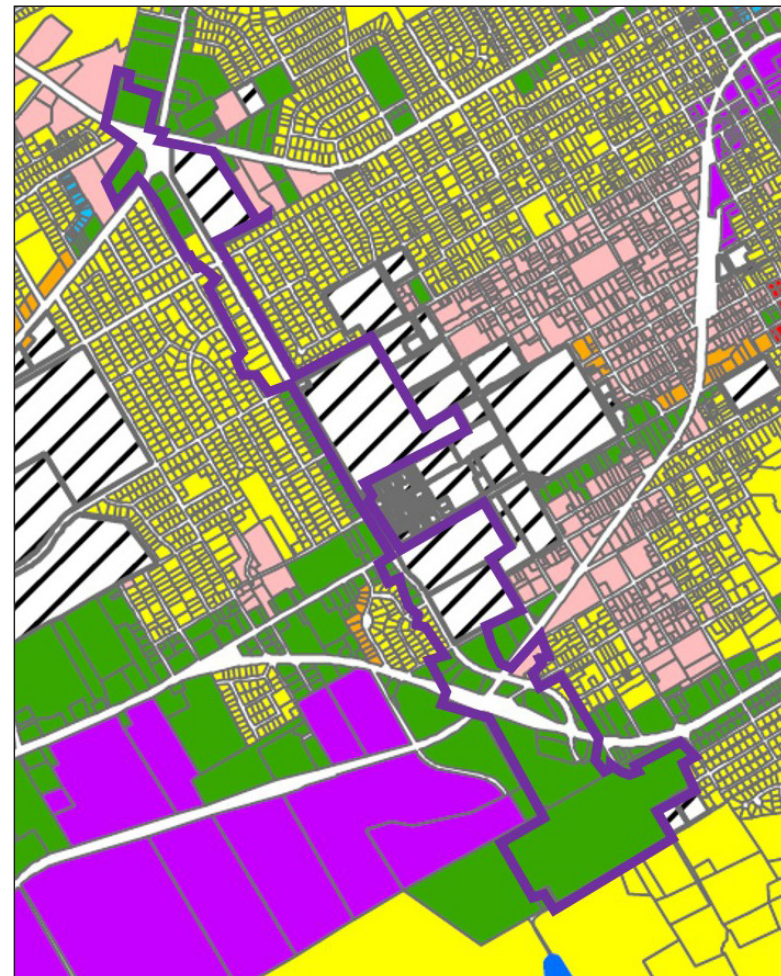
The Future Land Use Plan shows that the land within TIRZ #1 and TIRZ#1A is designated for Commercial (shaded in green). The land within TIRZ #1B is designated primarily for Commercial, in addition to Single Family (shaded in yellow) and City/Tarleton/SISD (shaded in black and white). The land within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



- TIRZ #1 Boundary



- TIRZ #1A Boundary



- TIRZ #1B Boundary



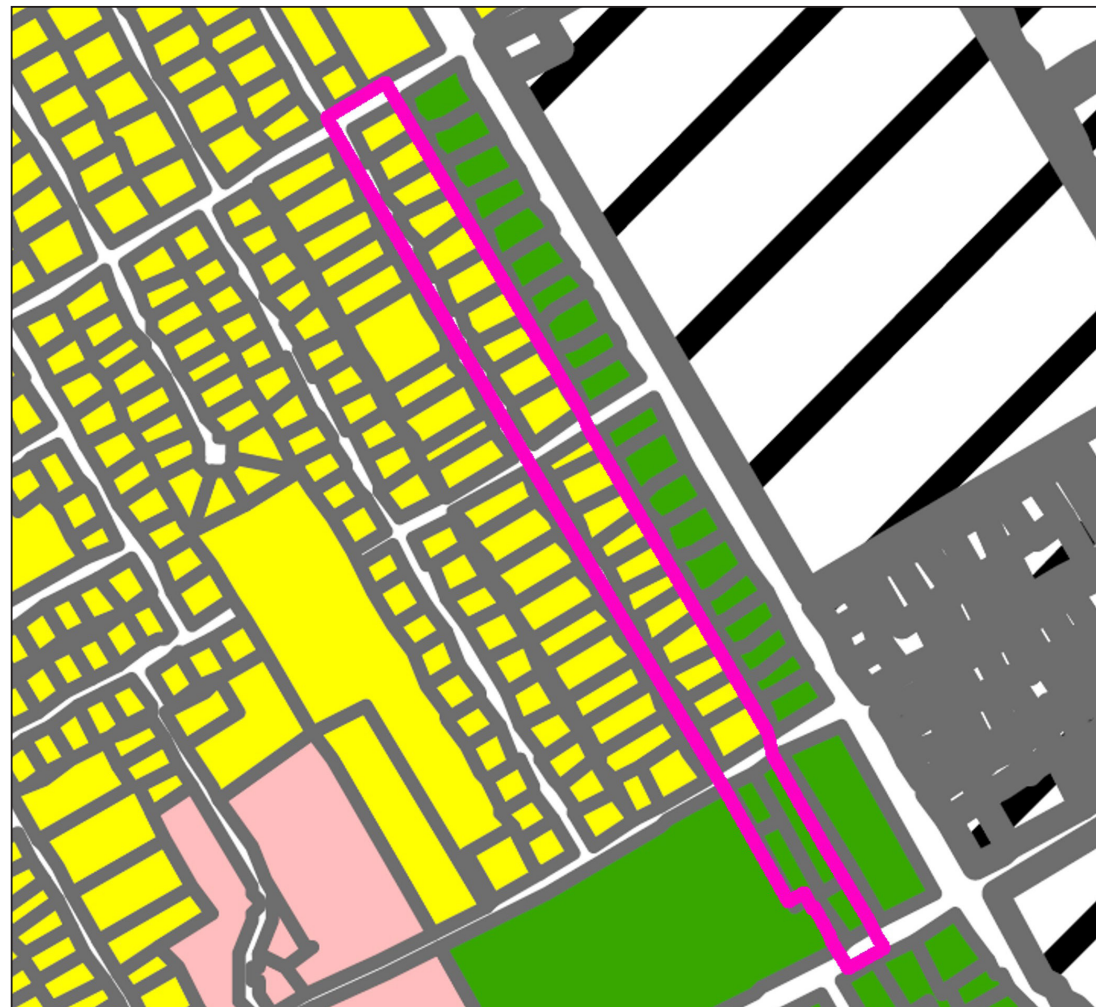
- TIRZ #1C Boundary


Land Use (Continued)

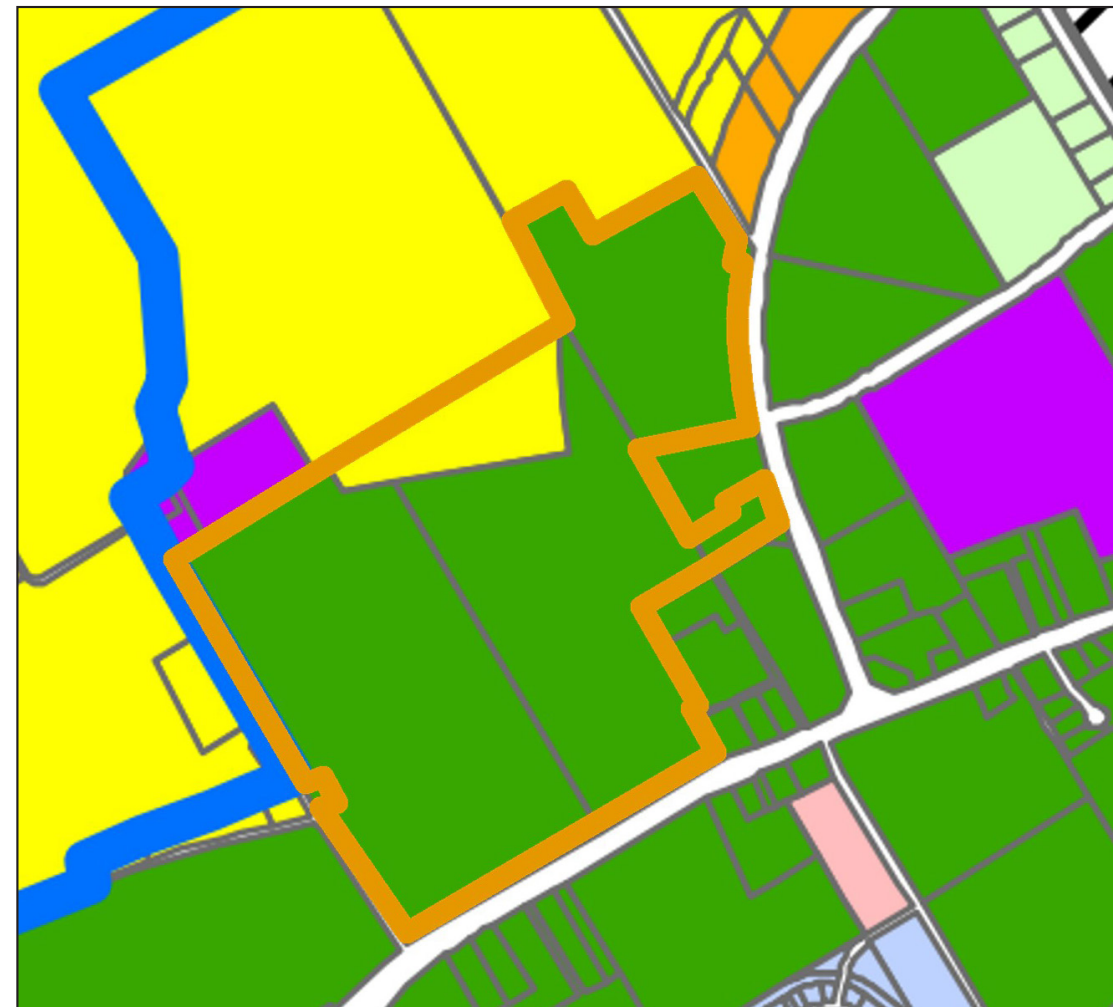
The Future Land Use Plan shows that the land within TIRZ #1D is designated primarily for Single Family (shaded in yellow) and Commercial (shaded in green). The land within TIRZ #1E is designated for Commercial use (shaded in green) and Single Family (shaded in yellow).


Method of Relocating Persons to be Displaced

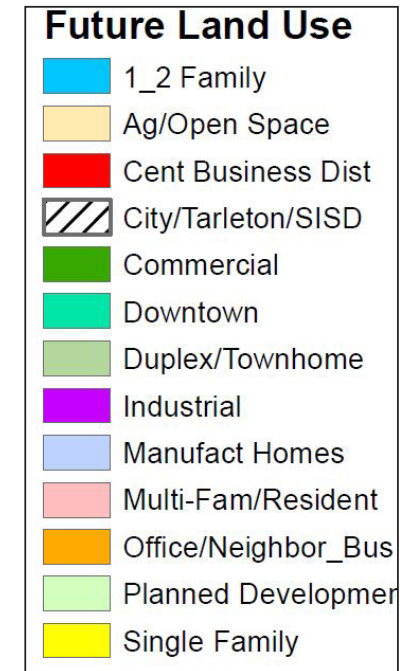
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



 - TIRZ #1D Boundary



 - TIRZ #1E Boundary

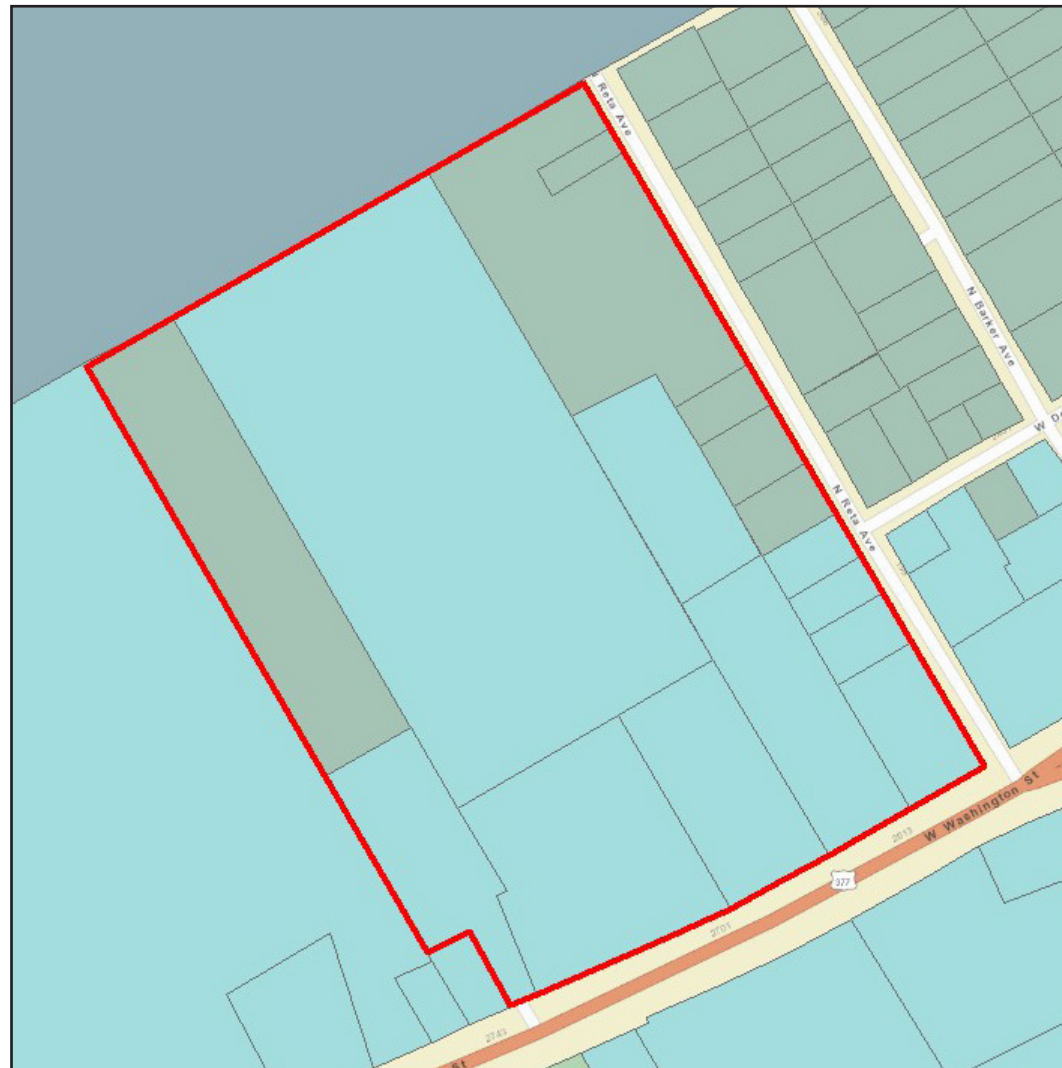


Zoning

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

The Retail and Commercial Business District provides areas for the grouping of retail shops and stores offering goods and services for the residents in general. These shopping areas will generally be more densely concentrated and more traffic intensive than allowed in the Neighborhood Business Districts. The Neighborhood Business District accommodates trade and personal services facilities that meet the needs and enhance the quality of life of residential neighborhoods throughout the city.

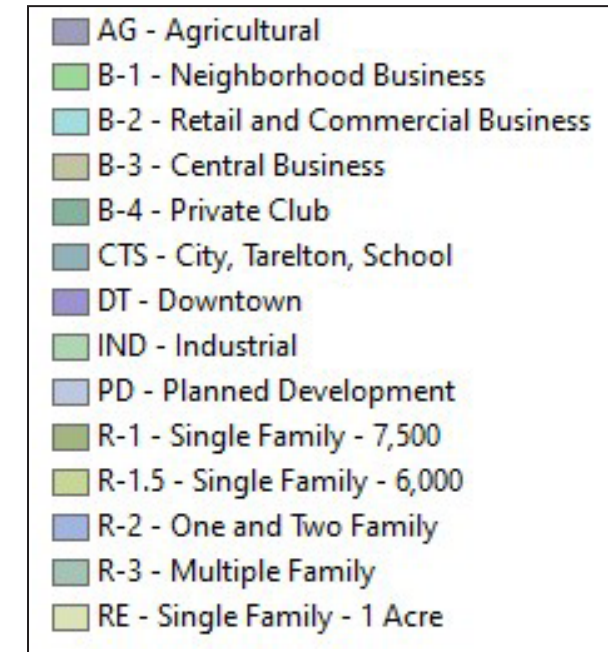
The Multiple Family District provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood.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



- TIRZ #1 Boundary



- TIRZ #1A Boundary

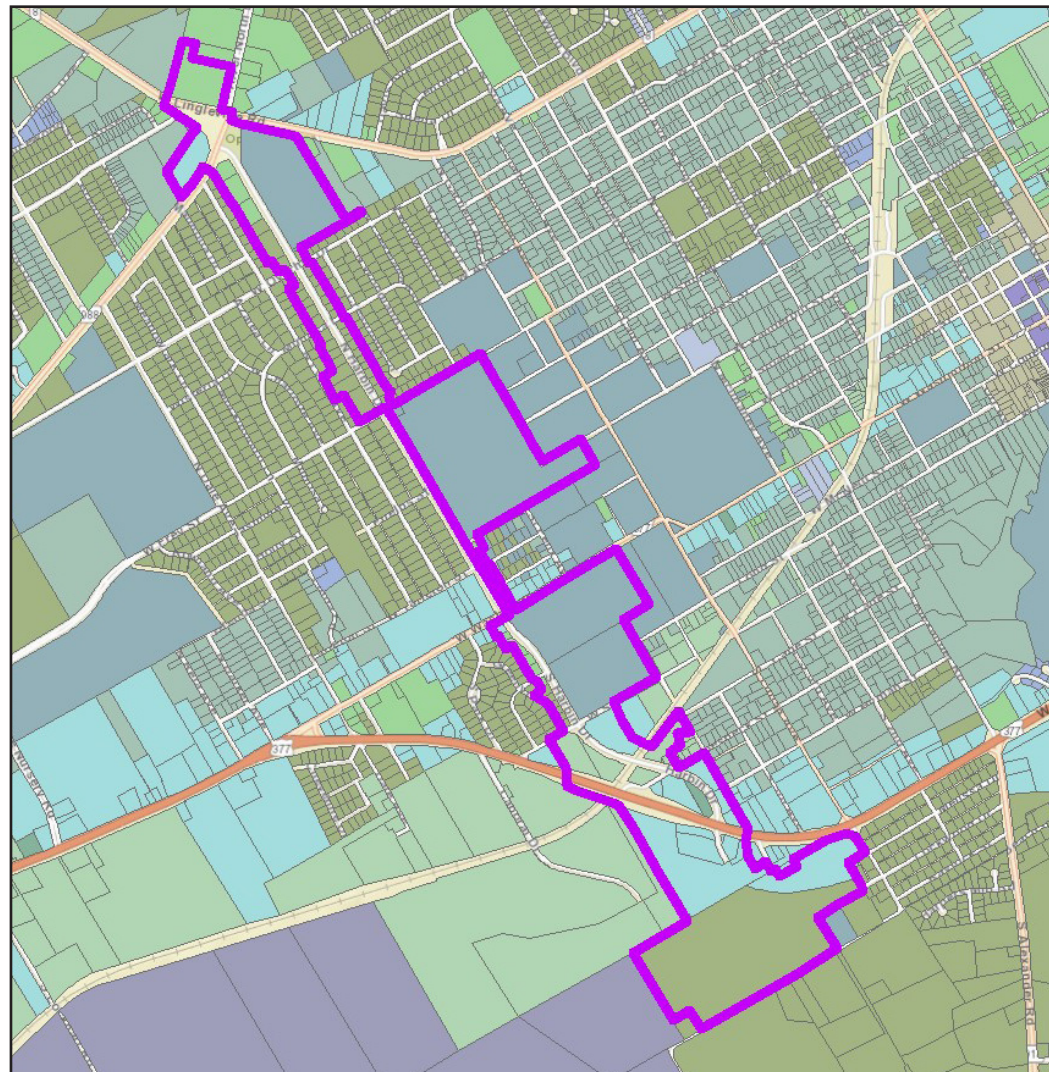


Zoning

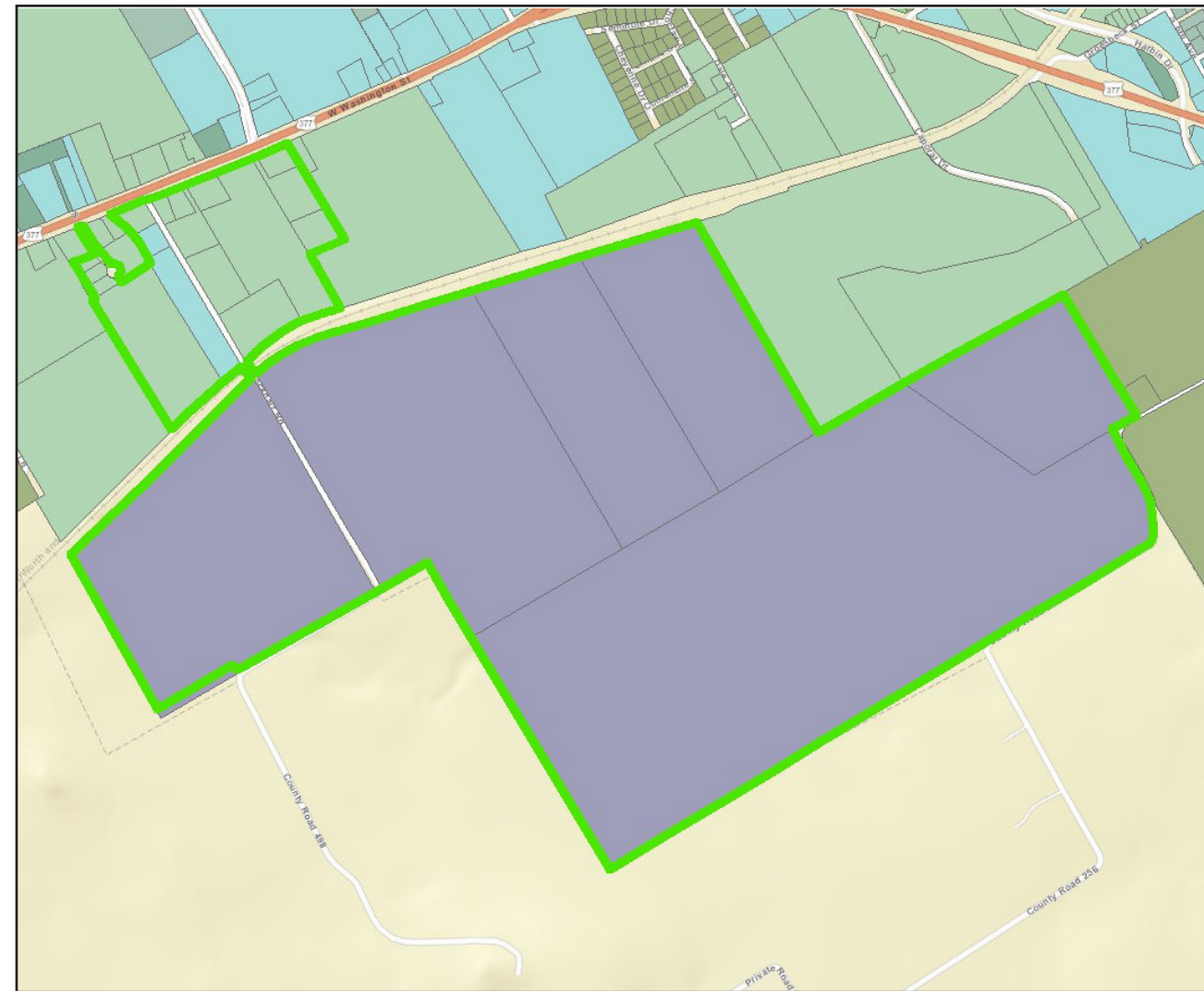
The Single-family residential district provides for a generally lesser density city neighborhood development. The primary land use allows for single-family dwelling development appropriate to a city-style neighborhood. Other uses within this district shall contribute to the nature of the neighborhood.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


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

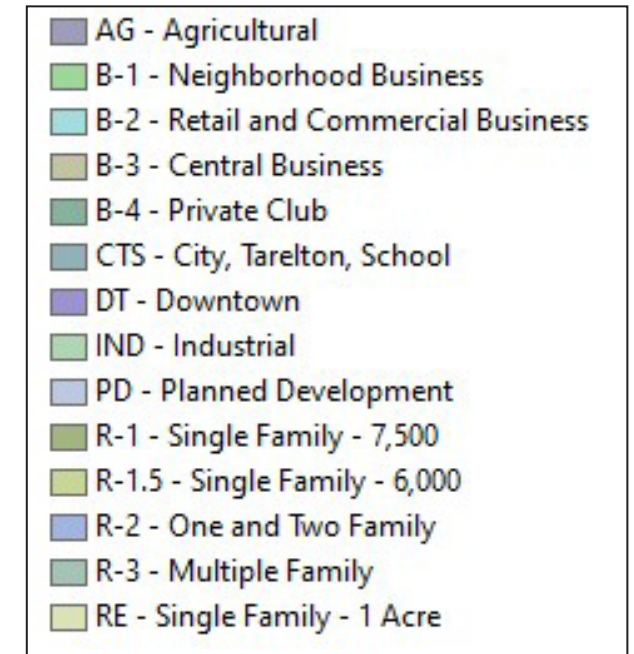
The Industrial District is intended to serve as the location for general industrial activities. The Agricultural district serves to provide a designation for undeveloped or vacant land located on the outer boundaries of the city and being used for agricultural purposes. The type of uses and the area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



 - TIRZ #1B Boundary



 - TIRZ #1C Boundary



Zoning

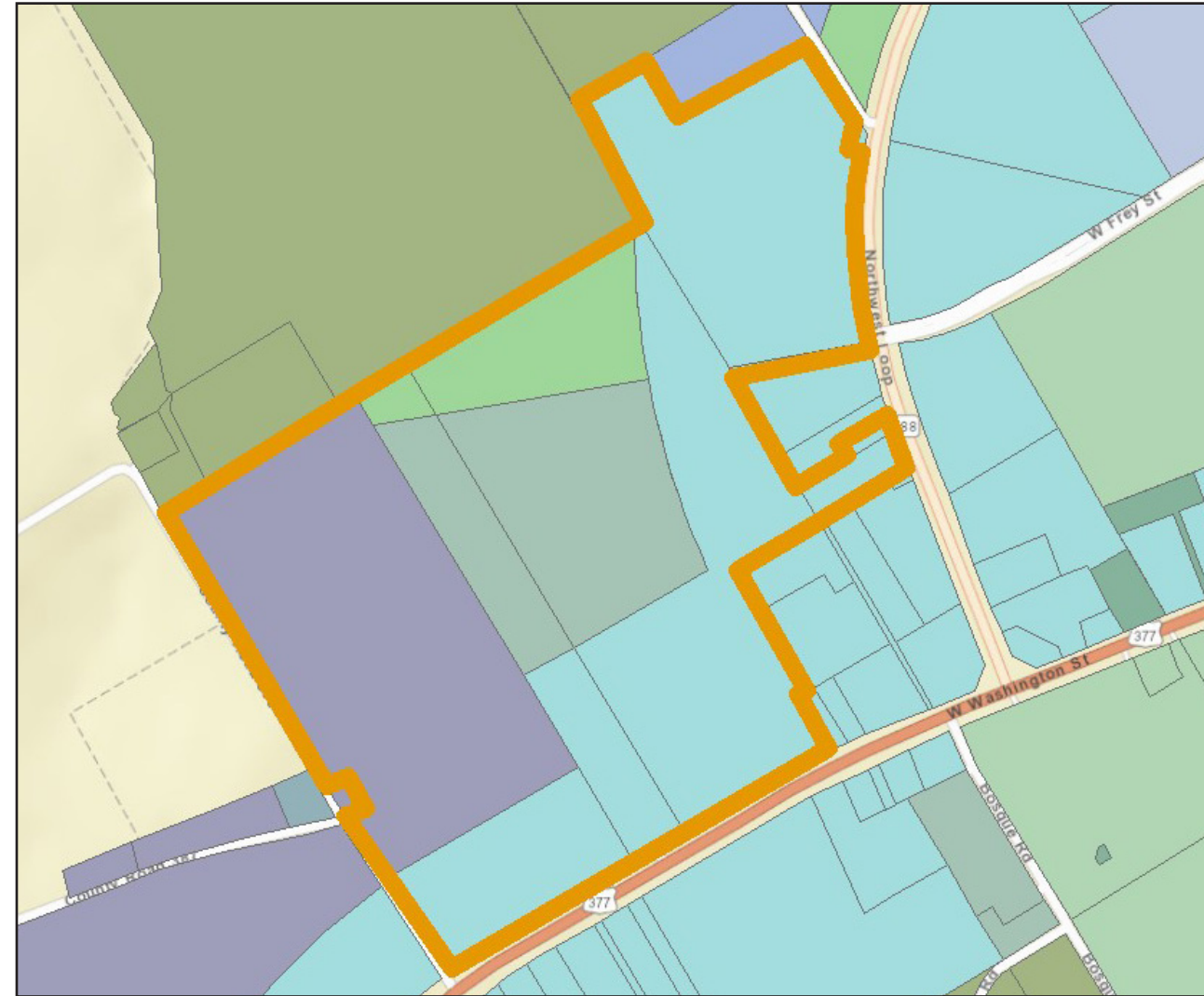
The property within TIRZ#1D is primarily zoned as R-1 Single Family, with one tract zoned as B-2 Retail and Commercial Business.

The property within TIRZ#1E is primarily zoned as B-2 Retail and Commercial Business. Property within TIRZ#1E is also zoned R-3 Multiple Family, B-1 Neighborhood Business, and AG Agricultural.

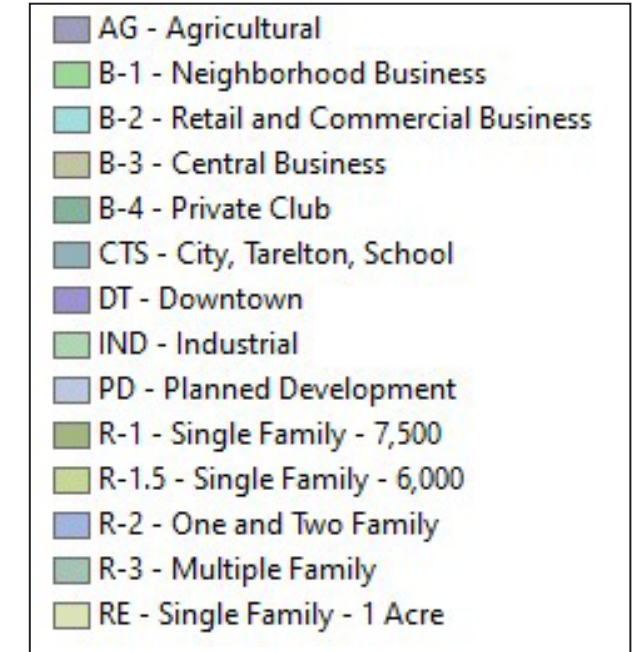
It is not anticipated there will be any changes to the City of Stephenville building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ. As development plans for the land within the TIRZ move forward, the Future Land Use Plan and zoning may be updated to accommodate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



 - TIRZ #1D Boundary



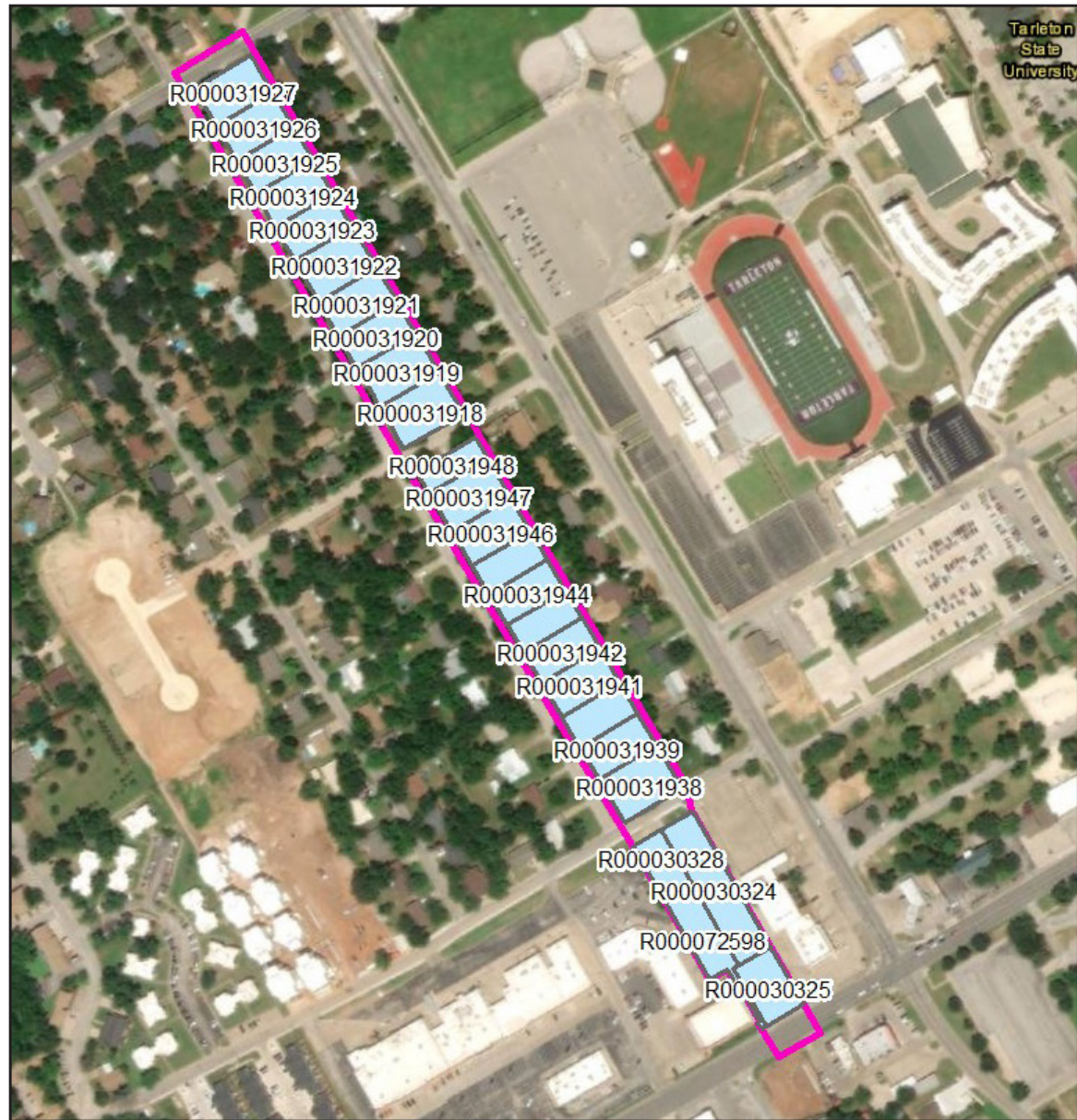
 - TIRZ #1E Boundary



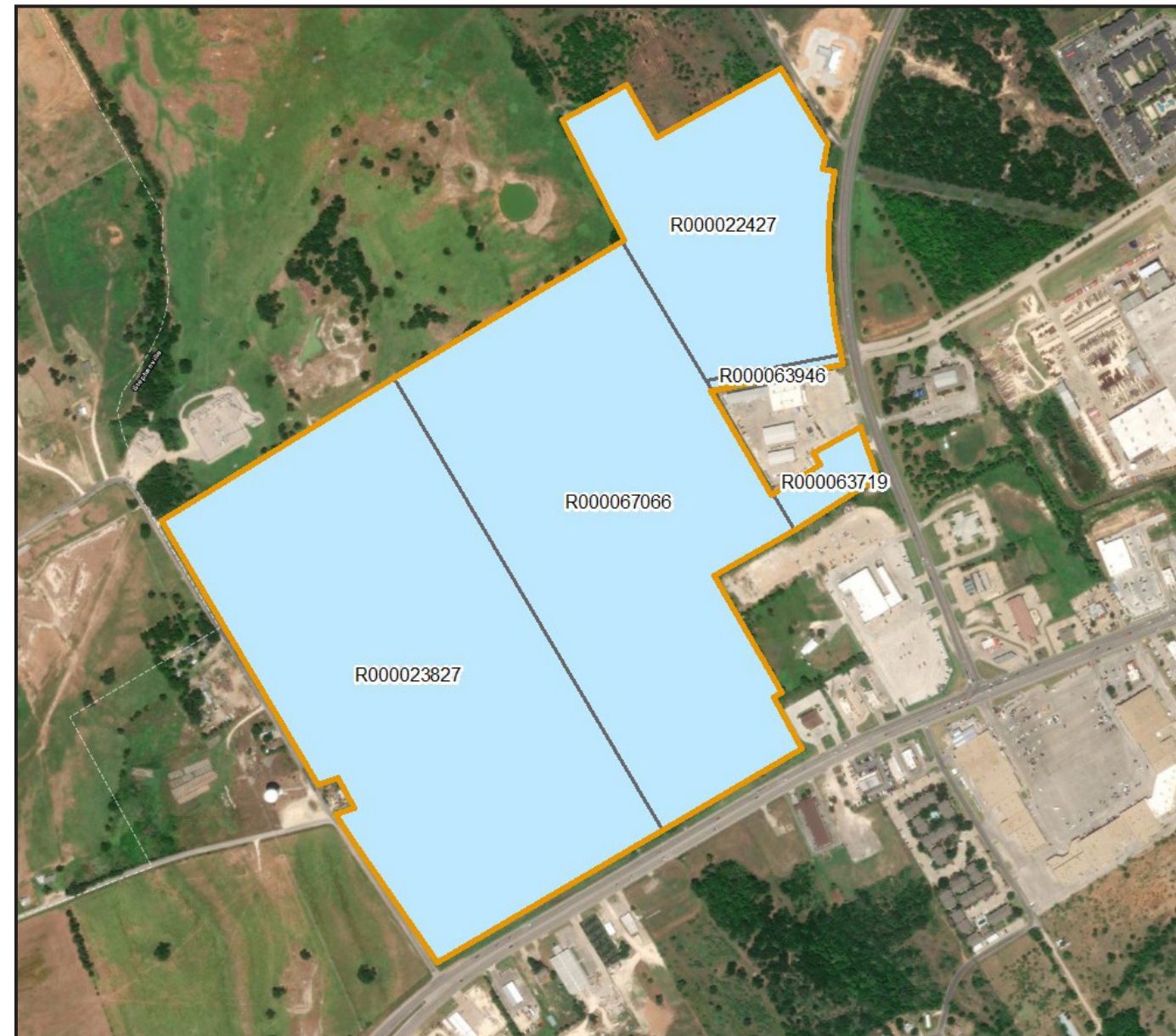
Current Parcel Information

There are currently 25 parcels within TIRZ #1E with an estimated 2022 taxable value of \$4,157,000. There are currently 5 parcels within TIRZ #1E with an estimated 2022 taxable value of \$351,770. The taxable values will be verified by Erath Central Appraisal District.

For further parcel details, including ownership information and historic taxable values for the existing boundaries of the TIRZ, see Appendix A.



 - TIRZ #1D Boundary



 - TIRZ #1E Boundary



Within the TIRZ #1 boundaries a retail development known as Washington Commons was built in what was projected to be Phase I. There are no proposed development plans available for the vacant land on the eastern half, but it is anticipated that the remaining area within TIRZ #1 will be built out with commercial uses in line with the future land use plan. For the purposes of this plan, this eastern area of the zone is designated as TIRZ #1 - Phase II.



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

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

Anticipated Development

As outlined on pages 20 and 21, within the boundaries of TIRZ #1 and TIRZ #1C it is anticipated that there will be development constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ. At this time there is no imminent planned new development within TIRZ #1A, TIRZ #1B, or TIRZ #1D. In TIRZ #1E, it is anticipated that the vacant land will be developed with retail uses.

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

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 1 - PHASE II						
RETAIL	2024	25,000	\$ 100	\$ 2,500,000	\$ 200	\$ 5,000,000
RETAIL	2024	25,000	\$ 100	\$ 2,500,000	\$ 200	\$ 5,000,000
RETAIL	2024	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2024	10,000	\$ 100	\$ 1,000,000	\$ 200	\$ 2,000,000
Total		75,000		\$ 7,500,000		\$ 15,000,000
TIRZ 1C - PHASE I						
RETAIL	2023	4,000	\$ 300	\$ 1,200,000	\$ 750	\$ 3,000,000
RETAIL	2023	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
RETAIL	2024	5,000	\$ 75	\$ 375,000	\$ 350	\$ 1,750,000
RETAIL	2024	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
RETAIL	2025	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
RETAIL	2025	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
RETAIL	2025	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
Total		34,000		\$ 5,325,000		\$17,250,000
TIRZ 1C - PHASE II						
RETAIL	2025	3,000	\$ 300	\$ 900,000	\$ 750	\$ 2,250,000
RETAIL	2027	4,500	\$ 150	\$ 675,000	\$ 500	\$ 2,250,000
RETAIL	2027	4,500	\$ 100	\$ 450,000	\$ 200	\$ 900,000
RETAIL	2029	5,000	\$ 100	\$ 500,000	\$ 200	\$ 1,000,000
RETAIL	2029	4,800	\$ 100	\$ 480,000	\$ 200	\$ 960,000
RETAIL	2029	10,000	\$ 100	\$ 1,000,000	\$ 200	\$ 2,000,000
Total		31,800		\$ 4,005,000		\$9,360,000
TIRZ 1C - PHASE III						
SINGLE FAMILY (40' LOTS)	2034	150	\$ 225,000	\$ 33,750,000	\$ -	\$ -
SINGLE FAMILY (50' LOTS)	2034	350	\$ 250,000	\$ 87,500,000	\$ -	\$ -
SINGLE FAMILY (60' LOTS)	2034	1,000	\$ 275,000	\$ 275,000,000	\$ -	\$ -
Total		1,500		\$ 396,250,000		\$0

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 1E						
RETAIL	2026	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2026	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2027	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2028	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2029	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2029	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2030	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2030	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2031	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2032	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2033	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2033	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2034	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2034	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2035	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2036	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2037	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2037	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2038	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2038	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2039	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
Total		229,500		\$ 30,975,000		\$73,125,000

Project Costs of the Zone

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

Proposed Project Costs		
Water Facilities and Improvements	\$ 6,250,733	15.0%
Sanitary Sewer Facilities and Improvements	\$ 6,250,733	15.0%
Storm Water Facilities and Improvements	\$ 6,250,733	15.0%
Transit/Parking Improvements	\$ 3,125,366	7.5%
Street and Intersection Improvements	\$ 6,250,733	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 4,167,155	10.0%
Economic Development Grants	\$ 8,334,310	20.0%
Administrative Costs	\$ 1,041,789	2.5%
Total	\$ 41,671,551	100.0%

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

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

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

Chapter 311 of the Texas Tax Code

Sec. 311.002.

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

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

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

(C) real property assembly costs;

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

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

(F) relocation costs;

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

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

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

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

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

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

Method of Financing

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

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

Debt Service

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

Economic Feasibility Study

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

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

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

TIRZ 1, 1A, 1B, 1D	Real Property Tax - 2022 Rates		Participation	
	CITY OF STEPHENVILLE	0.39580000	100%	0.3958000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.3958000

TIRZ 1, 1A, 1B, 1C, 1D, 1E	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.0000000

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

TIRZ 1C, 1E	Real Property Tax		Participation	
	CITY OF STEPHENVILLE	0.39580000	35%	0.1385300
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.1385300

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

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	100%	0.39580000
ERATH COUNTY	0.31070000	0%	0.00000000
MIDDLE TRINITY WATER	0.00730000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.00000000
STEPHENVILLE ISD	1.14740000	0%	0.00000000
	1.96240000		0.39580000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.00000000
ERATH COUNTY	0.31070000	0%	0.00000000
MIDDLE TRINITY WATER	0.00730000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.00000000
STEPHENVILLE ISD	1.14740000	0%	0.00000000
	1.96240000		0.00000000

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

TIRZ	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1	2024	25,000	\$ 100.00	\$ 2,500,000	\$ -	\$ -	\$ 200.00	\$ 5,000,000
1	2024	25,000	\$ 100.00	\$ 2,500,000	\$ -	\$ -	\$ 200.00	\$ 5,000,000
1	2024	15,000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1	2024	10,000	\$ 100.00	\$ 1,000,000	\$ -	\$ -	\$ 200.00	\$ 2,000,000
TOTAL				7,500,000		-		15,000,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	52.8% \$ 5,565,838	= \$ 700,286	+ \$ -	+ \$ 4,865,553
ERATH COUNTY	5.2% \$ 549,719	= \$ 549,719	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.1% \$ 12,916	= \$ 12,916	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	1.7% \$ 179,052	= \$ 179,052	+ \$ -	+ \$ -
STEPHENVILLE ISD	19.2% \$ 2,030,086	= \$ 2,030,086	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	4.2% \$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY SALES	16.8% \$ 1,769,292	= \$ -	+ \$ -	+ \$ 1,769,292
	100.0% \$ 10,549,226	\$ 3,472,058	\$ -	\$ 7,077,168
	100.0%	32.9%	0.0%	67.1%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	92.6% \$ 5,565,838	= \$ 700,286	+ \$ -	+ \$ 4,865,553
ERATH COUNTY	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	7.4% \$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY SALES	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
	100.0% \$ 6,008,161	\$ 700,286	\$ -	\$ 5,307,876
	100.0%	11.7%	0.0%	88.3%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	12.1% \$ 549,719	= \$ 549,719	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.3% \$ 12,916	= \$ 12,916	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	3.9% \$ 179,052	= \$ 179,052	+ \$ -	+ \$ -
STEPHENVILLE ISD	44.7% \$ 2,030,086	= \$ 2,030,086	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY SALES	39.0% \$ 1,769,292	= \$ -	+ \$ -	+ \$ 1,769,292
	100.0% \$ 4,541,065	\$ 2,771,773	\$ -	\$ 1,769,292
	100.0%	61.0%	0.0%	39.0%

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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1C	REAL PROPERTY TAX		PARTICIPATION	
	CITY OF STEPHENVILLE	0.39580000	35%	0.1385300
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.1385300

1C	PERSONAL PROPERTY TAX		PARTICIPATION	
	CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.0000000

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

TIRZ 1C - PHASE I		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1C	QSR - Chik fil A - 5601 McPherson is the comp	2023	4,000	\$ 300.00	\$ 1,200,000			\$ 750.00	\$ 3,000,000
1C	Fast Casual - McAllisters	2023	5,000	\$ 150.00	\$ 750,000			\$ 500.00	\$ 2,500,000
1C	Convenience Store	2024	5,000	\$ 75.00	\$ 375,000			\$ 350.00	\$ 1,750,000
1C	Fast Casual	2024	5,000	\$ 150.00	\$ 750,000			\$ 500.00	\$ 2,500,000
1C	Fast Casual	2025	5,000	\$ 150.00	\$ 750,000			\$ 500.00	\$ 2,500,000
1C	Fast Casual	2025	5,000	\$ 150.00	\$ 750,000			\$ 500.00	\$ 2,500,000
			29,000		\$ 4,575,000				\$ 14,750,000

TIRZ 1C - PHASE II		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1C	QSR	2025	3,000	\$ 300.00	\$ 900,000			\$ 750.00	\$ 2,250,000
1C	Fast Casual	2027	4,500	\$ 150.00	\$ 675,000			\$ 500.00	\$ 2,250,000
1C	Smaller Tenant	2027	4,500	\$ 100.00	\$ 450,000			\$ 350.00	\$ 1,575,000
1C	Smaller Tenant	2029	5,000	\$ 100.00	\$ 500,000			\$ 350.00	\$ 1,750,000
1C	Smaller Tenant	2029	4,800	\$ 100.00	\$ 480,000			\$ 350.00	\$ 1,680,000
1C	Smaller Tenant	2029	10,000	\$ 100.00	\$ 1,000,000			\$ 350.00	\$ 3,500,000
					\$ 4,005,000				\$ 13,005,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	57.4%	\$ 9,095,805	= \$ 748,790	+ \$ -	+ \$ 8,347,015
ERATH COUNTY	3.7%	\$ 587,794	= \$ 587,794	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.1%	\$ 13,810	= \$ 13,810	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	1.2%	\$ 191,454	= \$ 191,454	+ \$ -	+ \$ -
STEPHENVILLE ISD	13.7%	\$ 2,170,696	= \$ 2,170,696	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	4.8%	\$ 758,820	= \$ -	+ \$ -	+ \$ 758,820
ERATH COUNTY SALES	19.1%	\$ 3,035,278	= \$ -	+ \$ -	+ \$ 3,035,278
	100.0%	\$ 15,853,658	\$ 3,712,545	\$ -	\$ 12,141,113
		100.0%	23.4%	0.0%	76.6%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0%	\$ 4,435,584	= \$ 262,076	+ \$ -	+ \$ 4,173,508
ERATH COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY SALES	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 4,435,584	\$ 262,076	\$ -	\$ 4,173,508
		100.0%	5.9%	0.0%	94.1%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	40.8%	\$ 4,660,221	= \$ 486,713	+ \$ -	+ \$ 4,173,508
ERATH COUNTY	5.1%	\$ 587,794	= \$ 587,794	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.1%	\$ 13,810	= \$ 13,810	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	1.7%	\$ 191,454	= \$ 191,454	+ \$ -	+ \$ -
STEPHENVILLE ISD	19.0%	\$ 2,170,696	= \$ 2,170,696	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	6.6%	\$ 758,820	= \$ -	+ \$ -	+ \$ 758,820
ERATH COUNTY SALES	26.6%	\$ 3,035,278	= \$ -	+ \$ -	+ \$ 3,035,278
	100.0%	\$ 11,418,074	\$ 3,450,668	\$ -	\$ 7,967,606
		100.0%	30.2%	0.0%	69.8%

► **INPUT**

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	35%	0.1385300
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.1385300

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.0000000

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

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

► **OUTPUT**

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	20.2%	\$ 27,779,325	= \$ 27,779,325	+	\$ -
ERATH COUNTY	15.8%	\$ 21,806,560	= \$ 21,806,560	+	\$ -
MIDDLE TRINITY WATER	0.4%	\$ 512,352	= \$ 512,352	+	\$ -
ERATH ROAD & BRIDGE	5.2%	\$ 7,102,748	= \$ 7,102,748	+	\$ -
STEPHENVILLE ISD	58.5%	\$ 80,530,566	= \$ 80,530,566	+	\$ -
	100.0%	\$ 137,731,552	\$ 137,731,552	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0%	\$ 9,722,764	= \$ 9,722,764	+	\$ -
ERATH COUNTY	0.0%	\$ -	= \$ -	+	\$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+	\$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+	\$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+	\$ -
	100.0%	\$ 9,722,764	\$ 9,722,764	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	14.1%	\$ 18,056,562	= \$ 18,056,562	+	\$ -
ERATH COUNTY	17.0%	\$ 21,806,560	= \$ 21,806,560	+	\$ -
MIDDLE TRINITY WATER	0.4%	\$ 512,352	= \$ 512,352	+	\$ -
ERATH ROAD & BRIDGE	5.5%	\$ 7,102,748	= \$ 7,102,748	+	\$ -
STEPHENVILLE ISD	62.9%	\$ 80,530,566	= \$ 80,530,566	+	\$ -
	100.0%	\$ 128,008,788	\$ 128,008,788	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis - TIRZ 1E - Retail

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	35%	0.1385300
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.1385300

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.0000000

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

TIRZ	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1E	2026	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2026	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2027	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2028	RETAIL 25000	\$ 75.00	\$ 1,875,000	\$ -	\$ -	\$ 200.00	\$ 5,000,000
1E	2029	RETAIL 15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2029	RETAIL 15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2030	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2030	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2031	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2032	RETAIL 25000	\$ 75.00	\$ 1,875,000	\$ -	\$ -	\$ 200.00	\$ 5,000,000
1E	2033	RETAIL 15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2033	RETAIL 15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2034	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2034	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2035	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2036	RETAIL 25000	\$ 75.00	\$ 1,875,000	\$ -	\$ -	\$ 200.00	\$ 5,000,000
1E	2037	RETAIL 15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2037	RETAIL 15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2038	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2038	RETAIL 4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2039	RETAIL 15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
	TOTAL			30,975,000		-		73,125,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	54.6% \$ 14,778,522	= \$ 1,592,015	+ \$ -	+ \$ 13,186,507
ERATH COUNTY	4.6% \$ 1,249,720	= \$ 1,249,720	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.1% \$ 29,363	= \$ 29,363	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	1.5% \$ 407,054	= \$ 407,054	+ \$ -	+ \$ -
STEPHENVILLE ISD	17.0% \$ 4,615,155	= \$ 4,615,155	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	4.4% \$ 1,198,773	= \$ -	+ \$ -	+ \$ 1,198,773
ERATH COUNTY SALES	17.7% \$ 4,795,093	= \$ -	+ \$ -	+ \$ 4,795,093
	100.0% \$ 27,073,681	\$ 7,893,307	\$ -	\$ 19,180,374
	100.0%	29.2%	0.0%	70.8%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0% \$ 7,150,459	= \$ 557,205	+ \$ -	+ \$ 6,593,253
ERATH COUNTY	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY SALES	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
	100.0% \$ 7,150,459	\$ 557,205	\$ -	\$ 6,593,253
	100.0%	7.8%	0.0%	92.2%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	38.3% \$ 7,628,064	= \$ 1,034,810	+ \$ -	+ \$ 6,593,253
ERATH COUNTY	6.3% \$ 1,249,720	= \$ 1,249,720	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.1% \$ 29,363	= \$ 29,363	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	2.0% \$ 407,054	= \$ 407,054	+ \$ -	+ \$ -
STEPHENVILLE ISD	23.2% \$ 4,615,155	= \$ 4,615,155	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	6.0% \$ 1,198,773	= \$ -	+ \$ -	+ \$ 1,198,773
ERATH COUNTY SALES	24.1% \$ 4,795,093	= \$ -	+ \$ -	+ \$ 4,795,093
	100.0% \$ 19,923,222	\$ 7,336,102	\$ -	\$ 12,587,120
	100.0%	36.8%	0.0%	63.2%

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

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	2.00% 6.00%		REAL PROPERTY TAX										BUSINESS PERSONAL PROPERTY TAX										SALES TAX										REAL PROPERTY TAX										SALES TAX										TOTALS
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
REVENUE YEAR																																													TOTALS								
BASE YEAR (#1 & #1A)																																													TOTALS								
TAXABLE VALUE																																													TOTALS								
TAXABLE VALUE INCREMENT																																													TOTALS								
REVENUE A																																													TOTALS								
TAXABLE VALUE GROWTH																																													TOTALS								
BASE YEAR (#1B)																																													TOTALS								
TAXABLE VALUE																																													TOTALS								
TAXABLE VALUE INCREMENT																																													TOTALS								
REVENUE B																																													TOTALS								
TAXABLE VALUE GROWTH																																													TOTALS								
BASE YEAR (#1C)																																													TOTALS								
TAXABLE VALUE																																													TOTALS								
TAXABLE VALUE INCREMENT																																													TOTALS								
REVENUE C																																													TOTALS								
TAXABLE VALUE GROWTH																																													TOTALS								
BASE YEAR (#1D)																																													TOTALS								
TAXABLE VALUE																																													TOTALS								
TAXABLE VALUE INCREMENT																																													TOTALS								
REVENUE D																																													TOTALS								
TAXABLE VALUE GROWTH																																													TOTALS								

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

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	2.00%		6.00%		REAL PROPERTY TAX																				SALES TAX		REAL PROPERTY TAX		SALES TAX		TOTALS
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044					
REVENUE YEAR	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044					
BASE YEAR (#1E)																															
TAXABLE VALUE																															
TAXABLE VALUE INCREMENT																															
REVENUE E TAXABLE VALUE GROWTH																															
REVENUE 1 - TIRZ 1 - Phase II																															
REVENUE 2 - TIRZ 1 - Phase I & II Sales																															
REVENUE 3 - TIRZ 1C Retail																															
REVENUE 4 - TIRZ 1C Retail Sales																															
REVENUE 5 - TIRZ 1C Single Family																															
REVENUE 6 - TIRZ 1E																															
REVENUE 7 - TIRZ 1E Sales																															
REVENUE A, B, C, D, E, 2, 3, 4, 5, 6, 7																															
Running Total																															
GROSS																															
CITY OF STEPHENVILLE RP & BPP																															
CITY OF STEPHENVILLE SALES																															
ERATH COUNTY																															
MIDDLE TRINITY WATER																															
ERATH ROAD & BRIDGE																															
STEPHENVILLE ISD																															
ECONOMIC DEVELOPMENT																															
ERATH COUNTY SALES																															
TOTAL																															

Financial Feasibility Analysis - Total Taxes Generated

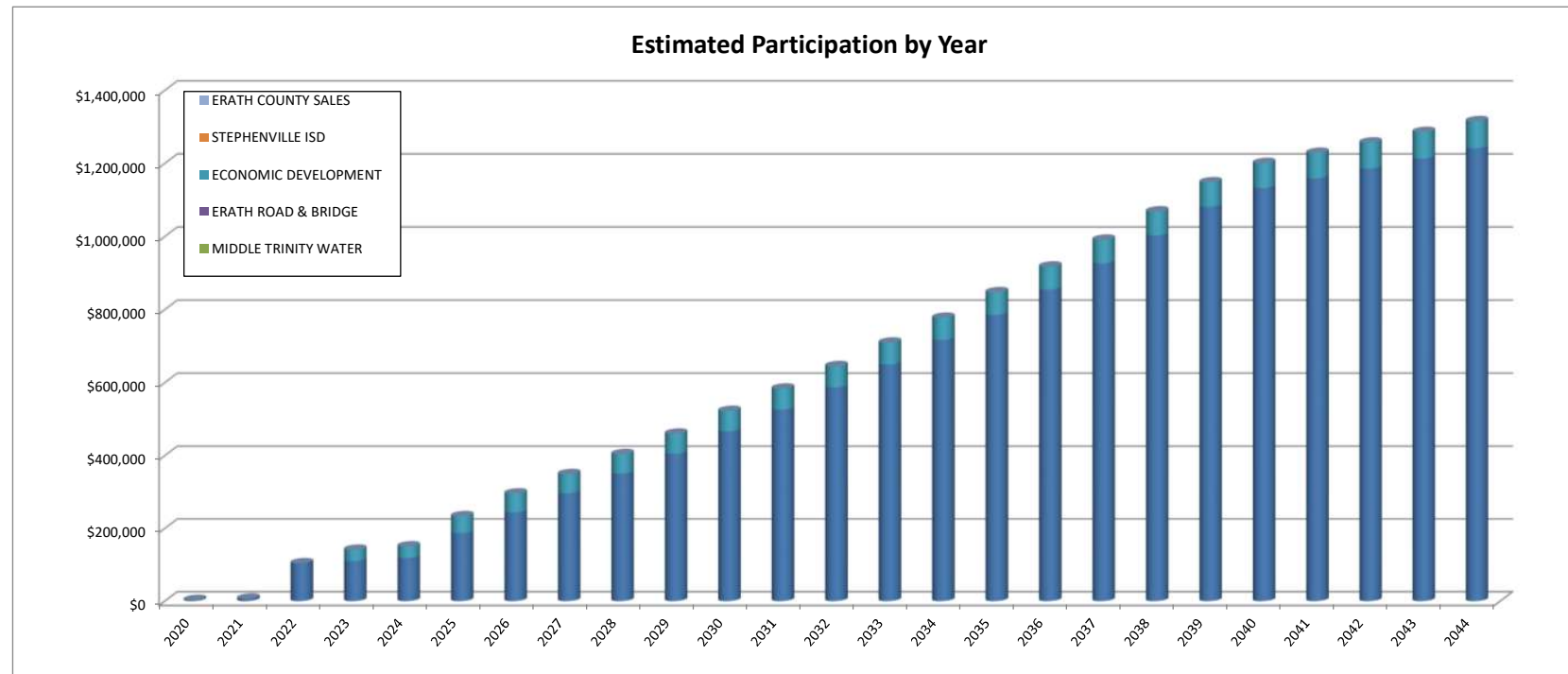
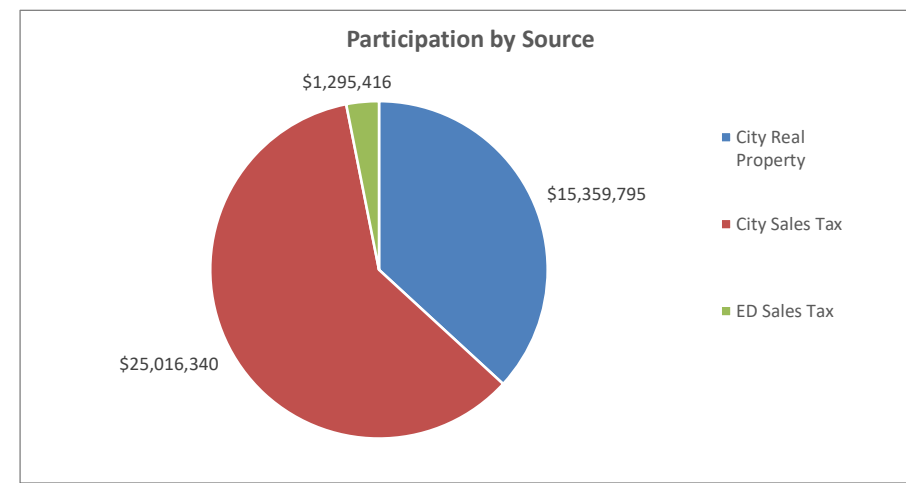
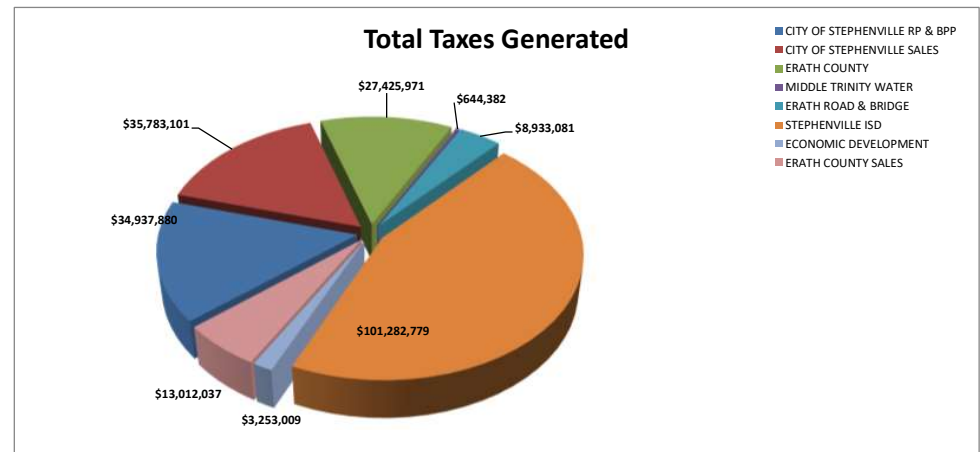
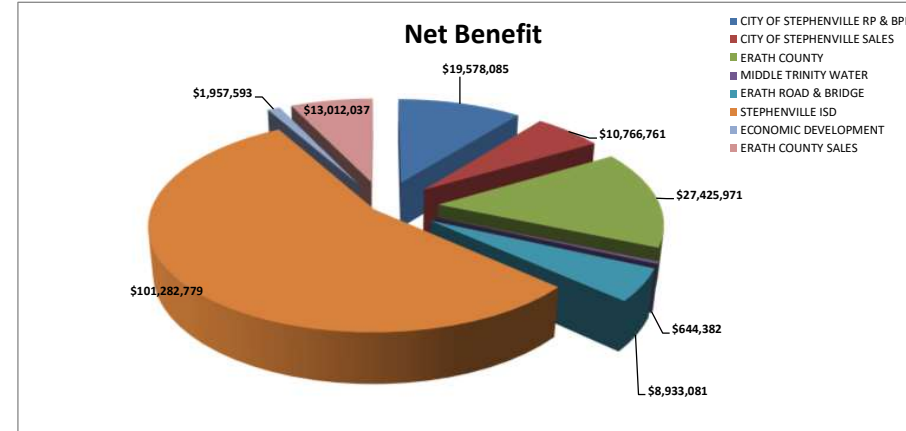
ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	2.00%		6.00%																									
	REAL PROPERTY TAX	BUSINESS PERSONAL PROPERTY TAX	SALES TAX	REAL PROPERTY TAX																								
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE SD																												
REVENUE YEAR	TAX BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTALS	
BASE YEAR (#1E)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2044	
CITY OF STEPHENVILLE			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
ERATH COUNTY			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
MIDDLE TRINITY WATER			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
ERATH ROAD & BRIDGE			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
STEPHENVILLE SD			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
TAXABLE VALUE			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
CITY OF STEPHENVILLE			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
ERATH COUNTY			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
MIDDLE TRINITY WATER			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
ERATH ROAD & BRIDGE			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
STEPHENVILLE SD			351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770
TAXABLE VALUE INCREMENT			0	7,035	14,212	21,531	28,997	36,613	44,380	52,303	60,385	68,628	77,036	85,612	94,359	103,282	112,383	121,666	131,135	140,793	150,644	160,692	170,942	181,396	192,059	202,932	213,914	
CITY OF STEPHENVILLE			0	7,035	14,212	21,531	28,997	36,613	44,380	52,303	60,385	68,628	77,036	85,612	94,359	103,282	112,383	121,666	131,135	140,793	150,644	160,692	170,942	181,396	192,059	202,932	213,914	
ERATH COUNTY			0	7,035	14,212	21,531	28,997	36,613	44,380	52,303	60,385	68,628	77,036	85,612	94,359	103,282	112,383	121,666	131,135	140,793	150,644	160,692	170,942	181,396	192,059	202,932	213,914	
MIDDLE TRINITY WATER			0	7,035	14,212	21,531	28,997	36,613	44,380	52,303	60,385	68,628	77,036	85,612	94,359	103,282	112,383	121,666	131,135	140,793	150,644	160,692	170,942	181,396	192,059	202,932	213,914	
ERATH ROAD & BRIDGE			0	7,035	14,212	21,531	28,997	36,613	44,380	52,303	60,385	68,628	77,036	85,612	94,359	103,282	112,383	121,666	131,135	140,793	150,644	160,692	170,942	181,396	192,059	202,932	213,914	
STEPHENVILLE SD			0	7,035	14,212	21,531	28,997	36,613	44,380	52,303	60,385	68,628	77,036	85,612	94,359	103,282	112,383	121,666	131,135	140,793	150,644	160,692	170,942	181,396	192,059	202,932	213,914	
REVENUE E			0	0	0	28	56	85	115	145	176	207	239	272	305	339	373	409	445	482	519	557	596	636	677	718	760	
TAXABLE VALUE GROWTH			0	0	0	28	56	85	115	145	176	207	239	272	305	339	373	409	445	482	519	557	596	636	677	718	760	
CITY OF STEPHENVILLE			0	0	0	28	56	85	115	145	176	207	239	272	305	339	373	409	445	482	519	557	596	636	677	718	760	
ERATH COUNTY			0	0	0	28	56	85	115	145	176	207	239	272	305	339	373	409	445	482	519	557	596	636	677	718	760	
MIDDLE TRINITY WATER			0	0	0	28	56	85	115	145	176	207	239	272	305	339	373	409	445	482	519	557	596	636	677	718	760	
ERATH ROAD & BRIDGE			0	0	0	28	56	85	115	145	176	207	239	272	305	339	373	409	445	482	519	557	596	636	677	718	760	
STEPHENVILLE SD			0	0	0	28	56	85	115	145	176	207	239	272	305	339	373	409	445	482	519	557	596	636	677	718	760	
TOTALS			0	0	0	138	279	423	569	718	871	1,026	1,185	1,347	1,512	1,680	1,852	2,027	2,205	2,388	2,573	2,763	2,956	3,153	3,355	3,560	3,769	
REVENUE 1 - TIRZ 1 - Phase I			0	0	0	0	5,825,000	7,500,000	9,000,000	10,500,000	12,000,000	13,500,000	15,000,000	16,500,000	18,000,000	19,500,000	21,000,000	22,500,000	24,000,000	25,500,000	27,000,000	28,500,000	30,000,000	31,500,000	33,000,000	34,500,000	36,000,000	37,500,000
REAL PROPERTY TAX			0	0	0	0	5,825,000	7,500,000	9,000,000	10,500,000	12,000,000	13,500,000	15,000,000	16,500,000	18,000,000	19,500,000	21,000,000	22,500,000	24,000,000	25,500,000	27,000,000	28,500,000	30,000,000	31,500,000	33,000,000	34,500,000	36,000,000	
BUSINESS PERSONAL PROPERTY			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CITY OF STEPHENVILLE			0	0	0	0	22,284	29,885	30,279	30,884	31,502	32,132	32,775	33,430	34,099	34,781	35,476	36,186	36,910	37,648	38,401	39,169	39,952	40,751	41,566	42,397	43,244	
ERATH COUNTY			0	0	0	0	17,477	23,303	23,769	24,244	24,729	25,223	25,726	26,240	26,767	27,307	27,858	28,420	28,994	29,581	30,181	30,794	31,420	32,058	32,709	33,373	34,050	
MIDDLE TRINITY WATER			0	0	0	0	411	548	558	568	578	588	598	608	618	628	638	648	658	668	678	688	698	708	718	728	738	
ERATH ROAD & BRIDGE			0	0	0	0	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	8,803	
STEPHENVILLE SD			0	0	0	0	64,541	86,555	91,322	97,776	104,932	112,812	120,533	128,108	135,547	142,850	150,017	157,048	164,044	171,005	177,931	184,823	191,681	198,505	205,295	212,051	218,774	
TOTALS			0	0	0	0	110,385	147,889	150,124	153,126	156,189	159,312	162,499	165,749	169,064	172,445	175,894	179,412	182,998	186,653	190,378	194,173	198,038	201,974	205,981	210,050	214,182	
REVENUE 2 - TIRZ 1 - Phase II & Retail			0	0	0	25,000,000	25,500,000	26,000,000	26,500,000	27,000,000	27,500,000	28,000,000	28,500,000	29,000,000	29,500,000	30,000,000	30,500,000	31,000,000	31,500,000	32,000,000	32,500,000	33,000,000	33,500,000	34,000,000	34,500,000	35,000,000	35,500,000	
Phase II Sales			0	0	0	25,000,000	25,500,000	26,000,000	26,500,000	27,000,000	27,500,000	28,000,000	28,500,000	29,000,000	29,500,000	30,000,000	30,500,000	31,000,000	31,500,000	32,000,000	32,500,000	33,000,000	33,500,000	34,000,000	34,500,000	35,000,000	35,500,000	
TIRZ 1 Sales			0	0	0	25,000,000	25,500,000	26,000,000	26,500,000	27,000,000	27,500,000	28,000,000	28,500,000	29,000,000	29,500,000	30,000,000	30,500,000	31,000,000	31,500,000	32,000,000	32,500,000	33,000,000	33,500,000	34,000,000	34,500,000	35,000,000	35,500,000	
CITY OF STEPHENVILLE			0	0	0	343,750	350,625	357,500	364,375	371,250	378,125	385,000	391,875	398,750	405,625	412,500	419,375	426,250	433,125	440,000	446,875	453,750	460,625	467,500	474,375	481,250	488,125	
ECONOMIC DEVELOPMENT			0	0	0	31,250	31,875	32,500	33,125	33,750	34,375	35,000	35,625	36,250	36,875	37,500	38,125	38,750	39,375	40,000	40,625	41,250	41,875	42,500	43,125	43,750	44,375	
ERATH COUNTY SALES			0	0	0	125,000	127,500	130,000	132,500	135,000	137,500	140,000	142,500	145,000	147,500													

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE RP & BPP	\$34,937,880	\$15,359,795	\$19,578,085
CITY OF STEPHENVILLE SALES	\$35,783,101	\$25,016,340	\$10,766,761
ERATH COUNTY	\$27,425,971	\$0	\$27,425,971
MIDDLE TRINITY WATER	\$644,382	\$0	\$644,382
ERATH ROAD & BRIDGE	\$8,933,081	\$0	\$8,933,081
STEPHENVILLE ISD	\$101,282,779	\$0	\$101,282,779
ECONOMIC DEVELOPMENT	\$3,253,009	\$1,295,416	\$1,957,593
ERATH COUNTY SALES	\$13,012,037	\$0	\$13,012,037
Total	\$225,272,241	\$41,671,551	\$183,600,690

City of Stephenville	Total Taxes Generated	Participation	Net Benefit
Real Property	\$173,224,094	\$15,359,795	\$157,864,299
Sales Tax	\$52,048,146	\$26,311,756	\$25,736,391
Total	\$225,272,241	\$41,671,551	\$183,600,690



Projects Cost Estimates:

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

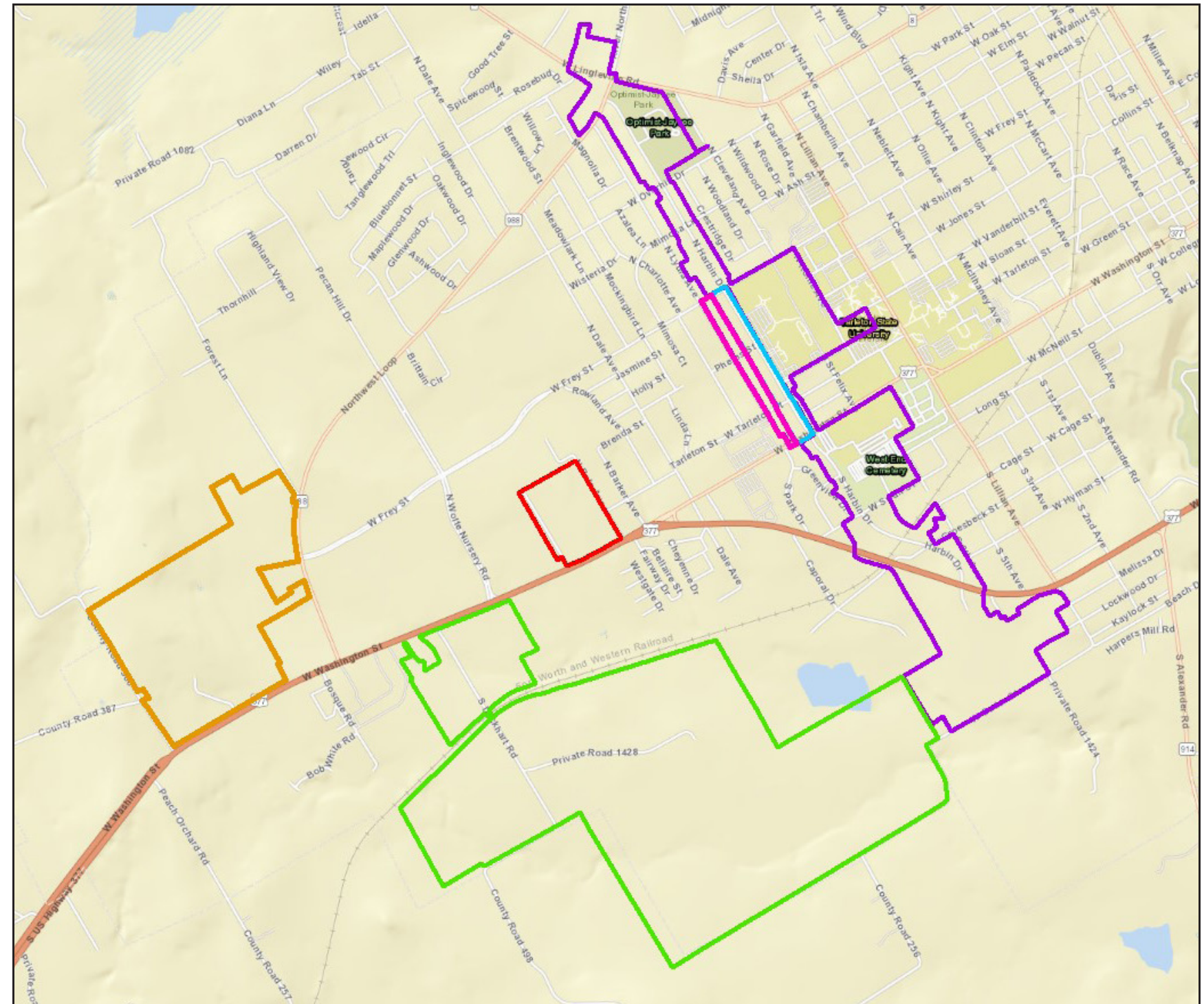
Length of TIRZ #1 in Years:

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

Powers and Duties of Board of Directors:

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

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



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

- TIRZ #1D Boundary
- TIRZ #1E Boundary

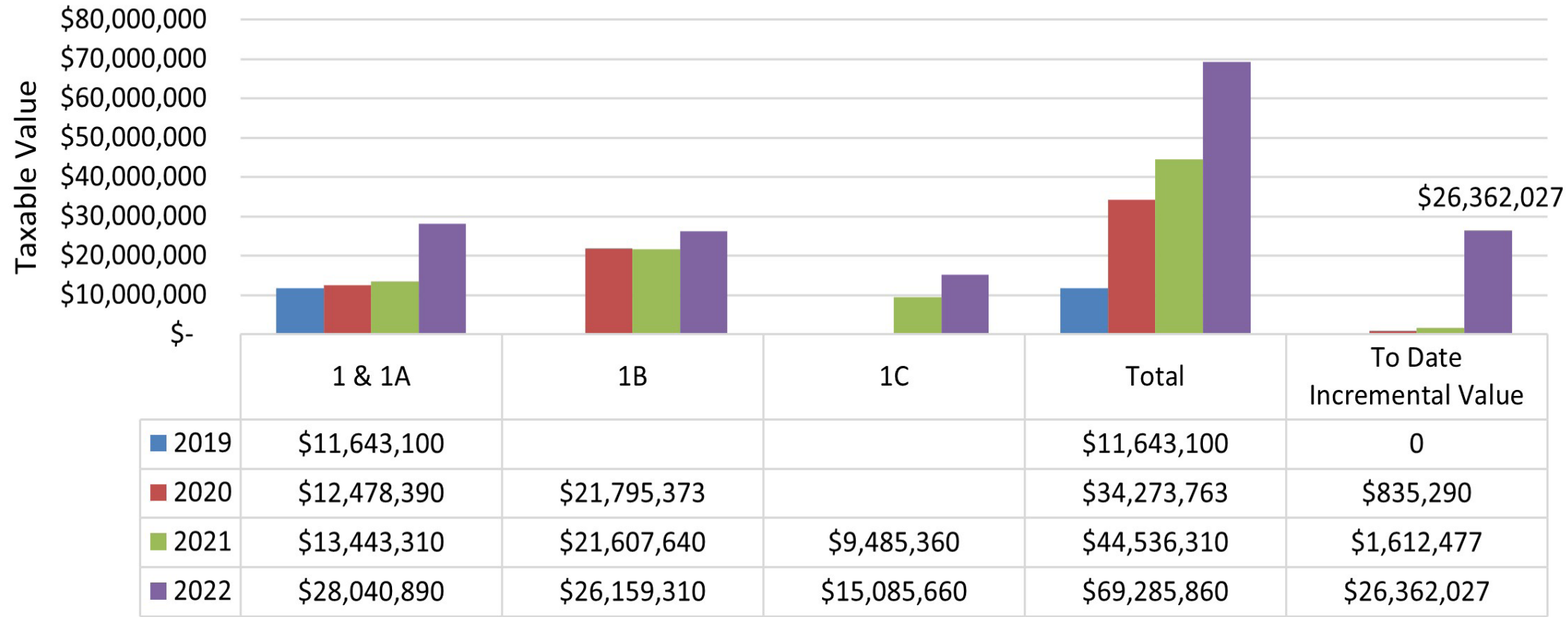
TIRZ #1D CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemption	Address	Owner Name	2022 Taxable Value
R000030324	S2600 CITY ADDITION,, BLOCK 139,, LOT 2 & 3; (PT OF 3)	0.72		2080 W TARLETON	STEPHENVILLE INTERBANK	\$ 213,200
R000030325	S2600 CITY ADDITION,, BLOCK 139,, LOT 2 & 3,, (PTS OF 2 & 3)	0.36		2011 W WASHINGTON	BILLS VIRGINIA	\$ 333,510
R000030328	S2600 CITY ADDITION,, BLOCK 139,, LOT 3 (N PT)	0.25		2090 W TARLETON	STEPHENVILLE INTERBANK	\$ 44,400
R000031918	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 19 & 20; (S40 OF 20)	0.39		811 N LYDIA	FROST CHRISTIAAN	\$ 169,270
R000031919	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 20; 21 & 22 (N10 OF, 20 & S40 OF 22)	0.36		815 LYDIA	J & S FAMILY HOLDINGS LLC	\$ 224,170
R000031920	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 22;23;24; (N10 OF, 22 & 23 & S20 OF 24)	0.29		821 LYDIA	RODRIGUEZ JOSE N	\$ 124,510
R000031921	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 24;25;26 (N30 OF 24, & S10 OF 26)	0.32		831 N LYDIA	THURMAN-KIBLER SHELLBY LYNN	\$ 189,890
R000031922	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 26; 27 & 28, (N40 OF 26 & S15 OF 28)	0.37		841 LYDIA	GIBBONS DANA ELLEN	\$ 174,440
R000031923	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 28;29;30 (N35 OF 28, & 29 & S10 OF 30)	0.30		849 N LYDIA	GRIFFIN AMANDA SUE	\$ 189,100
R000031924	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 30 & 31 (N 40 OF 30)	0.30		859 LYDIA	HOWELL COLEY W	\$ 186,600
R000031925	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 32 & 33;(S 20 OF 33)	0.29		879 LYDIA	NELSON JOE & LAURA	\$ 138,690
R000031926	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 33;34;35,, (N30 OF 33 & S10 OF 35)	0.31		889 LYDIA	BURDICK REEVES	\$ 179,730
R000031927	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 35;36,, (N40 OF 35)	0.33		897 LYDIA	HALL MARY	\$ 190,920
R000031938	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 19 & 20 (S47.3 OF 20 & N52 OF 19)	0.38		405 LYDIA	RENFIELD LLC	\$ 170,220
R000031939	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 20;21;22; (N 2.7 OF, 20 & S 30 OF 22)	0.29		409 LYDIA	FAULKENBERRY THOMAS J & ELLEN E	\$ 187,300
R000031940	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 22;23;24,, (N20 OF 22 & S10 OF 24)	0.28		411 LYDIA	FOSTER LARRY & ELAINE	\$ 141,990
R000031941	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 24;25,, (N40 OF 24)	0.32		413 LYDIA	MOORE WILLIAM JAKE	\$ 169,430
R000031942	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 26 & 27 (S 30 OF 27)	0.28		517 LYDIA	STEPHENVILLE PROPERTIES LLC	\$ 143,080
R000031943	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 27 & 28 (N 20 OF 27)	0.25		521 LYDIA	ROUGHTON WILLIAM G II & TINA ROUGHTON	\$ 171,960
R000031944	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 29 & 30 (S 30 OF 30)	0.28		575 LYDIA	BENHAM JODY BLAKE	\$ 129,690
R000031945	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 30;31 & 32 (N20 OF, 30 & S5 OF 32)	0.27		581 LYDIA	HERRERA DELIA	\$ 124,010
R000031946	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 32 & 33(N45 OF 32 &, S42 OF 33)	0.31		585 LYDIA	NATIONS DAVID L	\$ 171,500
R000031947	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 33;34 & 35 (N8 OF 33, & S42 OF 35)	0.35		595 LYDIA	CLINE DON & DONNA K	\$ 152,170
R000031948	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 35 & 36 (N8 OF 35)	0.20		597 LYDIA	BBC RENTALS LLC	\$ 169,270
R000072598	S2600 CITY ADDITION,, BLOCK 139,, LOT 3 (S PT)	0.42		2090 W TARLETON	STEPHENVILLE INTERBANK	\$ 67,950
TOTAL		8.23				\$ 4,157,000

TIRZ #1E CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner Name	2022 Taxable Value
R000067066	A0613 PEARSON HENRY;	62.10		0 W WASHINGTON	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	\$ 10,230
R000022427	A0613 PEARSON HENRY;	72.47		3041 W WASHINGTON	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	\$ 12,640
R000063946	S2600 CITY ADDITION,, BLOCK 161,, PROPOSED FREY ST	0.81	G	0 NORTHWEST LOOP	CITY OF STEPHENVILLE	\$ -
R000063719	S2600 CITY ADDITION,, BLOCK 161,, LOT 1;	2.75		3015 NORTHWEST LOOP	ALLEN REAL PROPERTIES LTD ET AL	\$ 320,770
R000022427	A0515 MOTLEY WILLIAM	28.55		0 NORTHWEST LOOP	ALLEN REAL PROPERTIES LTD ET AL	\$ 8,130
TOTAL		166.68				\$ 351,770

TIRZ Historical Taxable Value



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF STEPHENVILLE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE

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

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

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

WHEREAS, on November 15, 2022 the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2022-O-40 designating a contiguous geographic area within the City as a Reinvestment Zone Number Two, City of Stephenville, Texas (the “Zone”); and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on December 6, 2022, the Board recommended that the Plan in Exhibit “A”, be approved by the City Council:

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

SECTION 1. RECITALS INCORPORATED

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

SECTION 2. FINDINGS

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

- i. That the Plan includes all information required by Sections 311.011(b) and (c) of the Act.
- ii. That the Plan is feasible and the project plan conforms to the City’s master plan.

SECTION 3. APPROVAL OF PLAN

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

SECTION 4. SEVERABILITY CLAUSE

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

SECTION 5. OPEN MEETINGS

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

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this _____ day of December 2022.

CITY OF STEPHENVILLE

Doug Svien, Mayor

ATTEST:

Sarah Lockenour
City Secretary

APPROVED AS TO FORM:

Randy Thomas
City Attorney

APPROVED AS TO CONTENT:

Jason King
City Manager

EXHIBIT A
Project and Financing Plan

Tax Increment Reinvestment Zone #2

City of Stephenville, Texas



Table of Contents

- Introduction 1
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A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western heritage in a beautiful country setting along the Bosque River.

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

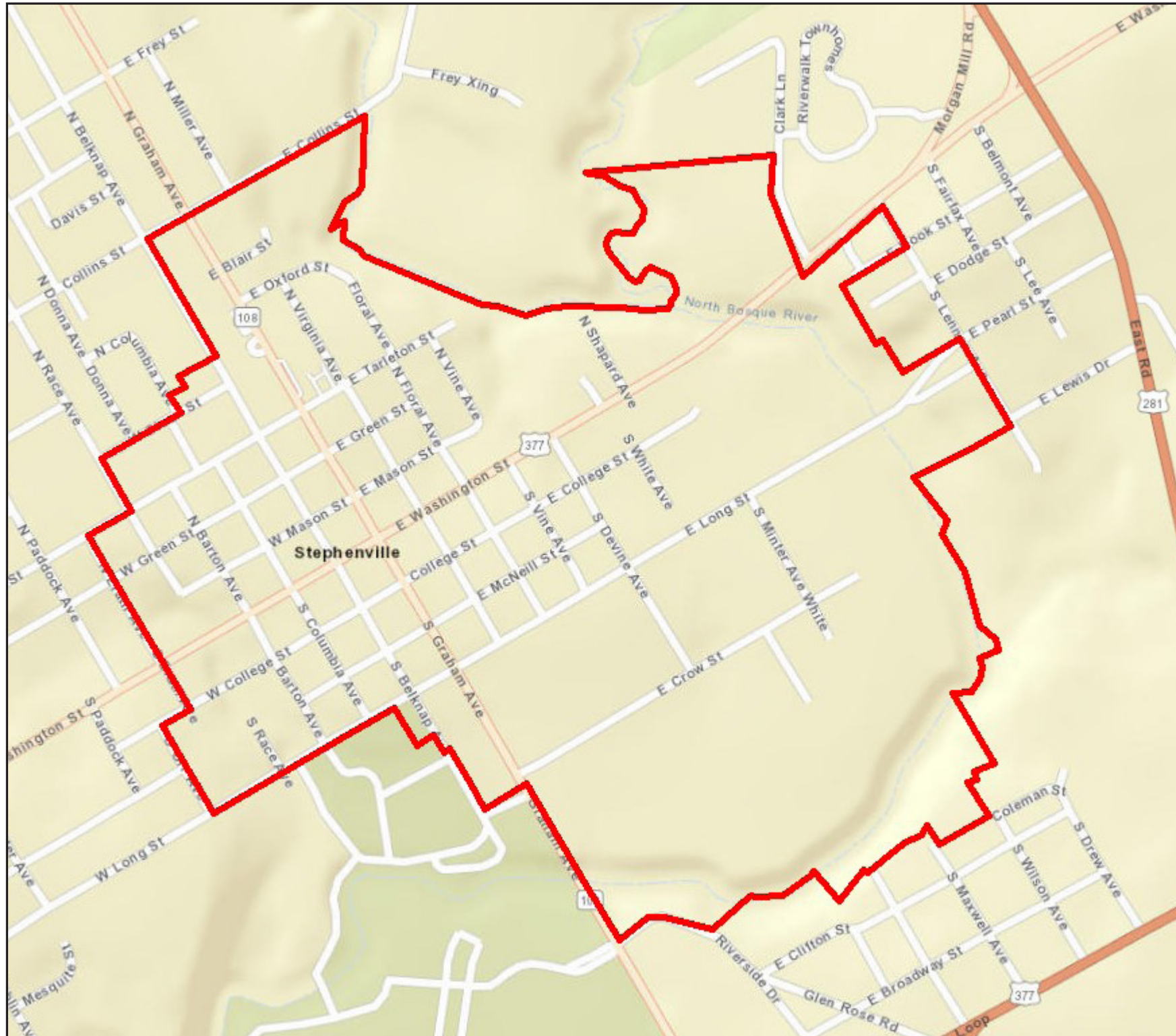
Agriculture is the leading industry, with Erath County in the top 10% in overall agriculture production and ranking #3 in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville is the retail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


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

DISCLAIMER

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

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



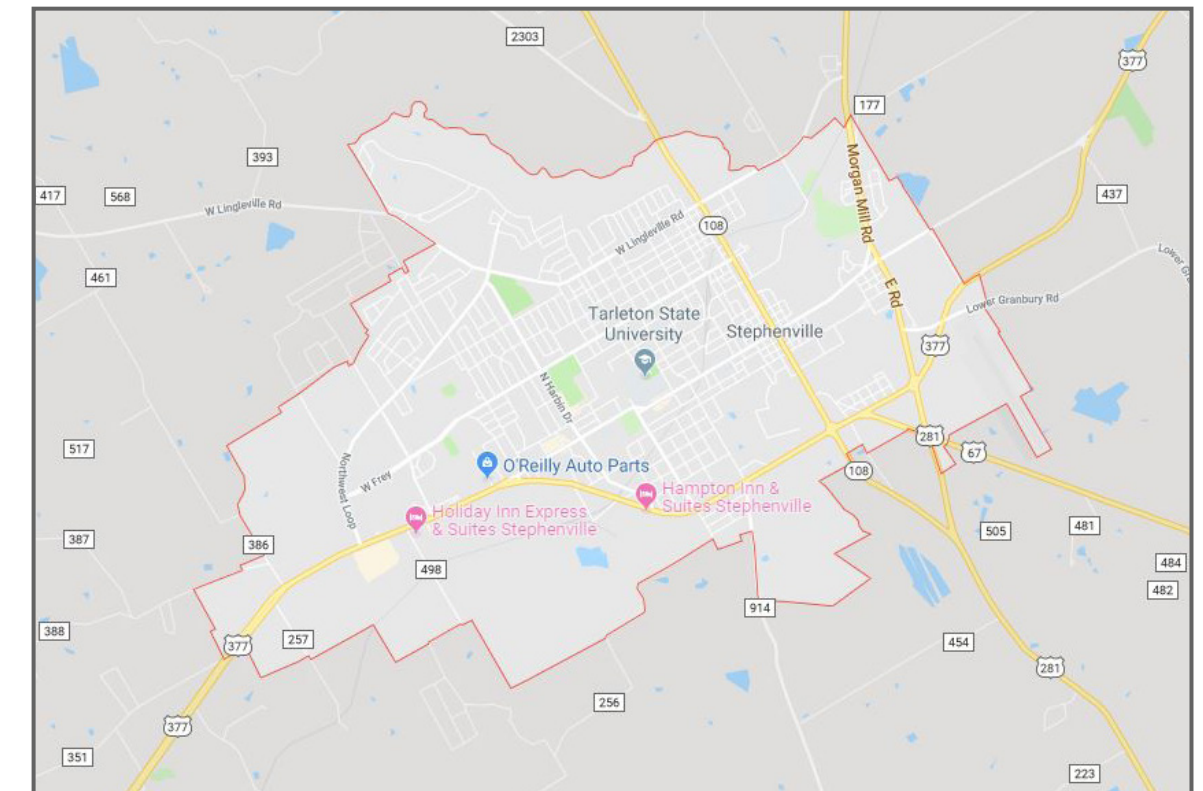
 - TIRZ #2 Boundary

Tax Increment Reinvestment Zone #2, City of Stephenville

The goal of Tax Increment Reinvestment Zone #2 (TIRZ #2) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #2 will promote the creation of development consisting of commercial and residential uses.

On November 15, 2022, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2022-0-40 designating a contiguous geographic area within the City as a Reinvestment Zone Number Two, City of Stephenville, Texas. This project and financing plan outlines the funding of \$13,084,477 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements in part through the contribution of the City's real property tax increment within the Zone.

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

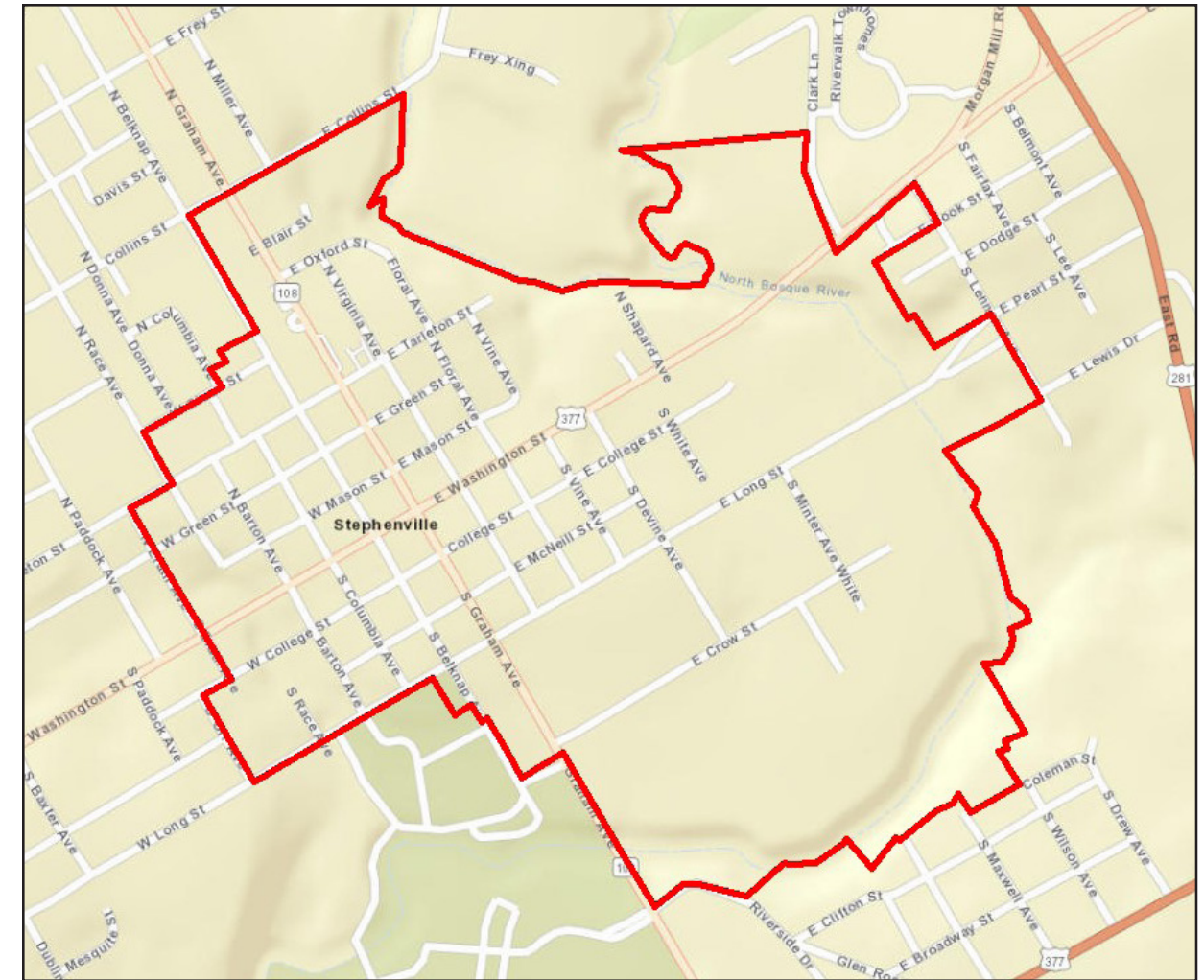



Boundary Description

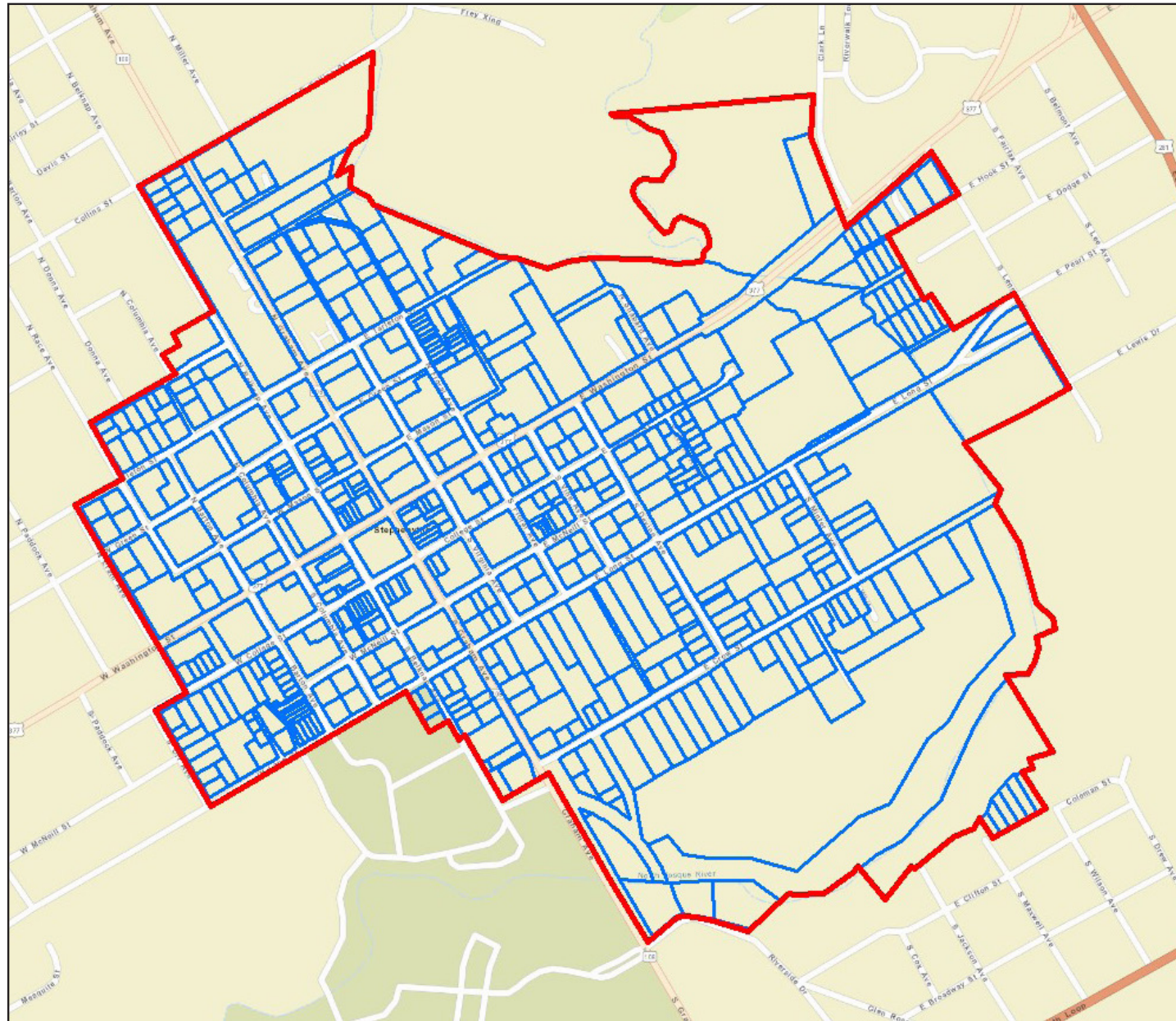
The TIRZ is contiguous and encompasses approximately 244.3 acres.


Legal Description

Beginning at the northeast corner of Property ID R000063036 where it meets the southern boundary of Property ID R000029920, thence
 East along the southern boundary of Property ID R000029920, continuing north along the eastern boundary of Property ID R000029920 to the point it meets the northwest corner of Property ID R000029908, thence
 East along the northern boundary of Property ID R000029908 to the point it meets the western right of way of Clark Lane, thence
 South along the western right of way of Clark Lane to the point it meets the northern right of way of E Washington Street, thence
 South across E Washington Street to the southern right of way boundary, thence
 East along the southern right of way boundary of E Washington Street to the point it meets S Lennox Avenue, thence
 East across S Lennox Avenue to the eastern right of way boundary, thence
 South along the eastern right of way boundary of S Lennox Avenue to the point it meets the southern right of way boundary of E Hook Street, thence
 West along the southern right of way boundary of E Hook Street to the point it meets the northeast corner of Property ID R000028708, thence
 South along the eastern boundary of Property ID R000028708, continuing south along the eastern boundary of Property ID R000028717, continuing south along the eastern boundary of Property ID R000028727, continuing south to the northern boundary of Property ID R000029842, thence
 East along the northern boundary of Property ID R000029842 to the point it meets the western right of way boundary of S Lennox Avenue, thence
 South along the western right of way boundary of S Lennox Avenue to the point it meets the southeast corner of Property ID R000029843, thence
 West along the southern boundary of Property ID R000029843 to the point it meets the eastern boundary of Property ID R000029421, thence
 Continuing south to the northeast corner of Property ID R000072022, thence
 South along the eastern boundary of Property ID R000072022 to the point it meets Property ID R000030709, thence
 South along the eastern boundary of Property ID R000030709 to the point it meets R000030683, thence
 South along the eastern boundary of Property ID R000030683, continuing west along the southern boundary of Property ID R000030683, to the point it meets Property ID R000030684, continuing west to the southwest corner of Property ID R000030688, thence
 North along the western boundary of Property ID R000030688 to the point it meets the southern boundary of Property ID R000030709, thence
 West along the boundary of Property ID R000030709 to the point it meets Property ID R000072022, thence



 - TIRZ #2 Boundary



 - TIRZ #2 Boundary

Legal Description - TIRZ #2 (Continued)

West along the southern boundary of Property ID R000072022 to the point it meets Property ID R000030699, thence

South along the eastern boundary of Property ID R000030699 to the point it meets the northern right of way boundary of Riverside Drive, thence

West along the northern right of way boundary of Riverside Drive to the point it meets the eastern right of way boundary of S Graham Avenue, thence

North along the eastern right of way boundary of S Graham Avenue to the point it meets the southeast corner of Property ID R000029550, thence

West along the southern boundary of Property ID R000029550, continuing west to the eastern right of way boundary of S Belknap Avenue, thence

North along the eastern right of way boundary of S Belknap Avenue to the northwest corner of Property ID R000029546, thence

West across S Belknap Avenue and north along the western right of way boundary of S Belknap Avenue to the point it meets the southeast corner of Property ID R000029558, thence

West along the southern boundary of Property ID R000029558, then north along the eastern boundary of Property ID R000029558, continuing north to the southern right of way boundary of W Long Street, thence

West along the southern right of way boundary of W Long Street to the point it meets the eastern right of way boundary of S Orr Avenue, thence

North along the eastern right of way boundary of S Orr Avenue to the point it meets the southern right of way boundary of W College Street, thence

East along the southern right of way boundary of W College Street to the point it meets the eastern right of way boundary of S Erath Avenue, thence

North along S Erath Avenue to the point it meets the northern right of way boundary of W Tarleton Street, thence

East along the northern right of way boundary of W Tarleton Street to the point it meets the eastern right of way boundary of N Race Avenue, thence

North along the eastern right of way boundary of N Race Avenue to the point it meets the northern right of way boundary of W Sloan Street, thence

West along the northern right of way boundary of W Sloan Street to the point it meets the southwest corner of Property ID R000029670, thence

North then east along the boundary of Property ID R000029670 to the point it meets N Belknap Avenue, thence

East across N Belknap Avenue to the eastern right of way boundary of N Belknap Avenue, thence

North along the eastern right of way boundary of N Belknap Avenue to the point it meets the southern right of way boundary of W Collins Street, thence

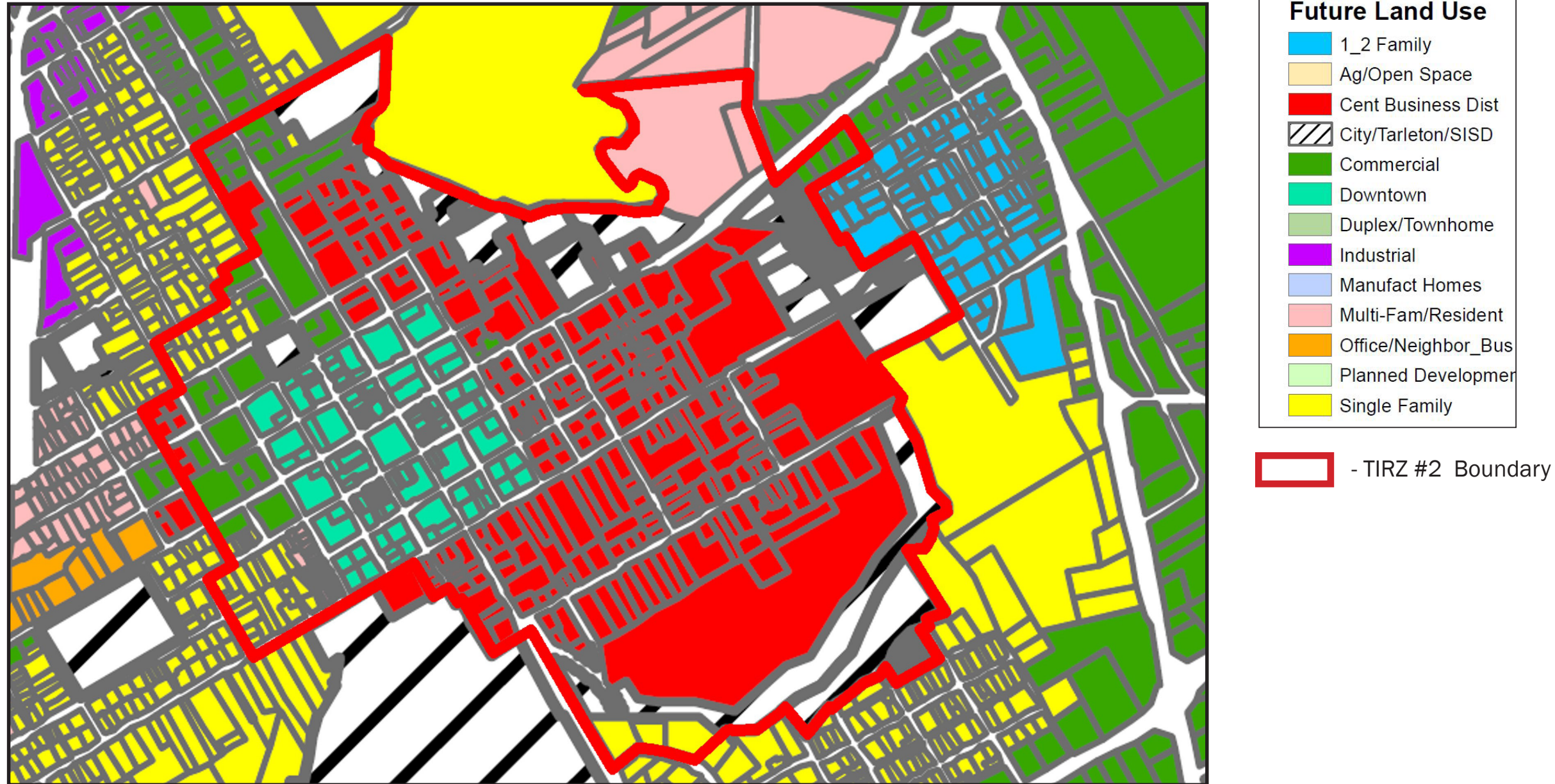
East along the southern right of way boundary of W Collins Street to the point it meets the northeast corner of Property ID R000063036 where it meets the southern boundary of Property ID R000029920, which is the point of beginning.

Land Use

TIRZ #2 is primarily built out with commercial uses, many of which are well positioned for redevelopment. TIRZ #2 is less than 30% residential. The Future Land Use Plan shows that the land within TIRZ #2 is primarily designated for Central Business District (shaded in red), with the balance being designated as Downtown, Commercial, Multifamily Residential, and City/Tarleton/SISD.

Method of Relocating Persons to be Displaced

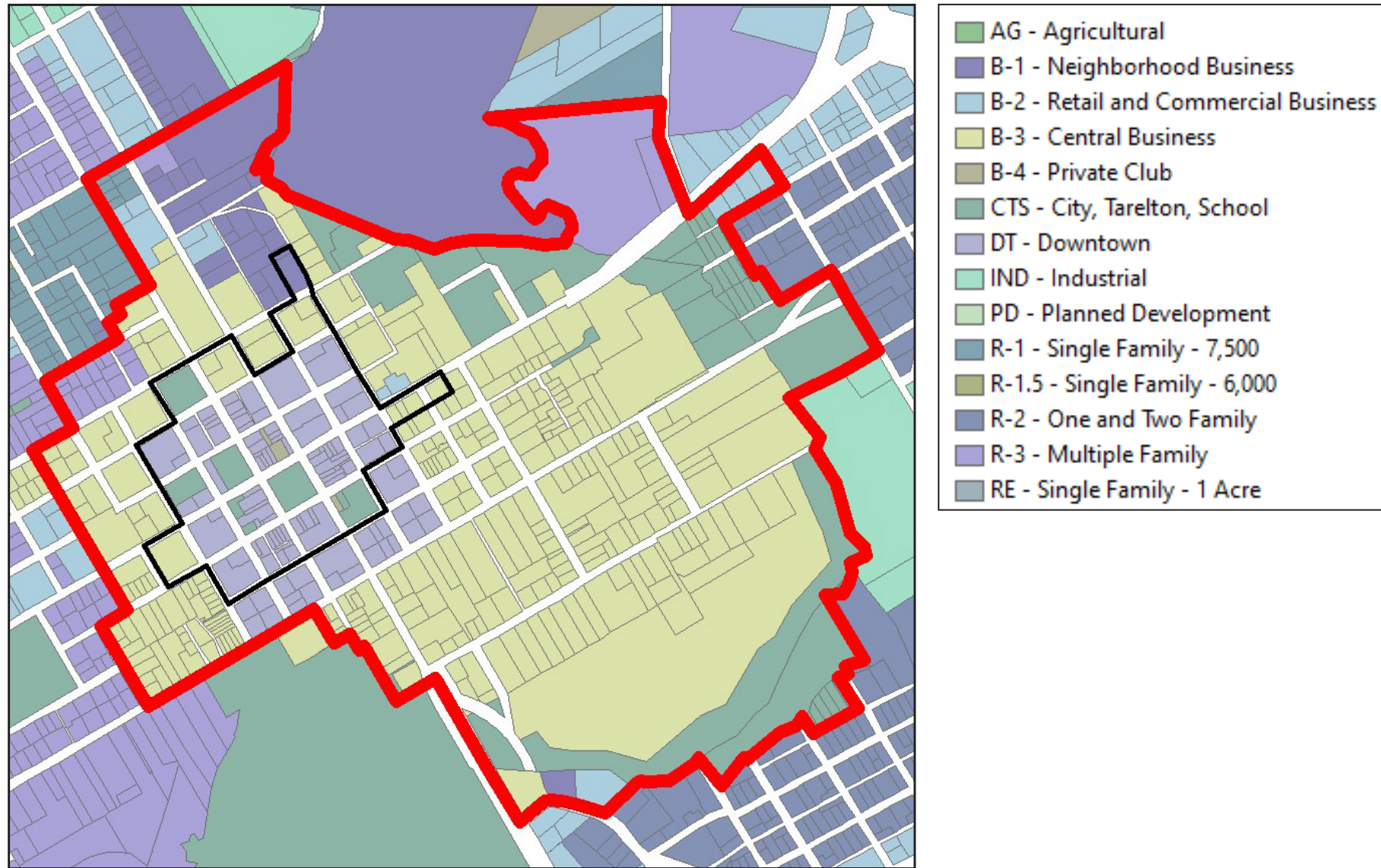
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



Zoning

Currently, the property within TIRZ#2 is primarily zoned as B-3 Central Business. The Central Business District is intended to encourage the redevelopment of the downtown business area, which includes the historic courthouse, all types of offices, retail business and residences. The varying land uses included in the Central Business District are compatible with existing uses to preserve the integrity of the Central Business District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential and citizens citywide. Property within the TIRZ is also zoned Downtown. The Downtown District is intended to encourage the redevelopment of the original township, which includes the historic courthouse, offices, retail business and residences. The varying land uses included in the Downtown District are compatible with existing uses to preserve the integrity of the area Downtown District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential, government and public use.

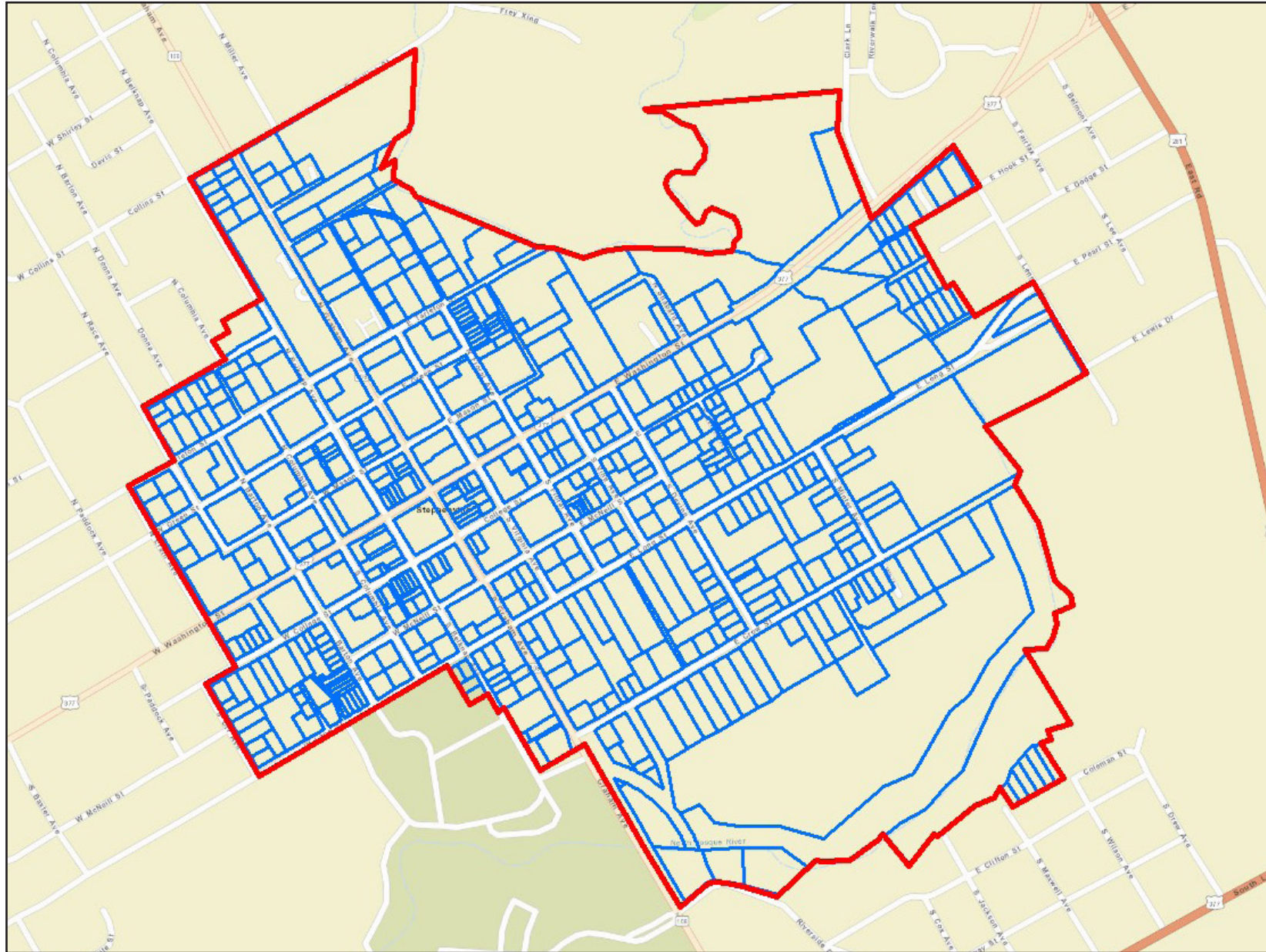
The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Stephenville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.




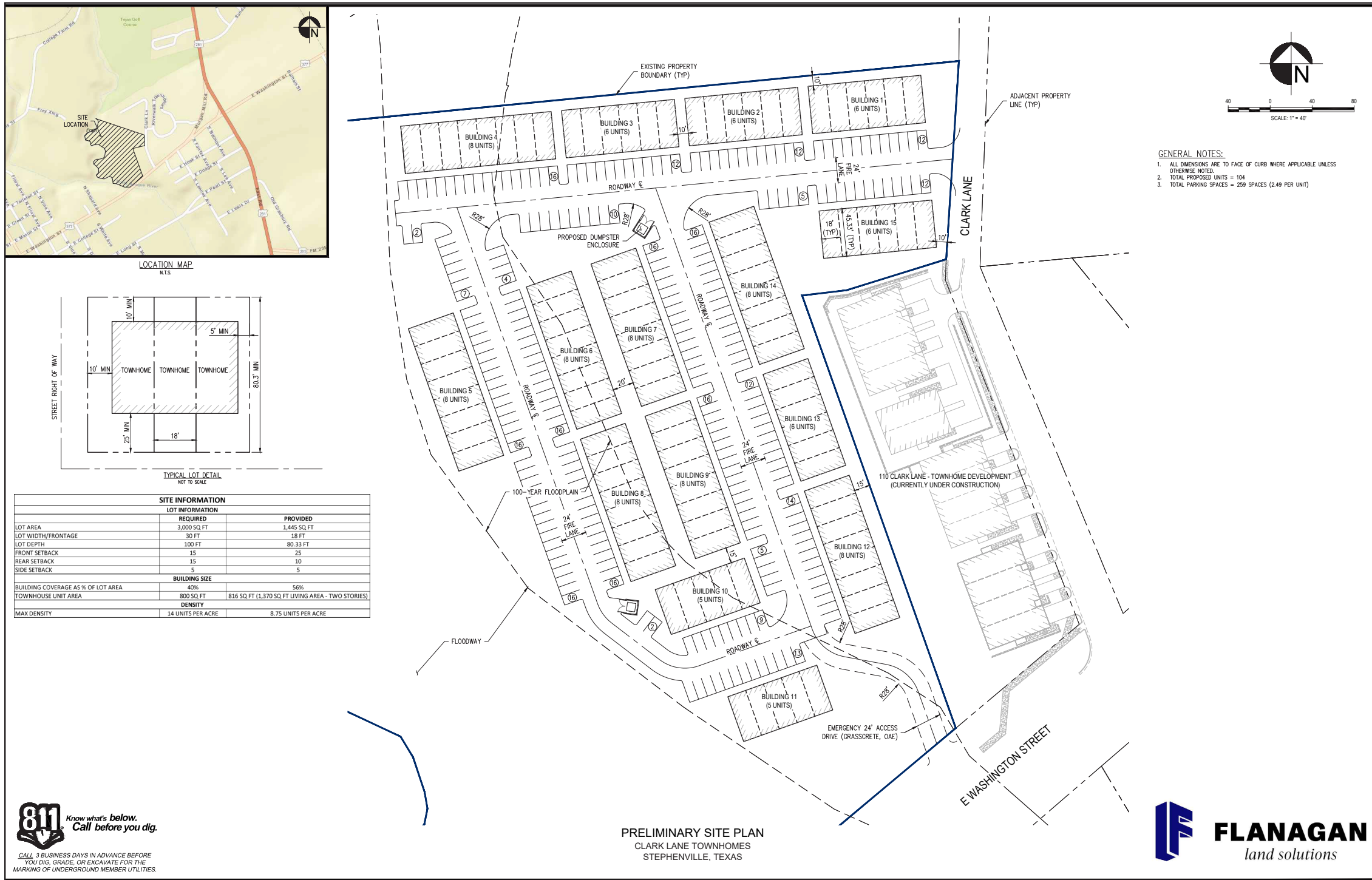
- TIRZ #2 Boundary - Historic District Boundary

Current Parcel Information

There are currently 532 parcels within Tax Increment Reinvestment Zone #2, with various parcels being owned by the City of Stephenville. It is the City's desire to have the land developed, facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code. For further details of the parcels, including ownership information, see Appendix A.



 - TIRZ #2 Boundary



Proposed within the TIRZ #2 boundaries is a residential development including 104 townhomes. For the purposes of this plan, this development is included in what is referred to as TIRZ #2 - Phase I.

Anticipated Development

Within the boundaries of TIRZ #2 it is anticipated that there will be both residential and commercial development constructed in line with the Downtown Master Plan over the next several years and financed in part by incremental real property tax generated within the TIRZ.

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

	Initial Completion Date	Square Feet/Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 2						
PHASE ONE						
TOWNHOMES	2024	14	\$ 225,000	\$ 3,150,000	\$ -	\$ -
RESIDENTIAL	2024	2	\$ 125,000	\$ 250,000	\$ -	\$ -
COMMERCIAL	2024	4,160	\$ 100	\$ 416,000	\$ -	
RESIDENTIAL	2025	14	\$ 125,000	\$ 1,750,000	\$ -	
COMMERCIAL	2025	5,000	\$ 100	\$ 500,000	\$ -	
TOWNHOMES	2026	104	\$ 225,000	\$ 23,400,000	\$ -	
COMMERCIAL	2026	10,000	\$ 100	\$ 1,000,000	\$ 300	\$ 3,000,000
COMMERCIAL	2026	2,500	\$ 100	\$ 250,000	\$ 300	\$ 750,000
				\$ 30,716,000		\$ 3,750,000
PHASE TWO						
COMMERCIAL	2028	5,000	\$ 100	\$ 500,000	\$ 300	\$ 1,500,000
HOTEL	2028	80	\$ 125,000	\$ 10,000,000	\$ -	\$ -
RESIDENTIAL	2028	225	\$ 125,000	\$ 28,125,000	\$ -	\$ -
TOWNHOMES	2030	50	\$ 225,000	\$ 11,250,000	\$ -	\$ -
COMMERCIAL	2030	10,000	\$ 100	\$ 1,000,000	\$ 300	\$ 3,000,000
RESIDENTIAL	2030	150	\$ 125,000	\$ 18,750,000	\$ -	\$ -
TOWNHOMES	2032	75	\$ 225,000	\$ 16,875,000	\$ -	\$ -
COMMERCIAL	2032	15,000	\$ 100	\$ 1,500,000	\$ 300	\$ 4,500,000
RESIDENTIAL	2034	210	\$ 125,000	\$ 26,250,000	\$ -	\$ -
				\$ 114,250,000		\$ 9,000,000
Total				\$ 144,966,000		\$ 12,750,000

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 1,962,671	15.0%
Sanitary Sewer Facilities and Improvements	\$ 1,962,671	15.0%
Storm Water Facilities and Improvements	\$ 1,962,671	15.0%
Transit/Parking Improvements	\$ 981,336	7.5%
Street and Intersection Improvements	\$ 1,962,671	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 1,308,448	10.0%
Economic Development Grants	\$ 2,615,895	20.0%
Administrative Costs	\$ 327,112	2.5%
Total	\$ 13,084,477	100.0%

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

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

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

Chapter 311 of the Texas Tax Code

Sec. 311.002.

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

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

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

(C) real property assembly costs;

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

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

(F) relocation costs;

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

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

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

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

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

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

Method of Financing

To fund the public improvements outlined on the previous pages, the City of Stephenville will contribute 60% of its real property increment.

Debt Service

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

Economic Feasibility Study

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

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

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

TIRZ 2	Real Property Tax - 2022 Rates		Participation	
	CITY OF STEPHENVILLE	0.39580000	60%	0.2374800
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.2374800

TIRZ 2	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.0000000

TIRZ 2	Sales Tax		Participation	
	CITY OF STEPHENVILLE	0.01375000	0.00%	0.0000000
	ECONOMIC DEVELOPMENT	0.00125000	0.00%	0.0000000
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		0.02000000		0.00000000

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	60%	0.2374800
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.2374800

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.0000000

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

	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
TOWNHOMES	2024	14	\$ 225,000.00	\$ 3,150,000	\$ -	\$ -	\$ -	\$ -
RESIDENTIAL	2024	2	\$ 125,000.00	\$ 250,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2024	4,160	\$ 100.00	\$ 416,000	\$ 10.00	\$ 41,600	\$ -	\$ -
RESIDENTIAL	2025	14	\$ 125,000.00	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2025	5,000	\$ 100.00	\$ 500,000	\$ 10.00	\$ 50,000	\$ -	\$ -
TOWNHOMES	2026	104	\$ 225,000.00	\$ 23,400,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2026	10,000	\$ 100.00	\$ 1,000,000	\$ 10.00	\$ 100,000	\$ 300.00	\$ 3,000,000
COMMERCIAL	2026	2,500	\$ 100.00	\$ 250,000	\$ 10.00	\$ 25,000	\$ 300.00	\$ 750,000
COMMERCIAL	2028	5,000	\$ 100.00	\$ 500,000	\$ 10.00	\$ 50,000	\$ 300.00	\$ 1,500,000
HOTEL	2028	80	\$ 125,000.00	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
RESIDENTIAL	2028	225	\$ 125,000.00	\$ 28,125,000	\$ -	\$ -	\$ -	\$ -
TOWNHOMES	2030	50	\$ 225,000.00	\$ 11,250,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2030	10,000	\$ 100.00	\$ 1,000,000	\$ 10.00	\$ 100,000	\$ 300.00	\$ 3,000,000
RESIDENTIAL	2030	150	\$ 125,000.00	\$ 18,750,000	\$ -	\$ -	\$ -	\$ -
TOWNHOMES	2032	75	\$ 225,000.00	\$ 16,875,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2032	15,000	\$ 100.00	\$ 1,500,000	\$ 10.00	\$ 150,000	\$ 300.00	\$ 4,500,000
RESIDENTIAL	2034	210	\$ 125,000.00	\$ 26,250,000	\$ -	\$ -	\$ -	\$ -
TOTAL				144,966,000		516,600		12,750,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	24.3%	\$ 25,353,263	=	\$ 19,248,264	+	\$ 49,540	+	\$ 6,055,459
ECONOMIC DEVELOPMENT	0.5%	\$ 550,496	=		+	\$ -	+	\$ 550,496
ERATH COUNTY	16.6%	\$ 17,350,615	=	\$ 15,109,741	+	\$ 38,888	+	\$ 2,201,985
MIDDLE TRINITY WATER	0.3%	\$ 355,922	=	\$ 355,008	+	\$ 914	+	\$ -
ERATH ROAD & BRIDGE	4.7%	\$ 4,934,153	=	\$ 4,921,486	+	\$ 12,667	+	\$ -
STEPHENVILLE ISD	53.5%	\$ 55,943,153	=	\$ 55,799,541	+	\$ 143,612	+	\$ -
	100.0%	\$ 104,487,502		\$ 95,434,042		\$ 245,620		\$ 8,807,940
		100.0%		91.3%		0.2%		8.4%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	100.0%	\$ 11,548,959	=	\$ 11,548,959	+	\$ -	+	\$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
ERATH COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
MIDDLE TRINITY WATER	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
STEPHENVILLE ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 11,548,959		\$ 11,548,959		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	14.9%	\$ 13,804,304	=	\$ 7,699,306	+	\$ 49,540	+	\$ 6,055,459
ECONOMIC DEVELOPMENT	0.6%	\$ 550,496	=	\$ -	+	\$ -	+	\$ 550,496
ERATH COUNTY	18.7%	\$ 17,350,615	=	\$ 15,109,741	+	\$ 38,888	+	\$ 2,201,985
MIDDLE TRINITY WATER	0.4%	\$ 355,922	=	\$ 355,008	+	\$ 914	+	\$ -
ERATH ROAD & BRIDGE	5.3%	\$ 4,934,153	=	\$ 4,921,486	+	\$ 12,667	+	\$ -
STEPHENVILLE ISD	60.2%	\$ 55,943,153	=	\$ 55,799,541	+	\$ 143,612	+	\$ -
	100.0%	\$ 92,938,643		\$ 83,885,083		\$ 245,620		\$ 8,807,940
		100.0%		90.3%		0.3%		9.5%

Tax Revenue Projections

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
TOTAL TAX REVENUE																																	
REAL PROPERTY		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
PHASE ONE																																	
TOWNHOMES	Taxable Value Per Unit	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802	361,898	369,136	376,519	384,049	391,730	399,565	407,556	
	Cumulative Units	-	3	10	14	40	66	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
	Cumulative Taxable Value	-	688,500	2,340,900	3,342,805	9,741,889	16,395,600	29,899,612	30,497,604	31,107,557	31,729,708	32,364,302	33,011,588	33,671,820	34,345,256	35,032,161	35,732,804	36,447,460	37,176,410	37,919,938	38,678,337	39,451,903	40,240,941	41,045,760	41,866,675	42,704,009	43,558,089	44,429,251	45,317,836	46,224,193	47,148,677	48,091,650	
RESIDENTIAL	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420	
	Cumulative Units	-	-	-	7	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
	Cumulative Taxable Value	-	-	-	928,557	1,894,256	1,932,141	1,970,784	2,010,200	2,050,404	2,091,412	2,133,240	2,175,905	2,219,423	2,263,812	2,309,088	2,355,270	2,402,375	2,450,422	2,499,431	2,549,420	2,600,408	2,652,416	2,705,464	2,759,574	2,814,765	2,871,060	2,928,482	2,987,051	3,046,792	3,107,728	3,169,883	
COMMERCIAL	Taxable Value Per SF	100	102	104	106	108	110	113	115	117	120	122	124	127	129	132	135	137	140	143	146	149	152	155	158	161	164	167	171	174	178	181	
	Cumulative SF	-	-	-	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660
	Cumulative Taxable Value	-	-	-	706,785	720,900	735,318	750,024	765,025	780,325	795,932	811,850	828,087	844,649	861,542	878,773	896,348	914,275	932,561	951,212	970,236	989,641	1,009,434	1,029,622	1,050,215	1,071,219	1,092,644	1,114,496	1,136,786	1,159,522	1,182,713	1,206,367	
PHASE ONE TAXABLE VALUE		-	688,500	2,340,900	4,978,127	12,357,046	19,063,059	32,620,421	33,272,829	33,938,286	34,617,051	35,309,392	36,015,580	36,735,892	37,470,810	38,220,022	38,984,422	39,764,111	40,559,393	41,370,581	42,197,992	43,041,952	43,902,791	44,780,847	45,676,464	46,589,993	47,521,793	48,472,229	49,441,674	50,430,507	51,439,117	52,467,900	
PHASE TWO																																	
COMMERCIAL	Taxable Value Per SF	100	102	104	106	108	110	113	115	117	120	122	124	127	129	132	135	137	140	143	146	149	152	155	158	161	164	167	171	174	178	181	
	Cumulative SF	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	Cumulative Taxable Value	-	-	-	-	-	563,081	574,343	1,757,489	1,792,639	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739	4,370,434	4,457,842	4,546,999	4,637,939	4,730,698	4,825,312	4,921,818	5,020,254	5,120,659	5,223,073	5,327,534	5,434,085		
HOTEL	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420	
	Cumulative Units	-	-	-	-	-	-	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
	Cumulative Taxable Value	-	-	-	-	-	-	11,261,624	11,486,857	11,716,594	11,950,926	12,189,944	12,433,743	12,682,418	12,936,066	13,194,788	13,458,683	13,727,857	14,002,414	14,282,462	14,568,112	14,859,474	15,156,663	15,459,797	15,768,993	16,084,372	16,406,060	16,734,181	17,068,865	17,410,242	17,758,447	18,113,616	
RESIDENTIAL	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420	
	Cumulative Units	-	-	-	-	-	-	225	225	375	375	375	375	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585
	Cumulative Taxable Value	-	-	-	-	-	-	31,673,318	32,306,784	54,921,533	56,019,964	57,140,363	58,283,171	92,740,181	94,594,985	96,486,885	98,416,622	100,384,955	102,392,654	104,440,507	106,529,317	108,659,903	110,833,101	113,049,763	115,310,759	117,616,974	119,969,313	122,368,700	124,816,074	127,312,395	129,858,643	132,455,816	
TOWNHOMES	Taxable Value Per SF	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802	361,898	369,136	376,519	384,049	391,730	399,565	407,556	
	Cumulative Units	-	-	-	-	-	-	-	50	50	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
	Cumulative Taxable Value	-	-	-	-	-	-	-	13,181,168	13,444,791	34,284,218	34,969,902	35,669,300	36,382,686	37,110,340	37,852,547	38,609,598	39,381,790	40,169,426	40,972,814	41,792,271	42,628,116	43,480,678	44,350,292	45,237,298	46,142,044	47,064,884	48,006,182	48,966,306	49,945,632	50,944,545		
PHASE TWO TAXABLE VALUE		-	-	-	-	-	-	43,498,023	44,367,984	81,576,784	83,208,320	107,271,509	109,416,939	144,896,825	147,794,558	150,750,449	153,765,458	156,840,767	159,977,582	163,177,134	166,440,676	169,769,490	173,164,880	176,628,177	180,160,741	183,763,956	187,439,235	191,188,020	195,011,780	198,912,016	202,890,256	206,948,061	
TOTAL TAXABLE VALUE		-	688,500	2,340,900	4,978,127	12,357,046	19,063,059	76,118,444	77,640,613	115,515,070	117,825,371	142,580,901	145,432,519	181,632,517	185,265,167	188,970,471	192,749,880	196,604,878	200,536,975	204,547,715	208,638,669	212,811,442	217,067,671	221,409,025	225,837,205	230,353,949	234,961,028	239,660,249	244,453,454	249,342,533	254,329,373	259,415,961	
CITY OF STEPHENVILLE		-	2,725	9,265	19,703	48,909	75,452	301,277	307,302	457,209	466,353	564,335	575,622	718,902	733,280	747,945	782,904	778,162	793,725	809,600	825,792	842,308	859,154	876,337	893,864	911,741	929,976	948,575	967,547	986,898	1,006,636	1,026,768	
ERATH COUNTY		-	2,139	7,273	15,467	38,393	59,229	236,500	241,230	358,905	366,083	442,999	451,859	564,332	575,619	598,874	610,851	623,068	635,530	648,240	661,205	674,429	687,918	701,676	715,710	730,024	744,624	759,517	774,707	790,201	806,005		
MIDDLE TRINITY WATER		-	50	171	363	902	1,392	5,557	5,668	8,433	8,601	10,408	10,617	13,259	13,524	13,795	14,071	14,352	14,639	14,932	15,231	15,535	15,846	16,163	16,486	16,816	17,152	17,495	17,845	18,202	18,566	18,937	
ERATH ROAD & BRIDGE		-	697	2,369	5,038	12,505	19,292	77,032	78,573	116,901	119,239	144,292	147,178	183,812	187,488	191,238	195,063	198,964	202,943	207,002	211,142	215,365	219,672	224,066	228,547	233,118	237,781	242,536	247,387	252,335	257,381	262,529	
STEPHENVILLE ISD		-	7,900	26,859	57,119	141,785	218,730	873,383	890,851	1,325,420	1,351,928	1,635,973	1,668,693	2,084,051	2,125,733	2,168,247	2,211,612	2,255,844	2,300,961	2,346,980	2,393,920	2,441,798	2,490,634	2,540,447	2,591,256	2,643,081	2,695,943	2,749,862	2,804,859	2,860,956	2,918,175	2,976,539	
Total		-	13,511	45,938	97,691	242,495	374,093	1,493,748	1,523,623	2,266,868	2,312,205	2,796,008	2,853,968	3,564,357	3,635,644	3,708,357	3,782,524	3,858,174	3,935,338	4,014,044	4,094,325	4,176,212	4,259,736	4,344,931	4,431,829	4,520,466	4,610,875	4,703,093	4,797,155	4,893,098	4,990,960	5,090,779	
PERSONAL PROPERTY		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
	Taxable Value Per SF	10	10	10	11	11	11	11	11																								

Tax Revenue Projections

SALES TAX	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052			
CITY OF STEPHENVILLE	PV																																		
ECONOMIC DEVELOPMENT																																			
ERATH COUNTY SALES																																			
Total	PV	3,261,330																																	
TOTAL TAX REVENUE	PV	3,261,330																																	
GROSS																																			

PARTICIPATION

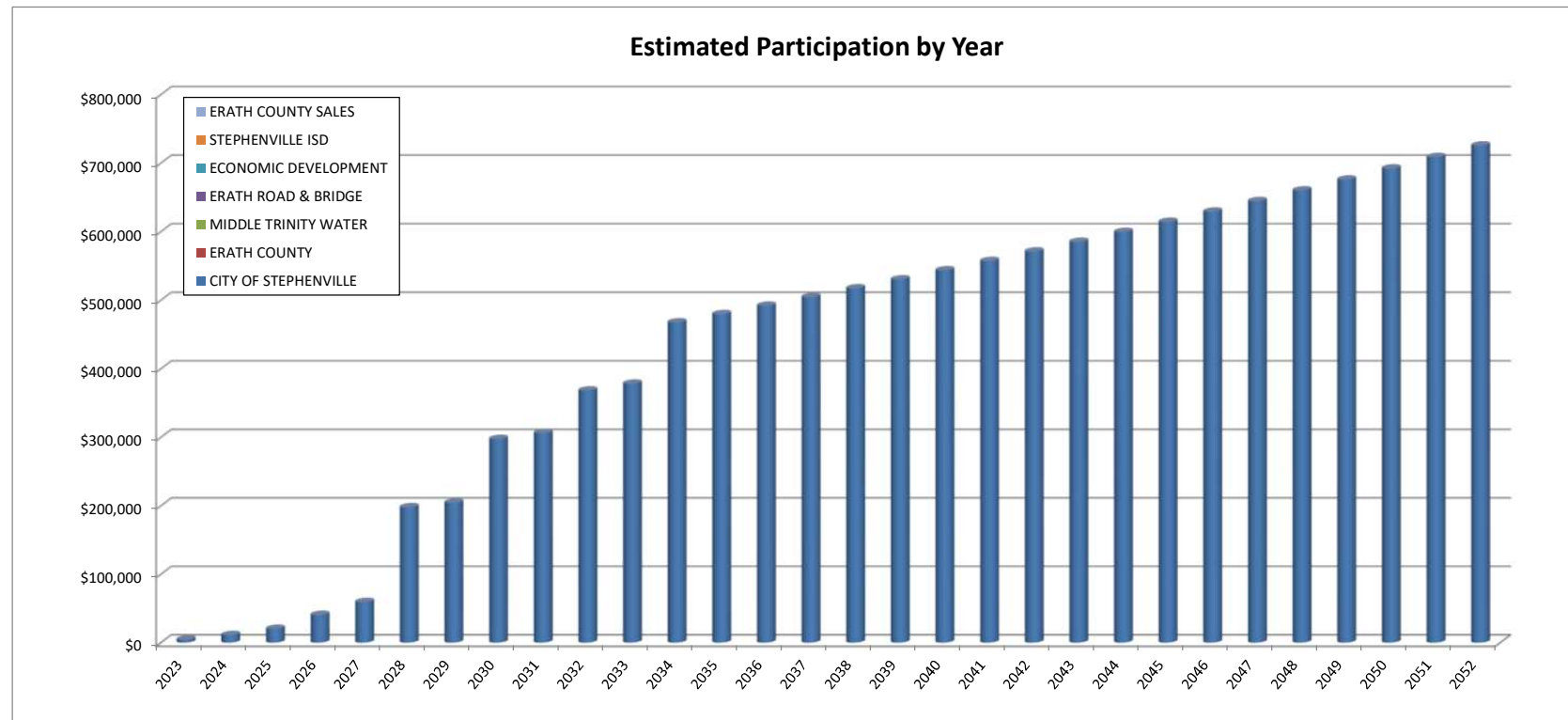
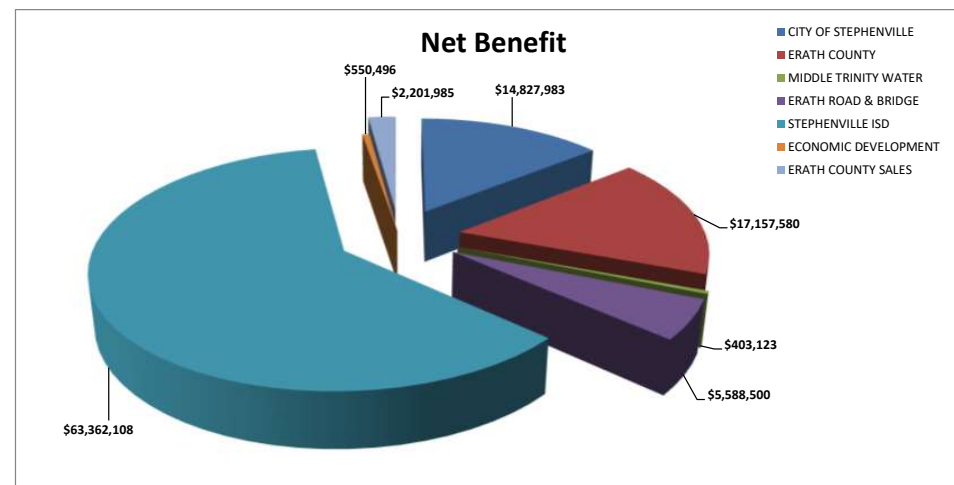
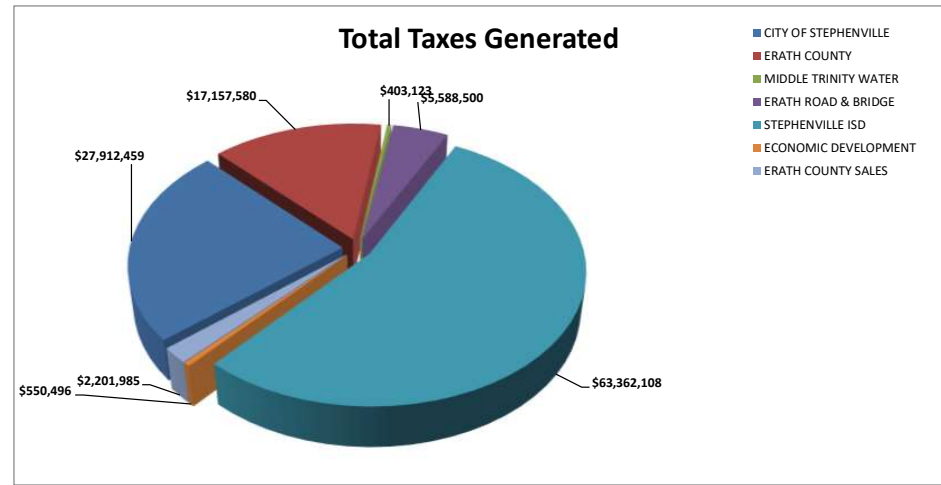
REAL PROPERTY	Taxable Value	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30				
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052				
CITY OF STEPHENVILLE																																				
ERATH COUNTY																																				
MIDDLE TRINITY WATER																																				
ERATH ROAD & BRIDGE																																				
STEPHENVILLE ISD																																				
Total	PV	3,977,726																																		
GROSS																																				
TOTAL TAX REVENUE	PV	3,977,726																																		
GROSS																																				

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY	PV	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30				
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052				
CITY OF STEPHENVILLE																																				
ERATH COUNTY																																				
MIDDLE TRINITY WATER																																				
ERATH ROAD & BRIDGE																																				
STEPHENVILLE ISD																																				
ECONOMIC DEVELOPMENT																																				
ERATH COUNTY SALES																																				
Total	PV	3,261,330																																		
GROSS																																				

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE	\$27,912,459	\$13,084,477	\$14,827,983
ERATH COUNTY	\$17,157,580	\$0	\$17,157,580
MIDDLE TRINITY WATER	\$403,123	\$0	\$403,123
ERATH ROAD & BRIDGE	\$5,588,500	\$0	\$5,588,500
STEPHENVILLE ISD	\$63,362,108	\$0	\$63,362,108
ECONOMIC DEVELOPMENT	\$550,496	\$0	\$550,496
ERATH COUNTY SALES	\$2,201,985	\$0	\$2,201,985
Total	\$117,176,252	\$13,084,477	\$104,091,775



Projects Cost Estimates:

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

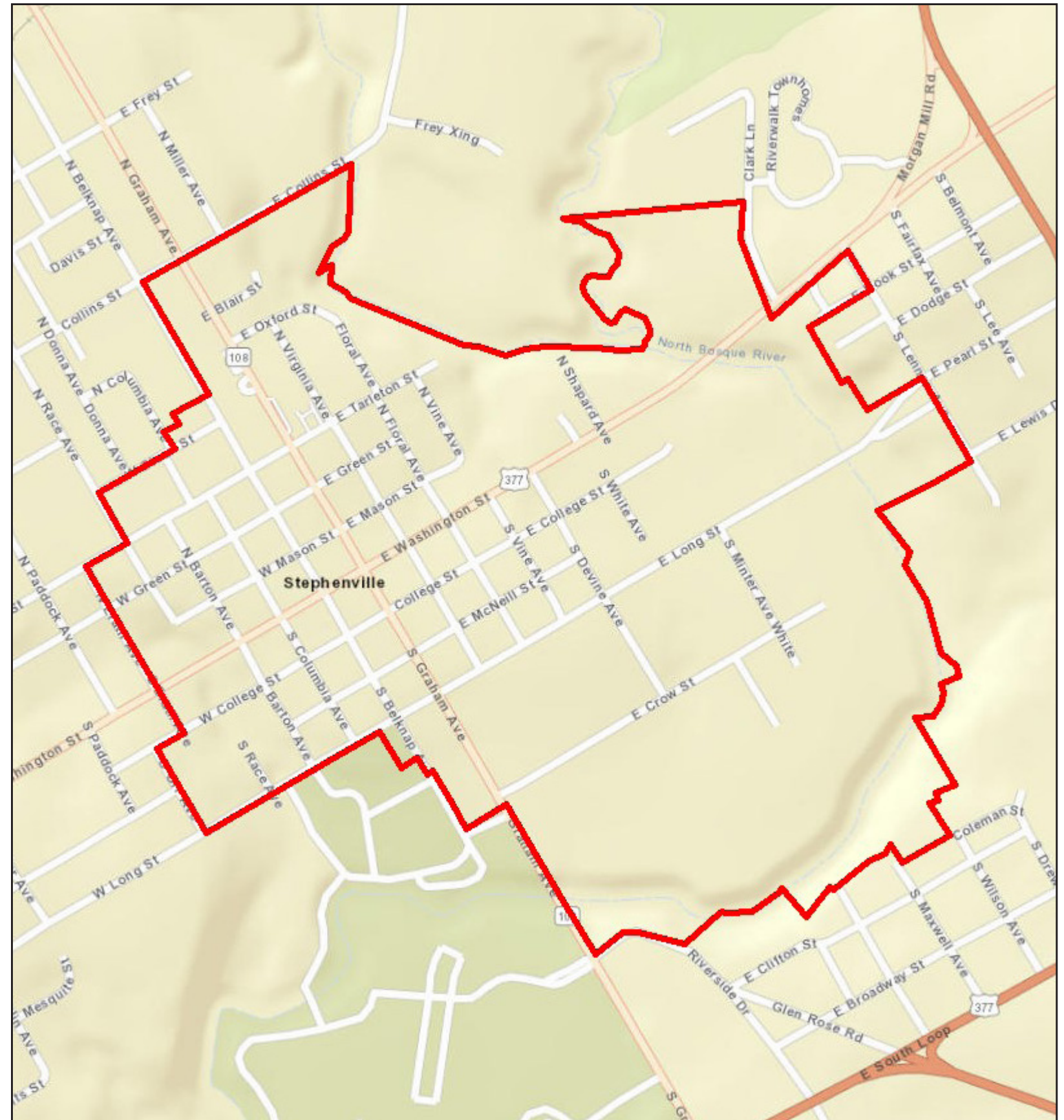
Length of TIRZ #2 in Years:


The TIRZ has a 30-year term and is scheduled to end on December 31, 2052.

Powers and Duties of Board of Directors:

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

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



 - TIRZ #2 Boundary

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000028696	S2100 BELMONT ADDITION, LOTS 62 & 63	0.45		814 E WASHINGTON	GODWIN GALEN	\$ 71,180
R000028697	S2100 BELMONT ADDITION;, LOT 64 & 65	0.41		812 E WASHINGTON	RODRIGUEZ JOSE G & DIANE	\$ 106,910
R000028698	S2100 BELMONT ADDITION;, LOT 66 & 67 (PT OF 67)	0.36		808 E WASHINGTON	RODRIGUEZ JOSE G & DIANE	\$ 97,290
R000028699	S2100 BELMONT ADDITION;, LOT 67, 68 & 69 (PT OF 67)	0.34		805 E HOOK	MONK JACKIE & CARLA	\$ 52,750
R000028700	S2100 BELMONT ADDITION;, LOT 70	0.15	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028701	S2100 BELMONT ADDITION;, LOT 71	0.14	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028702	S2100 BELMONT ADDITION;, LOT 72	0.12	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028704	S2100 BELMONT ADDITION; LOTS 73 & 74	0.41	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028705	S2100 BELMONT ADDITION;, LOT 75	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028706	S2100 BELMONT ADDITION;, LOT 76	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028707	S2100 BELMONT ADDITION;, LOT 77	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028708	S2100 BELMONT ADDITION;, LOT 78	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028717	S2100 BELMONT ADDITION;, LOT 93	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028718	S2100 BELMONT ADDITION;, LOT 94	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028719	S2100 BELMONT ADDITION;, LOT 95	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028720	S2100 BELMONT ADDITION;, LOT 96	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028721	S2100 BELMONT ADDITION;, LOT 97	0.21	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028722	S2100 BELMONT ADDITION;, LOT 98 (BOSQUE RIVER TRAIL)	0.15	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028723	S2100 BELMONT ADDITION;, LOT 99	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028724	S2100 BELMONT ADDITION;, LOT 100	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028725	S2100 BELMONT ADDITION;, LOT 101	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028726	S2100 BELMONT ADDITION;, LOT 102	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028727	S2100 BELMONT ADDITION;, LOT 103	0.16	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029150	S2600 CITY ADDITION;, BLOCK 0;, LOT 0, COURT HOUSE	1.00	G	100 W WASHINGTON	ERATH COUNTY	\$ -
R000029151	S2600 CITY ADDITION;, BLOCK 1;, LOT A	0.08		190 W COLLEGE	RED FENCES LLC	\$ 262,220
R000029152	S2600 CITY ADDITION;, BLOCK 1;, LOT C	0.11		150 W COLLEGE	RENFIELD LLC	\$ 204,920
R000029153	S2600 CITY ADDITION;, BLOCK 1;, LOT D & E (PTS OF)	0.06		148 W COLLEGE	MILLS DEWAYNE KEITH & AMANDA	\$ 296,320
R000029154	S2600 CITY ADDITION;,BLOCK 1;,LOT D,E,F,G,H,I,J,(PTS OF D,E,F,G),COURT HOUSE ANNEX	0.68	G	298 S GRAHAM	ERATH COUNTY	\$ -
R000029156	S2600 CITY ADDITION;, BLOCK 2;, LOT A	0.07		104 E COLLEGE	WAGGONER BOYD	\$ 58,770
R000029157	S2600 CITY ADDITION;, BLOCK 2;, LOTS B & C; SENIOR CITIZENS CENTER	0.10	G	164 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029159	S2600 CITY ADDITION;, BLOCK 2;, LOTS D, E, F; SENIOR CITIZEN CENTER	0.77	G	164 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029162	S2600 CITY ADDITION;, BLOCK 3;, LOT A	0.08		193 S GRAHAM	WILSON-FRASER	\$ 173,000
R000029163	S2600 CITY ADDITION;, BLOCK 3;, LOTS B, M & C-1(PT OF C-1)	0.08		181 S GRAHAM	STEPHENVILLE RENTALS LLC	\$ 247,360
R000029164	S2600 CITY ADDITION;, BLOCK 3;, LOT C-1;, (PT OF)	0.08		159 S GRAHAM	72-WHO INC	\$ 254,150
R000029166	S2600 CITY ADDITION;, BLOCK 3;, LOT D & E & C-2(PT OF)	0.23		157 S GRAHAM	LOKI ENTERPRISES LLC	\$ 697,530
R000029168	S2600 CITY ADDITION;, BLOCK 3;, LOT F	0.11		119 S GRAHAM	COATS JIM & PATSY	\$ 264,970
R000029169	S2600 CITY ADDITION;, BLOCK 3;, LOT G (W 78)	0.04		107 S GRAHAM	SHAHAN DEDRA	\$ 115,830
R000029170	S2600 CITY ADDITION;, BLOCK 3;, LOT G (E 26)	0.02		148 E WASHINGTON	AMYX ANDREA & DEDRA SHAHAN	\$ 32,580
R000029171	S2600 CITY ADDITION;, BLOCK 3;, LOT H	0.05		154 E WASHINGTON	CLARKE KAREN MICHELLE	\$ 95,660
R000029172	S2600 CITY ADDITION;, BLOCK 3;, LOT I	0.05		160 E WASHINGTON	ZACHERY CHARON	\$ 61,370
R000029173	S2600 CITY ADDITION;, BLOCK 3;, LOT J (N 78.25)	0.09		140 S VIRGINIA	NANCE JERRY C & KELIJON W	\$ 133,760
R000029174	S2600 CITY ADDITION;, BLOCK 3;, LOT J (S 26)	0.06		144 S VIRGINIA	STEPHENVILLE RENTALS LLC	\$ 28,760
R000029175	S2600 CITY ADDITION;, BLOCK 4;, LOT A;B;C-1;C-2;C-3;C-4;D;E-1	0.53		115 N GRAHAM	BMF PROPERTIES LLC	\$ 997,420
R000029176	S2600 CITY ADDITION, BLOCK 4, LOT C	0.46		155 N GRAHAM	STEPHENVILLE PROPERTIES LLC	\$ 627,730
R000029177	S2600 CITY ADDITION;, BLOCK 5;, LOT A (W PT);	0.06	G	187 W WASHINGTON	STEPHENVILLE CHAMBER OF COMMERCE IN	\$ -
R000029178	S2600 CITY ADDITION;, BLOCK 5;, LOT B	0.06		171 W WASHINGTON	STEPHENVILLE RENTALS LLC	\$ 184,310
R000029179	S2600 CITY ADDITION;, BLOCK 5;, LOT C	0.06		157 W WASHINGTON	STEPHENVILLE RENTALS LLC	\$ 38,030
R000029181	S2600 CITY ADDITION;, BLOCK 5;, LOTS E, D & F	0.18		133 W WASHINGTON	CAFE TRIFLES INC	\$ 405,160
R000029183	S2600 CITY ADDITION;, BLOCK 5;, LOT G	0.06		105 W WASHINGTON	BUTCHER ALLAN K JR	\$ 134,990
R000029184	S2600 CITY ADDITION;, BLOCK 5;, LOT H	0.05		154 N GRAHAM	STEPHENVILLE RENTALS LLC	\$ 78,220
R000029185	S2600 CITY ADDITION;, BLOCK 5;, LOT I	0.05		164 N GRAHAM	STEPHENVILLE RENTALS LLC & GEN-GRACE EQUITY LP	\$ 73,250
R000029186	S2600 CITY ADDITION;, BLOCK 5;, LOT J	0.10		188 N GRAHAM	TEXOR LLC	\$ 178,900
R000029187	S2600 CITY ADDITION;, BLOCK 5;, LOT K	0.06		0 MASON	CAFE TRIFLES INC	\$ 6,220
R000029188	S2600 CITY ADDITION;, BLOCK 5;, LOT L	0.13		199 N BELKNAP	K PENDRAY PROPERTIES LLC	\$ 232,370
R000029189	S2600 CITY ADDITION;, BLOCK 5;, LOT M & N	0.12		153 N BELKNAP	BURDICK RENEW W	\$ 186,140
R000029190	S2600 CITY ADDITION;, BLOCK 5;, LOT O	0.02		147 N BELKNAP	DOUBLE W INVESTMENTS LLC	\$ 114,390
R000029191	S2600 CITY ADDITION;, BLOCK 6;, LOT A, B, C, H, PARKING LOT & WALK OF FAME	0.79	G	200 MASON	CITY OF STEPHENVILLE	\$ -
R000029194	S2600 CITY ADDITION;, BLOCK 6;, LOT I	0.21		199 N COLUMBIA	STEPHENVILLE BANK & TRUST	\$ 106,120
R000029196	S2600 CITY ADDITION;, BLOCK 7;, LOT A	0.05		198 S BELKNAP	RED FENCES LLC	\$ 307,650
R000029198	S2600 CITY ADDITION, BLOCK 7, LOT B & C	0.29		166 S BELKNAP	THEMIS INVESTMENT PROPERTIES LLC AND	\$ 595,980
R000029199	S2600 CITY ADDITION;, BLOCK 7;, LOT D	0.07		150 S BELKNAP	EVATT INVESTMENTS	\$ 79,530
R000029201	S2600 CITY ADDITION;, BLOCK 7;, LOT E & F & G	0.24		128 S BELKNAP	COATS JIM & PATSY	\$ 410,750
R000029202	S2600 CITY ADDITION;, BLOCK 7;, LOT H	0.06		200 W WASHINGTON	CJW PARTNERS LLC	\$ 305,030
R000029204	S2600 CITY ADDITION;, BLOCK 7;, LOTS H-2 & I, CITY HALL	0.15	G	298 W WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000029205	S2600 CITY ADDITION;, BLOCK 7;, LOT J;PARKING LOT.	0.08	G	0 W COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029206	S2600 CITY ADDITION;, BLOCK 7;, LOT K	0.03		257 W COLLEGE	BOONE BOB	\$ 106,670
R000029207	S2600 CITY ADDITION;, BLOCK 7;, LOT L	0.01		231 W COLLEGE	BOONE BOB	\$ 86,620
R000029208	S2600 CITY ADDITION;, BLOCK 8;, LOT A (N 99.4)	0.06		200 W COLLEGE	CARPENTER DARREN R & JAMES F KIMBEL	\$ 177,490
R000029209	S2600 CITY ADDITION;, BLOCK 8;, LOT A & I-2 (S 31.1 OF A)	0.08		254 S BELKNAP	GAISER LAURIE LORRAINE	\$ 83,930
R000029210	S2600 CITY ADDITION;, BLOCK 8;, LOT B	0.05		216 W COLLEGE	RENFIELD LLC	\$ 70,230
R000029211	S2600 CITY ADDITION;, BLOCK 8;, LOT C	0.04		230 W COLLEGE	MIB CELLAR LLC	\$ 147,470
R000029212	S2600 CITY ADDITION;, BLOCK 8;, LOT D	0.06		240 W COLLEGE	LIVINGSTON MARTIN	\$ 192,450
R000029213	S2600 CITY ADDITION;, BLOCK 8;, LOT E	0.05		250 W COLLEGE	MCDONALD RICHARD & JANE MCDONALD FAMILY TRUST	\$ 100,080
R000029214	S2600 CITY ADDITION;, BLOCK 8;, LOT F1	0.17		299 S COLUMBIA	MCKETHAN & BEAM PROPERTIES LLC	\$ 295,400
R000029215	S2600 CITY ADDITION;, BLOCK 8;, LOT G	0.05		290 W COLLEGE	PENDLETON ENTERPRISES LLC	\$ 117,060
R000029216	S2600 CITY ADDITION;, BLOCK 8;, LOT F2	0.13		270 W COLLEGE	PENDLETON ENTERPRISES LLC	\$ 305,600
R000029217	S2600 CITY ADDITION;, BLOCK 8;, LOT H	0.12		272 S BELKNAP	LET THE BIG DOG EAT LLC	\$ 87,330
R000029218	S2600 CITY ADDITION;, BLOCK 8;, LOT I	0.09		211 W MCNEILL	LET THE BIG DOG EAT LLC	\$ 315,700

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029219	S2600 CITY ADDITION;, BLOCK 9;, LOT 1	0.26		341 BARTON	PRICE KIMBERLY & RILEY PRICE	\$ 222,810
R000029220	S2600 CITY ADDITION;, BLOCK 9;, LOT 2	0.25		320 COLUMBIA	GREAT AMERICAN ENTERTAINMENT CO LLC	\$ 133,510
R000029221	S2600 CITY ADDITION;, BLOCK 9;, LOT 3	0.26		380 COLUMBIA	SUMPTER KIMBERLY JOYCE & WILLIAM SHANNON	\$ 82,280
R000029222	S2600 CITY ADDITION;, BLOCK 9;, LOT 4	0.26		379 LONG	GASKEY JERRY D & CAROL	\$ 75,360
R000029223	S2600 CITY ADDITION;, BLOCK 10;, LOT 1 (PT OF)	0.21		321 COLUMBIA	BRAMLETT PATRICIA & BARBIE GRAHAM &	\$ 150,170
R000029224	S2600 CITY ADDITION;, BLOCK 10;, LOT 1,2; (E 20 OF 1)	0.30		322 BELKNAP	MAYO BEAU & LAURA	\$ 185,380
R000029225	S2600 CITY ADDITION;, BLOCK 10;, LOT 3	0.26		374 BELKNAP	RENFIELD LLC	\$ 181,310
R000029226	S2600 CITY ADDITION;, BLOCK 10;, LOT 5	0.13		285 W LONG	COSTON KARLA M	\$ 82,930
R000029227	S2600 CITY ADDITION;, BLOCK 11;, LOT 1 & 2,PARKING LOT & STGS	0.72	G	0 W MCNEILL	ERATH COUNTY	\$ -
R000029228	S2600 CITY ADDITION;, BLOCK 11;, LOT 3	0.18		384 GRAHAM	SMITH TOMMY L	\$ 129,730
R000029229	S2600 CITY ADDITION;, BLOCK 11;, LOT 4	0.16		385 BELKNAP	LOHRMANN CHARLES JUSTUS	\$ 159,150
R000029230	S2600 CITY ADDITION;, BLOCK 12;, LOT 1	0.25		321 S GRAHAM	STOKES REAL ESTATE LP	\$ 334,880
R000029231	S2600 CITY ADDITION;, BLOCK 12;, LOT 2 (W 40)	0.10		164 E MCNEILL	LYON JAY MARSHAL	\$ 91,410
R000029232	S2600 CITY ADDITION;, BLOCK 12;, LOT 2 (E 64)	0.15		174 MCNEILL	HENRY TOMMY MACK TRUST	\$ 75,550
R000029233	S2600 CITY ADDITION;, BLOCK 12;, LOT 3 (W 52)	0.13		147 LONG	BOWLES TYLER & CAREY	\$ 82,400
R000029234	S2600 CITY ADDITION;, BLOCK 12;, LOT 3; (E 52)	0.12		179 LONG	COLE SARAH ELIZABETH & JOSHUA ANDREW COLE	\$ 122,840
R000029235	S2600 CITY ADDITION;, BLOCK 12;, LOT 4	0.25		389 S GRAHAM	TEA2GO STEPHENVILLE TEXAS INC	\$ 229,350
R000029236	S2600 CITY ADDITION;, BLOCK 13;, LOT 1	0.25	G	0 E MCNEILL	ERATH COUNTY	\$ -
R000029237	S2600 CITY ADDITION;, BLOCK 13;, LOT 2	0.25		270 E MCNEILL	BRAMLETT ELIZABETH ADELE	\$ 88,310
R000029238	S2600 CITY ADDITION;, BLOCK 13;, LOT 4	0.25	G	0 E LONG	ERATH COUNTY	\$ -
R000029239	S2600 CITY ADDITION;, BLOCK 14;, LOT 1,2;3,4	0.96	G	222 E COLLEGE	ERATH COUNTY	\$ -
R000029242	S2600 CITY ADDITION;, BLOCK 15;, LOT 2	0.24		240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	\$ 488,920
R000029243	S2600 CITY ADDITION;, BLOCK 15;, LOT 3 (E 70)	0.16		223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	\$ 173,910
R000029244	S2600 CITY ADDITION;, BLOCK 15;, LOT 1, 3(P T OF), 4 & P T OF ALLEY	0.58		221 E COLLEGE	LONG STREET HOTEL LLC	\$ 389,240
R000029245	S2600 CITY ADDITION;, BLOCK 16;, LOT 1 & 2; PARKING LOT	0.46		0 N VIRGINIA	BMF PROPERTIES LLC	\$ 79,960
R000029247	S2600 CITY ADDITION;, BLOCK 16;, LOT 7	0.35		265 E WASHINGTON	RENFIELD LLC	\$ 410,910
R000029248	S2600 CITY ADDITION;, BLOCK 16;, LOT 6	0.12		129 N VIRGINIA	CANNADY SARAH	\$ 56,270
R000029249	S2600 CITY ADDITION;, BLOCK 17;, LOT 1	0.27		351 N VIRGINIA	BRAGG DAVID WAYNE	\$ 62,260
R000029250	S2600 CITY ADDITION;, BLOCK 17;, LOT 2; 3 & 4	0.80		241 MASON	BRAGG DAVID W	\$ 252,690
R000029251	S2600 CITY ADDITION;, BLOCK 18 (ALL OF)	1.06		281 N GRAHAM	TEXAS BANK	\$ 400,710
R000029252	S2600 CITY ADDITION;, BLOCK 19;, LOT 1	0.06		211 N BELKNAP	J BAR F RENTALS LLC	\$ 194,380
R000029253	S2600 CITY ADDITION;, BLOCK 19;, LOT 2 & 3	0.12		221 N BELKNAP	WOOLEY GEORGE ALLEN & KATHRYN WARD	\$ 152,100
R000029254	S2600 CITY ADDITION;, BLOCK 19;, LOT 4	0.06		241 N BELKNAP	WADE KAREN	\$ 76,270
R000029255	S2600 CITY ADDITION;, BLOCK 19;, LOT 5 & 6	0.12		245 N BELKNAP	KENGIF PROPERTIES LLC	\$ 244,070
R000029256	S2600 CITY ADDITION;, BLOCK 19;, LOT 7 & 8	0.11		299 N BELKNAP	KENGIF PROPERTIES LLC	\$ 249,660
R000029257	S2600 CITY ADDITION;, BLOCK 19;, LOTS 9,10,11,12,13,14,15 (N 6.75 OF 15);PARKING LOT.	0.38	R	0 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000029262	S2600 CITY ADDITION;, BLOCK 19;, LOT 15;16; (S 19.25 OF 15)	0.13		202 N GRAHAM	KEUNG LEUNG YIP	\$ 211,020
R000029263	S2600 CITY ADDITION;, BLOCK 20;, LOT 1,2;3,4	0.23		234 N BELKNAP	KIRBO & STEWART LLC	\$ 236,610
R000029264	S2600 CITY ADDITION;, BLOCK 20;, LOT 6 (PT OF)	0.06		270 N BELKNAP	THOMPSON JOE TAB & TIMOTHY B	\$ 113,140
R000029265	S2600 CITY ADDITION;, BLOCK 20;, LOT 6,7;8; (N 8 OF 2.15, OF 6)	0.12		240 W GREEN	GLASGOW ISHAM & GLASGOW REAL ESTATE DEVELOPMENT	\$ 147,900
R000029266	S2600 CITY ADDITION;, BLOCK 20;, LOT 9,10;11; (2 OF LT 11)	0.12		280 N COLUMBIA	PARKER FRED BRUCE	\$ 75,540
R000029267	S2600 CITY ADDITION;, BLOCK 20;, LOTS 11;12;13;14;15;16; (S 24 OF LOT 11)	0.36		277 W MASON	HALE RICK	\$ 417,100
R000029268	S2600 CITY ADDITION;, BLOCK 21;, LOTS 1,2 & 4 (EDUCATIONAL BLDG)	0.92	R	334 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029270	S2600 CITY ADDITION;, BLOCK 21;, LOT 3	0.11		210 N COLUMBIA	UNITED TELEPHONE CO OF TEXAS	\$ 77,140
R000029273	S2600 CITY ADDITION;, BLOCK 22;, LOTS 1 & 2, LIBRARY	0.62	G	174 N COLUMBIA	CITY OF STEPHENVILLE	\$ -
R000029274	S2600 CITY ADDITION;, BLOCK 22;, LOT 3	0.18		309 W WASHINGTON	HARMONY CJC LLC	\$ 202,640
R000029275	S2600 CITY ADDITION;, BLOCK 22;, LOT 4	0.19		375 W WASHINGTON	HARMONY CJC LLC	\$ 194,370
R000029276	S2600 CITY ADDITION;, BLOCK 23;, LOTS 1,3,4,5	0.90	R	328 W WASHINGTON	FIRST UNITED METHODIST CHURCH-STEPH	\$ -
R000029277	S2600 CITY ADDITION;, BLOCK 23;, LOT 2	0.10	C	110 S COLUMBIA	KNIGHTS OF PYTHIAS	\$ -
R000029283	S2600 CITY ADDITION;, BLOCK 24;, LOT 2	0.21	C	244 S COLUMBIA	STEPHENVILLE LODGE NO 267	\$ -
R000029285	S2600 CITY ADDITION;, BLOCK 24;, LOTS 1, 3, 4, TAX OFFICE	0.75	G	320 W COLLEGE	ERATH COUNTY ANNEX II TAX OFFICE	\$ -
R000029286	S2600 CITY ADDITION;, BLOCK 25;, LOT 1	0.19	R	425 W WASHINGTON	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R000029290	S2600 CITY ADDITION;, BLOCK 25;, LOT 2 & 3	0.53	R	0 BARTON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029292	S2600 CITY ADDITION;, BLOCK 25;, LOTS 4 & 5	0.27	R	425 W WASHINGTON	FIRST BAPTIST CHURCH	\$ -
R000029296	S2600 CITY ADDITION;, BLOCK 26;, LOTS 1,2,3,4 (MAIN SANCTUARY)	1.01	R	478 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029297	S2600 CITY ADDITION;, BLOCK 27;, LOTS 1,2B & 4	0.64	R	450 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$ -
R000029298	S2600 CITY ADDITION;, BLOCK 27;, LOT 5	0.38	R	421 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029304	S2600 CITY ADDITION;, BLOCK 28;, LOT 10 (PARKING LOT)	1.00	R	350 W TARLETON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029310	S2600 CITY ADDITION;, BLOCK 29	1.02	G	354 N BELKNAP	CITY OF STEPHENVILLE	\$ -
R000029321	S2600 CITY ADDITION;, BLOCK 30;, LOT 1 (N 103);PARKING LOT	0.24	C	652 N GRAHAM	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029322	S2600 CITY ADDITION;, BLOCK 30;, LOTS 1,2,3, 4 (S 55 OF 1)	0.74	R	312 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000029325	S2600 CITY ADDITION;, BLOCK 31;, LOT 1,2 HELICOPTER PAD	0.35	C	652 N GRAHAM	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029328	S2600 CITY ADDITION;, BLOCK 32;, LOT 1,3;4	0.74		351 E TARLETON	VANDEN BERGE KEVIN & KERI	\$ 851,780
R000029329	S2600 CITY ADDITION;, BLOCK 32;, LOT 2	0.24		291 TARLETON	WAGNER JASEN W	\$ 82,730
R000029330	S2600 CITY ADDITION;, BLOCK 33;, LOT 1,2;5A	0.15		306 E WASHINGTON	MONRREAL REYNALDO & JESUS	\$ 70,890
R000029331	S2600 CITY ADDITION;, BLOCK 33;, LOT 3;	0.25		0 E COLLEGE	ROACH KERRY JANE	\$ 33,530
R000029332	S2600 CITY ADDITION;, BLOCK 33;, LOT 4A; (W68)	0.17		313 COLLEGE	BORGES MARY & JOE BORGES	\$ 138,060
R000029333	S2600 CITY ADDITION;, BLOCK 33;, LOT 4B	0.08		343 COLLEGE	ROACH KERRY JANE	\$ 22,840
R000029334	S2600 CITY ADDITION;, BLOCK 33;, LOT 5B & 6	0.10		374 E WASHINGTON	COLLIER HUGHBERT ARNOLD & GAIL WHITE	\$ 38,710
R000029335	S2600 CITY ADDITION;, BLOCK 33;, LOT 7,8;9 & 10, PARKING LOT.	0.24		354 E WASHINGTON	ROACH KERRY JANE	\$ 28,470
R000029336	S2600 CITY ADDITION;, BLOCK 34;, LOT 1	0.27		406 E WASHINGTON	ROACH KERRY JANE	\$ 115,390
R000029337	S2600 CITY ADDITION;, BLOCK 34;, LOT 2	0.27		476 E WASHINGTON	ROACH KERRY JANE	\$ 103,160
R000029338	S2600 CITY ADDITION;, BLOCK 34;, LOT 3 (E 88.4)	0.23		479 COLLEGE	SUTTEN MARLENE K	\$ 109,660
R000029339	S2600 CITY ADDITION;, BLOCK 34;, LOT 3,4B; (W15.6 OF 3)	0.17		421 COLLEGE	ROACH KERRY JANE	\$ 102,550
R000029340	S2600 CITY ADDITION;, BLOCK 34;, LOT 4A	0.13		415 COLLEGE	PARHAM LARRY O	\$ 77,540
R000029341	S2600 CITY ADDITION;, BLOCK 35;, LOT 1A	0.10		414 COLLEGE	BRIGGS HALEY	\$ 105,530
R000029342	S2600 CITY ADDITION;, BLOCK 35;, LOT 1B	0.12		440 COLLEGE	W TARLETON PROPERTIES	\$ 85,370
R000029343	S2600 CITY ADDITION;, BLOCK 35;, LOT 1C & 4	0.27		421 E MCNEILL	KRUEGER KAREN & GLYNN	\$ 155,630

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029344	S2600 CITY ADDITION;, BLOCK 35;, LOT 2; DEVINE APARTMENTS	0.24		216 DEVINE	BORGES JOSEPH JOAQUIN	\$ 541,850
R000029345	S2600 CITY ADDITION;, BLOCK 35;, LOT 3A	0.12		272 DEVINE	RODRIGUEZ PATRICIA	\$ 97,660
R000029346	S2600 CITY ADDITION;, BLOCK 35;, LOT 3B; (N 1/2 OF)	0.12		252 DEVINE	KIRK TENA & JOHN S	\$ 88,360
R000029347	S2600 CITY ADDITION;, BLOCK 36;, LOT 1A;1C;2C	0.23		318 E COLLEGE	SKIPPER REAL ESTATE	\$ 80,780
R000029348	S2600 CITY ADDITION;, BLOCK 36;, LOT 1B;2A	0.10		356 COLLEGE	SKIPPER ELLEN & ANNALYNN SKIPPER	\$ 15,020
R000029349	S2600 CITY ADDITION;, BLOCK 36;, LOT 2B; (N PT OF)	0.12		370 COLLEGE	TUGGLE KENNETH	\$ 97,420
R000029350	S2600 CITY ADDITION;, BLOCK 36;, LOT 2B; (S PT OF)	0.05		204 VINE	ARRAMBIDE AMANDA & MILDRED TANKERSLEY	\$ 74,330
R000029351	S2600 CITY ADDITION;, BLOCK 36;, LOT 3A	0.12		383 E MCNEILL	HALE PATRICIA LOUISE REVOCABLE TRUST	\$ 69,380
R000029352	S2600 CITY ADDITION;, BLOCK 36;, LOT 3B	0.12		351 MCNEILL	MENDOZA MISAE L & DEBORAH	\$ 81,800
R000029353	S2600 CITY ADDITION;, BLOCK 36 UNIT 1;, LOT 4	0.07		301 MCNEILL	HARGROVE ERIC & NATASHA	\$ 193,430
R000029354	S2600 CITY ADDITION;, BLOCK 36 UNIT 2;, LOT 4	0.04		303 MCNEILL	HARGROVE ERIC & NATASHA	\$ 153,360
R000029355	S2600 CITY ADDITION;, BLOCK 36 UNIT 3;, LOT 4	0.04		305 MCNEILL	HARGROVE ERIC & NATASHA	\$ 153,910
R000029356	S2600 CITY ADDITION;, BLOCK 36 UNIT 4;, LOT 4	0.06		307 MCNEILL	HARGROVE ERIC & NATASHA	\$ 151,960
R000029357	S2600 CITY ADDITION;, BLOCK 37;, LOT 1 & 2B	0.32		330 MCNEILL	GREAT AMERICAN ENTERTAINMENT CO LLC	\$ 249,420
R000029358	S2600 CITY ADDITION;, BLOCK 37;, LOT 2A	0.18		320 VINE	SKIPPER ELLEN & ANNALYNN SKIPPER	\$ 170,340
R000029359	S2600 CITY ADDITION;, BLOCK 37;, LOT 3	0.25		375 LONG	GENTZEL CARROLL D	\$ 85,030
R000029360	S2600 CITY ADDITION;, BLOCK 37;, LOT 4	0.25		335 E LONG	SELF BOBBY & PAMELA J	\$ 209,220
R000029361	S2600 CITY ADDITION;, BLOCK 38;, LOT 1	0.25		424 E MCNEILL	HOGAN JOHN H	\$ 139,330
R000029362	S2600 CITY ADDITION;, BLOCK 38;, LOT 2; (N 80)	0.19		470 E MCNEILL	RIPPETOE SARAH	\$ 167,170
R000029363	S2600 CITY ADDITION;, BLOCK 38;, LOT 2;3;(N 24 OF 2)	0.31		475 LONG	MUNCEY WILLIAM J & JENNIFER	\$ 182,080
R000029364	S2600 CITY ADDITION;, BLOCK 38;, LOT 4	0.25		425 LONG	BOWEN BENJAMIN C & DIANA C	\$ 122,690
R000029365	S2600 CITY ADDITION;, BLOCK 39;, LOT 1	0.13		153 CROW	GARRISON PROPERTIES LLC	\$ 25,000
R000029366	S2600 CITY ADDITION;, BLOCK 39;, LOT 2	0.13		143 CROW	TAEGEL LENNY DALE & JCLE GAYLE	\$ 101,300
R000029367	S2600 CITY ADDITION;, BLOCK 39;, LOT 3	0.54		194 LONG	HENNEKE JODENA N	\$ 311,160
R000029368	S2600 CITY ADDITION;, BLOCK 39;, LOT 4	0.15		409 S GRAHAM	HUNTINGTON TIMOTHY L & CONNIE G	\$ 144,860
R000029369	S2600 CITY ADDITION;, BLOCK 39;, LOT 5 & 6 (N3 OF E70 OF 6)	0.32		140 LONG	NELSON JOE & LAURA	\$ 127,670
R000029370	S2600 CITY ADDITION;, BLOCK 39;, LOT 15 & 6(W.66 OF 6)	0.15		439 S GRAHAM	EVATT INVESTMENTS	\$ 179,050
R000029371	S2600 CITY ADDITION;, BLOCK 39;, LOT 7	0.27		465 S GRAHAM	STEPHENVILLE ASSN OF REALTORS INC	\$ 65,990
R000029372	S2600 CITY ADDITION;, BLOCK 39;, LOT 8	0.27		507 GRAHAM	SWENSON ROBERT L JR & REBECCA A	\$ 83,060
R000029373	S2600 CITY ADDITION;, BLOCK 39;, LOT 9, 12, 13, 14 & (16X200 STRIP KNOWN, AS HUNTER ST)	0.86		531 S GRAHAM	DOMINGUEZ PAUL C & JAMI N	\$ 165,490
R000029374	S2600 CITY ADDITION;, BLOCK 39;, LOT 10	0.26		539 S GRAHAM	JORDAN EDWARD ALLEN	\$ 58,860
R000029375	S2600 CITY ADDITION;, BLOCK 39;, LOT 11	0.45		465 S GRAHAM	STEPHENVILLE ASSN OF REALTORS INC	\$ 79,630
R000029378	S2600 CITY ADDITION, BLOCK 40, LOT 1A	0.44		240 E LONG	NORWOOD JAMES & MARGARET	\$ 102,070
R000029379	S2600 CITY ADDITION;, BLOCK 40;, LOT 1B & 8	1.10		218 LONG	NEWBY ROBERT W & TRACY L NEWBY	\$ 161,230
R000029380	S2600 CITY ADDITION;, BLOCK 40;, LOT 2	0.83		284 LONG	RITCHIE KENNETH & ROBIN	\$ 161,450
R000029381	S2600 CITY ADDITION;, BLOCK 40;, LOT 3	1.31		326 E LONG	ROBERSON DREW ALLEN	\$ 183,370
R000029382	S2600 CITY ADDITION;, BLOCK 40;, LOT 4	0.46		0 CROW	ROBERSON DREW ALLEN	\$ 25,000
R000029383	S2600 CITY ADDITION;, BLOCK 40;, LOT 5	0.39		271 CROW	ROBERSON ENTERPRISES LLC	\$ 65,570
R000029384	S2600 CITY ADDITION;, BLOCK 40;, LOT 6	0.11		251 CROW	PHILLIPS WESLEY C	\$ 37,550
R000029385	S2600 CITY ADDITION;, BLOCK 40;, LOT 7	0.11		231 CROW	PHILLIPS WESLEY CARLENE	\$ 12,500
R000029386	S2600 CITY ADDITION;, BLOCK 41;, LOT 1A; (N 210)	0.47		480 E LONG	BOYKIN ISORA LEA	\$ 188,690
R000029387	S2600 CITY ADDITION;, BLOCK 41;, LOT 1A (PT OF)	0.13		506 DEVINE	FINNEY JIMMY KEITH	\$ 60,090
R000029388	S2600 CITY ADDITION;, BLOCK 41;, LOT 1A; (S 50)	0.11		508 DEVINE	EUMANA JUAN	\$ 29,580
R000029389	S2600 CITY ADDITION;, BLOCK 41;, LOT 1B	0.17	R	510 DEVINE	IGLESIA PENTECOSTAL CRISTO ROCA ETERNA	\$ -
R000029390	S2600 CITY ADDITION;, BLOCK 41;, LOT 2	0.81		430 E LONG	NEWBY ROBERT W & TRACY L NEWBY	\$ 161,310
R000029391	S2600 CITY ADDITION;, BLOCK 41;, LOT 3 & 4; (E 93.6 OF 4)	0.82		396 E LONG	STARBIRD ALISA TERRELL	\$ 157,830
R000029392	S2600 CITY ADDITION;, BLOCK 41;, LOT 4;5;8; (W70 OF 4)	0.65		368 E LONG	SPOTZ LESLIE C	\$ 227,550
R000029393	S2600 CITY ADDITION;, BLOCK 41;, LOT 12	0.06		0 DEVINE	MCLEAREN JANICE L	\$ 6,250
R000029394	S2600 CITY ADDITION;, BLOCK 41;, LOT 13	0.14		520 DEVINE	MCLEAREN JANICE LYNN	\$ 73,460
R000029395	S2600 CITY ADDITION;, BLOCK 41;, LOT 14	0.14		0 DEVINE	MCLEAREN JANICE LYNN	\$ 12,500
R000029396	S2600 CITY ADDITION;, BLOCK 41;, LOT 15	0.15		499 CROW	MARTIN BETTINA MARGUERITE	\$ 83,670
R000029397	S2600 CITY ADDITION;, BLOCK 41;, LOT 16	0.14		0 CROW	FISHER JOHN R	\$ 12,500
R000029398	S2600 CITY ADDITION;, BLOCK 41;, LOT 17 & 18 (E PT OF 18)	0.21		0 CROW	FISHER JOHN R	\$ 25,000
R000029399	S2600 CITY ADDITION;, BLOCK 41;, LOT 18 & 19 (W30 OF 18)	0.21		401 E CROW	JACKSON PHILLIP D (LIFE ESTATE)	\$ 113,620
R000029400	S2600 CITY ADDITION;, BLOCK 41;, LOT 20	0.53		401 CROW	JACKSON PHILLIP D (LIFE ESTATE)	\$ 15,540
R000029401	S2600 CITY ADDITION;, BLOCK 42;, LOT A	0.10	G	0 S GRAHAM (OFF)	CITY OF STEPHENVILLE	\$ -
R000029402	S2600 CITY ADDITION;, BLOCK 42;, LOT B (S PT OF) (BOSQUE RIVER TRAIL)	1.03	G	0 S GRAHAM	CITY OF STEPHENVILLE	\$ -
R000029404	S2600 CITY ADDITION;, BLOCK 43 (PT OF);, ARENA; SHED	1.02		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 26,460
R000029405	S2600 CITY ADDITION;, BLOCK 45;, LOT 1A	0.17		708 CROW	JAUQUSS DAVID	\$ 39,080
R000029406	S2600 CITY ADDITION;, BLOCK 45;, LOT 1B	0.17		700 CROW	JAUQUSS DAVID	\$ 73,820
R000029407	S2600 CITY ADDITION;, BLOCK 45;, LOT 1C & 1D (PTS OF);	0.22		622 CROW	TACKETT MORRIS	\$ 171,930
R000029408	S2600 CITY ADDITION;, BLOCK 45;, LOT 1D; (E 1/2)	0.15		664 CROW	JAUQUSS DAVID	\$ 41,420
R000029409	S2600 CITY ADDITION;, BLOCK 45;, LOT 1D;1E (PTS OF);	0.60		664 E CROW	JAUQUSS DAVID	\$ 58,590
R000029410	S2600 CITY ADDITION;, BLOCK 45;, LOT 1F & 1H	0.52		734 CROW	COX JACKIE S & JAMES L COX	\$ 62,950
R000029411	S2600 CITY ADDITION;, BLOCK 45;, LOT 1G	0.57		720 CROW	GOODLIFE PROPERTIES LLC	\$ 40,340
R000029413	S2600 CITY ADDITION;, BLOCK 45;, LOT 1E & 1H (PTS OF);	0.96		0 CROW (OFF)	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 25,000
R000029414	S2600 CITY ADDITION;, BLOCK 46;, LOT 1; (W 156.9)	0.91		756 CROW	HOWELL SYLVESTER	\$ 40,000
R000029415	S2600 CITY ADDITION;, BLOCK 46;, LOT 1 (E 166.7);	0.98		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 180
R000029419	S2600 CITY ADDITION;, BLOCK 47;, LOT 1 (PT OF);	0.31		449 MINTER	ANGEL GERARDO & YOLANDA	\$ 83,040
R000029421	S2600 CITY ADDITION;, BLOCK 47;, LOTS 1,2,3 (PTS OF 1 & 3)	8.32		479 MINTER	QUARLES MARY ANN	\$ 246,490
R000029423	S2600 CITY ADDITION;, BLOCK 47;, LOT 4	0.24		541 MINTER	MOSLEY TIMOTHY M	\$ 183,280
R000029424	S2600 CITY ADDITION;, BLOCK 47;, LOT 5	0.24		511 MINTER	ALVAREZ MARY NELL HUEY (TRANSFER ON DEATH)	\$ 48,530
R000029425	S2600 CITY ADDITION;, BLOCK 47;, LOT 6	0.22		459 MINTER	THE WRINKLE FAMILY TRUST	\$ 59,180
R000029426	S2600 CITY ADDITION;, BLOCK 48;, LOT 1 (SUB LOT 1)	1.63		516 LONG	WAGGONER BOYD	\$ 727,700
R000029427	S2600 CITY ADDITION;, BLOCK 48;, LOT 1 (SUB 2 OF 1)	0.24		542 LONG	WAGGONER BOYD	\$ 188,350
R000029428	S2600 CITY ADDITION;, BLOCK 48;, LOT 2 (SUB 1 OF 2)	0.16		592 E LONG	GOODWIN HEATHER	\$ 81,400
R000029429	S2600 CITY ADDITION;, BLOCK 48;, LOT 3	0.24		515 DEVINE	RUIZ MICHAEL	\$ 84,030
R000029430	S2600 CITY ADDITION;, BLOCK 48;, LOT 4 (SUB 1A)	0.21		670 LONG	PHILLIPS FRANCES E	\$ 72,400

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029431	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 1B)	0.10		688 LONG	WATKINS JIMMIE LORAIN (LIFE ESTATE)	\$ 64,200
R000029432	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 1C OF)	0.08		428 MINTER	TERRELL JOSEPH & DEBRA	\$ 55,320
R000029433	S2600 CITY ADDITION, BLOCK 48, LOT 4 & 6 (SUB 3 OF 4 &, SUB 1 OF 6)	0.33		510 MINTER	CLAUSEN CHENOA D & DANIEL R SAWYER	\$ 108,350
R000029434	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 4 OF)	0.14		658 LONG	POPKESS LARRY & ALYSSA POPKESS	\$ 114,000
R000029435	S2600 CITY ADDITION, BLOCK 48, LOT 4;6; (SUB 7 OF 4;5 &, 12B OF 6)	0.85		478 MINTER	PLUMLEE STEPHEN D & ROBIN M	\$ 136,010
R000029436	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 6 OF)	0.15		498 MINTER	THE WRINKLE FAMILY TRUST	\$ 50,180
R000029437	S2600 CITY ADDITION, BLOCK 48, LOT 2;4;6; (2 OF 2; SUB, 12A OF 6; 8 OF 4)	0.43		608 E LONG	MEDRANO AMPARO & MARIA YARELI AVALOS MEDRANO	\$ 67,940
R000029438	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 2 & 9 OF)	0.32		640 LONG	EASON JO ANN	\$ 69,950
R000029439	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 1 OF)	0.17		589 DEVINE	PEREZ MARIA DE JESUS ZOILA	\$ 65,320
R000029440	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 2)	0.20		555 DEVINE	WAGGONER ALLEN BOYD	\$ 122,960
R000029441	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 3 OF)	0.27		535 DEVINE	HILL LEONARD & MARY ANN	\$ 63,130
R000029442	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 4 OF)	0.17		501 DEVINE	EUMANA LEONILA & JUANA	\$ 44,060
R000029443	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 5 OF)	0.12		547 CROW	JAQUESS DAVID	\$ 89,890
R000029444	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 6 & 7 OF)	0.36		561 CROW	JAQUESS DAVID	\$ 72,050
R000029445	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 8 OF)	0.18		577 CROW	JAY CALEB M	\$ 66,190
R000029446	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 9 OF)	0.61		511 DEVINE	EUMANA JUAN & AIDA	\$ 93,030
R000029447	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 2 & 11 OF)	0.68		552 MINTER	HARRELL STEPHEN & DIANN	\$ 90,160
R000029448	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 3 OF)	0.15		564 MINTER	GARCIA HORTENCIA	\$ 50,080
R000029449	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 4 OF)	0.15		578 MINTER	THE WRINKLE FAMILY TRUST	\$ 50,240
R000029450	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 5 & 6 OF)	0.21		588 MINTER	TUCKER ALEXIA L	\$ 55,170
R000029451	S2600 CITY ADDITION, BLOCK 48, LOT 6 (W45 OF SUB 5 & 6)	0.10		665 CROW	CEDILLO JOSE A	\$ 27,390
R000029452	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 7 & 8 OF)	0.30		661 CROW	MONRREAL MARY SUCIE & BERNARDO MONRREAL	\$ 168,370
R000029453	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 9 & 10 OF)	0.31		593 CROW	MARTINEZ EUGENIO & MARIA SOCORRO	\$ 63,610
R000029454	S2600 CITY ADDITION, BLOCK 48, LOT 7 (SUB 1 OF)	0.19		564 LONG	WAGGONER BOYD	\$ 178,040
R000029455	S2600 CITY ADDITION, BLOCK 48, LOT 7 (SUB 2 OF)	0.16		584 LONG	COMANCHE RENTALS LLC	\$ 116,040
R000029456	S2600 CITY ADDITION, BLOCK 49, LOT 1	0.41		325 S DEVINE	MUSGROVE AUDREY C & JOHN L MUSGROVE (LIFE ESTATE)	\$ 110,780
R000029457	S2600 CITY ADDITION, BLOCK 49, LOT 1 (SUB 1 OF)	0.22		563 LONG	CHILDERS HUBERT	\$ 42,260
R000029458	S2600 CITY ADDITION, BLOCK 49, LOT 1 (SUB 2 OF)	0.22		589 LONG	WRINKLE SARAH	\$ 56,440
R000029459	S2600 CITY ADDITION, BLOCK 49, LOT 1 (SUB 3 OF)	0.22		613 LONG	CARR STEVE ET AL	\$ 56,950
R000029460	S2600 CITY ADDITION, BLOCK 49, LOT 1 (SUB 4 OF)	0.47		375 DEVINE	SURLEY DAVID R & MARLENE DAWNE	\$ 159,550
R000029461	S2600 CITY ADDITION, BLOCK 49, LOT 2A; (W 116)	0.34		249 DEVINE	MARQUEZ LAURA	\$ 175,940
R000029462	S2600 CITY ADDITION, BLOCK 49, LOT 35	0.34		285 DEVINE	HARRIS DONNA S	\$ 82,520
R000029463	S2600 CITY ADDITION, BLOCK 49, LOT 36	0.17		304 WHITE	CHAVARRIA GREGORIO & MARIA NIEVES BU	\$ 76,390
R000029464	S2600 CITY ADDITION, BLOCK 49, LOT 3	0.39		500 E WASHINGTON	ROACH KERRY JANE	\$ 122,530
R000029466	S2600 CITY ADDITION, BLOCK 49, LOT 4	0.80		536 E WASHINGTON	MINCK JONATHAN FREDERICK H & SUSAN R MINCK	\$ 317,480
R000029467	S2600 CITY ADDITION, BLOCK 49, LOT 5	0.43		586 E WASHINGTON	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 168,020
R000029468	S2600 CITY ADDITION, BLOCK 49, LOT 13	0.08		619 COLLEGE	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 20,000
R000029469	S2600 CITY ADDITION, BLOCK 49, LOT 6	0.34		185 DEVINE	SMALL TOWN TEXAS INC	\$ 105,540
R000029471	S2600 CITY ADDITION, BLOCK 49, LOT 7A (W 112)	0.17		221 DEVINE	MILLER CONNIE	\$ 103,110
R000029472	S2600 CITY ADDITION, BLOCK 49, LOT 7A;7B (E 14 OF 7A)	0.10		552 COLLEGE	HOWELL COLEY	\$ 77,090
R000029473	S2600 CITY ADDITION, BLOCK 49, LOT 2A;8;9 (W 70 OF E 96, OF 2A & W 22 OF 9)	0.25		562 COLLEGE	GRIDER PATSY A	\$ 46,190
R000029474	S2600 CITY ADDITION, BLOCK 49, LOT 2A;9;10;18; (N7.6 OF, 2A; E26 OF 9 & 10; N7.6, OF 18)	0.09		590 COLLEGE	RAMSEY JESSE D & PATRICIA L	\$ 129,970
R000029475	S2600 CITY ADDITION, BLOCK 49, LOT 11	0.06		610 E COLLEGE	CHAVARRIA MARIA NIEVES & YESENIA YVONNE CHAVARRIA	\$ 20,000
R000029476	S2600 CITY ADDITION, BLOCK 49, LOT 12	0.06		0 COLLEGE	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 20,000
R000029477	S2600 CITY ADDITION, BLOCK 49, LOT 14	0.08		609 COLLEGE	CHAVARRIA GREG & MARIA	\$ 51,470
R000029478	S2600 CITY ADDITION, BLOCK 49, LOT 15	0.07		599 COLLEGE	LUNA RUBEN	\$ 30,410
R000029479	S2600 CITY ADDITION, BLOCK 49, LOT 16	0.06		581 COLLEGE	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY	\$ 65,830
R000029480	S2600 CITY ADDITION, BLOCK 49, LOT 17	0.09		569 E COLLEGE	ANGEL ARTEMIO	\$ 48,600
R000029481	S2600 CITY ADDITION, BLOCK 49, LOT 2A;18 & 19, (S 72.4 OF E 26 OF 2A;; S 18.4 OF 18)	0.13		270 WHITE	MILLER UEL SCOTT	\$ 65,240
R000029482	S2600 CITY ADDITION, BLOCK 49, LOT 22	0.08		251 WHITE	CHAVARRIA MARIA NIEVES & YESENIA YVONNE CHAVARRIA	\$ 70,590
R000029483	S2600 CITY ADDITION, BLOCK 49, LOT 23	0.08		267 WHITE	MENDEZ PEDRO	\$ 44,610
R000029484	S2600 CITY ADDITION, BLOCK 49, LOT 24	0.08		289 WHITE	MARTINEZ MARIA	\$ 46,460
R000029485	S2600 CITY ADDITION, BLOCK 49, LOT 25	0.08		317 WHITE	PEREZ ATANACIO	\$ 42,260
R000029486	S2600 CITY ADDITION, BLOCK 49 & 50; LOTS 26 & 27A (BLK 49) & 6C (BLK 50)	0.42		323 WHITE	PEREZ ATANACIO	\$ 103,490
R000029487	S2600 CITY ADDITION, BLOCK 49, LOT 27B & 28	0.11		333 WHITE	MORALES SILVIA	\$ 45,790
R000029489	S2600 CITY ADDITION, BLOCK 49, LOT 29 (PT OF)	0.08		336 WHITE	PALACIOS AURELIO ANGEL	\$ 31,840
R000029490	S2600 CITY ADDITION, BLOCK 49, LOT 30 (PT OF)	0.12		330 WHITE	ANGEL GERARDO	\$ 34,350
R000029493	S2600 CITY ADDITION, BLOCK 50, LOT 1B	0.17		625 E COLLEGE	CASHEN-LUSK DEBORAH	\$ 89,590
R000029494	S2600 CITY ADDITION, BLOCK 50, LOT 1C (PT OF)	0.33		624 E COLLEGE	CARTER C T & GLENDA K	\$ 178,340
R000029495	S2600 CITY ADDITION, BLOCK 50, LOTS 2, 3, 9 (PTS PF 2 & 3)	1.00		658 E WASHINGTON	MCOM LLC	\$ 271,300
R000029496	S2600 CITY ADDITION, BLOCK 50, LOT 2B	0.46		626 COLLEGE	HALLMARK DAVID O	\$ 67,780
R000029500	S2600 CITY ADDITION, BLOCK 50, LOT 6A	0.25		649 LONG	ZACHERY CHARON L	\$ 49,540
R000029501	S2600 CITY ADDITION, BLOCK 50, LOT 6B	0.25		651 LONG	VILLANUELA EULALIO VELAZQUEZ & YOLANDA	\$ 68,790
R000029502	S2600 CITY ADDITION, BLOCK 50; LOT 7(P.T OF) & BLOCK 51 LOTS 1(P.T OF), 3,5	5.28		695 E LONG	JACOBI JOHN D & SARAH D	\$ 466,790
R000029503	S2600 CITY ADDITION, BLOCK 50, LOT 8	0.47		665 LONG	DAVIS JASON P	\$ 67,950
R000029506	S2600 CITY ADDITION, BLOCK 51, LOT 4 (BOSQUE RIVER TRAIL)	1.25	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029507	S2600 CITY ADDITION, BLOCK 51, LOT 2 (BOSQUE RIVER TRAIL)	1.21	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029508	S2600 CITY ADDITION, BLOCK 51, LOT 6 (BOSQUE RIVER TRAIL)	0.75	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029511	S2600 CITY ADDITION, BLOCK 53 & 56; LOT 1 & 14	2.03		505 E WASHINGTON	RED FENCES LLC	\$ 196,060
R000029512	S2600 CITY ADDITION, BLOCK 53; LOT 2	0.53		201 VINE	RED FENCES LLC	\$ 53,410
R000029513	S2600 CITY ADDITION, BLOCK 53; LOT 3	0.28		467 E WASHINGTON	RED FENCES LLC	\$ 155,160
R000029514	S2600 CITY ADDITION, BLOCK 53; LOT 4A;4B;9	1.06		403 E WASHINGTON	CHAVIERS SHAWN	\$ 353,950
R000029515	S2600 CITY ADDITION, BLOCK 53; LOT 5	0.11		305 E WASHINGTON	BURDICK RENDELL & JAMES E THURMAN IV	\$ 327,620
R000029516	S2600 CITY ADDITION, BLOCK 53; LOT 6	0.30		189 N FLORAL	BRINKERHOFF HARRY & KATHY	\$ 197,640
R000029518	S2600 CITY ADDITION, BLOCK 53 LOTS 7 & 8; BLOCK 56 LOTS 5 & 15	0.94		0 N FLORAL	ONCOR ELECTRIC DELIVERY COMPANY	\$ 117,760
R000029519	S2600 CITY ADDITION, BLOCK 53; LOT 10	0.25		367 E WASHINGTON	BURDICK RENDELL & JAMES E THURMAN IV	\$ 143,230
R000029520	S2600 CITY ADDITION, BLOCK 55; LOT 1A	0.25		405 N FLORAL	EDWARDS DOROTHY JEAN	\$ 59,670
R000029521	S2600 CITY ADDITION, BLOCK 55; LOT 1B	0.29		406 TARLETON	HUDSON TOMMY MR & MRS	\$ 25,470

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029522	S2600 CITY ADDITION,, BLOCK 55,, LOT 2B (BOSQUE RIVER TRAIL)	0.94	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029523	S2600 CITY ADDITION,, BLOCK 55,, LOT 2A (BOSQUE RIVER TRAIL)	1.16	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029524	S2600 CITY ADDITION,, BLOCK 55,, LOT 3	0.34	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029525	S2600 CITY ADDITION,, BLOCK 55,, LOT 4	0.24		491 N FLORAL	GEER STEVE	\$ 94,090
R000029526	S2600 CITY ADDITION,, BLOCK 55,, LOT 5	0.46		406 FLORAL	GLASGOW ROBERT J	\$ 32,490
R000029527	S2600 CITY ADDITION,, BLOCK 55,, LOT 6; (BOSQUE RIVER TRAIL)	0.57	G	0 OXFORD	CITY OF STEPHENVILLE	\$ -
R000029528	S2600 CITY ADDITION,, BLOCK 56; LOT 28	0.35		345 FLORAL	LK CAPITAL INVESTMENTS LLC	\$ 35,040
R000029529	S2600 CITY ADDITION,, BLOCK 56,, LOT 2	0.22		415 E TARLETON	LANDERS JUSTIN D & TERESA A	\$ 34,310
R000029531	S2600 CITY ADDITION,, BLOCK 56,, LOT 4A	0.13		314 N FLORAL	ERATH CAPITAL INVESTMENTS LLC	\$ 31,830
R000029532	S2600 CITY ADDITION,, BLOCK 56,, LOT 4B	0.12		210 VINE	LARSON OWEN	\$ 44,840
R000029534	S2600 CITY ADDITION,, BLOCK 56,, LOT 6	0.41		0 VINE	RED FENCES LLC	\$ 44,230
R000029535	S2600 CITY ADDITION,, BLOCK 56,, LOT 7B;8;9;10;11;12;13; (BOSQUE RIVER TRAIL)	2.07	G	251 N VINE	CITY OF STEPHENVILLE	\$ -
R000029536	S2600 CITY ADDITION,, BLOCK 57,, LOT 8	0.40		460 S GRAHAM	EMMONS RICHARD & LAUREN	\$ 168,270
R000029537	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 1)	0.15		182 W LONG	SOILEAU CHARLES DAVID	\$ 186,250
R000029538	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 2 OF)	0.18		178 W LONG	MARTIN CHET & GINA	\$ 71,250
R000029539	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 3 OF)	0.10		421 BELKNAP	THE WRINKLE FAMILY TRUST	\$ 44,970
R000029540	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 4 OF)	0.09		423 BELKNAP	THE WRINKLE FAMILY TRUST	\$ 48,020
R000029541	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 5 OF)	0.10		425 BELKNAP	SUMMIT77 ENTERPRISES LLC	\$ 72,560
R000029542	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 6 OF)	0.13		468 GRAHAM	BENNETT VANNESA R	\$ 93,690
R000029544	S2600 CITY ADDITION,, BLOCK 57,, LOT 2 (W 1/2)	0.21		437 BELKNAP	GOSNELL ROSA MARINA & ANTHONY	\$ 85,720
R000029545	S2600 CITY ADDITION,, BLOCK 57,, LOT 2 (E 1/2)	0.21		490 S GRAHAM	NISTLER TONY	\$ 241,790
R000029546	S2600 CITY ADDITION,, BLOCK 57; LOTS 3 & 4	0.72		522 S GRAHAM	SANCHEZ MANUEL & ROSALVA	\$ 91,100
R000029548	S2600 CITY ADDITION,, BLOCK 57,, LOT 5A	0.22		566 S GRAHAM	ROBERSON ENTERPRISES LLC	\$ 28,220
R000029549	S2600 CITY ADDITION,, BLOCK 57,, LOT 5B	0.05		555 S BELKNAP	VANDERGRIF ALLEN & CHAD VANDERGRIF &	\$ 41,610
R000029550	S2600 CITY ADDITION,, BLOCK 57,, LOT 6	0.48		620 S GRAHAM	ROBERSON ENTERPRISES LLC	\$ 152,200
R000029551	S2600 CITY ADDITION,, BLOCK 57,, LOT 7	0.28	G	0 S BELKNAP	CITY OF STEPHENVILLE	\$ -
R000029556	S2600 CITY ADDITION,, BLOCK 58,, LOT 3 (N 92.57)	0.11		230 LONG	GODWIN CYNTHIA A & GREGORY A	\$ 38,920
R000029557	S2600 CITY ADDITION,, BLOCK 58,, LOT 4 (N 92.57)	0.11		214 LONG	GODWIN CYNTHIA A & GREGORY A	\$ 89,290
R000029558	S2600 CITY ADDITION,, BLOCK 58,, LOT 3;4; (S66.78 OF S120., 43 OF 3 & 4)	0.16		422 BELKNAP	COATS JIM & PATSY	\$ 67,370
R000029559	S2600 CITY ADDITION,, BLOCK 58,, LOT 3;4; (N53.65 OF S120., 43 OF 3 & 4)	0.13		420 BELKNAP	COATS JIM & PATSY	\$ 72,060
R000029560	S2600 CITY ADDITION,, BLOCK 59,, LOT 1	0.20		580 W TARLETON	AGUINAGA DAVID	\$ 220,870
R000029561	S2600 CITY ADDITION,, BLOCK 59,, LOT 2 (N PT) (PARKING LOT)	0.23	R	520 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$ -
R000029562	S2600 CITY ADDITION,, BLOCK 59,, LOT 2 & 3 (PT OF 2)	0.24		531 GREEN	RUSSELL PHILLIP ANDREW & MICAH SHAE RUSSELL	\$ 239,000
R000029563	S2600 CITY ADDITION,, BLOCK 59,, LOT 4	0.30		575 GREEN	DURHAM DONNA	\$ 214,630
R000029586	S2600 CITY ADDITION, BLOCK 63, LOT 1A (N 80)	0.26		565 N GRAHAM	72-WHO INC	\$ 221,350
R000029588	S2600 CITY ADDITION,, BLOCK 63; LOT 20	0.98		561 N GRAHAM	EVANS WILLIAM R & NANETTE V	\$ 1,068,900
R000029589	S2600 CITY ADDITION,, BLOCK 63,, LOT 17	0.37		505 N GRAHAM	GLASGOW ROBERT J	\$ 339,960
R000029590	S2600 CITY ADDITION,, BLOCK 63,, LOT 3B;4;5	1.26	G	431 N GRAHAM	U S POSTAL SERVICE	\$ -
R000029591	S2600 CITY ADDITION,, BLOCK 63,, LOT 6A	0.20		455 VIRGINIA	SHIPP LEE D	\$ 151,220
R000029592	S2600 CITY ADDITION,, BLOCK 63,, LOT 6B	0.20		204 TARLETON	MUSGRAVE PATRICIA JOY	\$ 27,080
R000029593	S2600 CITY ADDITION,, BLOCK 63,, LOT 7	0.50		210 TARLETON	HAMMON KIMBERLY	\$ 50,290
R000029594	S2600 CITY ADDITION,, BLOCK 63,, LOT 8	0.45		525 N VIRGINIA	GLASGOW ROBERT J	\$ 67,550
R000029595	S2600 CITY ADDITION,, BLOCK 63,, LOT 9	0.45	C	557 N VIRGINIA	HARRIS METHODIST ERATH COUNTY	\$ -
R000029596	S2600 CITY ADDITION,, BLOCK 63,, LOT 10A	0.42		535 OXFORD	LANDERS JUSTIN C	\$ 90,600
R000029597	S2600 CITY ADDITION,, BLOCK 63,, LOT 10B	0.21		515 OXFORD	LANDERS JUSTIN C	\$ 50,470
R000029598	S2600 CITY ADDITION,, BLOCK 63,, LOT 10C	0.11		559 VIRGINIA	LANDERS JUSTIN C	\$ 14,380
R000029599	S2600 CITY ADDITION,, BLOCK 63,, LOT 11 & 12	0.51		560 N FLORAL	BARRERAS ROBERTO & REYNA REYES	\$ 77,800
R000029600	S2600 CITY ADDITION,, BLOCK 63,, LOT 13	0.25		410 N FLORAL	GLASGOW ROBERT J	\$ 89,220
R000029601	S2600 CITY ADDITION,, BLOCK 63,, LOT 14	0.14		0 N FLORAL	GLASGOW ROBERT J	\$ 18,380
R000029602	S2600 CITY ADDITION,, BLOCK 63,, LOT 18	0.49		252 E TARLETON	HAMMON KIMBERLY B	\$ 80,890
R000029603	S2600 CITY ADDITION,, BLOCK 64,, LOT 1B (PT OF)	0.13		684 N GRAHAM	REYNOLDS SHERRIE	\$ 89,910
R000029604	S2600 CITY ADDITION,, BLOCK 64,, LOT 1A;1B; (N2 OF 1B)	0.13		696 N GRAHAM	HOWARD DANA TERON	\$ 59,440
R000029605	S2600 CITY ADDITION,, BLOCK 64,, LOT 1D	0.13		693 BELKNAP	BECK PAUL JASON	\$ 68,590
R000029606	S2600 CITY ADDITION,, BLOCK 64,, LOT 1C	0.12		681 N BELKNAP	LEMUS EMMA G (ENHANCED LIFE ESTATE)	\$ 84,140
R000029607	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (E 1/2)	0.25		672 N GRAHAM	RENFIELD LLC	\$ 130,000
R000029608	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (SW 1/4)	0.12		667 BELKNAP	GODWIN LEONOR ELENA	\$ 67,850
R000029609	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (NW 1/4)	0.12		669 BELKNAP	WILSON HELEN	\$ 81,230
R000029610	S2600 CITY ADDITION,, BLOCK 64,, LOT 3; (E 115)	0.26	C	652 N GRAHAM	HARRIS METHODIST ERATH COUNTY	\$ -
R000029611	S2600 CITY ADDITION,, BLOCK 64,, LOT 3 (PT OF)	0.21	C	655 N BELKNAP	TEXAS HEALTH RESOURCES	\$ -
R000029618	S2600 CITY ADDITION, BLOCK 64, LOT 7	0.43		613 N GRAHAM	TERRY STONE & ROBERT STONE & CODY STONE	\$ 111,860
R000029619	S2600 CITY ADDITION, BLOCK 64, LOT 19	0.99	C	635 N GRAHAM	TEXAS HEALTH RESOURCES	\$ -
R000029621	S2600 CITY ADDITION,, BLOCK 64, LOT 9	0.34		669 N GRAHAM	HERNANDEZ JONATHAN & SYLVIA HERNANDEZ	\$ 274,110
R000029622	S2600 CITY ADDITION,, BLOCK 64,, LOT 10 (W 110)	0.16		671 N GRAHAM	STARRX PROPERTIES LLC	\$ 78,380
R000029624	S2600 CITY ADDITION,, BLOCK 64,, LOTS 10 & 11 (E 98 OF 10)	0.72		691 N GRAHAM	KEENE SHERRI	\$ 214,370
R000029626	S2600 CITY ADDITION,, BLOCK 64,, LOT 14 (W 92)	0.27		107 BLAIR	JAQUESS DAVID	\$ 31,180
R000029627	S2600 CITY ADDITION,, BLOCK 64,, LOT 16(PT OF)	0.63		613 GRAHAM	TERRY STONE & ROBERT STONE & CODY STONE	\$ 8,710
R000029628	S2600 CITY ADDITION,, BLOCK 64,, LOT 17	0.24		103 E BLAIR	DURAN WALDO DANIEL	\$ 97,380
R000029670	S2600 CITY ADDITION,, BLOCK 68; LOTS 4, 5A, 5B & 9 PARKING LOT	0.88	C	0 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029697	S2600 CITY ADDITION,, BLOCK 70; LOT 3	1.04		101 RIVERSIDE	TRAFALGAR HOMES OF TEXAS,LLC	\$ 849,420
R000029842	S2600 CITY ADDITION,, BLOCK 78,, LOT 1	1.46	S	0 E LONG ST	STEPHENVILLE ISD	\$ -
R000029843	S2600 CITY ADDITION,, BLOCK 78,, LOT 2 & 3	4.07	S	804 E LONG	STEPHENVILLE ISD	\$ -
R000029895	S2600 CITY ADDITION,, BLOCK 82,, LOT ALL	0.70	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000029908	S2600 CITY ADDITION,, BLOCK 85,, LOT 1 & 2A (PTS OF)	11.87		200 CLARK LN	BERRICHE RIDHA & NEZIHA	\$ 249,850
R000030030	S2600 CITY ADDITION,, BLOCK 96,, LOT 11	3.92	C	411 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000030032	S2600 CITY ADDITION,, BLOCK 97,, LOT 1; PARKING LOT	0.56	C	0 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000030033	S2600 CITY ADDITION,, BLOCK 97,, LOT 1 & 2 (N 4 OF 1 &, ALL OF 2), PARKING LOT	0.29	C	478 N BELKNAP	HARRIS METHODIST HEALTH FOUNDATION	\$ -
R000030034	S2600 CITY ADDITION,, BLOCK 97; LOTS 3 & 4 (PT OF 4)	0.37		277 W TARLETON	PYLANT MILES MARCUS	\$ 137,480
R000030035	S2600 CITY ADDITION,, BLOCK 97,, LOT 4 (PT OF)	0.11		264 SLOAN	CACTUS RIDGE LP	\$ 65,080

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000030036	S2600 CITY ADDITION;, BLOCK 98;, LOT 1 (SE 1/4)	0.19		385 TARLETON	BOONE BOB L & SHARON K	\$ 109,760
R000030037	S2600 CITY ADDITION;, BLOCK 98;, LOT 1 (NW 1/4)	0.18		386 W SLOAN	SAMPLE JAYSON	\$ 147,630
R000030038	S2600 CITY ADDITION;, BLOCK 98;, LOT 1 (NE 1/4)	0.19		376 SLOAN	MCCRACKEN NEVA LOYCE	\$ 101,370
R000030039	S2600 CITY ADDITION;, BLOCK 98;, LOT 1 (SW 1/4)	0.19		403 TARLETON	BARCKHOFF REBECCA	\$ 141,470
R000030040	S2600 CITY ADDITION;, BLOCK 98;, LOT 2 (PT OF)	0.10		485 RACE	ROCKIN CP INVESTMENT GROUP INC	\$ 91,370
R000030041	S2600 CITY ADDITION;, BLOCK 98;, LOT 2 & 3B (E66.7 OF 2)	0.15		420 SLOAN	CHAMBERS SHEILA	\$ 132,080
R000030042	S2600 CITY ADDITION;, BLOCK 98;, LOT 3A	0.11		461 RACE	CACTUS RIDGE LP	\$ 64,700
R000030043	S2600 CITY ADDITION;, BLOCK 98;, LOT 4	0.32	R	445 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$ -
R000030044	S2600 CITY ADDITION;, BLOCK 98;, LOT 5	0.27		477 TARLETON	WALTON CHARLES E & SHERRY J	\$ 161,910
R000030071	S2600 CITY ADDITION;, BLOCK 105;, LOTS 1 & 4 (N 9' OF 4)	0.27	R	580 GREEN	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R000030072	S2600 CITY ADDITION;, BLOCK 105;, LOT 2 & 3	0.49	G	532 W GREEN	PECAN VALLEY FACILITIES INC	\$ -
R000030073	S2600 CITY ADDITION;, BLOCK 105;, LOT 4 (S 95')	0.22	R	209 ERATH	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R000030088	S2600 CITY ADDITION;, BLOCK 110;, LOT 1;2;3 & 4;	1.42	R	555 W WASHINGTON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000030089	S2600 CITY ADDITION;, BLOCK 111;, LOT ALL	1.00	R	422 W WASHINGTON	FIRST UNITED METHODIST CHURCH OF STEPHENVILLE	\$ -
R000030090	S2600 CITY ADDITION;, BLOCK 112;, LOT D	0.08		557 W COLLEGE	SMALL TOWN TEXAS INC	\$ 127,700
R000030091	S2600 CITY ADDITION;, BLOCK 112;, LOT B	0.08		567 COLLEGE	COAN STEVEN STONE & LESLIE COAN ROCHA	\$ 123,050
R000030092	S2600 CITY ADDITION;, BLOCK 112;, LOT 6	0.14		575 COLLEGE	COAN RICHARD D	\$ 25,000
R000030129	S2600 CITY ADDITION;, BLOCK 118;, LOT 1	0.35		582 W COLLEGE	HANSON STEPHEN	\$ 141,930
R000030130	S2600 CITY ADDITION;, BLOCK 118;, LOT 2	0.23		630 COLLEGE	ROE GARY & LISA ROE	\$ 125,440
R000030131	S2600 CITY ADDITION;, BLOCK 118;, LOT 3A	0.19		680 W COLLEGE	CHAVARRIA JOSE JUAN & MARIA C	\$ 68,760
R000030132	S2600 CITY ADDITION;, BLOCK 118;, LOT 3B	0.08		273 ORR	SAUNDERS BRAD & SHELLY	\$ 63,730
R000030133	S2600 CITY ADDITION;, BLOCK 118;, LOT 4	0.21		275 ORR	PHILLIPS FRANCES E	\$ 77,890
R000030134	S2600 CITY ADDITION;, BLOCK 119;, LOT 1	0.50		512 COLLEGE	SMITH DONALD PAUL & RUTH NELL	\$ 97,090
R000030135	S2600 CITY ADDITION;, BLOCK 119;, LOT 2; (W 54 OF)	0.25		560 COLLEGE	MEEKS JEREMIAH & SARAH	\$ 79,670
R000030136	S2600 CITY ADDITION;, BLOCK 119;, LOT 2B	0.23		534 COLLEGE	AUVENSHINE TREY	\$ 109,290
R000030137	S2600 CITY ADDITION;, BLOCK 120;, LOT 3 (PT OF)	0.10		406 COLLEGE	HOOVER JOEL B	\$ 109,470
R000030138	S2600 CITY ADDITION;, BLOCK 120;, LOT 2 & 3 (N PTS)	0.09		404 W COLLEGE	HOOVER JOEL B	\$ 109,470
R000030139	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (N PT OF); AKA TRACT C	0.09		400 COLLEGE	BLEDSEY CYNTHIA A	\$ 146,230
R000030140	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF); AKA TRACT D	0.08		310 BARTON	COATS JIM & PATSY	\$ 113,370
R000030141	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF); AKA TRACT E	0.07		320 BARTON	SCHOUTEN TOM & NANCY C JONES	\$ 120,210
R000030142	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF); AKA TRACT F	0.08		330 BARTON	SCHOUTEN TOM & NANCY JONES	\$ 120,140
R000030143	S2600 CITY ADDITION;, BLOCK 120 & 121;, LOT 1 & 2;, (PT OF BLK 120 & 3(PT OF), BLK 121) AKA G	0.07		360 S BARTON	HAMPTON 17X ENTERPRISES LLC	\$ 117,750
R000030144	S2600 CITY ADDITION;, BLOCK 121;, LOT 3 (PT OF); AKA TRACT H	0.06		362 BARTON	COATS JIM & PATSY	\$ 120,290
R000030145	S2600 CITY ADDITION;, BLOCK 120 & 121; LOTS I, J & M	0.26		340 BARTON	CARTWRIGHT LOUIS A & JANIS H	\$ 248,000
R000030149	S2600 CITY ADDITION;, BLOCK 121;, LOT 3; 0000030149 50.00%; (N33 OF S5);AKA TRACT M, UNDIVIDED INTEREST 50%; (ESMT 591 SQ FT)	0.01	G	300 BARTON	CITY OF STEPHENVILLE TRUSTEE	\$ -
R000030151	S2600 CITY ADDITION;, BLOCK 120;, LOT 4	0.24		476 COLLEGE	STEWART BRUCE AND MARILYN SUE STEWART	\$ 68,720
R000030153	S2600 CITY ADDITION;, BLOCK 121;, LOT 1B & 8	0.08		328 S RACE	COMMUNITY OUTREACH HOUSING	\$ 44,200
R000030154	S2600 CITY ADDITION;, BLOCK 121;, LOT 6A	0.25		285 RACE	COMMUNITY OUTREACH HOUSING	\$ 25,000
R000030155	S2600 CITY ADDITION;, BLOCK 121, LOT 6B	0.20		511 LONG	ROBARDEY JEREMY L	\$ 77,380
R000030156	S2600 CITY ADDITION;, BLOCK 121;, LOT 9 & 10A	0.07		304 RACE	MILLER UEL	\$ 36,740
R000030157	S2600 CITY ADDITION;, BLOCK 121;, LOT 10B	0.05		314 RACE	MELTON LUAN	\$ 37,370
R000030158	S2600 CITY ADDITION;, BLOCK 123; LOT 1	0.18		605 LONG	NEWBY ROBERT W & TRACY L NEWBY	\$ 156,750
R000030159	S2600 CITY ADDITION;, BLOCK 122; LOT 1-R	0.83		581 LONG	LAMBERT JIM	\$ 200,800
R000030161	S2600 CITY ADDITION;, BLOCK 123, LOT 2	0.15		685 LONG	GLOVER BERTHA	\$ 128,280
R000030162	S2600 CITY ADDITION;, BLOCK 123, LOT 3	0.16		363 ORR	BERGAN DAWN & TERRY BERGAN	\$ 101,460
R000030163	S2600 CITY ADDITION;, BLOCK 123;, LOT 4A	0.26		329 ORR	GONZALES MARY LANELL	\$ 146,790
R000030164	S2600 CITY ADDITION;, BLOCK 123;, LOT 4B & 5	0.23		303 ORR	GOMEZ RALPH III	\$ 67,580
R000030563	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #1; (10.10% COMMON ELEMENTS)	0.06		421 W LONG	COATS JIM & PATSY	\$ 86,640
R000030564	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #2; (10.10% COMMON ELEMENTS)	0.07		417 LONG	COATS JIM & PATSY	\$ 83,650
R000030565	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #3; (10.10% COMMON ELEMENTS)	0.07		413 N LONG	COATS JIM & PATSY	\$ 83,770
R000030566	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #4; (9.85% COMMON ELEMENTS)	0.07		419 LONG	COATS JIM & PATSY	\$ 68,050
R000030567	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #5; (9.85% COMMON ELEMENTS)	0.07		415 LONG	COATS JIM & PATSY	\$ 68,050
R000030568	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #1; (10.10% COMMON ELEMENTS)	0.06		378 BARTON	COATS JIM & PATSY	\$ 86,640
R000030569	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #2; (10.10% COMMON ELEMENTS)	0.06		374 BARTON	COATS PATSY G	\$ 84,030
R000030570	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #3; (10.10% COMMON ELEMENTS)	0.08		370 BARTON	COATS JAMES ROSEBURRA JR & PATSY GERDENE	\$ 84,030
R000030571	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #4; (9.85% COMMON ELEMENTS)	0.06		376 S BARTON	COATS JIM & PATSY	\$ 69,650
R000030572	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #5; (9.85% COMMON ELEMENTS)	0.01		376 S BARTON	COATS JIM & PATSY	\$ 69,650
R000030573	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #5; (9.85% COMMON ELEMENTS)	0.07		372 BARTON	COATS JIM & PATSY	\$ 69,650
R000030574	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #5; (9.85% COMMON ELEMENTS)	0.01		372 BARTON	COATS JIM & PATSY	\$ 69,650
R000030683	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 7	0.25	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030684	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 8	0.24	G	0 WILSON ST	CITY OF STEPHENVILLE	\$ -
R000030685	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 9	0.23	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030686	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 10	0.21	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030687	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 11	0.17	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030688	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 12	0.14	G	0 COLEMAN	CITY OF STEPHENVILLE	\$ -
R000030699	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 16, LOT 1 (PT OF)	1.29		705 RIVERSIDE	JUAREZ HOLDINGS LLC	\$ 90,250
R000030700	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 16, LOTS 1 & 3 (PT OF 1)	0.68		701 RIVERSIDE	DUNSON ON THE BOSQUE LLC	\$ 155,060
R000030709	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 17, LOT ALL	6.13	G	0 CLIFTON HEIGHTS	CITY OF STEPHENVILLE	\$ -
R000032176	S4200 HUME ADDITION, BLOCK 1, LOT 1A (PT OF)	0.41		588 CROW	COCHRAN JEREMY TODD	\$ 112,390
R000032177	S4200 HUME ADDITION;, BLOCK 1;, LOT 1A (PT OF)	0.29		586 CROW	COUNIHAN RYAN COLE	\$ 212,390
R000032178	S4200 HUME ADDITION;, BLOCK 1;, LOT 1B	0.38		600 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 65,320
R000032179	S4200 HUME ADDITION;, BLOCK 1; LOT 20	0.27		546 E CROW	CECILIO UBALDO ALEJANDRO & GABINNA CECILIO ORTIZ	\$ 81,250
R000032180	S4200 HUME ADDITION;, BLOCK 1; LOT 19	1.47		544 E CROW	BISSONNETTE ROBERT M & JUDY	\$ 129,480
R000032181	S4200 HUME ADDITION;, BLOCK 1;, LOT 4 (W PT OF)	0.53		442 CROW	BLACKWOOD J A	\$ 40,000
R000032182	S4200 HUME ADDITION;, BLOCK 1;, LOT 4 (E 1/2)	0.52		470 CROW	SPANGLER GARY & BILLY JOE CLARK	\$ 67,300
R000032183	S4200 HUME ADDITION;, BLOCK 1;, LOT 5;5B; (W PT OF)	0.47		382 CROW	PHILLIPS HOWARD LEWIS JR	\$ 77,160
R000032184	S4200 HUME ADDITION;, BLOCK 1;, LOT 5;6; (W PT OF 5 & 6)	0.53		350 CROW	PHILLIPS JOANN (LIFE ESTATE)	\$ 110,080
R000032185	S4200 HUME ADDITION;, BLOCK 1;, LOT 5; (E 1/2)	0.59		408 CROW	J N CARPENTRY INC	\$ 81,910

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000032186	S4200 HUME ADDITION,, BLOCK 1,, LOT 6B; (W 1/2)	0.53		336 CROW	LEGACY TRUST	\$ 128,570
R000032187	S4200 HUME ADDITION,, BLOCK 1,, LOT 18	0.69		306 CROW	PHILLIPS WESLEY C	\$ 125,330
R000032188	S4200 HUME ADDITION,, BLOCK 1,, LOT 17,, & MH	0.82		238 CROW	PHILLIPS LESTER & FRANCES PHILLIPS	\$ 65,490
R000032189	S4200 HUME ADDITION,, BLOCK 1,, LOT 9	0.53		198 E CROW	DAB PROPERTIES & INVESTMENTS	\$ 91,720
R000032190	S4200 HUME ADDITION,, BLOCK 1,, LOT 9A	0.13		0 S GRAHAM (OFF)	WALKER RUSSELL D& LISA	\$ 3,030
R000032191	S4200 HUME ADDITION,, BLOCK 4,, LOT 10B; (PT OF)	0.02		611 S GRAHAM	GRAHAM CAROL A	\$ 36,990
R000032192	S4200 HUME ADDITION,, BLOCK 1,, LOT 10-D	0.23		156 CROW	DAB PROPERTIES & INVESTMENTS	\$ 85,510
R000032193	S4200 HUME ADDITION,, BLOCK 1,, LOT 10A;10C	0.18		609 S GRAHAM	WALKER RUSSELL D& LISA	\$ 55,850
R000032699	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 1 & 3 (S PT OF)	0.25	R	365 W TARLETON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000032701	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOTS 3 & 5B (PTS OF)	0.15		450 COLUMBIA	THE WRINKLE FAMILY TRUST	\$ 177,010
R000032702	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOTS 2 & 4B	0.28		315 TARLETON	MCLEOD MELISSA	\$ 124,350
R000032704	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 4A & 6	0.15		461 COLUMBIA	PRICE BEVERLY ANN	\$ 67,100
R000032705	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 5A,5B,7A (N10.5 OF E65, OF 5B)	0.13		354 SLOAN	SCHRANK MICHAEL & KATHRYN	\$ 133,630
R000032706	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 5C;7B & 5B (N 10.5 OF, W 35 OF 5B)	0.07		356 W SLOAN	BISSONNETTE DENNIS & LINDSAY BISSONNETTE	\$ 74,950
R000032707	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 8	0.15		320 SLOAN	HALE RICKY G	\$ 89,790
R000033326	S5800 SHAPARD & PADDOCK,, BLOCK 1,, LOT 1;2;3A;4B;5;6	2.09	G	525 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000033327	S5800 SHAPARD & PADDOCK,, BLOCK 1,, LOT 3B & 4A	0.25		595 E WASHINGTON	HICO PARTNERS LP	\$ 108,140
R000033328	S5800 SHAPARD & PADDOCK,, BLOCK 2,, LOT 1 & 2A (S PT) HOUSE SITE (STEPHENVILLE HISTORICAL MUSEUM)	0.46	G	619 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000033329	S5800 SHAPARD & PADDOCK,, BLOCK 2,, LOT 2A;2B;3B & 4 (7.2 OF, 4)	0.54		661 E WASHINGTON	DERRICK GREGORY W & MARCIA G	\$ 189,640
R000033336	S5800 SHAPARD & PADDOCK,,BLOCK 3,,LOTS 1A,1B,2A,2B,3A,3B; (BOSQUE RIVER TRAIL)	1.49	G	0 SHAPARD ST	CITY OF STEPHENVILLE	\$ -
R000038831	S2600 CITY ADDITION,, BLOCK 50,, LOT 1A	0.41		622 E WASHINGTON	LOVELL IRREVOCABLE TRUST	\$ 295,110
R000041197	S2600 CITY ADDITION,, BLOCK 112,, LOT A	0.52		544 W WASHINGTON	BACHUS JAMES O FAMILY TRUST	\$ 136,900
R000041422	S2600 CITY ADDITION,, BLOCK 112,, LOT E	0.08		555 COLLEGE	NORRIS MARCIA ANN EDGAR & ARLEN L EDGAR	\$ 122,210
R000041846	S4200 HUME ADDITION,, BLOCK 1; LOT 21	0.43		562 CROW	BISSONNETTE ROBERT M & JUDY	\$ 35,110
R000042016	S2600 CITY ADDITION,, BLOCK 112,, LOT C	0.08		565 COLLEGE	COAN STEVEN STONE & LESLIE COAN ROCHA	\$ 123,450
R000043723	S2600 CITY ADDITION,, BLOCK 5; LOT A (E PT);	0.04	G	183 W WASHINGTON	STEPHENVILLE CHAMBER OF COMMERCE INC	\$ -
R000044082	S2600 CITY ADDITION; BLOCK 50; LOTS 1B,1C,2,2B,3(PTS OF) (PT OF E COLLEGE ST) (ROADWAY)	0.31	G	0 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000044704	S2600 CITY ADDITION,, BLOCK 3,, LOT 2C;L&K (PT OF 2-C);	0.09		181 S GRAHAM	STEPHENVILLE RENTALS LLC	\$ 33,870
R000051112	S5800 SHAPARD & PADDOCK,, BLOCK 2, LOT 6;7;8; & (PT OF 1;2A,, 3A;4;5);BLOCK 3 LOT 4 (BOSQUE RIVER TRAIL)	3.08	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000052980	S2600 CITY ADDITION,, BLOCK 56,, LOT 7A	0.08	G	0 VINE	CITY OF STEPHENVILLE	\$ -
R000055758	S2600 CITY ADDITION,, BLOCK 13,, LOT 3	0.25	G	330 S FLORAL	ERATH COUNTY	\$ -
R000059588	S2600 CITY ADDITION,, BLOCK 1,, LOT B	0.05		160 W COLLEGE	COATS JIM R & PATSY TRICE	\$ 373,840
R000062622	S2600 CITY ADDITION,, BLOCK 31,, LOT 5	0.62	R	375 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000063036	S2600 CITY ADDITION,, BLOCK 64,, LOTS 12,13,14 (PT OF 14) (BOSQUE RIVER TRAIL)	5.09	G	0 E COLLINS	CITY OF STEPHENVILLE	\$ -
R000063366	S2600 CITY ADDITION,, BLOCK 85,, LOT 1 & 2A (PTS OF)	1.28		110 CLARK LN	BOSQUE CLARK LLC	\$ 91,610
R000065212	S2600 CITY ADDITION,, BLOCK 47,, LOT 3 (PT OF)	0.85		569 MINTER	LEGACY TRUST	\$ 117,440
R000070026	S2600 CITY ADDITION, BLOCK 51, LOTS 7 & 8 (E PT) (BOSQUE RIVER TRAIL)	1.20	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000070120	S2600 CITY ADDITION, BLOCK 50 & 51 (PTS OF), LOTS 3,4,5,7,8 (PTS OF 3 7& 8)	2.42		660 E WASHINGTON	HICO PARTNERS LP	\$ 707,920
R000070927	S2600 CITY ADDITION,, BLOCK 49, LOTS 1A & 31 (W 84' OF 31)	0.08		0 WHITE	RODRIGUEZ NICHOLAS	\$ 21,960
R000070928	S2600 CITY ADDITION,, BLOCK 49, 2C,21 & 31 (S20X30 OF 2C & E 56 OF 31)	0.09		328 WHITE	BARRIENTOS IRMA YOLANDA	\$ 80,850
R000071059	S2600 CITY ADDITION, BLOCK 122, LOT 12	0.27		541 LONG	LOPEZ LORENZO & YOLANDA	\$ 117,330
R000072021	S2600 CITY ADDITION,, BLOCK 43 & 44 (PT OF 43), BLOCK 45 (PT OF 1E & 1H), BLOCK 46 (PT OF 2 3 4)	24.34		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 3,640
R000072022	S2600 CITY ADDITION,, BLOCK 43 & 44 (PT OF 43), PT OF 1E & 1H BLOCK 45, PT OF 2,3,4 BLOCK 46 (BOSQUE RIVER TRAIL)	10.77	G	0 E CROW (OFF)	CITY OF STEPHENVILLE	\$ -
R000072607	S2600 CITY ADDITION,, BLOCK 10,, LOT 6	0.12		359 S COLUMBIA	LITKE GRAHAM ROSS	\$ 69,840
R000072800	S2600 CITY ADDITION,, BLOCK 50,, LOT 7(PT OF) & BLOCK 51, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)	0.17	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000073255	S2600 CITY ADDITION, BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL)	0.14	G	0 N GRAHAM	CITY OF STEPHENVILLE	\$ -
R000073841	S2600 CITY ADDITION,, BLOCK 49; LOT 29 & 30 (PTS OF)	0.05		332 WHITE	RODRIGUEZ NICHOLAS	\$ 31,730
R000075586	S2600 CITY ADDITION,, BLOCK 64,, LOT 16(PT OF) (BOSQUE RIVER TRAIL)	0.27	G	0 OXFORD ST	CITY OF STEPHENVILLE	\$ -
R000076275	S2600 CITY ADDITION,, BLOCK 36; LOT 4 (COMMON AREA)	0.05		301 MCNEILL	HARGROVE ERIC & NATASHA	\$ 7,500
R000076693	S2600 CITY ADDITION,, BLOCK 56; LOT 16R	0.06		317 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076694	S2600 CITY ADDITION,, BLOCK 56; LOT 17R	0.06		325 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076695	S2600 CITY ADDITION,, BLOCK 56; LOT 18R	0.06		333 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076696	S2600 CITY ADDITION,, BLOCK 56; (ROW)	0.04	G	0 VINE	CITY OF STEPHENVILLE	\$ -
R000076792	S2600 CITY ADDITION,, BLOCK 56; LOT 19R	0.06		341 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076793	S2600 CITY ADDITION,, BLOCK 56; LOT 20	0.06		349 FLORAL	HORWATH TIM AND MELANIE LIVING TRUST	\$ 225,140
R000076794	S2600 CITY ADDITION,, BLOCK 56; LOT 21	0.06		357 FLORAL	ESCALANTE MATTHEW & KAELAN B ESCALANTE	\$ 225,140
R000076795	S2600 CITY ADDITION,, BLOCK 56; LOT 22	0.06		365 FLORAL	PATEL AJAY CHAMPKAL & KAREN G PATEL	\$ 225,140
R000076796	S2600 CITY ADDITION,, BLOCK 56; LOT 23	0.06		373 FLORAL	FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS	\$ 225,140
R000076797	S2600 CITY ADDITION,, BLOCK 56; LOT 24	0.06		381 FLORAL	WATTS DIONNE AND DEAN WATTS	\$ 225,140
R000076798	S2600 CITY ADDITION,, BLOCK 56; LOT 25	0.05		220 VINE	MARTIN ROXANA B	\$ 210,610
R000076799	S2600 CITY ADDITION,, BLOCK 56; LOT 26	0.05		232 VINE	FRETER JUSTIN & ABIGAIL FRETER	\$ 225,140
R000076800	S2600 CITY ADDITION,, BLOCK 56; LOT 27	0.05		244 VINE	CARTER ROBERTA	\$ 225,140
R000076838	S2600 CITY ADDITION,, BLOCK 15; PT OF 12 FT ALLEY (420 SQ FT)	0.01	G	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	\$ -
R000076839	S2600 CITY ADDITION,, BLOCK 15; PT OF ALLEY 12 FT ALLEY (624 SQ FT)	0.01		0 S FLORAL	J & S FAMILY HOLDINGS LLC	\$ 2,500
TOTAL		244.30				\$ 56,820,750



STAFF REPORT

SUBJECT: Case No.: RZ2022-025

Applicants Jonathan and Sylvia Hernandez are requesting a rezone of property located at 201 Ballow, Parcel R17533, being BLOCK 153; LOT 43 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial Business District (B-2) to Multi-Family District (R-3).

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

On November 16, by unanimous vote, the Planning and Zoning Commission moved to recommend the City Council approve the rezone request.

BACKGROUND:

The applicant is requesting rezone to market the property as R-3, Multifamily. The property is 0.93 acres with frontage of approximately 213' along Old Hico Road and 200' frontage along Ballow. Existing uses in the area are single family residential, multifamily and commercial.

The property has current zoning of B-2, Retail and Commercial District. The Future Land Use for this property is also designated as B-2, Retail and Commercial District.

PROPERTY PROFILE:



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

5.6.A Description. This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes platted as one parcel and sole source management. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious, and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced, and attractive neighborhood.

Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional wellbeing of the intended district environment.

5.6.B Permitted Uses.

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

5.6.C Conditional Uses.

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

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

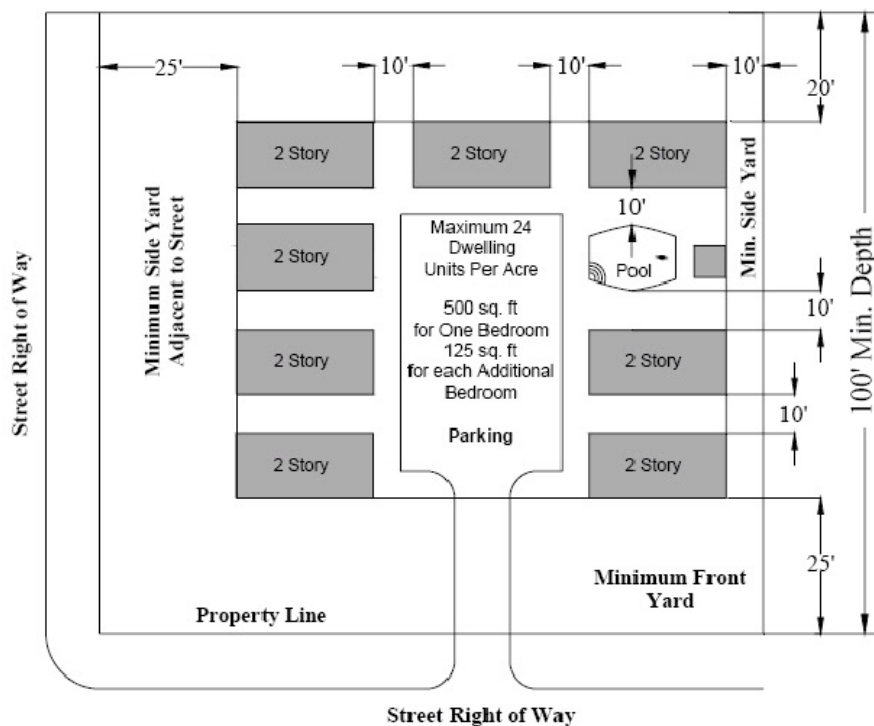
- (D) *Multiple family dwellings.*
 - (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access, and all other area improvements.
 - (2) Minimum lot depth: 100 feet.
 - (3) Minimum depth of front setback: 25 feet.
 - (4) Minimum depth of rear setback: 20 feet.
 - (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
 - (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.

- (7) Maximum height of structures: 35 feet.
- (8) Public, semi-public, or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

Height, Area, Yard and Lot Coverage Requirements Multiple-Family Dwelling

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

Multiple Family Dwelling



5.6.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. Student housing whereby individual rooms are leased by unit mu

FACTORS TO CONSIDER:

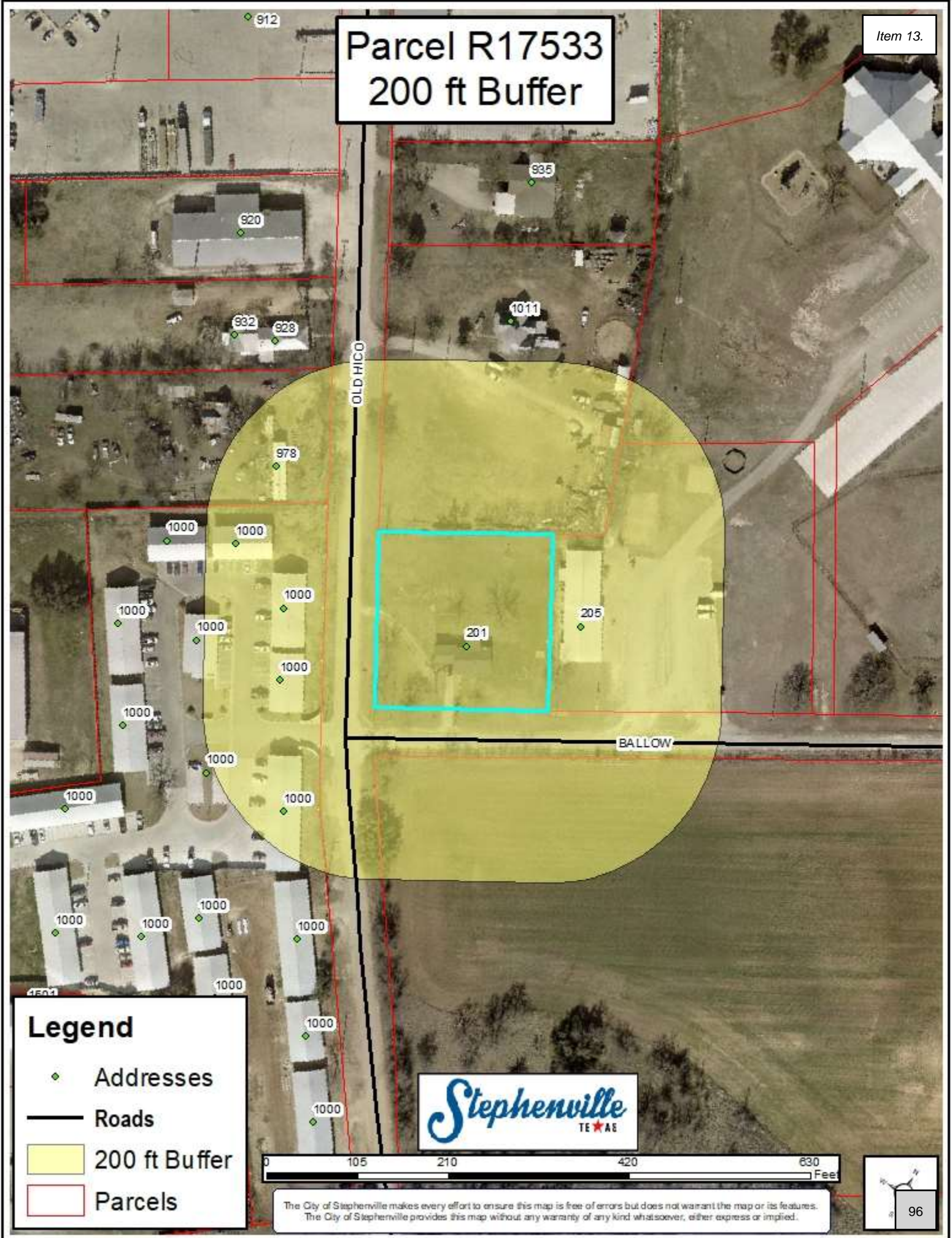
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for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

- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

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

Parcel R17533 200 ft Buffer



Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



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

Parcel R17533 Current Zoning - B2 Retail & Commercial



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Current Zoning

ZONING

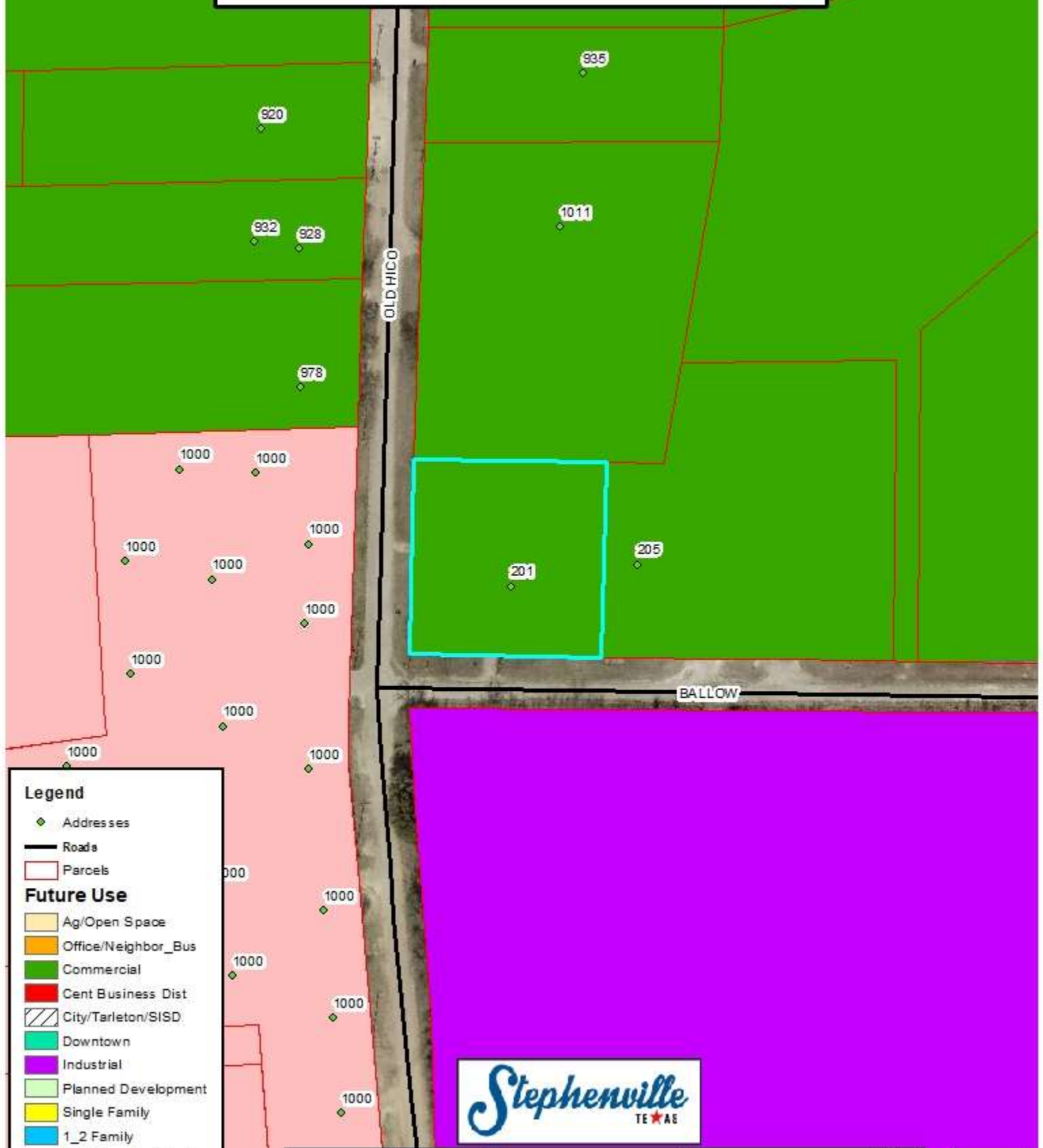
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarellon, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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Parcel R17533 Future Land Use - Commercial

Item 13.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

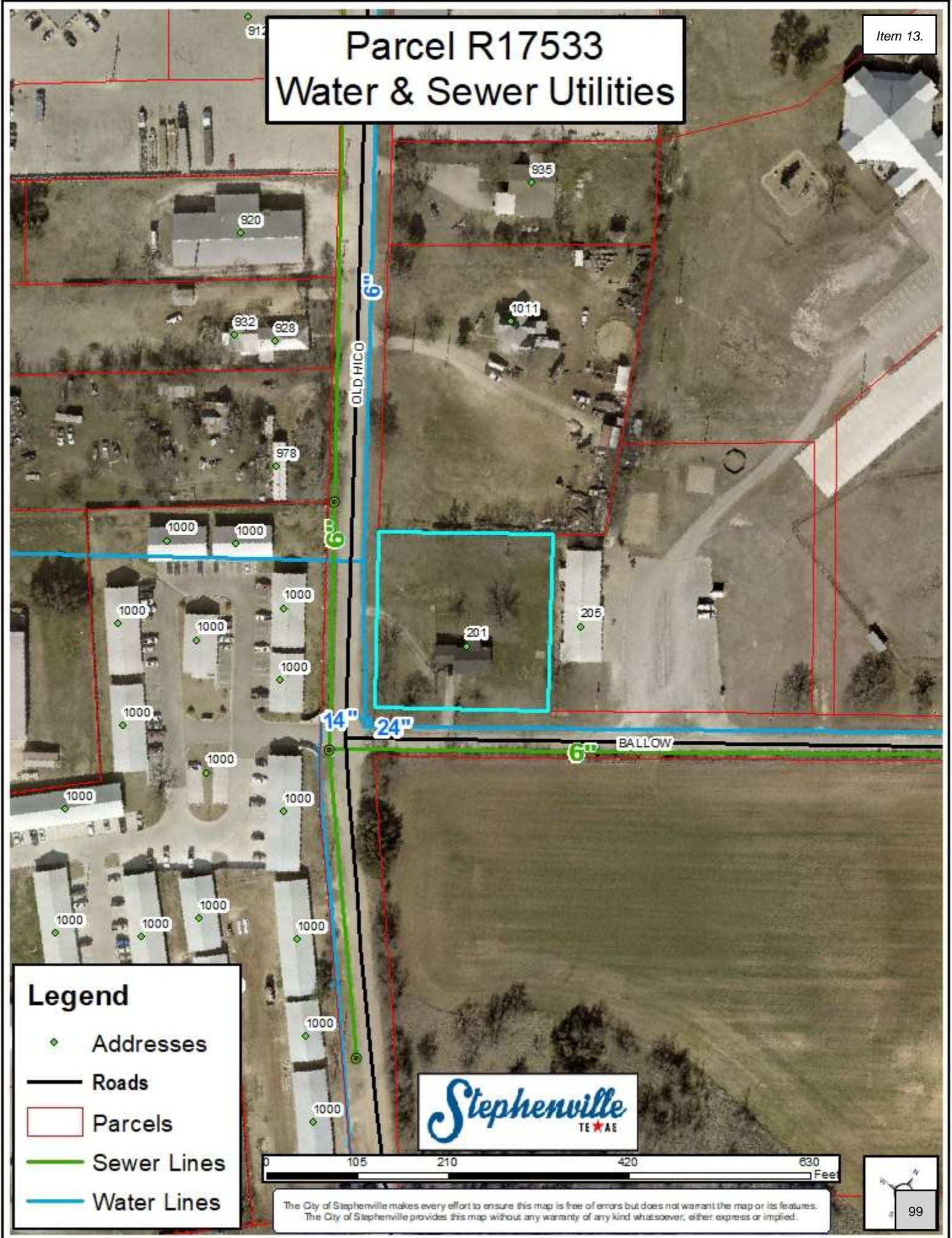
Future Use

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



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Parcel R17533 Water & Sewer Utilities



Legend

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



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Parcel R17533 Address List

Item 13.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000017514	1000 OLD HICO ROAD	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000017598	950 GLEN ROSE ROAD	FIRST ASSEMBLY OF GOD-STEPHENVILLE	PO BOX 372	STEPHENVILLE	TX	76401-0000
R000017533	201 BALLOW	HERNANDEZ JOHATHAN & SYLVIA HERNANDEZ	10773 FM 3025	STEPHENVILLE	TX	76401
R000017572	1120 GLEN ROSE ROAD	LESLEY KENNETH	PO BOX 162	STEPHENVILLE	TX	76401
R000017588	928 OLD HICO ROAD	MICHAEL TRACI LEE & JESSE GRIEGO	932 OLD HICO RD	STEPHENVILLE	TX	76401
R000017600	978 OLD HICO ROAD	MILLER MICHAEL EUGENE & ORVAL WILLARD JR ET AL	978 CR436	STEPHENVILLE	TX	76401
R000017612	1011 OLD HICO ROAD	PEREZ LUIS LUNA	1011 OLD HICO RD	STEPHENVILLE	TX	76401
R000030544	205 BALLOW	STEPHENVILLE FIRST ASSEMBLY GOD INC	PO BOX 372	STEPHENVILLE	TX	76401

ORDINANCE NO. 2022-O-XX

AN ORDINANCE REZONING THE LAND DESCRIBED FROM RETAIL AND COMMERCIAL BUSINESS DISTRICT (B-2) TO MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)

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

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

Being Block 153, Lot 43 of the CITY ADDITION to the City of Stephenville, Erath County, Texas, and identified as Parcel No. R17533 in the Erath County Appraisal District Records, located at 201 Ballow

is hereby rezoned and the zoning classification changed from the classification of Retail and Commercial Business District (B-2) to Multi-family Residential District (R-3), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 6th day of December 2022.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason M. King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality



COMMITTEE REPORT

REPORT TYPE: Tourism & Visitors Bureau Committee

MEETING: November 15, 2022

Present: LeAnn Durfey, Chair, Lon Reisman, Bob Newby, Gerald Cook

Absent: None

DEPARTMENT: Tourism

STAFF CONTACT: Michaela Bierman

Discuss & Consider Hotel Occupancy Taxes (HOT) & Short-Term Rental (STR) Reporting & Collection Services:

Staff presented the Avenu Insights sample contract to the committee. The cost of the services is \$23,000 for Year 1 and \$18,000 for Years 2 and 3 each. Avenu Insights provides discovery, online reporting and payment, education, and auditing services for STR as well as standard HOT lodging establishments. Avenu Insights estimates roughly 31 STR properties in our boundaries. Avenu Insights scrubs over 80 websites and documents the existence of rental advertisements for STRs to assist in the collection of Occupancy Taxes.

State Statute Section 351.1012 states “a municipality may spend each year not more than the lesser of one percent or \$75,000 of the revenue derived from the tax authorized by this chapter during that year for the creation, maintenance, operation, and administration of an electronic tax administration system.” Therefore, the full cost of this contract can be paid from HOT funds.

Councilwoman Durfey made the motion to forward the contract to full Council with a positive recommendation. Councilman Cook seconded the motion. Motion passed unanimously.

Discuss Implementation of Wayfinding Signs through National Sign Plazas:

Committee discussed the Wayfinding Sign Project and the estimate provided by National Sign Plazas. This is a sole source purchase. The Tourism budget has \$182,500 for this project. The project will be designed to stay within the budget. Once the design process is completed, the fabrication process is expected to be completed within 3-6 months.

Councilwoman Durfey made the motion to forward the project to full Council with a positive recommendation. Councilman Cook seconded the motion. Motion passed unanimously.

Discuss Having a Digital Sign Placed for Advertisements, Schedule of Events, etc. for the City of Stephenville:

Committee discussed a digital sign project and the estimate provided by Signs Express Plus. This is a sole source purchase. The Tourism budget has \$55,000, the most current estimate received from Signs Express Plus is \$44,000.

Consultant Services Agreement

This Consultant Services Agreement (the “Agreement”) is made as of December 1, 2022 (“Effective Date”) by and between **City of Stephenville**, a municipal corporation of the State of Texas (“CLIENT”) and **Avenu Insights & Analytics, LLC**, a Delaware limited liability company (“CONSULTANT”), collectively the Parties. In consideration of the mutual promises herein contained and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the parties agree as follows:

A. Services

1. CONSULTANT will provide CLIENT with the Services described in EXHIBIT A, Statement of Work, which is attached hereto and incorporated by reference. CONSULTANT shall provide said services at the time, place, and in the manner specified in EXHIBIT A.
2. CONSULTANT shall furnish at its own expense all labor, materials, equipment and other items necessary to carry out the terms of this Agreement.

B. Compensation

1. Upon execution of this Agreement, CLIENT will pay CONSULTANT as outlined in EXHIBIT B, Compensation Schedule, incorporated and included herein.

C. General Provisions

1. **Term of the Agreement**: The initial term of this Agreement shall be for a period of three years (3) following the Effective Date, and automatically renew for two (2) successive one (1) -year terms if neither party has cancelled (the “Term”). Either party shall have the right to terminate this Agreement in the event of a material breach by the other party. Any such termination may be made only by providing sixty (60) days prior written notice to the other party, specifically identifying the breach or breaches on which termination is based. Following receipt of such notice, the party in breach shall have thirty (30) days to cure such breach or breaches. In the event that such cure is not made, this Agreement shall terminate in accordance with the initial sixty (60) days’ notice. Provided, however, this Agreement is subject to termination upon not less than thirty (30) days written notice to CONSULTANT if CLIENT has failed to receive funds for the continued procurement of the Products or Services after every reasonable effort has been made by CLIENT to secure the necessary funding and if no substitute arrangement is made by CLIENT to obtain the same or similar System or Services from another source. CLIENT agrees to discontinue use of all hardware, software, and other CONSULTANT-owned materials no later than the effective date of termination and return the hardware, software, and other CONSULTANT-owned materials to CONSULTANT within thirty (30) calendar days after termination.
2. **Effect of Termination**: Notwithstanding non-renewal or termination of this Agreement, CLIENT shall be obligated to pay CONSULTANT for services performed through the effective date of termination for which CONSULTANT has not been previously paid. In addition, because the services performed by CONSULTANT prior to termination or non-renewal of this Agreement may result in the CLIENT’s receipt of revenue after termination which are subject to CONSULTANT’s fee, the CLIENT shall remain obligated after termination or non-renewal to provide to CONSULTANT such information as is necessary for CONSULTANT to calculate compensation due as a result of the receipt of revenue by the CLIENT. Termination of this Agreement for any reason will not affect any liabilities or obligations of either party

arising before termination or out of events causing termination and will not affect any damages or other remedies to which a party may be entitled under this Agreement, at law, or in equity, arising from any breach or default.

3. **Independent Contractor:** It is understood that CONSULTANT and its subcontractors, if any, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the CLIENT. CLIENT understands that CONSULTANT may perform similar services for others during the term of this Agreement and agrees that CONSULTANT representation of other government sector clients is not a conflict of interest. CONSULTANT shall obtain no rights to retirement benefits or other benefits which accrue to CLIENT's employees, and CONSULTANT hereby expressly waives any claim it may have to any such rights.
4. **Subcontractors:** CONSULTANT shall have the right to hire subcontractors to provide the services described herein. CONSULTANT, in rendering performance under this Agreement shall be deemed an independent contractor and nothing contained herein shall constitute this arrangement to be employment, a joint venture, or a partnership. CONSULTANT shall be solely responsible for and shall hold CLIENT harmless from any and all claims for any employee related fees and costs including without limitation employee insurance, employment taxes, workman's compensation, withholding taxes or income taxes.
5. **Notice:** Any notice required to be given under this Agreement shall be in writing and either served personally, sent prepaid first-class mail, or by express mail courier (i.e. FedEx, UPS, etc.). Any such notice shall be addressed to the other party at the address set forth below. All notices, including notices of address changes, provided under this Agreement are deemed received on the third day after mailing if sent by regular mail, or the next day if sent overnight delivery.

If to CLIENT:

City of Stephenville

Attn: Monica Harris

298 W Washington St

Stephenville, TX 76401

Phone: (254) 918-1211

Email: mharris@stephenvilletx.gov

If to CONSULTANT:

Avenu Insights & Analytics, LLC

Attn: Contracts Department

5860 Trinity Parkway, Suite 120

Centreville, VA 20120

Email: contracts@avenuinights.com

6. **Representative or designees:** CONSULTANT Primary Representative/Project Manager shall be:

Brenda Anderson, Client Services Manager

5860 Trinity Parkway, Suite 120, Centreville, VA 20120

Phone: (817) 771- 4066 / Email: Brenda.Anderson@avenuinights.com

7. **Indemnity:** CONSULTANT shall indemnify, defend, and hold harmless the CLIENT, its officers, agents, and employees, from and against any and all claims, liabilities, and losses whatsoever (including damages to property and injuries to or death of persons, court costs, and reasonable attorneys' fees) to extent occurring or resulting from CONSULTANT's negligent or unlawful performance of its obligations under or breach of the terms of this Agreement, unless such claims, liabilities, or losses arise out of, or are caused at least in part by the sole negligence or willful misconduct of the CLIENT. "CONSULTANT's performance" includes CONSULTANT's action or inaction and the action or inaction of CONSULTANT's officers, employees, agents and subcontractors.

8. Limitation of Liability: **IN NO EVENT SHALL CONSULTANT, ITS EMPLOYEES, CONTRACTORS, DIRECTORS, AFFILIATES AND/OR AGENTS BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, SUCH AS, BUT NOT LIMITED TO, DELAY, LOST DATA, DISRUPTION, AND LOSS OF ANTICIPATED PROFITS OR REVENUE ARISING FROM OR RELATED TO THE SERVICES, WHETHER LIABILITY IS ASSERTED IN CONTRACT OR TORT, AND WHETHER OR NOT CONSULTANT HAS BEEN ADVISED OF THE POSSIBILITY OF ANY SUCH LOSS OR DAMAGE. IN ADDITION, CONSULTANT'S TOTAL LIABILITY HEREUNDER, INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS, SHALL IN NO EVENT EXCEED AN AMOUNT EQUAL TO THE FEES DESCRIBED IN EXHIBIT B. THE FOREGOING SETS FORTH THE CLIENT'S EXCLUSIVE REMEDY FOR CLAIMS ARISING FROM OR OUT OF THIS AGREEMENT. THE PROVISIONS OF THIS SECTION ALLOCATE THE RISKS BETWEEN CONSULTANT AND THE CLIENT AND CONSULTANT'S PRICING REFLECTS THE ALLOCATION OF RISK AND LIMITATION OF LIABILITY SPECIFIED HEREIN.**
9. Insurance: CONSULTANT shall keep in full force and effect insurance coverage during the term of this Agreement, including without limitation statutory workers' compensation insurance; employer's liability and commercial general liability insurance; comprehensive automobile liability insurance; professional liability and fidelity insurance. The insurance certificate shall name the CLIENT, its agents, officers, servants and employees as additional insureds under the CGL and Automobile policies with respect to the operations and work performed by the named insured as required by written contract. The General Liability policy is Primary & Non-Contributory. Waiver of Subrogation applies under the General Liability and Workers' Compensation policies. The CGL insurance minimum coverage shall be at least \$1,000,000 per incident, claim or occurrence and \$2,000,000 aggregate. The Cybersecurity insurance minimum coverage shall be at least \$2,500,000 per incident, claim or occurrence. The Automobile Liability insurance minimum coverage shall be at least \$1,000,000 covering all owned, non-owned, and hired vehicles. The certificate shall provide that there will be no cancellation, termination, or non-renewal of the insurance coverage without a minimum 30-day written notice to the CLIENT, except in the case of cancellation for non-payment of premium which shall be at least 10-days written notice.
10. Equal Opportunity to Draft: The parties have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any party upon a claim that that party drafted the ambiguous language.
11. Assignment: This Agreement shall be binding upon and inure to the benefit of the parties, their successors, representatives and assigns. CONSULTANT shall not assign this Agreement, or delegate its duties or obligations under this Agreement, without the prior written consent of CLIENT, which consent shall not be unreasonably withheld, delayed or conditioned. Notwithstanding the foregoing, CONSULTANT may assign this Agreement, in whole or in part, without the consent of CLIENT to any corporation or entity into which or with which CONSULTANT has merged or consolidated; any parent, subsidiary, successor or affiliated corporation of CONSULTANT; or any corporation or entity which acquires all or substantially all of the assets of CONSULTANT. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties and their successors or assigns.

12. Ownership of Documents: Except for CONSULTANT's preexisting proprietary information and processes, any and all documents, including draft documents where completed documents are unavailable, or materials prepared or caused to be prepared by CONSULTANT pursuant to this agreement shall be the property of the CLIENT at the moment of their completed preparation.
13. Intellectual Property Rights: The entire right, title and interest in and to CONSULTANT's database and all copyrights, patents, trade secrets, trademarks, trade names, and all other intellectual property rights associated with any and all ideas, concepts, techniques, inventions, processes, or works of authorship including, but not limited to, all materials in written or other tangible form developed or created in the course of this Agreement (collectively, the "Work Product") shall vest exclusively in CONSULTANT or its subcontractors. The foregoing notwithstanding, in no event shall any CLIENT-owned data provided to CONSULTANT be deemed included within the Work Product.
14. Public Release and Statements: Neither party or its representatives or agents shall disseminate any oral or written advertisement, endorsement or other marketing material relating to each other's activities under this Agreement without the prior written approval of the other party. Neither party shall make any public release or statement concerning the subject matter of this Agreement without the express written consent and approval of the other party. No party or its agent will use the name, mark or logo of the other party in any advertisement or printed solicitation without first having prior written approval of the other party. The parties shall take reasonable efforts to ensure that its subcontractors shall not disseminate any oral or written advertisement, endorsement or other marketing materials referencing or relating to the other party without that party's prior written approval. In addition, the parties agree that their contracts with all subcontractors will include appropriate provisions to ensure compliance with the restrictions of this Section.
15. Force Majeure: CONSULTANT shall not be in default of its obligations hereunder to the extent that its performance is delayed or prevented by causes beyond its control, including but not limited to acts of God, government, quarantines, pandemics, endemics, weather, fire, flood, earthquake, weather, climate change, elements of nature, war, terrorism, civil disturbance, labor disruptions, strikes, embargoes, power or telecommunications failures, inability to obtain supplies, breakdown of equipment or interruption in vendor services or communications, or cause beyond the reasonable control of CONSULTANT ("Force Majeure Event"). Upon the occurrence of a Force Majeure Event, the party that has experienced a delay or failure of performance caused by the Force Majeure Event will be excused from further performance or observance of the affected obligation(s) for as long as the extenuating circumstances prevail and that party continues to attempt to recommence performance or observance whenever and to whatever extent possible without delay. The party that experienced a delay or failure of performance caused by the Force Majeure Event will immediately notify the other party and describe in reasonable detail the circumstances causing the delay or failure of performance. The provisions of this Section shall survive termination of this Agreement.
16. Relationship of the Parties This Agreement shall not constitute, create, give effect to, or otherwise imply a joint venture, partnership, or business organization of any kind. CONSULTANT and CLIENT are independent parties, and neither party shall act as an agent for or partner of the other for any purpose. Nothing in this Agreement shall grant to either party any right to make any commitments of any kind for or on behalf of the other party without the prior written consent of the other party. CONSULTANT shall not be restricted from providing products or performing services for others and shall not be bound to CLIENT except as provided under this Agreement.

17. Severability If all or part of any term or condition of this Agreement, or the application of any term or condition of this Agreement, is determined by any court of competent jurisdiction to be invalid or unenforceable to any extent, the remainder of the terms and conditions of this Agreement (other than those portions determined to be invalid or unenforceable) shall not be affected, and the remaining terms and conditions (or portions of terms or conditions) shall be valid and enforceable to the fullest extent permitted by law. If a judicial determination prevents the accomplishment of the purpose of this Agreement, the invalid term or condition (or portions of terms or conditions) shall be restated to conform to applicable law and to reflect as nearly as possible the original intent of the parties.
18. Waiver Or Forbearance Any delay or failure of either party to insist upon strict performance of any obligation under this Agreement or to exercise any right or remedy provided under this Agreement shall not be a waiver of that party's right to demand strict compliance, irrespective of the number or duration of any delay(s) or failure(s). No term or condition imposed on either party under this Agreement shall be waived and no breach by either party shall be excused unless that waiver or excuse of a breach has been put in writing and signed by both parties. Waiver in any instance of any right or remedy shall not constitute waiver of any other right or remedy under this Agreement. Consent to or forbearance of any breach or substandard performance of any obligation under this Agreement shall not constitute consent to modification or reduction of the other obligations or forbearance of any other breach.
19. Entire Agreement: This Agreement constitutes the entire agreement between the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter contained herein. Said Agreement shall not be amended, altered, or changed, except by a written amendment signed by both parties.
20. Headings The section headings used in this Agreement are merely for reference and have no independent legal meaning and impose no obligations or conditions on the parties.
21. Governing Law This Agreement shall be governed by, interpreted, construed, and enforced in accordance with the laws of the State of Virginia, without reference to the principles of conflict of laws.
22. Counterparts: This Agreement may be signed in separate counterparts including facsimile copies. Each counterpart (including facsimile copies) is deemed an original and all counterparts are deemed on and the same instrument and legally binding on the parties.
23. Invalidity: If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
24. Implementation: Implementation should begin as soon as possible from the signing of this Agreement (the "Implementation Date") for the performance of services under the terms of this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS HEREOF, the parties have caused this Agreement to be executed on the date first written above.

“CLIENT”

City of Stephenville

a Municipal Corporation

“CONSULTANT”

Avenu Insights & Analytics, LLC

a Delaware limited liability company

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT A – STATEMENT OF WORK

SHORT-TERM RENTAL MONITORING, IDENTIFICATION AND TAX ADMINISTRATIVE SERVICES, HOTEL OCCUPANCY TAX ADMINISTRATION SERVICES, DISCOVERY/RECOVERY SERVICES, AND LOCAL OCCUPANCY TAX PROGRAM AUDIT SERVICES

This Statement of Work is incorporated in the Consulting Services Agreement (“Agreement”) by and between AVENU INSIGHTS & ANALYTICS, LLC (“AVENU”) and CITY of STEPHENVILLE (“CITY”).

A.1 SHORT-TERM RENTAL MONITORING, IDENTIFICATION AND TAX ADMINISTRATIVE SERVICES

Scope of Work

AVENU’s Short Term Rental Monitoring and Identification Services are designed to assist CITY in enhancing its short-term rental/ lodging tax revenues by providing targeted web monitoring, web portal and identification services thereby producing previously unrealized revenue for CITY. Using its Short-Term Rental Compliance Software, AVENU will be responsible for providing the following modules and components as part of this agreement:

Targeted Web Monitoring

- Data collection and archiving from over eighty (80) different short-term rental websites including Airbnb, HomeAway, Flipkey, Booking, Vacasa, Evolve, Corporate Housing, Craigslist
- Data collection from at least two (2) unique local popular sites based on search engine ranking
- Data collection is run at least four (4) times per week; staggered over day, night, weekday, and weekday
- Collect and store calendar availability data for at least six (6) months each time listing data is collected
- De-duplication assistance with STR listings and photos up to ten (10) listings at a time on one screen
- Archive and estimate gross revenue via review or calendar bookings for a thirty-six (36) month retrospective view
- Identify STR calendar booked periods less than thirty-one (31) nights in a row
- Generate statistics on room type, occupancy rate, dynamic heat maps, nightly rates, and other metadata in a dashboard report
- Capture of time stamped STR listings data in HTML, PNG, JPG, or PDF, reviews in JSON format
- Capture of calendar data in database format, and exportable to CSV

- Detect names of the operator(s) in the reviews and count their occurrences
- Automated STR Licensee cross-checking via geo-locating and metadata match

Web Portal

- 24/7 accessible web-portal with keyword-search by username, address, business name, listing ID, license number
- Log into a secured, password-protected web-based graphical user interface
- Compatible with desktop, tablet, and mobile version of internet browsers
- Schedule downloads and delivery by email of STR reports
- Navigate listings by keyword search and by interactive map with dynamic filtering
- Display of radius and distance to nearest STR (100-1000 feet radius) on Map
- Report statistics by neighborhood, HOA, or council ward
- Reporting on sixty-seven (67) different data points
- Reporting on calendar occupancy for a three (3) month period in table format including weekend bookings
- Generate Dynamic ad-hoc reports with up to twenty-six (26) data columns and up to twenty (20) different filters
- Dynamic Highlighting of keywords within reviews
- Generate seven (7) different reporting templates with six (6) different filters
- Enter notes and compliance activity on forty (40) dissimilar categories of compliance
- Customer Support and Language in English or Spanish
- Generate a mailout of non-compliant STR operators within the interface
- Programmable REST-based API communicating via JSON objects
- Comparison View to compare up to ten (10) STR listings with thumbnail photos at the same time
- Image Scene classification tags on photos (living room, kitchen, bathroom, swimming pool)
- Similar Images matching engine and Clustering STR listings by similar images engine around a street address up to five hundred (500) listings.

Identification Services

- Validate STR listing data with at least two (2) different data points to public records; one for the operator, and one for the property
- Supporting evidence data points are provided up-front and ready for download for the customer without the customer requesting it
- Correctly Identify single-family-dwelling STR listings with full name and exact street address at least ninety-five percent (95%) of the time, and at least ninety-five percent (95%) of the single-family-dwelling STR inventory
- Identify multi-family-dwelling STR listings with full name, exact address including unit number at least seventy-five (75%) of the time and at least seventy-five (75%) of the multi-family-dwelling STR inventory
- 24/7 Hotline, fielding all tips, complaints, and violations from residents, in regard to disruptions at a short-term rental property. These violations are tracked and maintained in the STR database and become part of the compliance activity for a property. The AVENU staff will receive these violation calls and be the first line of

defense to quickly resolve the complaint and will escalate to other agencies when warranted.

Tax Administrative Services

- 24/7 Hotline and portal
- Short-Term Rental registration services
- Advanced filing portal
- Print and Mail services (Registration, Citation, Violation Notices, Licenses, Renewals, Postage)
- Permitting/Licensing
- Short-Term Rental delinquency outreach

Deliverables

- Provide client with a login access to the Short-Term Rental Compliance System that allows Client the ability to view and review Short-Term Rental activities for properties within Client's geographical location.
- Perform all on-going support of the System, including hardware and software, during the Term and Extended Term of this Agreement.
- Provide the initial online seminar style education and training on the System. Education and training may include on-site sessions of Client employees who will work with the System. The education and training will be adapted to the reasonable needs of the Client employees to ensure each employee is fully prepared to use the System. CITY may request that AVENU provide on-site additional training. If AVENU and CITY agree on the scope of the additional training services requested, then AVENU shall provide the additional training on a Time and Materials basis. Depending on the personnel assigned to perform the training, standard hourly rates range from \$75 per hour to \$200 per hour. These additional consulting services will be invoiced at least monthly based on actual time and expenses incurred.

City Assistance

City shall assist AVENU by providing necessary information and assistance to include, but not be limited to, the following:

Prior to the start of the work to be performed, provide AVENU with

- the most recent registration to collect the tax and
- returns for the time period requested as needed to compile a historical database for the period of the statute of limitations;
- all existing Short-Term Rental Permit, License and Tax records to be converted in a file format agreed to by the AVENU and a time specified in the implementation plan.
- Provide a copy of all ordinances related to short term rental, hotel occupancy, lodging tax, permits and or business registration.
- Provide City shape file (boundary file)
- If applicable, provide most recent sales tax and business license registry and payment history for the prior three (3) years.
- Inform AVENU of any circumstances concerning current existing payees;

- Inform AVENU of the development of new lodging properties no later than the Certificate of Occupancy being granted;
- Cooperate in the transition by reviewing proposed processing and materials, offering comments and suggestions and providing timely approvals;
- Undergo training in the use of online applications.
- Provide authorization for AVENU to act as an agent of the Client to accept Registrations, Applications, Tax Returns, payments and to pursue compliance/collection efforts.
- Provide notification of payment receipt from non compliant entities identified within two (2) business days of receipt.

A.2 HOTEL OCCUPANCY TAX ADMINISTRATION SERVICES

Scope of Work

The Tax Administration Services offer a turnkey approach to ensure appropriate collection, deposit, recording, delinquency follow up, and reporting of the local short-term rental/ lodging tax/hotel occupancy tax. These services include all correspondence, forms, and other such services to ensure appropriate and timely remittance of the tax.

Remittance Processing

- Taxes Processed: AVENU will perform remittance processing for taxes as designated by the CITY.
- Taxpayer Notification and Remittance: AVENU will send individualized tax forms to all known lodging providers (“Taxpayer(s)”). Taxpayers will remit payments as indicated in Attachment A, Distribution Confirmation, attached and incorporated herein by reference. Upon reasonable notice to CITY, AVENU may change the address for payments. Online filing and remittance using standard AVENU formatting is provided for the Taxpayers convenience.
- Deposit Process: Deposits are made to the extent that funds have been received, via Automated Clearing House of the amounts and to the designated recipients as instructed by the CITY for each type of tax collected
- Posting Process: Taxpayer accounts are posted with payment information captured in the AVENU revenue system. Additional information such as net sales, deductions, credit sales, measure of tax, name change and address change is captured and added to the payment data and taxpayer master file (as determined necessary by AVENU). Late payments (postmarked by U.S. Postal Service after the due date) are invoiced at penalty amounts required by State code. Under-payments are invoiced for remaining tax due plus any required penalties.
- Taxpayer Support: AVENU will provide a toll free support number and provide taxpayer assistance Monday-Friday 7:30a.m.-4:30p.m CST. Taxpayer support inquiries will be handled in the order in which received. During peak volume taxpayers will be provided with an option to leave their number and receive an automated return call without losing their place in line or they may choose to remain on hold for the next available agent.
- Changes to Attachment A: The CITY shall notify AVENU in writing immediately of all changes in amounts to be deposited into the accounts of designated recipients. An amended Attachment A shall be prepared and executed by the Parties as soon as reasonably possible. In addition, AVENU shall provide documentation confirming each change under the preceding sentence with the first monthly report reflecting the applicable change. If the changes reflected in the monthly report do not properly reflect the intended changes of the CITY, then the CITY shall immediately notify AVENU and,

thereafter, AVENU shall take the steps necessary to insure that designated recipients receive the amounts intended by the CITY.

Compliance Services

- **Taxes Reviewed:** AVENU will perform compliance services for taxes designated by CITY under Remittance Processing Services. AVENU will provide delinquency notification and follow-up. This includes correspondence, calls, and collection procedures and the related documentation. Delinquency policies and procedures will be applied consistently and within applicable tax laws. Unless otherwise directed by the CITY, AVENU will make reasonable efforts to collect taxes designated by the CITY hereunder. Where deemed reasonably appropriate accounts may be turned over to audit or third party collection.
- **Conduct of Compliance Services:** To assure that all taxpayers are treated fairly and consistently and all compliance services are performed in a similar manner, AVENU representatives who perform compliance services will use a similar compliance plan for each compliance service conducted. All funds due from compliance services will be remitted to CITY in the same manner as provided for pursuant to the Remittance Processing section above.

Deliverables

- AVENU will make available to CITY detailed online reporting, including detailed payment listing, daily/weekly/monthly reconciliation reports, etc.
- AVENU will provide the CITY with monthly reports via the online government services portal including, but not limited to, payment listings showing all taxes received related to net receipts reported, a general ledger distribution that corresponds to the CITY's account numbers and all fees paid to AVENU. These reports will be provided by the 10th business day of the month following the tax month;

City Assistance

CITY shall assist AVENU by providing necessary information and assistance to include, but not be limited to, the following:

- **Distribution Confirmation:** The CITY will fill in the account information requested on Attachment A and attach the same to the fully executed Agreement. Should there be any changes to the account or percentages in Attachment A, the CITY shall immediately notify AVENU in writing of all changes in amounts to be deposited into the accounts of designated recipients.
- **Changes to Attachment A:** The CITY shall notify AVENU in writing immediately of all changes in amounts to be deposited into the accounts of designated recipients. An amended Attachment A shall be prepared and executed by the Parties as soon as reasonably possible. In addition, AVENU shall provide documentation confirming each change under the preceding sentence with the first monthly report reflecting the applicable change. If the changes reflected in the monthly report do not properly reflect the intended changes of the CITY, then the CITY shall immediately notify AVENU and, thereafter, AVENU shall take the steps necessary to insure that designated recipients receive the amounts intended by the CITY.
- **Tax Change Notification:** In the event of any change to the tax rates being administered the CITY must provide notification ninety (90) days prior to the effective date of the tax change. Tax change include but are not limited to the following: rate increase, rate decreases, expiration of special tax districts, levy of

new taxes, discontinuation of a current tax, modification of tax boundaries or creation of any special tax districts and/or events.

- City agrees to examine reports immediately. If no error is reported by the City to AVENU within thirty (30) days, the statement will be deemed accurate.
- *See also City Assistance Section for Discovery/Recovery Services.*

A.3 DISCOVERY/RECOVERY SERVICES

Scope of Work

Discovery/Recovery Services are designed to provide a full-service solution to the CITY'S lodging tax and Short-Term Rental enforcement procedures. It does not replace current functions but provides a focused and fulltime solution to the identification of entities subject to taxation and/or registration by the CITY, which are not properly registered, or otherwise not reporting lodging taxes to the City. In performing the Discovery Services, AVENU shall:

- Establish a comprehensive inventory of the entities subject to taxation by the CITY and the database elements needed to facilitate a comprehensive comparative analysis with the CITY'S records of those entities that are properly registered.
- Compare AVENU'S database of business records with the CITY'S records to identify potential non-reporting and non-registered entities subject to taxation.
- For unregistered or non-reporting entities identified and confirmed, assist the entities, as necessary, to complete the CITY'S applicable registration forms.
- Invoice entities (including supporting documentation) on behalf of the CITY for the amount of identified deficiencies, with payment to be remitted to AVENU.
- Exhaust all reasonable efforts to collaborate with the taxpayer in submitting registration forms correctly.
- Collect the amount of identified deficiencies, together with supporting documentation, and remit payment received to the CITY as agreed upon in the workplan. (AVENU shall follow the CITY'S business rules in collecting partial payments or the tax in full at the CITY'S direction.)
- Provide call center open during normal business hours (7:30a.m.-4:30p.m CST.) to assist entities with questions concerning application of the CITY'S taxes, and reporting and remittance requirements.
- Educate entities regarding the CITY'S reporting requirements to prevent recurring deficiencies in future years.

Deliverables

Throughout the course of the agreement, AVENU will:

- Provide reports addressing each taxpayer who have failed to register and/or report appropriate taxes due.
- Provide a detail payment listing showing all taxes and fees paid to Avenu.
- Monitor and analyze the tax registry files of City quarterly/annually.

Remit payment to the City for funds received on behalf of the City no less than once per month on or before the tenth (10th) day of the month following collection.

City Assistance

CITY shall assist AVENU by providing necessary information and assistance to include, but not be limited to, the following:

- See City Assistance Section for Short-Term Rental Monitoring and Identification Services.

A.4 LOCAL OCCUPANCY TAX PROGRAM AUDIT SERVICES

Scope of Work

AVENU's Local Occupancy Tax Program Audit service is intended to assist the CITY in maximizing lodging tax revenue it is entitled to through an examination of records and education of the lodging providers to ensure the appropriate collection and remittance of the lodging tax.

- Perform examinations of the records of those providers requested by CITY to warrant further investigation;
- Provide CITY staff with a draft engagement announcement letter to be sent to each lodging provider requiring examination;
- In coordination with CITY staff, schedule and conduct reviews at the property locations or remotely of those providers identified and authorized for examination;
- Verify accuracy of filed lodging tax returns with daily and monthly activity summaries;
- Review a random sample of the daily and monthly summaries to determine if the daily summaries reconcile to the monthly summaries if applicable;
- Review bank statements to verify that deposits reconcile with the reported revenue on the lodging tax returns if necessary;
- Review exempted revenue for proper qualifying documentation;
- Review a random sample of exempted guest revenue and trace registration and/or other source documents to verify compliance with the CITY ordinance;
- Where possible, compare the State lodging tax filings with CITY's tax returns;
- For each error/omission identified and confirmed, submit substantiating documentation to designated CITY staff in order to facilitate collection of revenue due from lodging providers for prior periods;
- Coordinate with designated CITY official(s) as necessary to review findings and recommendations;
- Prepare draft Notices of Deficiency Determination, commendation, and credit letters, as applicable, for CITY to advise lodging providers of examination results
- Provide assistance to CITY in reviewing any matters submitted in extenuation and mitigation by lodging providers in contesting a deficiency determination; and
- Prepare and document any changes to the review findings and provide revised tax amounts due to the CITY.

Deliverables

- Provide CITY staff with a draft Audit Announcement Letter to be sent to each lodging provider to be examined;
- For each error/omission identified and confirmed, submit a written report substantiating documentation to designated CITY staff in order to facilitate collection of revenue due from lodging providers for prior periods together with draft Notices of Deficiency Determination, and/or credit, or commendation letters as applicable;
- Prepare and document any changes to the review findings and provide revised tax amounts due to the CITY.
- Review any extenuation or mitigation proffered to deficiency determinations and prepare draft response to CITY staff; and
- Provide other collections advice upon request.

EXHIBIT B

PAYMENT AND RATES SCHEDULE

SHORT-TERM RENTAL MONITORING, IDENTIFICATION AND TAX ADMINISTRATIVE SERVICES

HOTEL OCCUPANCY TAX ADMINISTRATION SERVICES, DISCOVERY/RECOVERY SERVICES, AND LOCAL OCCUPANCY TAX PROGRAM AUDIT SERVICES

This Payment and Rates Schedule is incorporated in the Consulting Services Agreement (“Agreement”) by and between AVENU INSIGHTS & ANALYTICS, LLC (“AVENU”) and CITY OF STEPHENVILLE (“CITY”).

B.1 SHORT-TERM RENTAL MONITORING, IDENTIFICATION AND TAX ADMINISTRATION SERVICES

The Short-Term Rental Monitoring and Identification Services and Tax Administration Services shall be provided for a one-time Short-Term Rental setup fee of Five Thousand Dollars (\$5,000) and an annual fixed fee of Two Hundred, Fifty-Five Dollars (\$255) per property per year or an administrative fee of Fifteen Thousand Dollars (\$15,000), whichever is greater. Fees are invoiced and due at the beginning of each contract year based on the total number of known and registered properties.

B.2 HOTEL OCCUPANCY TAX ADMINISTRATION SERVICES

The Hotel Occupancy Tax Administration Services shall be provided for a one-time Hotel Occupancy Tax Administration Service setup fee of Two Thousand, Five Hundred Dollars (\$2,500) (set-up fee shall be waived if Short-Term Rental Monitoring, Identification and Tax Administration Services are provided) and an annual fixed fee of Two Hundred, Fifty Dollars (\$250) per property per year which will include collecting the Venue fee, if applicable, on properties. Fees are invoiced and due at the beginning of each contract year based on the total number of known and registered properties.

Discount: The Administration Service shall be discounted to an annual fee of Two Hundred Dollars (\$200) if the CITY permits on-site examination of ten percent (10%) of the records but no less than two (2) of the CITY’s lodging properties each year.

The fees associated with the administration portion of this contract are adjusted at the beginning of each calendar year by the percentage change in the Consumer Price Index (in the geographic area) as reported by the Bureau of Labor Statistics. The initial CPI used for the first CPI adjustment will be the CPI for the month in which the agreement is fully signed. The adjustments thereafter will be based on the CPI from December of the prior calendar year. Each annual adjustment will not be less than two percent (2%) or greater than ten percent (10%).

B.3 DISCOVERY/RECOVERY SERVICES

The Discovery/Recovery Services (exclusive of a reasonable processing fee and all ACH and Credit Card fees charged for collection, which shall be paid by the Taxpayer directly to AVENU shall be provided for a contingency fee of forty-five percent (45%) of the additional delinquent revenue received by CITY for the services. The forty-five percent (45%) contingency fee shall apply to the current tax year and/or period, all eligible prior period revenues collected, and any applicable penalties, interest, and late charges. The contingency fee only applies to revenue actually received by CITY. The term “current tax year/period” shall mean the most recent tax year or tax period for which local taxes are due and payable to CITY, and in which AVENU has identified deficiencies.

B.4 LOCAL OCCUPANCY TAX PROGRAM AUDIT SERVICES

The Local Occupancy Tax Program Audit Services shall be provided for a fixed fee of \$2,000 for each lodging property audited with 50% due at the time of audit approval and 50% upon completion of the audit. A minimum of 2 audits must be performed at any one time.

ADDITIONAL CONSULTING

CITY may request that AVENU provide additional consulting services at any time during the term of this Agreement. If AVENU and CITY agree on the scope of the additional consulting services requested, then AVENU shall provide the additional consulting on a Time and Materials basis. Depending on the personnel assigned to perform the work, standard hourly rates range from \$75 per hour to \$200 per hour. These additional consulting services will be invoiced at least monthly based on actual time and expenses incurred.

The following are sample hourly rates based on the job classification:

- Principal: \$200 per hour
- Client Services: \$175 per hour
- Information Technology (IT) support: \$160 per hour
- Operational Support:
 - Director or Manager: \$175 per hour
 - Senior Analyst: \$125 per hour
 - Analyst: \$100 per hour
 - Administrative: \$75 per hour

These additional consulting services will be invoiced at least monthly based on actual time and expenses incurred.

TRAVEL AND OUT-OF-POCKET

CITY shall reimburse AVENU for reasonable travel and other out-of-pocket expenses associated with the performance of the field audits including but not limited to lodging, parking, mileage, per diem, etc. (Mileage and per diem shall be according to IRS regulations). Such reimbursement shall be billed incrementally.

ATTACHMENT A
Distribution Confirmation

November 15, 2022

City of Stephenville
298 W. Washington Street
Stephenville, TX 76401

Dear Monica Harris,

Funds will be distributed in the following accounts pursuant to this Agreement:

Agency	Routing #	Account #	Distribution %	Tax Type
			100%	Local/lodging/hotel occupancy

If at any time there are any discrepancies between the schedule set out above and the City’s records, please notify us in writing immediately.

IT IS YOUR RESPONSIBILITY TO PROVIDE NOTICE TO US OF ANY CHANGES IN TAX RATES OR IN THE DISTRIBUTION OF FUNDS. NOTICE MUST BE IN WRITING AND SENT, VIA CERTIFIED MAIL, TO:

Avenu Insights & Analytics, LLC
600 Beacon Parkway West, Suite 900
Birmingham, AL 35209
Attn.: Connie Taylor, Client Relations Manager

Thank you for your assistance. If you have any questions, or if I may be of assistance, please let me know.

Connie Taylor, Client Relations Manager
Avenu Insights & Analytics, LLC
Phone: 213-246-2445, Fax: 205-423-4097
E-mail: connie.taylor@avenuinsights.com

I have reviewed the above distribution and verify that it is correct.

CITY OF STEPHENVILLE

By: _____

Name: _____

Title: _____

AGREEMENT FOR SERVICES
(National Sign Plazas, Inc. Wayfinding Sign Program)

This AGREEMENT made this 6th day of December between:

City: City of Stephenville, Texas, having a principal place of business at 298 West Washington Street, Stephenville, Texas 76401

and Consultant: National Sign Plazas, Inc., a California corporation, having a principal place of business at 2202 West Huntington Drive, Tempe, AZ 85282.

ARTICLE 1. TERM OF AGREEMENT

This Agreement will become effective on December 6, 2022 ("Effective Date") and will continue in effect through December 31, 2023 unless terminated in accordance with the provisions of Article 7 of this Agreement.

ARTICLE 2. INDEPENDENT CONTRACTOR STATUS

It is the express intention of the parties that Consultant is an independent contractor and not an employee, agent, joint venturer or partner of City. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between City and Consultant or any employee or agent of Consultant. Both parties acknowledge that Consultant is not an employee for state or federal tax purposes. Consultant shall not be entitled to any of the rights or benefits afforded to City's employees, including, without limitation, disability or unemployment insurance, workers' compensation, medical insurance, sick leave, retirement benefits or any other employment benefits. Consultant shall retain the right to perform services for others during the term of this Agreement.

ARTICLE 3. SERVICES TO BE PERFORMED BY CONSULTANT

A. Specific Services

Consultant agrees to perform the "Services" as outlined in Exhibit A ("Specific Provisions") and Exhibit B ("Scope of Services"), subject to the payment terms and conditions described Exhibit C ("Milestone Schedule").

B. Method of Performing Services

Consultant shall determine the method, details and means of performing the above-described Services. City shall have no right to, and shall not, control the manner or determine the method of accomplishing Consultant's Services.

C. Employment of Assistants

Consultant may, at the Consultant's own expense, employ such assistants as Consultant deems necessary to perform the Services required of Consultant by this Agreement, subject to the prohibition against assignment and subcontracting contained in Article 5 below. City may not control, direct, or supervise Consultant's assistants in the performance of those Services. Consultant assumes full and sole responsibility for the payment of all compensation and expenses of these assistants and for all state and federal income tax, unemployment insurance, Social Security, disability insurance and other applicable withholding.

D. Place of Work

Consultant shall perform the Services required by this Agreement at any place or location and at such times as Consultant shall determine is necessary to properly and timely perform Consultant's Services.

ARTICLE 4. COMPENSATION

A. Consideration

In consideration for the Services to be performed by Consultant, City agrees to pay Consultant a sum of Forty-Five Thousand Dollars (\$45,000) ("Fixed Price") for the Services described in Exhibit C, and as and when set forth in Exhibit D ("Payment Schedule"). In no event however shall the total compensation paid to Consultant exceed the Fixed Price, unless approved by City in a written authorization.

B. Invoices

Consultant shall submit invoices for all Services rendered.

C. Payment

Payment of the Fixed Price shall be due according to the payment schedule set forth in Exhibit D. No payment will be made unless Consultant has first provided City with a written receipt of invoice describing the work performed and any approved direct expenses (as provided for in Exhibit A, Section IV) incurred during the preceding period. If City objects to all or any portion of any invoice, City shall notify Consultant of the objection within thirty (30) days from receipt of the invoice, give reasons for the objection, and pay that portion of the invoice not in dispute.

D. Expenses

Consultant shall be responsible for all costs and expenses incident to the performance of Services for City, including but not limited to, all costs of equipment used or provided by Consultant, all fees, fines, licenses, bonds or taxes required of or imposed against Consultant and all other of Consultant's costs of doing business. City shall not be responsible for any expenses incurred by Consultant in performing Services for City, except for those expenses constituting "direct expenses" referenced on Exhibit A.

ARTICLE 5. OBLIGATIONS OF CONSULTANT

A. Tools and Instrumentalities

Consultant shall supply all tools and instrumentalities required to perform the Services under this Agreement at its sole cost and expense. Consultant is not required to purchase or rent any tools, equipment or Services from City.

B. Workers' Compensation

Consultant agrees to provide workers' compensation insurance for Consultant's employees and agents and agrees to hold harmless, defend with counsel acceptable to City and indemnify City, its officers, representatives, agents and employees from and against any and all claims, suits, damages, costs, fees, demands, causes of action, losses, liabilities and expenses, including without limitation reasonable attorneys' fees, arising out of any injury, disability, or death of any of Consultant's employees.

C. Insurance.

In addition to any other obligations under this Agreement, Consultant shall, at no cost to City, obtain and maintain throughout the term of this Agreement: (a) Commercial Liability Insurance, including coverage for owned and non-owned automobiles, with a minimum combined single limit coverage of \$1,000,000 per occurrence for all damages due to bodily injury, sickness or disease, or death to any person, and damage to property, including the loss of use thereof; and (b) Professional Liability Insurance (Errors & Omissions) with a minimum coverage of \$1,000,000 per occurrence and aggregate. As a condition precedent to City's obligations under this Agreement, Consultant shall furnish evidence of such coverage (naming City, its officers and employees as additional insureds on the Comprehensive Liability insurance policy referred to in (a) immediately above) and requiring thirty (30) days written notice of policy lapse or cancellation, or of a material change in policy terms.

D. Assignment

Notwithstanding any other provision of this Agreement, neither this Agreement nor any duties or obligations of Consultant under this Agreement may be assigned or subcontracted by Consultant without the prior written consent of City, which City may withhold in its sole and absolute discretion.

E. State and Federal Taxes

As Consultant is not City's employee, Consultant shall be responsible for paying all required state and federal taxes. Without limiting the foregoing, Consultant acknowledges and agrees that:

- City will not withhold FICA (Social Security) from Consultant's payments;
- City will not make state or federal unemployment insurance contributions on Consultant's behalf;
- City will not withhold state or federal income tax from payment to Consultant;
- City will not make disability insurance contributions on behalf of Consultant;

- City will not obtain workers' compensation insurance on behalf of Consultant.

ARTICLE 6. OBLIGATIONS OF CITY

A. Cooperation of City

City agrees to respond to all reasonable requests of Consultant and provide access, at reasonable times following receipt by City of reasonable notice, to all documents reasonably necessary to the performance of Consultant's duties under this Agreement.

B. Assignment

City may assign this Agreement or any duties or obligations thereunder to a successor governmental entity without the consent of Consultant. Such assignment shall not release Consultant from any of Consultant's duties or obligations under this Agreement.

ARTICLE 7. TERMINATION OF AGREEMENT

A. Sale of Consultant's Business/ Death of Consultant.

Consultant shall notify City of the proposed sale of Consultant's business no later than thirty (30) days prior to any such sale. City shall have the option of terminating this Agreement within thirty (30) days after receiving such notice of sale. Any such City termination pursuant to this Article 7.A shall be in writing and sent to the address for notices to Consultant set forth in Exhibit A, Subsection V.H., no later than thirty (30) days after City's receipt of such notice of sale.

If Consultant is an individual, this Agreement shall be deemed automatically terminated upon death of Consultant.

B. Termination by City for Default of Consultant

Should Consultant default in the performance of this Agreement or materially breach any of its provisions, City, at City's option, may terminate this Agreement by giving written notification to Consultant. For the purposes of this section, material breach of this Agreement shall mean Consultant's repeated failure to professionally and/or timely perform any of the Services contemplated by this Agreement within a reasonable period of time after receiving a written notice of such breach from City.

C. Termination for Failure to Make Agreed-Upon Payments

Should City fail to pay Consultant all or any part of the compensation set forth in Article 4 of this Agreement on the date due, then if and only if such nonpayment constitutes a default under this Agreement, Consultant, at the Consultant's option, may terminate this Agreement if such default is not remedied by City within thirty (30) days after demand for such payment is given by Consultant to City.

ARTICLE 8. GENERAL PROVISIONS

A. Amendment & Modification

No amendments, modifications, alterations or changes to the terms of this Agreement shall be effective unless and until made in a writing signed by both parties hereto.

B. Americans with Disabilities Act of 1990

Throughout the term of this Agreement, the Consultant shall comply fully with all applicable provisions of the Americans with Disabilities Act of 1990 (“the Act”) in its current form and as it may be amended from time to time. Consultant shall also require such compliance of all subcontractors performing work under this Agreement, subject to the prohibition against assignment and subcontracting contained in Article 5 above.

C. Attorneys’ Fees

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys’ fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.

D. Captions

The captions and headings of the various sections, paragraphs and subparagraphs of the Agreement are for convenience only and shall not be considered nor referred to for resolving questions of interpretation.

E. Conflict of Interest

Consultant certifies that to the best of its knowledge, no City employee or officer of any public agency interested in this Agreement has any pecuniary interest in the business of Consultant and that no person associated with Consultant has any interest that would constitute a conflict of interest in any manner or degree as to the execution or performance of this Agreement.

F. Entire Agreement

This Agreement supersedes any and all prior agreements, whether oral or written, between the parties hereto with respect to the rendering of Services by Consultant for City and contains all the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid or binding.

No other agreements or conversation with any officer, agent or employee of City prior to execution of this Agreement shall affect or modify any of the terms or obligations contained in any

documents comprising this Agreement. Such other agreements or conversations shall be considered as unofficial information and in no way binding upon City.

G. Governing Law

This Agreement will be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of laws principles.

H. Notices

Any notice to be given hereunder by either party to the other may be effected either by personal delivery in writing or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed to the parties at the addresses appearing in Exhibit A, Section V.H. but each party may change the address by written notice in accordance with this paragraph. Notices delivered personally will be deemed delivered as of actual receipt; mailed notices will be deemed delivered as of three (3) days after mailing.

I. Partial Invalidity

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

J. Time of the Essence

All dates and times referred to in this Agreement are of the essence.

K. Waiver

Consultant agrees that waiver by City of any one or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement.

Executed at _____, _____, on the date and year first above written.

Consultant:

National Sign Plazas, Inc.

City:

CITY OF STEPHENVILLE

By: _____

Name: Grant Hayzlett

Title: President

By: _____

Name:

Title:

Taxpayer

Identification Number 77-0471997

ATTEST:

EXHIBIT A

SPECIFIC PROVISIONS

I. PROJECT MANAGER

Consultant shall provide the Services indicated on the attached Exhibit B, Scope of Services (“Services”). To accomplish that end, Consultant agrees to assign Andrew Fernandez, Vice President, who will act in the capacity of Project Manager, and who will personally direct such Services.

Except as may be specified elsewhere in this Agreement, Consultant shall furnish all technical and professional Services including labor, material, equipment, transportation, supervision and expertise to perform all operations necessary and required to complete the Services in accordance with the terms of this Agreement.

II. NOTICE TO PROCEED/COMPLETION OF SERVICE

A. NOTICE TO PROCEED

Consultant shall commence the Services upon delivery to Consultant of a written “Notice to Proceed”, which Notice to Proceed shall be in the form of a written communication from designated City contact person(s). Notice to Proceed may be in the form of e-mail, fax or letter authorizing commencement of the Services. For purposes of this Agreement, Andrew Fernandez, Vice President and Justin Arellano Project Manager, shall be the designated City contact person(s). Notice to Proceed shall be deemed to have been delivered upon actual receipt by Consultant or if otherwise delivered as provided in the Section V.H. (“Notices”) of this Exhibit A.

B. COMPLETION OF SERVICES

When City determines that Consultant has completed all of the Services in accordance with the terms of this Agreement, City shall give Consultant written Notice of Final Acceptance. Consultant may request this determination of completion when, in its opinion, it has completed all of the Services as required by the terms of this Agreement and, if so requested, City shall make this determination within two (2) weeks of such request, or if City determines that Consultant has not completed all of such Services as required by this Agreement, City shall so inform Consultant within this two (2) week period.

III. PROGRESS SCHEDULE

The extent of the work of Consultant included within the Fixed Price will be as set forth in the attached Exhibit B and Exhibit C.

IV. PAYMENT OF FEES AND DIRECT EXPENSES

Payments shall be made to Consultant as provided for in Article 4 of this Agreement.

Direct expenses are charges and fees not included in Exhibit B. City shall be obligated to pay only for those direct expenses which have been previously approved in writing by City. Consultant shall obtain written approval from City prior to incurring or billing of direct expenses.

Copies of pertinent financial records, including invoices, will be included with the submission of billing(s) for all direct expenses.

V. OTHER PROVISIONS

A. STANDARD OF WORKMANSHIP

Consultant represents and warrants that it has the qualifications, skills and licenses necessary to perform the Services, and its duties and obligations, expressed and implied, contained herein, and City expressly relies upon Consultant's representations and warranties regarding its skills, qualifications and licenses. Consultant shall perform such Services and duties in conformance to and consistent with the standards generally recognized as being employed by professionals in the same discipline as Consultant.

Any plans, designs, specifications, estimates, calculations, reports and other documents furnished under this Agreement shall be of a quality reasonably acceptable to City. The minimum standard of appearance, organization and content of the drawings shall be that used by City for similar purposes.

B. RESPONSIBILITY OF CONSULTANT

Consultant shall be responsible for the professional quality, technical accuracy, and the coordination of the Services furnished by it under this Agreement. Consultant shall not be responsible for the accuracy of any project or technical information provided by the City. The City's review, acceptance or payment for any of the Services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Consultant shall be and remain liable to City in accordance with applicable law for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement.

C. RIGHT OF CITY TO INSPECT RECORDS OF CONSULTANT

City, through its authorized employees, representatives or agents, shall have the right, at any and all reasonable times, to audit the books and records (including, but not limited to, invoices, vouchers, canceled checks, time cards, etc.) of Consultant for the purpose of verifying any and all charges made by Consultant in connection with this Agreement. Consultant shall maintain for a minimum period of three (3) years (from the date of final payment to Consultant), or for any longer period required by law, sufficient books and records in accordance with standard accounting practices to establish the correctness of all charges submitted to City by Consultant, all of which shall be made available to City at the City's offices within five (5) business days after City's request.

- D. [Intentionally Omitted]
- E. NO PLEDGING OF CITY'S CREDIT.

Under no circumstances shall Consultant have the authority or power to pledge the credit of City or incur any obligation in the name of City.

F. OWNERSHIP OF MATERIAL.

Work Product. All drawings, specifications and other documents and electronic data furnished by Consultant to City under the Contract Documents (“Work Product”) are deemed to be “Instruments of Service” and Consultant shall retain the ownership and property interests therein, including the copyrights thereto.

City’s Limited License After Completion. City shall have a license to use the Work Product in connection with City’s ownership, use, and occupancy of the land and the improvements comprising the project contemplated by the Services following the completion of the project, conditioned on City’s express understanding that such use of the Work Product is, except to the extent Consultant is involved in such use, at City’s sole risk and without liability or legal exposure to Consultant or anyone working by or through Consultant, including design consultants of any tier. In its understood and agreed in this respect that the City may use the Work Product (including without limitation Work Product prepared by Consultant, or Consultant’s subcontracted architects and consultants), for construction, reconstruction, or renovations of and additions to said buildings and improvements (including tenant improvements), and the City may permit qualified professionals to reproduce all or portions of the Work Product (including the design embodied in that Work Product) for incorporating into renovations of or additions to the buildings and property if those professionals assume all responsibility for the resulting instruments of service and all references to the Consultant and the Consultant’s consultants are removed from the resulting instruments of service.

G. NO THIRD PARTY BENEFICIARY.

This Agreement shall not be construed or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties shall have any claim or right of action hereunder for any cause whatsoever.

H. NOTICES.

Notices are to be sent as follows:

City:	298 West Washington Street Stephenville, TX 76401
Consultant:	2202 West Huntington Drive Tempe, AZ 85282

EXHIBIT B

SCOPE OF SERVICES

The following lists have been provided to illustrate a sampling of services that are generally provided by Consultant in each of the phases. This list, however, is not meant to be construed as a comprehensive list of services nor is it meant to be construed as a sequential order of actions.

Design Phase: Design and Related Consulting Services

SYSTEM DESIGN

Design the wayfinding sign system and the associated elements. This includes the contemplative and thematic design of signs, furniture, sculpture, landscaping, and/or similar elements that will be included in the finished wayfinding system. Consultant agrees to present multiple concepts and ideas that are relevant to City's expressed interest(s).

PLANNING

Plan the strategic placement of each element of the program. This includes the creation of maps, site plans and the like that will identify set-backs, exact locations and the connectivity of the system as a whole. Consultant shall create the maps in a format that they deem most appropriate to the project.

PROGRAMMING

Develop message schedule and orientation of directional routes. This includes the organization, placement, font characteristics, and other actions associated with the system's content. Some programming elements may be graphic in nature and others may be text. The development of unique or common logo elements may also be required here.

CONSTRUCTION PREPARATION

Develop construction documents for each program element. This includes the development of scale drawings that identify the form and type of construction necessary to create the signage and other wayfinding elements. This may also include field analyses that identify problems or requirements with grading, soil or the like.

MEETINGS

Meet with interested parties such as City staff, chamber of commerce, business community and the like to present progress reports or final determinations. This will include the presentation of planned events, progress reports, conflicts, delays, changes or any other action that will affect the development of the City's wayfinding system. Consultant may produce reports or samples if necessary.

FINAL PRESENTATION

Consultant shall host a final presentation that will conclude the Design phase overall. At this presentation Consultant shall present the City with the Wayfinding Manual. Said manual will include and all of the work associated with the Design Phase and RFP document(s) if necessary.

EXHIBIT C**CONSULTANT'S WORK/ALLOCATION OF FEE(S)**

Consultant shall provide a wayfinding sign program to City generally in accordance with the program sequence and elements outlined in the attached Schedule C-1, entitled *Developing Your Wayfinding Program*.

City has committed to pay Forty-Five Thousand Dollars (\$45,000) ("Fixed Price") to Consultant, which shall be invoiced to City based upon Consultant's generally applicable fee schedule for the Design Phase. City acknowledges that the Fixed Price shall cover an initial design phase as referenced in Exhibit B – *Design Phase*. At the completion of the Design Phase, Consultant shall provide a final design services invoice to City. City acknowledges that to the extent that the Design Phase is prolonged or complex due to site conditions or the City's requirements, that less credit will be available to apply to subsequent Phases.

In any event, City shall pay Consultant the full amount of the Fixed Price. Consultant cannot guaranty that the Fixed Price will accomplish a particular result given the variety of factors, elections, and site constraints to be presented during the Design Phase. Consultant shall receive the written authorization of City prior to delivering services that would cause the cost of Consultant's work to exceed the Fixed Price.

EXHIBIT C
PAYMENT SCHEDULE

<u>Payment Date</u>	<u>Payment Amount</u>
30 Days after Agreement date	\$20,000
Completion of thematic design and associated elements	\$10,000
Completion of planning and associated tasks	\$10,000
30 Days after final acceptance of wayfinding manual	\$5,000
Total:	\$45,000

AGREEMENT FOR SERVICES
(National Sign Plazas, Inc. - Wayfinding Sign Program)

This AGREEMENT made this 6th day of December, 2022, between:

Client: City of Stephenville having a principal place of business at:
 298 West Washington Street, Stephenville, TX 76401

and Consultant: National Sign Plazas, Inc., a California corporation, having a principal
 place of business at:
 2202 West Huntington Drive, Tempe, AZ 85282.

ARTICLE 1. TERM OF AGREEMENT

This Agreement will become effective on December 6, 2022 ("Effective Date") and will continue in effect through December 31, 2023, unless terminated in accordance with the provisions of Article 7 of this Agreement.

ARTICLE 2. INDEPENDENT CONTRACTOR STATUS

It is the express intention of the parties that Consultant is an independent contractor and not an employee, agent, joint venturer or partner of Client. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between Client and Consultant or any employee or agent of Consultant. Both parties acknowledge that Consultant is not an employee for state or federal tax purposes. Consultant shall not be entitled to any of the rights or benefits afforded to Client's employees, including, without limitation, disability or unemployment insurance, workers' compensation, medical insurance, sick leave, retirement benefits or any other employment benefits. Consultant shall retain the right to perform services for others during the term of this Agreement.

ARTICLE 3. SERVICES TO BE PERFORMED BY CONSULTANT

A. Specific Services

Consultant agrees to perform the "Services" as outlined in Exhibit A ("Specific Provisions") and Exhibit B ("Scope of Services"), subject to the payment terms and conditions described Exhibit C ("Milestone Schedule").

B. Method of Performing Services

Consultant shall determine the method, details and means of performing the above-described Services. Client shall have no right to, and shall not, control the manner or determine the method of accomplishing Consultant's Services.

C. Employment of Assistants

Consultant may, at the Consultant's own expense, employ such assistants as Consultant deems necessary to perform the Services required of Consultant by this Agreement, subject to the prohibition against assignment and subcontracting contained in Article 5 below. Client may not control, direct, or supervise Consultant's assistants in the performance of those Services. Consultant assumes full and sole responsibility for the payment of all compensation and expenses of these assistants and for all state and federal income tax, unemployment insurance, Social Security, disability insurance and other applicable withholding.

D. Place of Work

Consultant shall perform the Services required by this Agreement at any place or location and at such times as Consultant shall determine is necessary to properly and timely perform Consultant's Services.

ARTICLE 4. COMPENSATION

A. Consideration

In consideration for the Services to be performed by Consultant, Client agrees to pay Consultant the fixed sum of One Hundred Forty Thousand Dollars (\$140,000.00) ("Fixed Price") for the Services described in Exhibit B, and as set forth in Exhibit D ("Payment Schedule"). In no event however shall the total compensation paid to Consultant exceed the Fixed Price, unless approved by Client in a written authorization. (The sign type, quantity, and value will be determined in the Design & Planning phase to provide the overall cost and breakdown per sign)

B. Invoices

Consultant shall submit invoices for all Services rendered or comprehensive invoices based on milestones outlined in Exhibit D.

C. Payment

Payment of the Fixed Price shall be due according to the payment schedule set forth in Exhibit D. No payment will be made unless Consultant has first provided Client with a written receipt of invoice describing the work performed and any approved direct expenses (as provided for in Exhibit A, Section IV) incurred during the preceding period. If Client objects to all or any portion of any invoice, Client shall notify Consultant of the objection within five (5) business days from receipt of the invoice, give reasons for the objection, and pay that portion of the invoice not in dispute.

D. Expenses

Consultant shall be responsible for all costs and expenses incident to the performance of Services for Client, including but not limited to, all costs of equipment used or provided by Consultant, all fees, fines, licenses, bonds or taxes required of or imposed against Consultant and all other of Consultant's costs of doing business. Client shall not be responsible for any expenses incurred by

Consultant in performing Services for Client, except for those expenses constituting “direct expenses” referenced on Exhibit A.

ARTICLE 5. OBLIGATIONS OF CONSULTANT

A. Tools and Instrumentalities

Consultant shall supply all tools and instrumentalities required to perform the Services under this Agreement at its sole cost and expense. Consultant is not required to purchase or rent any tools, equipment or Services from Client.

B. Workers’ Compensation

Consultant agrees to provide workers’ compensation insurance for Consultant's employees and agents and agrees to hold harmless, defend with counsel acceptable to Client and indemnify Client, its officers, representatives, agents and employees from and against any and all claims, suits, damages, costs, fees, demands, causes of action, losses, liabilities and expenses, including without limitation reasonable attorneys’ fees, arising out of any injury, disability, or death of any of Consultant's employees.

C. Insurance.

In addition to any other obligations under this Agreement, Consultant shall, at no cost to Client, obtain and maintain throughout the term of this Agreement: (a) Commercial Liability Insurance, including coverage for owned and non-owned automobiles, with a minimum combined single limit coverage of \$1,000,000 per occurrence for all damages due to bodily injury, sickness or disease, or death to any person, and damage to property, including the loss of use thereof; and (b) Professional Liability Insurance (Errors & Omissions) with a minimum coverage of \$1,000,000 per occurrence and aggregate. As a condition precedent to Client's obligations under this Agreement, Consultant shall furnish evidence of such coverage (naming Client, its officers and employees as additional insureds on the Comprehensive Liability insurance policy referred to in (a) immediately above) and requiring thirty (30) days written notice of policy lapse or cancellation, or of a material change in policy terms.

D. Assignment

Notwithstanding any other provision of this Agreement, neither this Agreement nor any duties or obligations of Consultant under this Agreement may be assigned by Consultant without the prior written consent of Client, which Client may withhold in its sole and absolute discretion. For the purposes of this subsection, subcontracting shall not be interpreted as an assignment given that Consultant has retained liability and responsibility for the services outlined in Exhibit A.

E. State and Federal Taxes

As Consultant is not Client's employee, Consultant shall be responsible for paying all required state and federal taxes. Without limiting the foregoing, Consultant acknowledges and agrees that:

- Client will not withhold FICA (Social Security) from Consultant's payments;

- Client will not make state or federal unemployment insurance contributions on Consultant's behalf;
- Client will not withhold state or federal income tax from payment to Consultant;
- Client will not make disability insurance contributions on behalf of Consultant;
- Client will not obtain workers' compensation insurance on behalf of Consultant.

ARTICLE 6. OBLIGATIONS OF CLIENT

A. Cooperation of Client

Client agrees to respond to all reasonable requests of Consultant and provide access, at reasonable times following receipt by Client of reasonable notice, to all documents reasonably necessary to the performance of Consultant's duties under this Agreement.

B. Assignment

Client may assign this Agreement or any duties or obligations thereunder to a successor governmental entity without the consent of Consultant. Such assignment shall not release Consultant from any of Consultant's duties or obligations under this Agreement.

ARTICLE 7. TERMINATION OF AGREEMENT

A. Sale of Consultant's Business/ Death of Consultant.

Consultant shall notify Client of the proposed sale of Consultant's business no later than thirty (30) days prior to any such sale. Client shall have the option of immediately terminating this Agreement. Any such Client termination pursuant to this Article 7.A shall be in writing and sent to the address for notices to Consultant set forth in Exhibit A, Subsection V.H., no later than thirty (30) days after Client's receipt of such notice of sale.

If Consultant is an individual, this Agreement shall be deemed automatically terminated upon death of Consultant.

B. Termination by Client for Default of Consultant

Should Consultant default in the performance of this Agreement or materially breach any of its provisions, Client, at Client's option, may terminate this Agreement by giving written notification to Consultant. For the purposes of this section, material breach of this Agreement shall mean Consultant's repeated failure to professionally and/or timely perform any of the Services contemplated by this Agreement within a reasonable period of time after receiving a written notice of such breach from Client.

C. Termination for Failure to Make Agreed-Upon Payments

Should Client fail to pay Consultant all or any part of the compensation set forth in Article 4 of this Agreement on the date due, then if and only if such nonpayment constitutes a default under this Agreement, Consultant, at the Consultant's option, may terminate this Agreement if such

default is not remedied by Client within Fifteen (15) days after demand for such payment is given by Consultant to Client.

ARTICLE 8. GENERAL PROVISIONS

A. Amendment & Modification

No amendments, modifications, alterations or changes to the terms of this Agreement shall be effective unless and until made in a writing signed by both parties hereto.

B. Americans with Disabilities Act of 1990

Throughout the term of this Agreement, the Consultant shall comply fully with all applicable provisions of the Americans with Disabilities Act of 1990 (“the Act”) in its current form and as it may be amended from time to time. Consultant shall also require such compliance of all subcontractors performing work under this Agreement, subject to the prohibition against assignment and subcontracting contained in Article 5 above.

C. Attorneys’ Fees

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys’ fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.

D. Captions

The captions and headings of the various sections, paragraphs and subparagraphs of the Agreement are for convenience only and shall not be considered nor referred to for resolving questions of interpretation.

E. Entire Agreement

This Agreement supersedes any and all prior agreements, whether oral or written, between the parties hereto with respect to the rendering of Services by Consultant for Client and contains all the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid or binding.

No other agreements or conversation with any officer, agent or employee of Client prior to execution of this Agreement shall affect or modify any of the terms or obligations contained in any documents comprising this Agreement. Such other agreements or conversations shall be considered as unofficial information and in no way binding upon Client.

F. Governing Law

This Agreement will be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of laws principles. Venue shall occur in Kerr County, Texas.

G. Notices

Any notice to be given hereunder by either party to the other may be effected either by personal delivery in writing or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed to the parties at the addresses appearing in Exhibit A, Section V.H. but each party may change the address by written notice in accordance with this paragraph. Notices delivered personally will be deemed delivered as of actual receipt; mailed notices will be deemed delivered as of three (3) days after mailing.

H. Partial Invalidity

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

I. Time of the Essence

All dates and times referred to in this Agreement are of the essence.

J. Waiver

Consultant agrees that waiver by Client of any one or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement.

Consultant:

National Sign Plazas, Inc.

By: _____
Name: Grant Hayzlett
Title: President

Taxpayer
Identification Number 77-0471997

Client:

City of Stephenville

By: _____
Name:
Title:

ATTEST:

EXHIBIT A

SPECIFIC PROVISIONS

I. PROJECT MANAGER

Consultant shall provide the Services indicated on the attached Exhibit B, Scope of Services (“Services”). To accomplish that end, Consultant agrees to assign Pat Fuller, Vice President, who will act in the capacity of Project Manager, and who will personally direct such Services.

Except as may be specified elsewhere in this Agreement, Consultant shall furnish all technical and professional Services including labor, material, equipment, transportation, supervision and expertise to perform all operations necessary and required to complete the Services in accordance with the terms of this Agreement.

II. NOTICE TO PROCEED/COMPLETION OF SERVICE

A. NOTICE TO PROCEED

Consultant shall commence the Services upon delivery to Consultant of a written “Notice to Proceed”, which Notice to Proceed shall be in the form of a written communication from designated Client contact person(s). Notice to Proceed may be in the form of e-mail, fax or letter authorizing commencement of the Services. For purposes of this Agreement, Pat Fuller, Vice President or Justin Arellano, Project Coordinator shall also be the designated Client contact person(s). “Notice to Proceed” shall be deemed to have been delivered upon actual receipt by Consultant, if otherwise delivered as provided in the Section V.F. (“Notices”) of this Exhibit A or upon receipt of the initial payment outlined in Exhibit D.

B. COMPLETION OF SERVICES

When Client determines that Consultant has completed all of the Services in accordance with the terms of this Agreement, Client shall give Consultant written Notice of Final Acceptance. Consultant may request this determination of completion when, in its opinion, it has completed all of the Services as required by the terms of this Agreement and, if so requested, Client shall make this determination within two (2) weeks of such request, or if Client determines that Consultant has not completed all of such Services as required by this Agreement, Client shall so inform Consultant within this two (2) week period.

III. PROGRESS SCHEDULE

The extent of the work of Consultant included within the Fixed Price will be as set forth in the attached Exhibit B and Exhibit C.

IV. PAYMENT OF FEES AND DIRECT EXPENSES

Payments shall be made to Consultant as provided for in Exhibit D.

Direct expenses are charges and fees not included in Exhibit B. Client shall be obligated to pay only for those direct expenses which have been previously approved in writing by Client. Consultant shall obtain written approval from Client prior to incurring or billing of direct expenses.

Copies of pertinent financial records, including invoices, will be included with the submission of billing(s) for all direct expenses.

V. OTHER PROVISIONS

A. STANDARD OF WORKMANSHIP

Consultant represents and warrants that it has the qualifications, skills and licenses necessary to perform the Services, and its duties and obligations, expressed and implied, contained herein, and Client expressly relies upon Consultant's representations and warranties regarding its skills, qualifications and licenses. Consultant shall perform such Services and duties in conformance to and consistent with the standards generally recognized as being employed by professionals in the same discipline as Consultant.

Any plans, designs, specifications, estimates, calculations, reports and other documents furnished under this Agreement shall be of a quality reasonably acceptable to Client. The minimum standard of appearance, organization and content of the drawings shall be that used by Client for similar purposes.

B. RESPONSIBILITY OF CONSULTANT

Consultant shall be responsible for the professional quality, technical accuracy, and the coordination of the Services furnished by it under this Agreement. Consultant shall not be responsible for the accuracy of any project or technical information provided by the Client. The Client's review, acceptance or payment for any of the Services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Consultant shall be and remain liable to Client in accordance with applicable law for all damages to Client caused by Consultant's negligent performance of any of the Services furnished under this Agreement.

C. RIGHT OF CLIENT TO INSPECT RECORDS OF CONSULTANT

Client, through its authorized employees, representatives or agents, shall have the right, at any and all reasonable times, to audit the books and records (including, but not limited to, invoices, vouchers, canceled checks, time cards, etc.) of Consultant for the purpose of verifying any and all charges made by Consultant in connection with this Agreement. Consultant shall maintain for a minimum period of one (1) year (from the date of final payment to Consultant), or for any longer period required by law, sufficient books and records in accordance with standard accounting practices to establish the correctness of all charges submitted to Client by Consultant, all of which shall be made available to Client at the Client's offices within five (5) business days after Client's request.

D. NO PLEDGING OF CLIENT'S CREDIT.

Under no circumstances shall Consultant have the authority or power to pledge the credit of Client or incur any obligation in the name of Client.

E. OWNERSHIP OF MATERIAL.

Work Product. All drawings, specifications and other documents and electronic data furnished by Consultant to Client under the Contract Documents ("Work Product") are deemed to be "Instruments

of Service” and Consultant shall retain the ownership and property interests therein, including the copyrights thereto.

Client’s Limited License After Completion. Client shall have a license to use the Work Product in connection with Client’s ownership, use, and occupancy of the land and the improvements comprising the project contemplated by the Services following the completion of the project, conditioned on Client’s express understanding that such use of the Work Product is, except to the extent Consultant is involved in such use, at Client’s sole risk and without liability or legal exposure to Consultant or anyone working by or through Consultant, including design consultants of any tier. It is understood and agreed in this respect that the Client may use the Work Product (including without limitation Work Product prepared by Consultant, or Consultant’s subcontracted architects and consultants), for the construction, reconstruction, or renovations of and additions to said wayfinding program elements and improvements (including, but not limited to those items listed in Exhibit B, “Scope of Services”), and the Client may permit qualified professionals to reproduce all or portions of the Work Product (including the design embodied in that Work Product) for incorporating into renovations of or additions to the wayfinding program and the associated elements if those professionals assume all responsibility for the resulting instruments of service and all references to the Consultant and the Consultant’s consultants are removed from the resulting instruments of service.

F. NOTICES.

Notices are to be sent as follows:

Client: City of Stephenville
ATTN: City Manager’s Office
298 West Washington Street
Stephenville, TX 76401
O: (254) 918-1220
E:

Consultant: Austin, TX:

National Sign Plazas, Inc.
Attn: Pat Fuller, Vice President
715 Discovery Blvd, #305
Cedar Park, TX 78613
O: (512) 670-3717
E: pfuller@nspag.net

Executive Office:

National Sign Plazas, Inc.
Attn: Grant Hayzlett, President
2202 West Huntington Drive
Tempe, AZ 85282
O: (480) 968-2978
E: ghayzlett@nspag.net

EXHIBIT B

SCOPE OF SERVICES

The following categories have been presented as an overview of the actions that will be performed by Consultant and governed by this Agreement. The following are presented as guidelines of the general services to be performed and are not meant to be construed as comprehensive to Consultant's duties under this Agreement.

1. Conduct a detailed assessment of the current plan. This assessment will include the analysis of each proposed location and creating a summary statement that will conclude the validity of the location.
2. Perform a site analysis for each proposed location to determine the needs of existing signage, possible removal of signage and any outstanding maintenance that needs to be performed prior to or during the new installation.
3. Work with City staff to ensure that the graphic needs of their logos, colors and artwork and any other requests are considered.
4. Present periodic summary reports to City staff and interested parties.
5. Present all of the final program elements including, but not limited to, construction standards, mapping, placement, construction documents, and design in a "manual" that will summarize the Client's wayfinding sign program.
6. At least one (1) presentation will need to be given to City Staff and / or City Council.
7. Develop updated maps and site plans that will aid in the development sign scheduling.
8. Create progress reports / message schedules and submit them to City staff.
9. Recommend materials that may better serve the function of the signage while being considerate of the existing design.
10. Expertly fabricate and deliver all of the components of the wayfinding program. This may include the design and development of components that do not currently exist in the plan.
11. Install each component with consideration of the surrounding environment, line-of-sight, MUTCD standards and TXDOT regulations.
12. Work with TXDOT and develop all necessary forms to allow for the successful use of TXDOT right-of-way with the preferred design.
13. Work with private land owners to establish easements and land use in the event that existing right-of-way is not viable.
14. Inspect all materials, prior to and after construction and installation, for warranty failures and quality craftsmanship. Perform a final walkthrough with City Staff.

Exhibits C, D, E, and F will not be executed until the Design & Planning Agreement has been completed. At that time the sign type, locations and value of each sign will be determined.

The values and dates in Exhibits C, D, E, and F will intentionally be left blank.

EXHIBIT C

Developing Your Wayfinding Program - Programmatic Information

I. PROJECT SCHEDULE

Consultant hereby agrees that the work outlined in this Agreement and the attached Exhibits B, C & E shall be completed, inspected and considered for acceptance by Client (Exhibit F) not later than _____, 2023. Consultant agrees to submit a request for inspection prior to _____, 2023 and Client agrees to respond to Consultant regarding said request on or before _____, 2023.

II. FINAL ACCEPTANCE

Client and Consultant shall schedule a final inspection of the inventory outlined in Exhibit E in order to determine the completion of the first phase of the wayfinding project. In the event that the parties agree that the project has been completed and meets the requirements of this Agreement, Client shall process Exhibit F and the final payment outlined in Exhibit D. In the event that Client is not satisfied with the completeness of the wayfinding project or Consultant has failed to meet the requirements of this Agreement at the time of final inspection then Client shall inform Consultant of the items that are not in compliance with this Agreement

A. TIME TO CURE

In the event that Consultant fails to meet the requirements of the Agreement, Client shall notify Consultant that they are in breach of the Agreement and provide them three (3) weeks to cure said breach. Client and Consultant agree that Consultant will not be held liable for delays due to weather, Client obligations, TXDOT review or the like and Consultant will only be held liable for breach as it relates to their control of the work outlined in this Agreement.

B. WARRANTY

Consultant agrees to warrant their labor relative to product assembly, site delivery and proprietary skill(s) for a period of one (1) year from the date of installation and Consultant agrees to warrant their labor relative to foundation installation for a period six (6) months from the date of installation. Further, Consultant agrees to execute manufacturer warranty repair/replacement on behalf of the Client.

C. MAINTENANCE

Consultant agrees to notify Client of the need for maintenance and repairs based on the periodic inspections Consultant may perform. If the cost of replacement/repair has not already been determined by this Agreement, Consultant and Client shall agree to said cost prior to Consultant's execution of repair(s).

III. ADDITIONAL PURCHASE/PHASES

Through the development of this Agreement Client and Consultant have addressed the possible development of future phases and/or purchases targeted at expanding the scope and influence of the wayfinding program within the Client area. In the event that Consultant decides not to

pursue future phases within the wayfinding program the Client shall be under no further obligation to utilize Consultant for sign replacement, repair, maintenance or the like.

IV. ADDITIONAL EXPENSES

Consultant and Client agree that in order for Consultant to deliver the products outlined in Exhibit E Consultant may need to provide additional services. Included in the purchase of this wayfinding program Consultant agrees to provide to Client supporting documentation for the appropriate development of the wayfinding program. Items shall include, but not be limited to site plans, maps, construction documents, shop drawings, message schedules and product samples. Client and Consultant further agree that needs may arise for the development of items that are necessary, but not covered within the scope of this Agreement. Items not covered by this Agreement shall include, but not be limited to design of new program elements, engineering of existing or new designs and landscape design. Client and Consultant agree that pricing shall be determined and approved prior to Consultant engaging in activities not covered by this Agreement.

EXHIBIT DPAYMENT SCHEDULE (PREFERRED DESIGN)

<u>Payment Date</u>	<u>Payment Amount</u>
With Contract Execution (Effective Date)	
(30) Days After Effective Date	
Final Payment Summarized by the successful installation of 100% of the final program elements as summarized in <u>Exhibit E</u> and the complete execution of the Final Acceptance (<u>Exhibit F</u>).	
Total:	

PAYMENT SCHEDULE (ALTERNATIVE DESIGN)

<u>Payment Date</u>	<u>Payment Amount</u>
With Contract Execution (Effective Date)	
Final Payment Summarized by the successful installation of 100% of the final program elements as summarized in <u>Exhibit E</u> and the complete execution of the Final Acceptance (<u>Exhibit F</u>).	
Total:	

EXHIBIT E

**ITEMIZED SUMMARY/REPLACEMENT COSTS
(PREFERRED DESIGN)**

The following table illustrates the individual units and unit prices for the items that Client intends to purchase for the wayfinding program described herein. For a period of not less than one (1) year from the effective date of this Agreement Consultant agrees to honor the pricing outlined in this Exhibit F for the purpose of additional purchases or replacement of prior purchases.

Item	Sign Type	Unit Price	Units	Total
1				
2				
3				
4				
Total				

**ITEMIZED SUMMARY/REPLACEMENT COSTS
(ALTERNATIVE DESIGN)**

The following table illustrates the individual units and unit prices for the items that Client intends to purchase for the wayfinding program described herein. For a period of not less than one (1) year from the effective date of this Agreement Consultant agrees to honor the pricing outlined in this Exhibit F for the purpose of additional purchases or replacement of prior purchases.

Item	Sign Type	Unit Price	Units	Total
1				
2				
3				
4				
Total				

EXHIBIT F

NOTICE OF FINAL ACCEPTANCE

In consideration of this Agreement and the scope of services provided for under this Agreement Client and Consultant do hereby agree that Consultant has met all of Client’s needs pertaining to the requirements necessary for issuance of the final payment. For the purpose of calculating the final payment Client shall determine Consultant’s adherence to the Project Schedule and apply penalties, if necessary. Further, in executing this Final Acceptance the parties agree that Consultant has provided the services and products outlined herein.

Item	Sign Type	Unit Price	Units	Delivered (Yes/No)
1	VEH.01	\$0.00		
2	VEH.02	\$0.00		
3	VEH.03	\$0.00		
4	PED.01	\$0.00		

Payments to Date	\$0.00
Additions	\$0.00
Final Payment	\$0.00

Consultant:

National Sign Plazas, Inc.

By: _____

Name: Grant Hayzlett

Title: President

Date: ____/____/2022

Client:

City of Stephenville

By: _____

Name:

Title: City Manager

Date: ____/____/2022



NATIONAL SIGN PLAZAS

October 18, 2022

Michaela Bierman
 Tourism & Visitors Bureau Manager
 City of Stephenville
 298 West Washington
 Stephenville, TX 76401
 (254) 552-1225

Re: City of Stephenville Wayfinding Project

City of Stephenville:

Based on the Tourism & Visitors Bureau desire to develop a wayfinding project as a consolidated “design/build” contract the City of Stephenville will need to consider a sole source award based on National Sign Plazas, Inc. proprietary method of project development. Civic projects of this type are structured as separate projects with individual project scopes focusing on design separate from construction. The City will not be able to arrange a competitive bidding process based on the market parameters nor the will the conditions of a public offering provide the City with further insight to develop a consolidated project scope.

National Sign Plazas, Inc. has a unique and proprietary method to developing consolidated wayfinding projects and is capable of receiving a sole source award for the City’s wayfinding project.

Thank you for your consideration of National Sign Plazas Inc.

Grant Hayzlett

Grant Hayzlett
 President



Environmental
 Graphic Design



Civic
 Branding



Design and
 Planning



Directional
 Wayfinding



M



WAYFINDING COST PROJECTION STEPHENVILLE, TX

Thank you for contacting National Sign Plazas (NSP) as the City of Stephenville explores the benefits of implementing a city-wide wayfinding program. NSP's design-build platform will economize resources and ensure that the system comes to life. Many factors affect the final cost, including design elements, materials, and project scope, to name a few. This initial projection is intended to give the stakeholders an idea of the cost of implementation.



Large Vehicular Sign



Small Downtown Vehicular Sign



Gateway Sign

Initial conversations with the city have indicated the project's objective would be to capitalize on the robust visitor traffic in the region to boost economic activity in the downtown area. In addition, engaging daily visitors with a branded city-wide wayfinding program that introduces them to all that the city has to enjoy will encourage users to engage in local attractions and activities. Based on the number of destinations provided and the size of the city, NSP would project the total cost to design, plan, fabricate and install the vehicular element would be between \$140,000 to \$165,000. The total number of vehicular signs locations would be approximately 35-40. Additional downtown pedestrian features such as directional signs and map kiosks would add an additional \$50,000.

CONTACT US:

(214) 924-0943

NSP.BIZ

DALLAS DIVISION
903 N. BOWSE
RICHARDSON, TX 75081

WAYFINDING PLANNING - SCOPE OF WORK

To establish a framework for the project, NSP will conduct a stakeholders meeting. The results of the meeting will guide NSP in preparing a Summary Report. The Summary Report will outline the project and will be the guiding influence of the Wayfinding Plan. The report will consist of a summary and challenge statements for each project element, including vehicular, pedestrian, transitional points, parks and recreation, and special districts. The Summary Report will also include a Wayfinding Model, Planning Requirements, and a Project Mission Statement. After review of the Summary Report by the stakeholders, NSP will begin work on the Wayfinding Manual. This manual will consist of all the parts that will be required to bring the plan to fruition. It will include the complete package of Sign Designs, Branding Standards, Sign Scheduling, Sign Detail Sheets, Mapping Strategies, Field Analysis, Individual Site Plans, and Phasing Schedule. A sample of this package is available upon request.

Pages will consist of the various signs designs that will be used in the Wayfinding System. These signs include, but are not limited to:

- **Large Vehicular**
- **Small Vehicular**
- **Tertiary Signs**
- **Pedestrian - Directional**
- **Pedestrian - Informative**



BRANDING STANDARDS

- Arrow Forms
- Colors: Paint, Vinyl, Powder Coating
- Fabrication Instructions
- Fonts
- Installation Guidelines
- Logos
- Paint / Color Scheme
- Page outlining
- Sign Detail Sheets for Each Sign Design
- Sign Materials
- Text Included on Each Individual Sign, in Accordance Planning
- Wayfinding Model, MUTCD, & TXDOT standards

PLANNING DYNAMIC

Location map with sign locations, in accordance with Wayfinding Model. Recommended existing sign removal (*eliminates redundancy, reduces sign blight*)

- Field Analysis Individual Site Plan
- Field Analysis of Sign Locations
- Site Plan
- Sign Elevation
- Sign Scheduling
- Offset from Travel Lane
- Sight Triangle
- Traffic Algorithm
- Setback from existing Road Sign
- Sign Layout
- Phasing Schedule

If the project is to be completed over a series of fiscal cycles, NSP will construct a phasing timetable to accommodate budgetary constraints, ongoing construction, or planned construction upon the advice and schedule of the city.

CONTACT US:

(214) 924-0943

NSP.BIZ

DALLAS DIVISION
903 N. BOWSE
RICHARDSON, TX 75080

COST PROJECTION BREAKDOWN

Design & Planning Component

\$45,000

DOT Compliant Vehicular Signs (*Fabrication and Install*) : \$100,000 - \$140,000

35- 40 locations - \$2,500 - \$3,500 per location

(*Cost variance factors, Size, Design Elements, Foundation, Posts.*)

Downtown Features: \$50,000 - \$65,000

(*Cost variance factors, Size, Design Elements*)

CONTACT US:

(214) 924-0943

NSP.BIZ

DALLAS DIVISION
903 N. BOWS
RICHARDSON, TX 75081

152



Signs Express Plus
 P.O. Box 1292
 Stephenville, TX 76401

Item 18.

Estimate

Date	Estimate #
11/14/2022	1658

Name / Address
Stephenville Tourism and Visitors Bureau

Project

Description	Qty	Cost	Total
Optec INTELLIGENT-M2 Series (Double/Sided) 4' 8 11/16" x 9' 5 3/8" viewable area 12mm LED Full Color Sign Includes ME Pro Plus software, webinar training & an Optec 5 year parts warranty.	1	41,086.77	41,086.77T
Labor & materials for installation	1	1,500.00	1,500.00
Sign Pole	1	750.00	750.00T
Sales Tax		0.00%	0.00
		Total	\$43,336.77

Customer Signature _____



Optec Displays, Inc. recognizes Signs Express Plus located at 1592 FM 8 Stephenville, TX 76401 as a sole-source LED provider in Stephenville, TX

We appreciate and value the City of Stephenville, TX business.

Justin Bush
Optec Displays, Inc.
Territory Sales Manager: Dallas, TX
626-361-1582
Jbush@optec.com

A handwritten signature in blue ink, appearing to read "Justin Bush", is positioned to the right of the contact information.

DEVELOPMENT SERVICES COMMITTEE REPORT



MEETING: Development Services Committee Meeting – November 15, 2022

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

Absent: None

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

AGENDA ITEM: Occupancy Limitations

The Committee, in response to recent concerns expressed by constituents, requested staff provide an overview of occupancy limitations. Staff provided an overview on single family land use restrictions, construction standards and the ordinance provision which limits occupancy to three unrelated persons.

Public input was received and after discussion, the Committee requested staff perform more in-depth reviews and report back with proposed actions.

ACTION: No formal action was taken.

AGENDA ITEM: Discussion of Multifamily Permitting and Inspection Program

During the 2022-2023 FY budget workshop, staff proposed a program to authorize a multifamily permitting and inspection program. The program included a per unit permitting fee and a proactive inspections component. The program was funded, and an ordinance was drafted.

On November 1, 2022, after receiving input from stakeholders regarding the draft ordinance, the City Council directed staff to propose a modified program. Staff returned to the Development Services Committee on November 15, 2022, and presented a modified program removing the previously proposed fees and the proactive inspection component.

ACTION: After discussion, Councilman Justin Haschke, seconded by Councilman Mark McClinton, motioned to send the ordinance to the full City Council. The motion was approved by a unanimous vote.

ATTACHMENT: Multifamily Ordinance

AGENDA ITEM: Dangerous Building Order for 1206 Cage Street

Staff requested authorization to enter into an agreement to reduce civil penalties and release the dangerous building order filed against the property contingent upon the removal of a dilapidated structure within 45 days of conveyance.

ACTION: After discussion, the Committee directed staff to present the item to the full City Council with a favorable recommendation.

ATTACHMENT: 1206 Cage request

AGENDA ITEM: Review of R-2.5, Integrated Housing Zoning District

After consulting with the City Attorney, staff recommended that Section 154.05.08.D(C)12 be repealed with all other provisions remaining in force.

If repealed, deviations from the R-2.5 zoning requirements to be reviewed by the Board of Adjustments, removing the authority of the Planning and Zoning Commission and City Council to approve such deviations.

ACTION: After discussion, the Committee assigned the Planning and Zoning Commission to hold a Public Hearing and forward a recommendation to the full City Council. The Public Hearing is set for December 21, 2022.

END OF REPORT

ORDINANCE NO. 2022-O-45**AN ORDINANCE OF THE CITY OF STEPHENVILLE CREATING CHAPTER 98 OF THE CITY OF STEPHENVILLE CODE OF ORDINANCES TO BE TITLED "MULTIFAMILY HOUSING STANDARDS" AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Development Services Department worked with the Development Services Committee to present for consideration rules and regulations to ensure safe multifamily housing; and

WHEREAS, the City Council of the City of Stephenville wishes to formally establish rules and regulations for the operation of multifamily housing properties ensuring the protection of the health, safety and welfare of the occupants.

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

SECTION 1.

The Code of Ordinances of the City of Stephenville is hereby amended by the addition of the following:

**TITLE 9 - GENERAL REGULATIONS
CHAPTER 98 – MULTIFAMILY HOUSING STANDARDS**

ARTICLE I – Definitions**Sec. 98.01 Definitions**

For the purposes of this chapter, the following words, terms and phrases shall have the meaning ascribed to them except where the context clearly indicates a different meaning:

Department. The City of Stephenville Development Services Department.

Director. The Director of the Development Services Department or his/her designee.

Dwelling. Any building or portion thereof which is designed and used exclusively for residential purposes.

Dwelling, multifamily. A building having accommodations for five or more families living independently of each other. This excludes recreational vehicle camps, hotels, motels or resort facilities. Occupancy is restricted to one family per unit.

Minimum Standards. All multifamily dwellings must be maintained in a manner that meet or exceed the City's adopted International Codes.

Sections 98.02 - 98.09 Reserved for future use

ARTICLE II - Inspections**Sec. 98.02 Inspections**

Service requests made to the Department for alleged violations shall result in the city making contact with property management to schedule an inspection.

Interior inspections of occupied units shall not be performed without consent of the resident, arranged by either property management, or, city staff.

If an alleged violation is confirmed to not meet the city's minimum standards, the city shall issue notice for the correction of the violation within a prescribed compliance period.

The city will thereafter conduct subsequent, follow-up inspections to determine compliance. If two or more re-inspections are required for a noted violation before the minimum standards violation is corrected, the property owner shall be charged a one-hundred-dollar (\$100.00) reinspection fee for the third and each subsequent reinspection until compliance.

It shall be an offense to fail to comply within the prescribed period for violations of the city's minimum standards.

Civil Complaints to the Municipal Court resulting in a minimum standards violation conviction shall also prompt interior inspections as referenced in this section.

ARTICLE III – Revocation of Certificate of Occupancy

Sec. 98.03 Revocation of Certificate of Occupancy

The Certificate of Occupancy for a multifamily property will be subject to revocation when:

There is repeated failure to comply with the requirements of this chapter;

One or more dwelling units have been substandard for more than sixty days following the delivery of notice of violation;

If the property has confirmed violations that present imminent threats to the life, health or safety of any person.

The Director of Development Services shall provide notice of revocation by certified mail, personal service, or courier-receipted commercial delivery sent to the address provided on the licensee's application. The revocation may be appealed to the City Manager by filing a written notice of appeal with the Director of Development Services within ten days of delivery of the notice of revocation. The City Manager, or a designated representative of the City Manager, shall provide an opportunity for a hearing on the appeal and shall render a decision on the appeal within ten days of the date of the hearing. The decision of the City Manager, or the designated representative, shall be final.

SECTION 3.

If any section or part of this ordinance is held by a court of competent jurisdiction to be unconstitutional or invalid, such judgement shall not affect, impair, or invalidate the remaining provisions of this Ordinance but shall be confined in its operation to the specific section or sections that are held unconstitutional or invalid.

SECTION 4.

This ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2022.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason M. King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality



STAFF REPORT

SUBJECT: Dangerous Building Order and Accruing Civil Penalties for 1206 Cage
MEETING: Council Meeting – 06 Dec 2022
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

RECOMMENDATION:

To authorize staff to enter into an agreement to reduce civil penalties and release the dangerous building order contingent upon the removal of a dilapidated structure within 45 days of conveyance.

BACKGROUND:

On November 8, 2018, the Board of Appeals imposed a Dangerous Building order on 1206 Cage. The property has been accruing civil penalties since that date. Civil penalties must generally be converted by civil suit to result in foreclosure.

The property owner has entered a contract to sale the property. However, the city cannot release the Dangerous Building Order until the building is either repaired or demolished, which has prevented closing.

On November 15, 2022, the Development Services Committee directed staff to present the item to the full City Council with a favorable recommendation.

PROPOSAL:

The owner and buyer are proposing:

1. Payment to the city in the amount of \$1,000
2. The seller will escrow funds in the amount of \$8,500, payable to the city, should be building not be removed within 45 days of closing and requiring city action. The escrow will be held by the Title Company.
3. The agreement will authorize the city to take action to demolish and remove the building, utilizing the escrowed funds, should the building not be removed by the seller or buyer within the prescribed period.
4. Should the removal costs exceed the escrowed funds, the property owner will be invoiced accordingly. Failure to pay will result in a demolition/abatement lien.

FISCAL IMPACT SUMMARY:

Removal of dilapidated structure resulting in an increase in the property value and a positive impact on ad valorem tax roll.

ALTERNATIVES:

The following alternatives are provided for consideration:

1. Approve staff to enter into the agreement resulting in removal of structure pursuant to agreement.
2. Deny. Removal of the structure would be contingent on owner action, or execution of the demolition provision of the order by the city. City action will lead to incurred expenses invoiced to the owner and a subsequent lien for non-payment.

City of Stephenville
c/o Jason King
298 W. Washington St.
Stephenville, TX 76401

October 11, 2022

Re: Lien against 1206 Cage Street, Stephenville, TX (“Property”)

Dear Mr. King:

My name is Curt Garrison and I am the owner of the Property. The Property currently has several liens filed against it for fines assessed by the City related to the structure located on the Property. I currently have the Property under contract to be sold to Dell Burdick.

I am requesting that the City accept the sum of \$1,000.00 to release all liens against the Property which are related to such fines, so that the sale to Mr. Burdick may be completed. Additionally, as evidenced by his signature below, Dell Burdick or I will have the structure that is currently on the Property removed within 45 days after the closing of the sale of the Property to Dell Burdick. Additionally, the contract will require \$8,500.00 to remain in escrow with the title company to ensure for the payment of such removal, and be payable directly to the City if such removal does not occur. The City will be allowed to demolish the structure and utilize the escrowed funds in the event the removal does not occur withing the 45-day period.

The structure shall not be relocated within Erath County, Texas and in the event the removal costs exceed the \$8,500.00 the owner of the Property will be invoiced for such additional funds. Failure to pay such additional funds will result in a demolition/abatement lien against the Property.

If you are in agreement, or need any additional information, please contact Dell Burdick at 254-485-9159.

Respectfully,

Curt Garrison

Agreed:


Dell Burdick



STAFF REPORT

SUBJECT: Dangerous Building Order and Accruing Civil Penalties for 1206 Cage
MEETING: Council Meeting – 06 Dec 2022
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

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The structure shall not be relocated within Erath County, Texas and in the event the removal costs exceed the \$8,500.00 the owner of the Property will be invoiced for such additional funds. Failure to pay such additional funds will result in a demolition/abatement lien against the Property.

If you are in agreement, or need any additional information, please contact Dell Burdick at 254-485-9159.

Respectfully,

Curt Garrison



Agreed:


Dell Burdick

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-2-2015



AMENDMENT TO CONTRACT CONCERNING THE PROPERTY AT

1206 W Cage, Stephenville (Street Address and City)

Seller and Buyer amend the contract as follows: (check each applicable box)

- (1) The Sales Price in Paragraph 3 of the contract is:
A. Cash portion of Sales Price payable by Buyer at closing
B. Sum of financing described in the contract
C. Sales Price (Sum of A and B)
(2) In addition to any repairs and treatments otherwise required by the contract, Seller, at Seller's expense, shall complete the following repairs and treatments:
(3) The date in Paragraph 9 of the contract is changed to
(4) The amount in Paragraph 12A(1)(b) of the contract is changed to
(5) The cost of lender required repairs and treatment, as itemized on the attached list, will be paid as follows:
(6) Buyer has paid Seller an additional Option Fee of
(7) Buyer waives the unrestricted right to terminate the contract for which the Option Fee was paid.
(8) The date for Buyer to give written notice to Seller that Buyer cannot obtain Buyer Approval as set forth in the Third Party Financing Addendum is changed to
(9) Other Modifications: (Insert only factual statements and business details applicable to this sale.)

Paragraph 11 is amended to: 1. Buyer will pay all closing costs with the exception of any fees associated with the seller providing clear title 2. Seller will escrow \$5,000.00 at closing for 45 days until buildings on the property have been removed. If seller does not remove buildings in the time stated, buyer will remove buildings and receive the \$5,000. If both buyer and seller do not comply, City of Stephenville will remove the buildings and receive \$5000 escrowed monies.

EXECUTED the 23 day of September, 20 22. (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

Buyer (Signature)
Buyer (Signature)

Seller
Seller (Signature: Curt Garrison)



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC No. 39-8. This form replaces TREC No. 39-7.

ORDINANCE NO. 2022-O-45**AN ORDINANCE OF THE CITY OF STEPHENVILLE CREATING CHAPTER 98 OF THE CITY OF STEPHENVILLE CODE OF ORDINANCES TO BE TITLED "MULTIFAMILY HOUSING STANDARDS" AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Development Services Department worked with the Development Services Committee to present for consideration rules and regulations to ensure safe multifamily housing; and

WHEREAS, the City Council of the City of Stephenville wishes to formally establish rules and regulations for the operation of multifamily housing properties ensuring the protection of the health, safety and welfare of the occupants.

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

SECTION 1.

The Code of Ordinances of the City of Stephenville is hereby amended by the addition of the following:

**TITLE 9 - GENERAL REGULATIONS
CHAPTER 98 – MULTIFAMILY HOUSING STANDARDS**

ARTICLE I – Definitions**Sec. 98.01 Definitions**

For the purposes of this chapter, the following words, terms and phrases shall have the meaning ascribed to them except where the context clearly indicates a different meaning:

Department. The City of Stephenville Development Services Department.

Director. The Director of the Development Services Department or his/her designee.

Dwelling. Any building or portion thereof which is designed and used exclusively for residential purposes.

Dwelling, multifamily. A building having accommodations for five or more families living independently of each other. This excludes recreational vehicle camps, hotels, motels or resort facilities. Occupancy is restricted to one family per unit.

Minimum Standards. All multifamily dwellings must be maintained in a manner that meet or exceed the City's adopted International Codes.

Sections 98.02 - 98.09 Reserved for future use

ARTICLE II - Inspections**Sec. 98.02 Inspections**

Service requests made to the Department for alleged violations shall result in the city making contact with property management to schedule an inspection.

Interior inspections of occupied units shall not be performed without consent of the resident, arranged by either property management, or, city staff.

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Civil Complaints to the Municipal Court resulting in a minimum standards violation conviction shall also prompt interior inspections as referenced in this section.

ARTICLE III – Revocation of Certificate of Occupancy

Sec. 98.03 Revocation of Certificate of Occupancy

The Certificate of Occupancy for a multifamily property will be subject to revocation when:

There is repeated failure to comply with the requirements of this chapter;

One or more dwelling units have been substandard for more than sixty days following the delivery of notice of violation;

If the property has confirmed violations that present imminent threats to the life, health or safety of any person.

The Director of Development Services shall provide notice of revocation by certified mail, personal service, or courier-receipted commercial delivery sent to the address provided on the licensee's application. The revocation may be appealed to the City Manager by filing a written notice of appeal with the Director of Development Services within ten days of delivery of the notice of revocation. The City Manager, or a designated representative of the City Manager, shall provide an opportunity for a hearing on the appeal and shall render a decision on the appeal within ten days of the date of the hearing. The decision of the City Manager, or the designated representative, shall be final.

SECTION 3.

If any section or part of this ordinance is held by a court of competent jurisdiction to be unconstitutional or invalid, such judgement shall not affect, impair, or invalidate the remaining provisions of this Ordinance but shall be confined in its operation to the specific section or sections that are held unconstitutional or invalid.

SECTION 4.

This ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2022.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason M. King,
City Manager

Randy Thomas, City Attorney
Approved as to form and legality



STAFF REPORT

SUBJECT: Monthly Budget Report for the period Ending October 31, 2022

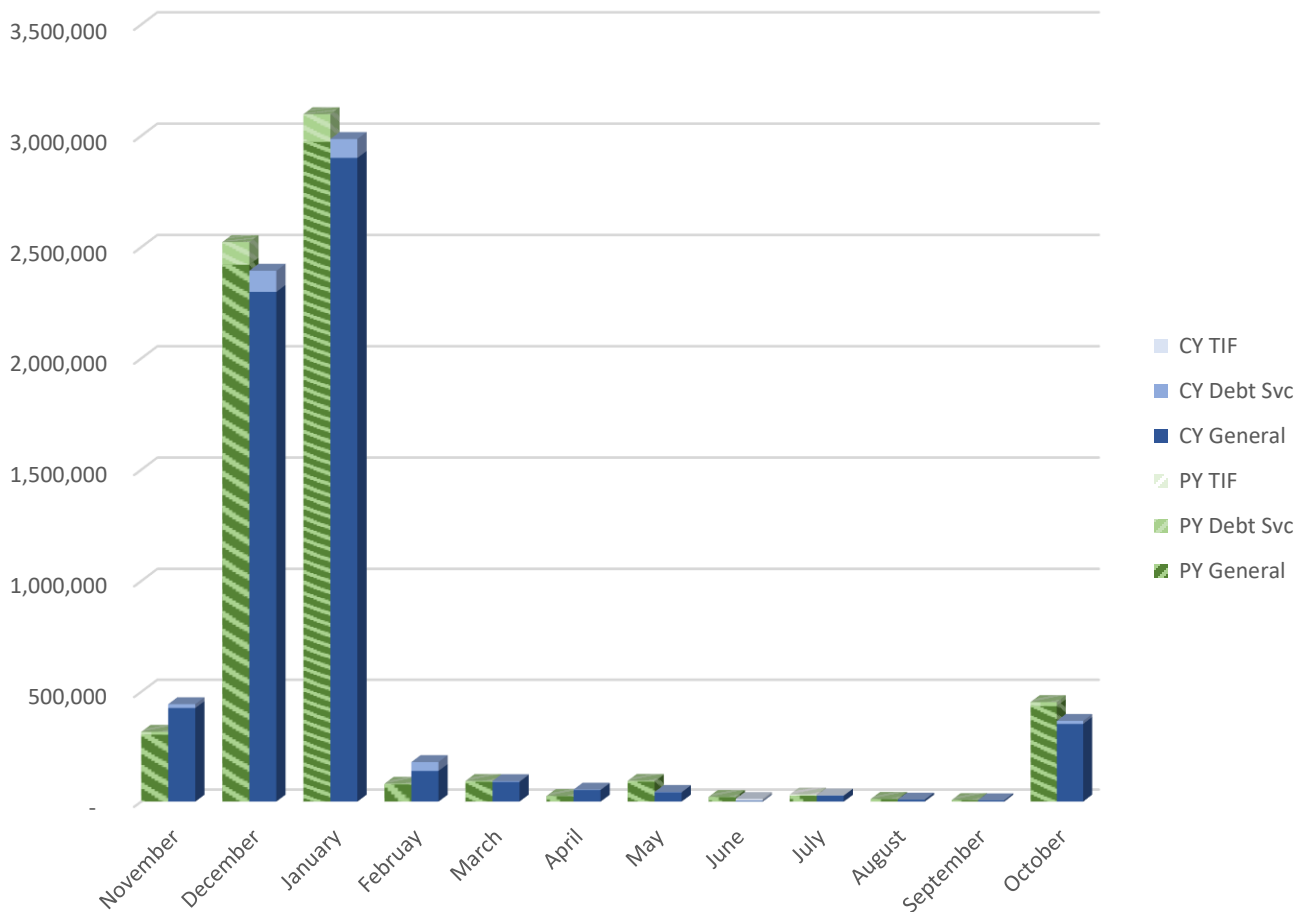
DEPARTMENT: Finance

STAFF CONTACT: Monica Harris

BACKGROUND:

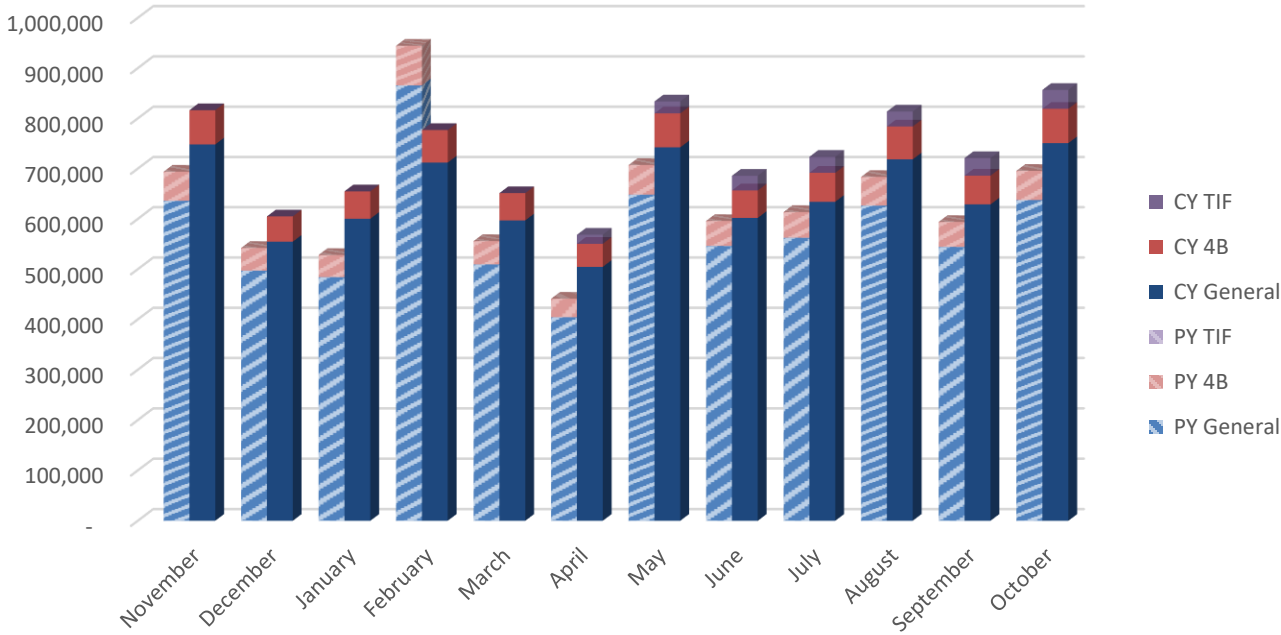
In reviewing the financial statements ending October 31, 2022, the financial indicators are overall as or better than anticipated.

Property Tax Collections
2 year 12 month rolling comparison



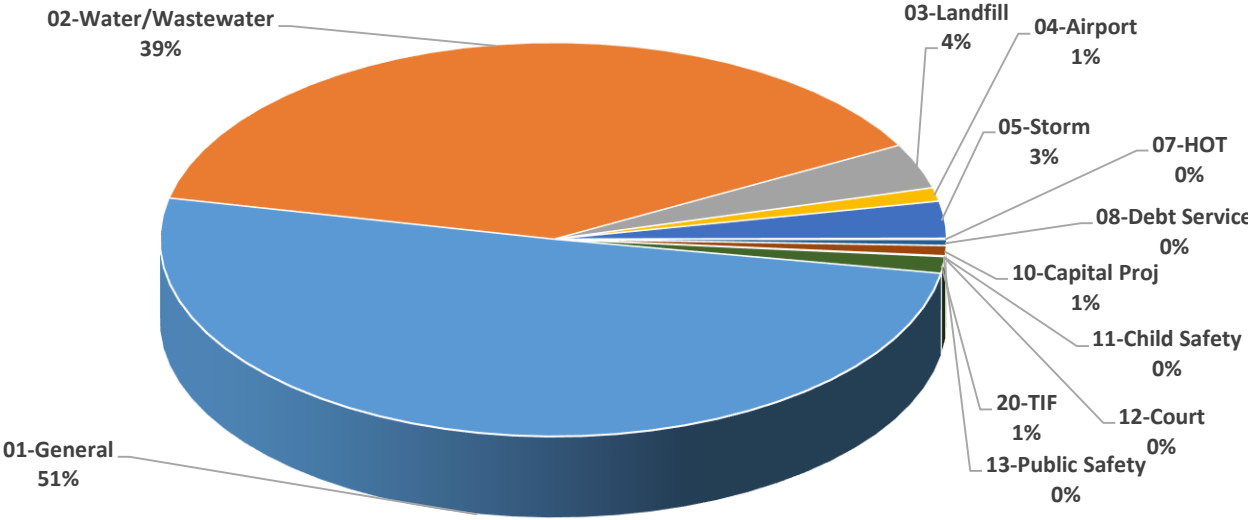
We received \$368K in property taxes in the month of October, resulting in \$85K decrease over funds collected last October. The amount collected is 5% of budget, which is \$17K more than anticipated.

Sales and Use Tax 2 year 12 month rolling comparison



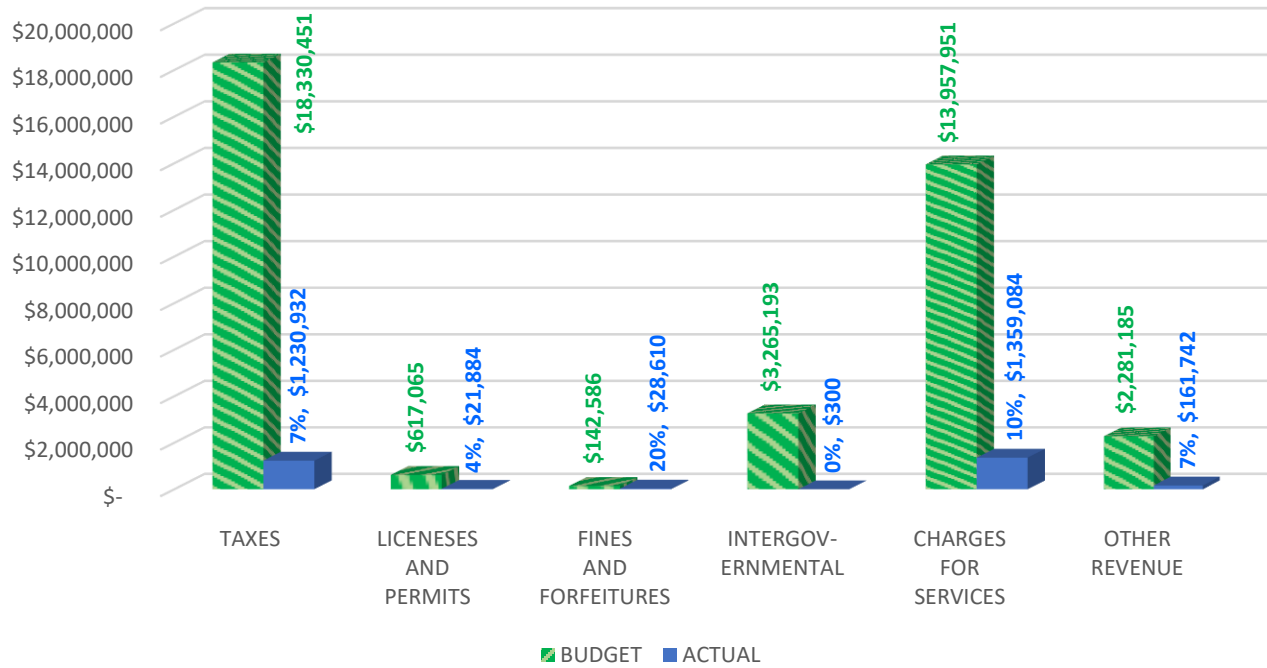
We received \$857K in sales tax in October, resulting in \$161K or 23% more than the funds collected last October. The amount collected is 9% of the \$9 million budget, which is \$112K higher than anticipated.

Revenue by Fund



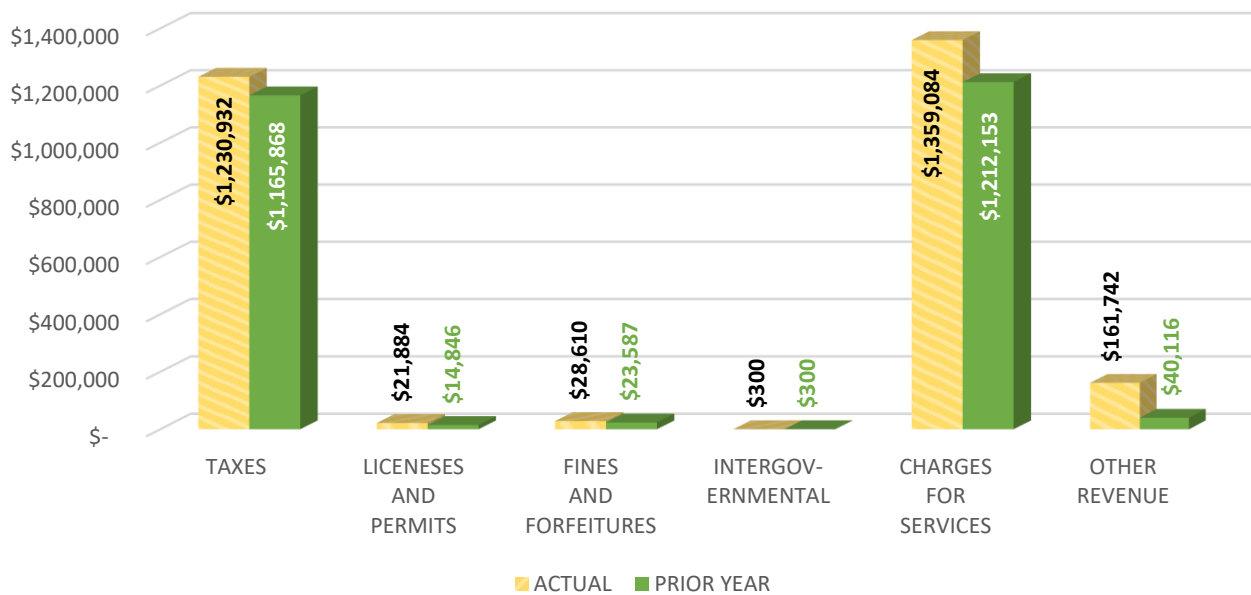
Most of the revenue received to date is in the General Fund at 51% and the Water/Wastewater Fund at 39%.

Revenue - Budget vs Actual

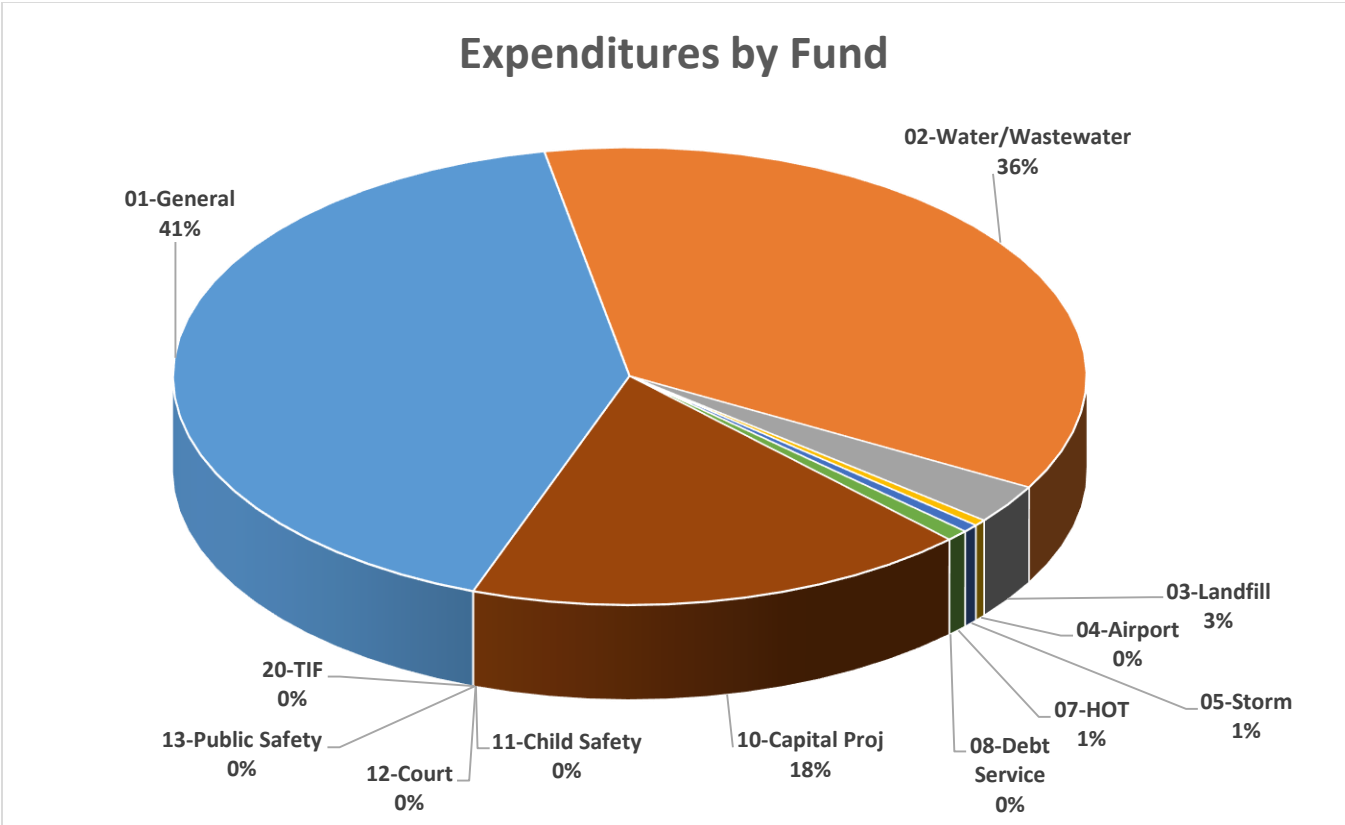


We have received 7% of the total budgeted revenues, which is \$112,000 more than anticipated due to taxes and charges for services.

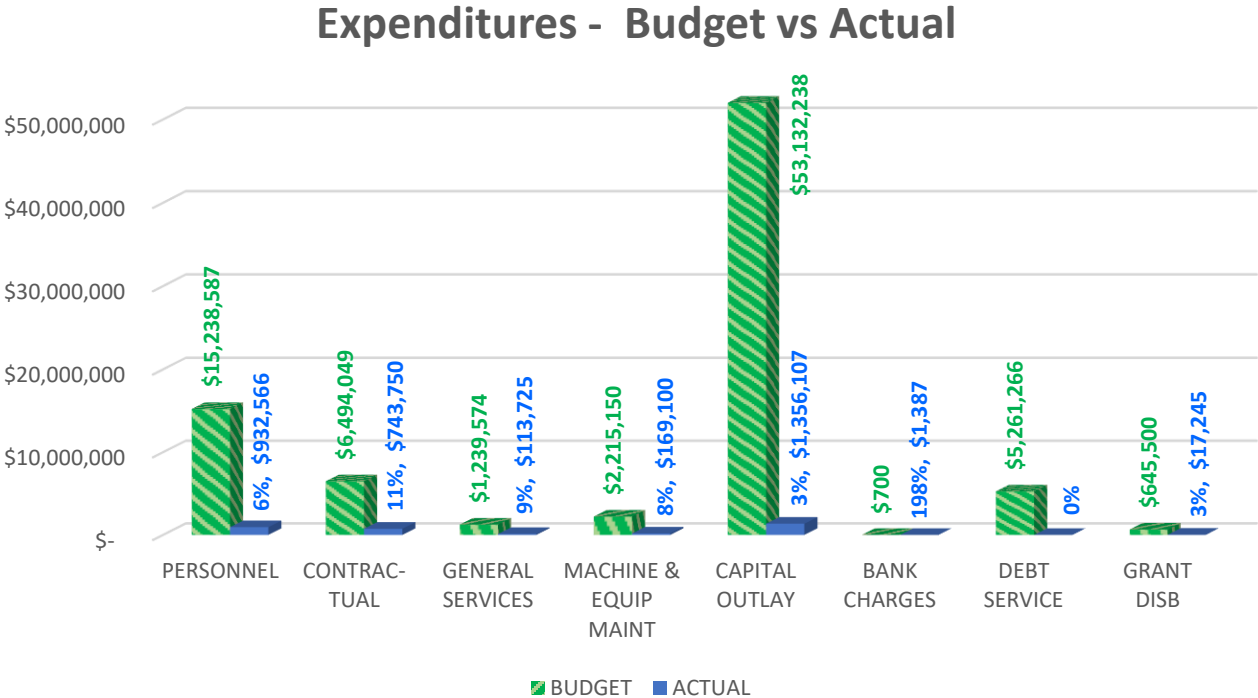
Revenue - Prior Year Comparison



We received \$346,000 more in revenue than last year due to taxes, charges for services, and interest income.

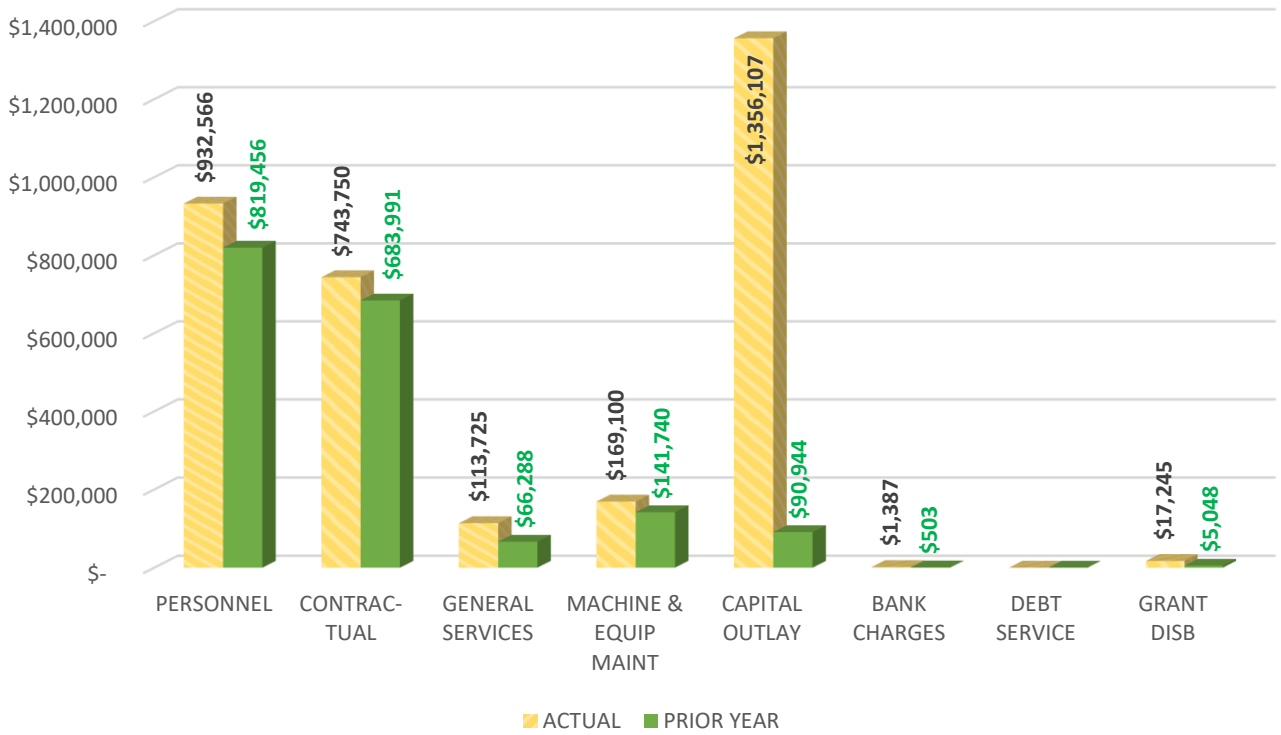


Most of the expenditures are in the General Fund at 41%, Water/Wastewater at 36%, and Capital Projects at 18%.



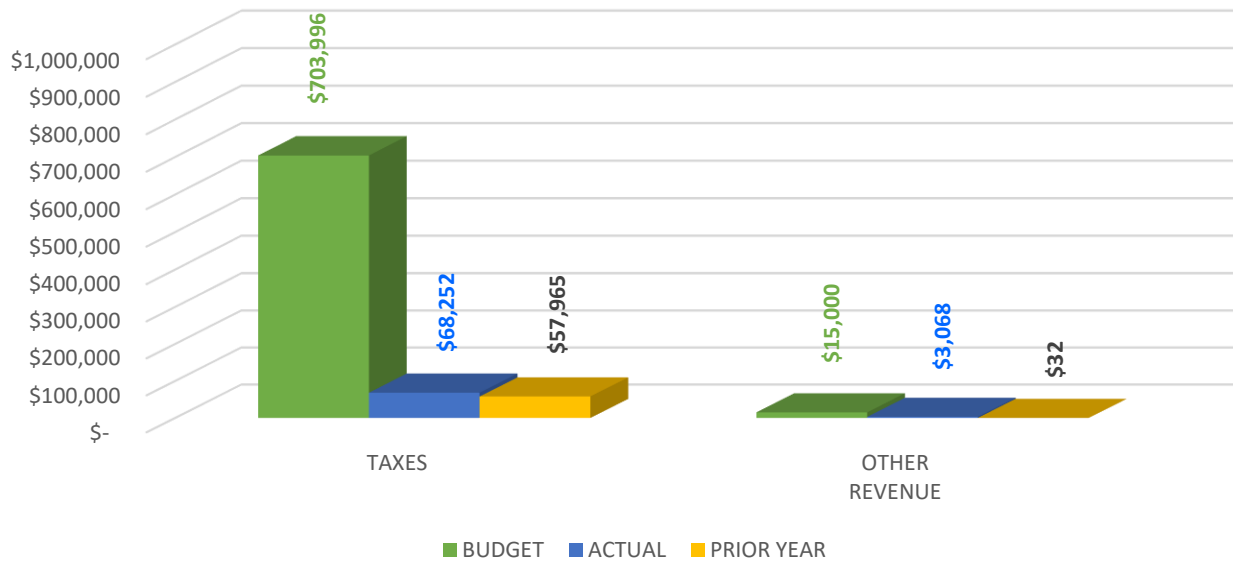
We have expended 4% of the total budgeted expenditures, which is \$3.3 million less than anticipated due to capital projects.

Expenditures - Prior Year Comparison



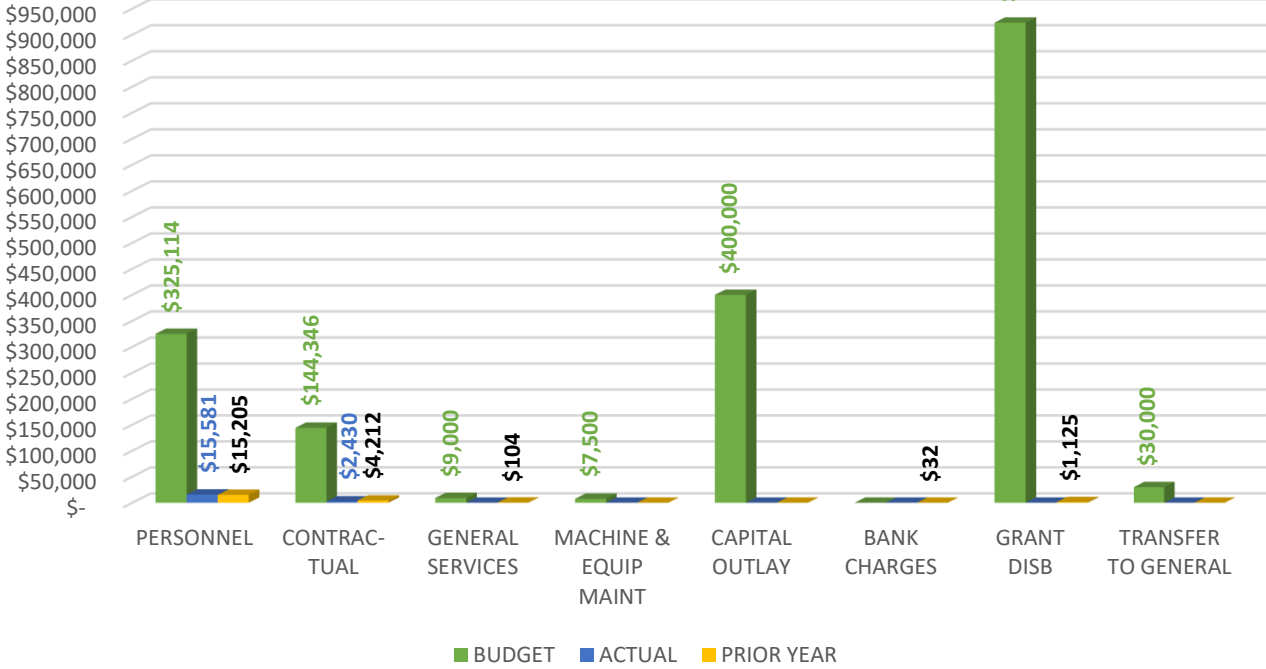
We spent \$1.5 million more in expenditures than last year, the bulk of which is capital outlay.

SEDA Revenue Comparison



SEDA has received an overall 10% of budgeted revenue for October, which is \$13,000 more than last year.

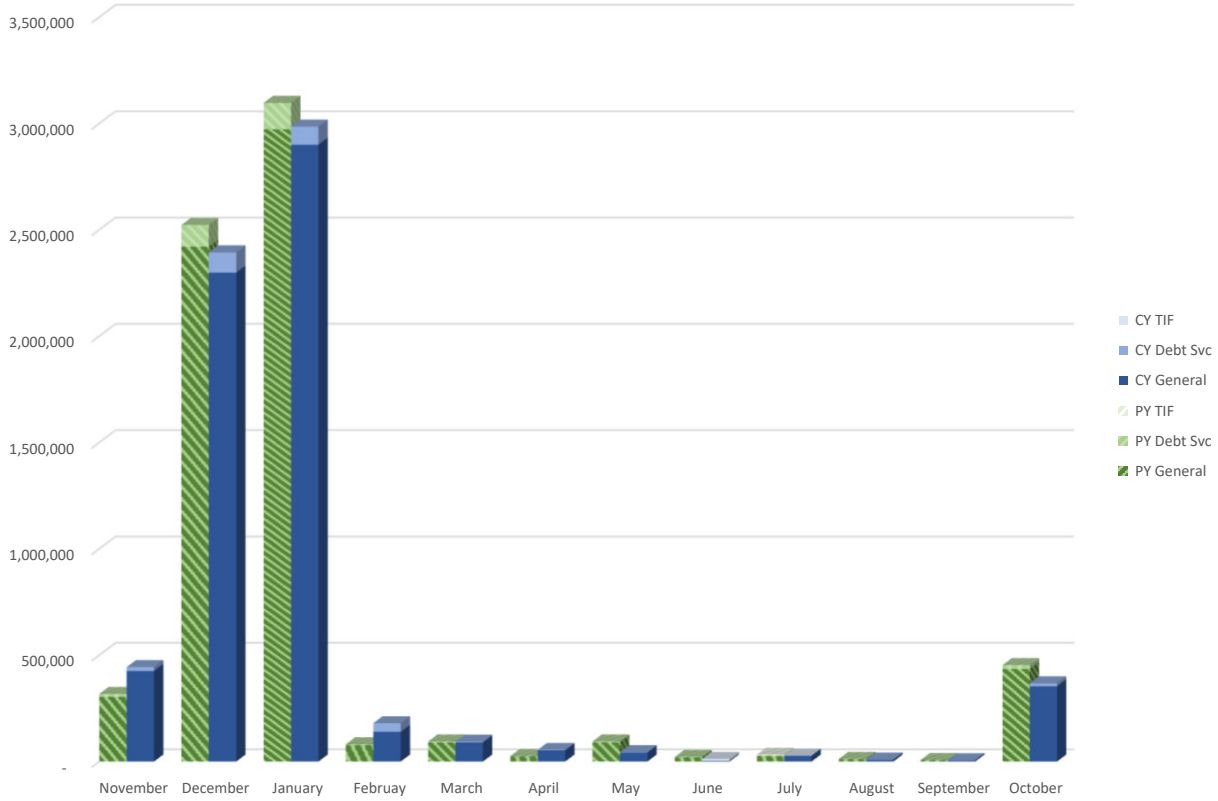
SEDA Expenditure Comparison



SEDA has spent an overall 1% of budgeted expenditures, which is \$2,700 less than last year.



Property Tax Collections
2 year 12 month rolling comparison



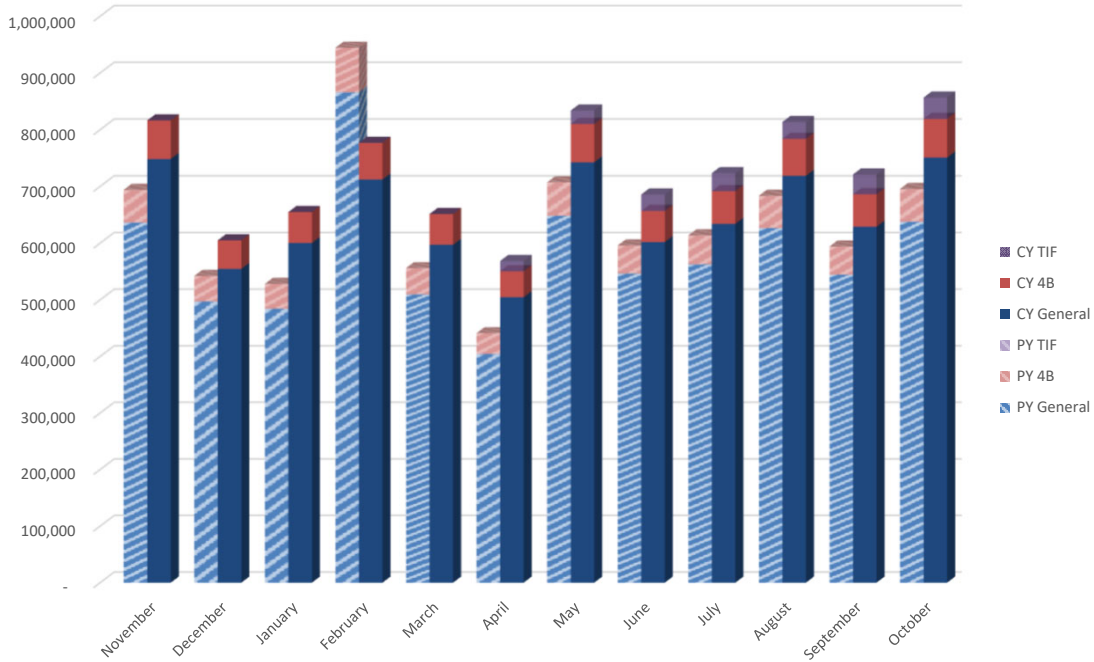
Month	General Fund	Debt Svc	TIF	Total	Month	General Fund	Debt Svc	TIF	Total
Nov-20	304,970	12,804	-	317,774	Nov-21	426,306	17,588	-	443,894
Dec-20	2,421,750	100,945	-	2,522,695	Dec-21	2,299,000	94,802	-	2,393,802
Jan-21	2,973,159	123,936	-	3,097,096	Jan-22	2,900,794	84,898	-	2,985,692
Feb-21	78,158	3,268	-	81,427	Feb-22	139,716	40,485	-	180,201
Mar-21	90,202	3,822	-	94,024	Mar-22	89,653	3,698	-	93,351
Apr-21	24,696	1,064	-	25,760	Apr-22	52,666	2,172	-	54,838
May-21	90,794	3,893	-	94,687	May-22	42,164	1,926	-	44,090
Jun-21	20,314	1,266	-	21,580	Jun-22	3,566	652	7,969	12,187
Jul-21	27,201	1,304	3,789	32,294	Jul-22	27,022	1,193	-	28,214
Aug-21	11,946	508	-	12,454	Aug-22	8,974	521	-	9,495
Sep-21	7,059	300	-	7,359	Sep-22	5,893	252	-	6,145
Oct-21	435,350	17,955	-	453,305	Oct-22	353,997	13,810	-	367,806
12 month total				<u>6,760,454</u>	12 month total				<u>6,619,716</u>
Oct 2021				<u>453,305</u>	Oct 2022				<u>367,806</u>
FY 2021-2022 Total				6,705,214	FY 2022-2023 Budget				7,332,322

Collection to date as percentage of fiscal year total 6.76%

Collection to date as percentage of fiscal year budget 5.02%



Sales and Use Tax
2 year 12 month rolling comparison



Month	General	4B	TIF	Total	Month	General	4B	TIF	Total	% Change +/-
Nov-20	636,149	57,832	-	693,981	Nov-21	748,251	68,023	-	816,274	17.62%
Dec-20	497,048	45,186	-	542,234	Dec-20	554,591	50,417	-	605,009	11.58%
Jan-21	484,228	44,021	-	528,249	Jan-22	600,295	54,572	-	654,868	23.97%
Feb-21	865,761	78,706	-	944,466	Feb-22	712,030	64,730	-	776,760	-17.76%
Mar-21	509,621	46,329	-	555,950	Mar-22	597,069	54,279	-	651,348	17.16%
Apr-21	404,427	36,766	-	441,193	Apr-22	504,572	45,870	18,078	568,520	28.86%
May-21	648,372	58,943	-	707,314	May-22	742,430	67,494	23,768	833,692	17.87%
Jun-21	546,259	49,660	-	595,919	Jun-22	601,902	54,718	29,243	685,863	15.09%
Jul-21	562,550	51,141	-	613,691	Jul-22	634,088	57,644	31,769	723,501	17.89%
Aug-21	626,605	56,964	-	683,569	Aug-22	718,562	65,324	29,738	813,623	19.03%
Sep-21	544,489	49,499	-	593,988	Sep-22	628,870	57,170	35,054	721,094	21.40%
Oct-21	637,613	57,965	-	695,578	Oct-22	750,773	68,252	37,529	856,555	23.14%
12 month total				<u>7,596,133</u>	12 month total				<u>8,707,107</u>	14.63%
Oct 2021				<u>695,578</u>	Oct 2022				<u>856,555</u>	23.14%
FY 2021-2022 Total				8,546,130	FY 2022-2023 Budget				9,047,981	
Collection to date as percentage of fiscal year total				8.14%	Collection to date as percentage of fiscal year budget				9.47%	



Fund: 01 - GENERAL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
TAXES	1,179,550.77	1,057,890.92	121,659.85	1,179,550.77	1,057,890.92	121,659.85	7	16,675,797.00	(15,496,246.23)	93
LICENSES AND PERMITS	21,883.64	21,118.87	764.77	21,883.64	21,118.87	764.77	4	588,565.00	(566,681.36)	96
FINES AND FORFEITURES	27,175.82	21,981.21	5,194.61	27,175.82	21,981.21	5,194.61	20	133,325.00	(106,149.18)	80
INTERGOVERNMENTAL	300.00	300.00	0.00	300.00	300.00	0.00	0	236,600.00	(236,300.00)	100
CHARGES FOR SERVICES	131,724.57	78,115.06	53,609.51	131,724.57	78,115.06	53,609.51	11	1,203,208.00	(1,071,483.43)	89
OTHER REVENUE	56,847.37	1,264.56	55,582.81	56,847.37	1,264.56	55,582.81	22	256,920.00	(200,072.63)	78
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0	1,679,307.00	(1,679,307.00)	100
TOTAL REVENUE	1,417,482.17	1,180,670.62	236,811.55	1,417,482.17	1,180,670.62	236,811.55	7	20,773,722.00	(19,356,239.83)	93
EXPENSE SUMMARY										
CITY COUNCIL	33,284.11	52,996.44	19,712.33	33,284.11	52,996.44	19,712.33	6	546,280.00	(512,995.89)	94
CITY MANAGER	17,070.34	26,870.27	9,799.93	17,070.34	26,870.27	9,799.93	4	416,165.00	(399,094.66)	96
CITY SECRETARY	35,475.32	10,870.04	(24,605.28)	35,475.32	10,870.04	(24,605.28)	23	155,487.00	(120,011.68)	77
EMERGENCY MANAGEMENT	9,250.00	1,508.99	(7,741.01)	9,250.00	1,508.99	(7,741.01)	51	18,108.00	(8,858.00)	49
MUNICIPAL BUILDING	16,848.34	19,428.29	2,579.95	16,848.34	19,428.29	2,579.95	8	199,936.00	(183,087.66)	92
MUNICIPAL SERVICES CTR	24,460.81	12,836.65	(11,624.16)	24,460.81	12,836.65	(11,624.16)	20	122,834.00	(98,373.19)	80
HUMAN RESOURCES	10,201.45	16,854.24	6,652.79	10,201.45	16,854.24	6,652.79	5	224,890.00	(214,688.55)	95
DOWNTOWN	10,807.47	17,300.86	6,493.39	10,807.47	17,300.86	6,493.39	5	228,123.00	(217,315.53)	95
FINANCE	36,479.01	61,533.66	25,054.65	36,479.01	61,533.66	25,054.65	4	881,636.00	(845,156.99)	96
INFORMATION TECHNOLOGY	39,851.07	32,351.53	(7,499.54)	39,851.07	32,351.53	(7,499.54)	9	440,022.00	(400,170.93)	91
TAX	50,295.44	16,732.74	(33,562.70)	50,295.44	16,732.74	(33,562.70)	25	200,793.00	(150,497.56)	75
LEGAL COUNSEL	4,385.72	11,202.89	6,817.17	4,385.72	11,202.89	6,817.17	3	132,587.00	(128,201.28)	97
MUNICIPAL COURT	4,849.94	9,583.41	4,733.47	4,849.94	9,583.41	4,733.47	4	131,170.00	(126,320.06)	96
STREET MAINTENANCE	48,608.17	103,199.08	54,590.91	48,608.17	103,199.08	54,590.91	4	1,083,683.00	(1,035,074.83)	96
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	137,867.64	180,002.60	42,134.96	137,867.64	180,002.60	42,134.96	6	2,181,084.00	(2,043,216.36)	94
PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
LIBRARY	15,261.75	20,582.93	5,321.18	15,261.75	20,582.93	5,321.18	5	282,811.00	(267,549.25)	95
SENIOR CENTER	20,381.30	105,563.21	85,181.91	20,381.30	105,563.21	85,181.91	2	1,252,674.00	(1,232,292.70)	98
AQUATIC CENTER	9,606.74	31,717.61	22,110.87	9,606.74	31,717.61	22,110.87	2	412,045.00	(402,438.26)	98
FIRE DEPARTMENT	361,649.86	349,305.66	(12,344.20)	361,649.86	349,305.66	(12,344.20)	9	4,195,841.00	(3,834,191.14)	91
POLICE DEPARTMENT	455,108.63	525,909.01	70,800.38	455,108.63	525,909.01	70,800.38	7	6,542,936.00	(6,087,827.37)	93
DEVELOPMENT SERVICES	39,965.31	83,016.05	43,050.74	39,965.31	83,016.05	43,050.74	3	1,150,126.00	(1,110,160.69)	97
GIS	270.68	5,210.67	4,939.99	270.68	5,210.67	4,939.99	0	85,263.00	(84,992.32)	100
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0	1,771,322.00	(1,771,322.00)	100
TOTAL EXPENSE	1,381,979.10	1,694,576.83	312,597.73	1,381,979.10	1,694,576.83	312,597.73	6	22,655,816.00	21,273,836.90	94
REVENUE OVER/(UNDER) EXPENDITURE	35,503.07	(513,906.21)	549,409.28	35,503.07	(513,906.21)	549,409.28		(1,882,094.00)	(40,630,076.73)	

Budget Variance Report

Fund: 02 - WATER AND WASTEWATER FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	0.00	0.00	0.00	0.00	0.00	0	1,000.00	(1,000.00)	100
INTERGOVERNMENTAL	0.00	219,708.41	(219,708.41)	0.00	219,708.41	(219,708.41)	0	2,637,556.00	(2,637,556.00)	100
CHARGES FOR SERVICES	1,012,809.09	908,982.36	103,826.73	1,012,809.09	908,982.36	103,826.73	10	10,471,363.00	(9,458,553.91)	90
OTHER REVENUE	71,970.53	911.16	71,059.37	71,970.53	911.16	71,059.37	16	463,000.00	(391,029.47)	84
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0	82,662.00	(82,662.00)	100
TOTAL REVENUE	1,084,779.62	1,129,601.93	(44,822.31)	1,084,779.62	1,129,601.93	(44,822.31)	8	13,655,581.00	(12,570,801.38)	92
EXPENSE SUMMARY										
UTILITIES ADMINISTRATION	52,309.70	642,212.24	589,902.54	52,309.70	642,212.24	589,902.54	1	7,831,634.00	(7,779,324.30)	99
WATER PRODUCTION	718,175.42	473,007.31	(245,168.11)	718,175.42	473,007.31	(245,168.11)	13	5,477,117.00	(4,758,941.58)	87
WATER DISTRIBUTION	162,976.79	344,033.48	181,056.69	162,976.79	344,033.48	181,056.69	4	4,116,581.00	(3,953,604.21)	96
CUSTOMER SERVICE	20,708.04	26,269.31	5,561.27	20,708.04	26,269.31	5,561.27	7	314,470.00	(293,761.96)	93
WASTEWATER COLLECTION	37,866.49	1,976,699.56	1,938,833.07	37,866.49	1,976,699.56	1,938,833.07	0	23,707,108.00	(23,669,241.51)	100
WASTEWATER TREATMENT	110,791.23	195,027.47	84,236.24	110,791.23	195,027.47	84,236.24	5	2,237,062.00	(2,126,270.77)	95
BILLING & COLLECTION	26,857.88	31,819.00	4,961.12	26,857.88	31,819.00	4,961.12	7	405,266.00	(378,408.12)	93
NON-DEPARTMENTAL	73,199.65	60,489.62	(12,710.03)	73,199.65	60,489.62	(12,710.03)	1	5,183,089.00	(5,109,889.35)	99
TOTAL EXPENSE	1,202,885.20	3,749,557.99	2,546,672.79	1,202,885.20	3,749,557.99	2,546,672.79	2	49,272,327.00	48,069,441.80	98
REVENUE OVER/(UNDER) EXPENDITURE	(118,105.58)	(2,619,956.06)	2,501,850.48	(118,105.58)	(2,619,956.06)	2,501,850.48		(35,616,746.00)	(60,640,243.18)	

Budget Variance Report

Fund: 03 - SANITARY LANDFILL FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
CHARGES FOR SERVICES	99,206.03	88,932.39	10,273.64	99,206.03	88,932.39	10,273.64	9	1,100,400.00	(1,001,193.97)	91
OTHER REVENUE	4,931.52	571.03	4,360.49	4,931.52	571.03	4,360.49	28	17,350.00	(12,418.48)	72
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	104,137.55	89,503.42	14,634.13	104,137.55	89,503.42	14,634.13	9	1,117,750.00	(1,013,612.45)	91
<u>EXPENSE SUMMARY</u>										
LANDFILL	92,686.34	94,605.67	1,919.33	92,686.34	94,605.67	1,919.33	9	1,040,961.00	(948,274.66)	91
TOTAL EXPENSE	92,686.34	94,605.67	1,919.33	92,686.34	94,605.67	1,919.33	9	1,040,961.00	948,274.66	91
REVENUE OVER/(UNDER) EXPENDITURE	11,451.21	(5,102.25)	16,553.46	11,451.21	(5,102.25)	16,553.46		76,789.00	(1,961,887.11)	

Budget Variance Report
Fund: 04 - AIRPORT FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0	10,000.00	(10,000.00)	100
CHARGES FOR SERVICES	31,342.00	10,438.32	20,903.68	31,342.00	10,438.32	20,903.68	24	130,350.00	(99,008.00)	76
OTHER REVENUE	0.00	118,539.21	(118,539.21)	0.00	118,539.21	(118,539.21)	0	1,423,040.00	(1,423,040.00)	100
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0	297,325.00	(297,325.00)	100
TOTAL REVENUE	31,342.00	128,977.53	(97,635.53)	31,342.00	128,977.53	(97,635.53)	2	1,860,715.00	(1,829,373.00)	98
EXPENSE SUMMARY										
AIRPORT	14,862.83	148,322.43	133,459.60	14,862.83	148,322.43	133,459.60	1	1,719,462.00	(1,704,599.17)	99
TOTAL EXPENSE	14,862.83	148,322.43	133,459.60	14,862.83	148,322.43	133,459.60	1	1,719,462.00	1,704,599.17	99
REVENUE OVER/(UNDER) EXPENDITURE	16,479.17	(19,344.90)	35,824.07	16,479.17	(19,344.90)	35,824.07		141,253.00	(3,533,972.17)	

Budget Variance Report

Fund: 05 - STORM WATER DRAINAGE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
LICENSES AND PERMITS	0.00	2,082.50	(2,082.50)	0.00	2,082.50	(2,082.50)	0	25,000.00	(25,000.00)	100
INTERGOVERNMENTAL	0.00	9,371.25	(9,371.25)	0.00	9,371.25	(9,371.25)	0	112,500.00	(112,500.00)	100
CHARGES FOR SERVICES	84,002.72	84,615.00	(612.28)	84,002.72	84,615.00	(612.28)	8	1,015,380.00	(931,377.28)	92
OTHER REVENUE	1,159.75	3.83	1,155.92	1,159.75	3.83	1,155.92	52	2,250.00	(1,090.25)	48
TOTAL REVENUE	85,162.47	96,072.58	(10,910.11)	85,162.47	96,072.58	(10,910.11)	7	1,155,130.00	(1,069,967.53)	93
<u>EXPENSE SUMMARY</u>										
STORM WATER DRAINAGE	18,679.97	29,164.99	10,485.02	18,679.97	29,164.99	10,485.02	2	1,062,812.00	(1,044,132.03)	98
TOTAL EXPENSE	18,679.97	29,164.99	10,485.02	18,679.97	29,164.99	10,485.02	2	1,062,812.00	1,044,132.03	98
REVENUE OVER/(UNDER) EXPENDITURE	66,482.50	66,907.59	(425.09)	66,482.50	66,907.59	(425.09)		92,318.00	(2,114,099.56)	

Budget Variance Report

Fund: 07 - HOTEL OCCUPANCY TAX FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0	694,278.00	(694,278.00)	100
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
CHARGES FOR SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0	24,750.00	(24,750.00)	100
OTHER REVENUE	2,354.34	11.53	2,342.81	2,354.34	11.53	2,342.81	52	4,500.00	(2,145.66)	48
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	2,354.34	11.53	2,342.81	2,354.34	11.53	2,342.81	0	723,528.00	(721,173.66)	100
<u>EXPENSE SUMMARY</u>										
TOURISM	26,332.34	54,766.44	28,434.10	26,332.34	54,766.44	28,434.10	3	786,707.00	(760,374.66)	97
TOTAL EXPENSE	26,332.34	54,766.44	28,434.10	26,332.34	54,766.44	28,434.10	3	786,707.00	760,374.66	97
REVENUE OVER/(UNDER) EXPENDITURE	(23,978.00)	(54,754.91)	30,776.91	(23,978.00)	(54,754.91)	30,776.91		(63,179.00)	(1,481,548.32)	

Budget Variance Report

Fund: 08 - DEBT SERVICE FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	13,851.36	13,895.89	(44.53)	13,851.36	13,895.89	(44.53)	5	270,443.00	(256,591.64)	95
OTHER REVENUE	125.28	1.38	123.90	125.28	1.38	123.90	25	500.00	(374.72)	75
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0	823,850.00	(823,850.00)	100
TOTAL REVENUE	13,976.64	13,897.27	79.37	13,976.64	13,897.27	79.37	1	1,094,793.00	(1,080,816.36)	99
<u>EXPENSE SUMMARY</u>										
DEBT SERVICE	0.00	58.31	58.31	0.00	58.31	58.31	0	1,092,925.00	(1,092,925.00)	100
TOTAL EXPENSE	0.00	58.31	58.31	0.00	58.31	58.31	0	1,092,925.00	1,092,925.00	100
REVENUE OVER/(UNDER) EXPENDITURE	13,976.64	13,838.96	137.68	13,976.64	13,838.96	137.68		1,868.00	(2,173,741.36)	

Budget Variance Report

Fund: 10 - CAPITAL PROJECTS FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
LICENSES AND PERMITS	0.00	208.25	(208.25)	0.00	208.25	(208.25)	0	2,500.00	(2,500.00)	100
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0	265,737.00	(265,737.00)	100
CHARGES FOR SERVICES	0.00	1,041.25	(1,041.25)	0.00	1,041.25	(1,041.25)	0	12,500.00	(12,500.00)	100
OTHER REVENUE	23,392.28	477.07	22,915.21	23,392.28	477.07	22,915.21	21	112,500.00	(89,107.72)	79
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0	1,384,897.00	(1,384,897.00)	100
TOTAL REVENUE	23,392.28	1,726.57	21,665.71	23,392.28	1,726.57	21,665.71	1	1,778,134.00	(1,754,741.72)	99
EXPENSE SUMMARY										
STREET MAINTENANCE	596,453.70	679,176.13	82,722.43	596,453.70	679,176.13	82,722.43	7	8,153,375.00	(7,556,921.30)	93
PARKS & RECREATION	0.00	166,600.00	166,600.00	0.00	166,600.00	166,600.00	0	2,000,000.00	(2,000,000.00)	100
FIRE DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	596,453.70	845,776.13	249,322.43	596,453.70	845,776.13	249,322.43	6	10,153,375.00	9,556,921.30	94
REVENUE OVER/(UNDER) EXPENDITURE	(573,061.42)	(844,049.56)	270,988.14	(573,061.42)	(844,049.56)	270,988.14		(8,375,241.00)	(11,311,663.02)	

Budget Variance Report

Fund: 11 - CHILD SAFETY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
FINES AND FORFEITURES	425.00	368.02	56.98	425.00	368.02	56.98	17	2,500.00	(2,075.00)	83
OTHER REVENUE	18.90	0.20	18.70	18.90	0.20	18.70	25	75.00	(56.10)	75
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL REVENUE	443.90	368.22	75.68	443.90	368.22	75.68	17	2,575.00	(2,131.10)	83
<u>EXPENSE SUMMARY</u>										
CHILD SAFETY	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
REVENUE OVER/(UNDER) EXPENDITURE	443.90	368.22	75.68	443.90	368.22	75.68		2,575.00	(2,131.10)	

Budget Variance Report

Fund: 12 - COURT TECHNOLOGY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	1,008.68	639.00	369.68	1,008.68	639.00	369.68	15	6,761.00	(5,752.32)	85
OTHER REVENUE	45.62	0.40	45.22	45.62	0.40	45.22	30	150.00	(104.38)	70
TOTAL REVENUE	1,054.30	639.40	414.90	1,054.30	639.40	414.90	15	6,911.00	(5,856.70)	85
EXPENSE SUMMARY										
COURT TECHNOLOGY	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
REVENUE OVER/(UNDER) EXPENDITURE	1,054.30	639.40	414.90	1,054.30	639.40	414.90		6,911.00	(5,856.70)	

Budget Variance Report

Fund: 13 - PUBLIC SAFETY FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
FINES AND FORFEITURES	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0	2,800.00	(2,800.00)	100
OTHER REVENUE	229.42	2.05	227.37	229.42	2.05	227.37	31	750.00	(520.58)	69
TOTAL REVENUE	229.42	2.05	227.37	229.42	2.05	227.37	6	3,550.00	(3,320.58)	94
EXPENSE SUMMARY										
PUBLIC SAFETY	0.00	1,731.55	1,731.55	0.00	1,731.55	1,731.55	0	20,787.00	(20,787.00)	100
TOTAL EXPENSE	0.00	1,731.55	1,731.55	0.00	1,731.55	1,731.55	0	20,787.00	20,787.00	100
REVENUE OVER/(UNDER) EXPENDITURE	229.42	(1,729.50)	1,958.92	229.42	(1,729.50)	1,958.92		(17,237.00)	(24,107.58)	

Budget Variance Report

Fund: 20 - TAX INCREMENT FINANCING FUND

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	37,529.44	49,380.00	(11,850.56)	37,529.44	49,380.00	(11,850.56)	5	689,933.00	(652,403.56)	95
OTHER REVENUE	666.97	0.44	666.53	666.97	0.44	666.53	445	150.00	516.97	-345
TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0	133,917.00	(133,917.00)	100
TOTAL REVENUE	38,196.41	49,380.44	(11,184.03)	38,196.41	49,380.44	(11,184.03)	5	824,000.00	(785,803.59)	95
<u>EXPENSE SUMMARY</u>										
TAX INCREMENT FINANCING	0.00	0.00	0.00	0.00	0.00	0.00	0	823,850.00	(823,850.00)	100
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0	823,850.00	823,850.00	100
REVENUE OVER/(UNDER) EXPENDITURE	38,196.41	49,380.44	(11,184.03)	38,196.41	49,380.44	(11,184.03)		150.00	(1,609,653.59)	

Budget Variance Report
Fund: 79 - SEDA

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>										
TAXES	68,252.08	57,962.09	10,289.99	68,252.08	57,962.09	10,289.99	10	703,996.00	(635,743.92)	90
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
OTHER REVENUE	3,068.45	53.69	3,014.76	3,068.45	53.69	3,014.76	20	15,000.00	(11,931.55)	80
TOTAL REVENUE	71,320.53	58,015.78	13,304.75	71,320.53	58,015.78	13,304.75	10	718,996.00	(647,675.47)	90
<u>EXPENSE SUMMARY</u>										
SEDA	18,011.70	145,690.07	127,678.37	18,011.70	145,690.07	127,678.37	1	1,838,996.00	(1,820,984.30)	99
TOTAL EXPENSE	18,011.70	145,690.07	127,678.37	18,011.70	145,690.07	127,678.37	1	1,838,996.00	1,820,984.30	99
REVENUE OVER/(UNDER) EXPENDITURE	53,308.83	(87,674.29)	140,983.12	53,308.83	(87,674.29)	140,983.12		(1,120,000.00)	(2,468,659.77)	



City of Stephenville

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 10/31/2022

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 01 - GENERAL FUND								
Revenue								
40 - TAXES	1,147,846.03	1,179,550.77	31,704.74	2.76%	1,147,846.03	1,179,550.77	31,704.74	2.76%
41 - LICENSES AND PERMITS	14,846.18	21,883.64	7,037.46	47.40%	14,846.18	21,883.64	7,037.46	47.40%
42 - FINES AND FORFEITURES	22,427.61	27,175.82	4,748.21	21.17%	22,427.61	27,175.82	4,748.21	21.17%
43 - INTERGOVERNMENTAL	300.00	300.00	0.00	0.00%	300.00	300.00	0.00	0.00%
44 - CHARGES FOR SERVICES	82,441.29	131,724.57	49,283.28	59.78%	82,441.29	131,724.57	49,283.28	59.78%
45 - OTHER REVENUE	39,855.60	56,847.37	16,991.77	42.63%	39,855.60	56,847.37	16,991.77	42.63%
Revenue Total:	1,307,716.71	1,417,482.17	109,765.46	8.39%	1,307,716.71	1,417,482.17	109,765.46	8.39%
Expense								
Department: 101 - CITY COUNCIL								
51 - PERSONNEL	694.01	1,625.24	-931.23	-134.18%	694.01	1,625.24	-931.23	-134.18%
52 - CONTRACTUAL	6,585.75	31,581.62	-24,995.87	-379.54%	6,585.75	31,581.62	-24,995.87	-379.54%
53 - GENERAL SERVICES	0.00	77.25	-77.25	0.00%	0.00	77.25	-77.25	0.00%
Department 101 - CITY COUNCIL Total:	7,279.76	33,284.11	-26,004.35	-357.21%	7,279.76	33,284.11	-26,004.35	-357.21%
Department: 102 - CITY MANAGER								
51 - PERSONNEL	23,883.98	14,389.08	9,494.90	39.75%	23,883.98	14,389.08	9,494.90	39.75%
52 - CONTRACTUAL	4,439.21	2,619.19	1,820.02	41.00%	4,439.21	2,619.19	1,820.02	41.00%
53 - GENERAL SERVICES	30.68	62.07	-31.39	-102.31%	30.68	62.07	-31.39	-102.31%
Department 102 - CITY MANAGER Total:	28,353.87	17,070.34	11,283.53	39.80%	28,353.87	17,070.34	11,283.53	39.80%
Department: 103 - CITY SECRETARY								
51 - PERSONNEL	5,359.79	1,529.72	3,830.07	71.46%	5,359.79	1,529.72	3,830.07	71.46%
52 - CONTRACTUAL	5,484.92	7,308.93	-1,824.01	-33.25%	5,484.92	7,308.93	-1,824.01	-33.25%
53 - GENERAL SERVICES	309.37	284.81	24.56	7.94%	309.37	284.81	24.56	7.94%
54 - MACHINE & EQUIPMENT MAI	24,622.39	26,351.86	-1,729.47	-7.02%	24,622.39	26,351.86	-1,729.47	-7.02%
Department 103 - CITY SECRETARY Total:	35,776.47	35,475.32	301.15	0.84%	35,776.47	35,475.32	301.15	0.84%
Department: 104 - EMERGENCY MANAGEMENT								
52 - CONTRACTUAL	12,359.69	9,250.00	3,109.69	25.16%	12,359.69	9,250.00	3,109.69	25.16%
Department 104 - EMERGENCY MANAGEMENT Total:	12,359.69	9,250.00	3,109.69	25.16%	12,359.69	9,250.00	3,109.69	25.16%
Department: 105 - MUNICIPAL BUILDING								
51 - PERSONNEL	1,415.90	1,646.71	-230.81	-16.30%	1,415.90	1,646.71	-230.81	-16.30%
52 - CONTRACTUAL	3,345.61	3,629.99	-284.38	-8.50%	3,345.61	3,629.99	-284.38	-8.50%
53 - GENERAL SERVICES	1,198.80	2,368.34	-1,169.54	-97.56%	1,198.80	2,368.34	-1,169.54	-97.56%
54 - MACHINE & EQUIPMENT MAI	10,453.09	9,203.30	1,249.79	11.96%	10,453.09	9,203.30	1,249.79	11.96%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022	2022-2023	Oct. Variance	Variance %	2021-2022	2022-2023	YTD Variance	Variance %
	Oct. Activity	Oct. Activity	Favorable / (Unfavorable)		YTD Activity	YTD Activity	Favorable / (Unfavorable)	
Department 105 - MUNICIPAL BUILDING Total:	16,413.40	16,848.34	-434.94	-2.65%	16,413.40	16,848.34	-434.94	-2.65%
Department: 106 - MUNICIPAL SERVICES CTR								
51 - PERSONNEL	3,344.88	3,595.98	-251.10	-7.51%	3,344.88	3,595.98	-251.10	-7.51%
52 - CONTRACTUAL	4,074.88	4,469.36	-394.48	-9.68%	4,074.88	4,469.36	-394.48	-9.68%
53 - GENERAL SERVICES	8,818.83	16,395.47	-7,576.64	-85.91%	8,818.83	16,395.47	-7,576.64	-85.91%
54 - MACHINE & EQUIPMENT MAI	219.00	0.00	219.00	100.00%	219.00	0.00	219.00	100.00%
Department 106 - MUNICIPAL SERVICES CTR Total:	16,457.59	24,460.81	-8,003.22	-48.63%	16,457.59	24,460.81	-8,003.22	-48.63%
Department: 107 - HUMAN RESOURCES								
51 - PERSONNEL	4,777.14	4,817.25	-40.11	-0.84%	4,777.14	4,817.25	-40.11	-0.84%
52 - CONTRACTUAL	5,526.15	5,235.83	290.32	5.25%	5,526.15	5,235.83	290.32	5.25%
53 - GENERAL SERVICES	39.45	148.37	-108.92	-276.10%	39.45	148.37	-108.92	-276.10%
Department 107 - HUMAN RESOURCES Total:	10,342.74	10,201.45	141.29	1.37%	10,342.74	10,201.45	141.29	1.37%
Department: 108 - DOWNTOWN								
51 - PERSONNEL	3,085.34	4,403.61	-1,318.27	-42.73%	3,085.34	4,403.61	-1,318.27	-42.73%
52 - CONTRACTUAL	699.20	6,403.86	-5,704.66	-815.88%	699.20	6,403.86	-5,704.66	-815.88%
55 - CAPITAL OUTLAY	199.19	0.00	199.19	100.00%	199.19	0.00	199.19	100.00%
Department 108 - DOWNTOWN Total:	3,983.73	10,807.47	-6,823.74	-171.29%	3,983.73	10,807.47	-6,823.74	-171.29%
Department: 201 - FINANCE								
51 - PERSONNEL	20,852.37	26,824.43	-5,972.06	-28.64%	20,852.37	26,824.43	-5,972.06	-28.64%
52 - CONTRACTUAL	7,523.72	8,387.49	-863.77	-11.48%	7,523.72	8,387.49	-863.77	-11.48%
53 - GENERAL SERVICES	300.66	80.58	220.08	73.20%	300.66	80.58	220.08	73.20%
54 - MACHINE & EQUIPMENT MAI	0.00	299.98	-299.98	0.00%	0.00	299.98	-299.98	0.00%
56 - BANK CHARGES	0.00	886.53	-886.53	0.00%	0.00	886.53	-886.53	0.00%
Department 201 - FINANCE Total:	28,676.75	36,479.01	-7,802.26	-27.21%	28,676.75	36,479.01	-7,802.26	-27.21%
Department: 203 - INFORMATION TECHNOLOGY								
51 - PERSONNEL	12,194.30	15,633.20	-3,438.90	-28.20%	12,194.30	15,633.20	-3,438.90	-28.20%
52 - CONTRACTUAL	2,433.83	479.44	1,954.39	80.30%	2,433.83	479.44	1,954.39	80.30%
53 - GENERAL SERVICES	1,968.72	2,793.44	-824.72	-41.89%	1,968.72	2,793.44	-824.72	-41.89%
54 - MACHINE & EQUIPMENT MAI	41,215.48	20,944.99	20,270.49	49.18%	41,215.48	20,944.99	20,270.49	49.18%
55 - CAPITAL OUTLAY	19,454.60	0.00	19,454.60	100.00%	19,454.60	0.00	19,454.60	100.00%
Department 203 - INFORMATION TECHNOLOGY Total:	77,266.93	39,851.07	37,415.86	48.42%	77,266.93	39,851.07	37,415.86	48.42%
Department: 204 - TAX								
52 - CONTRACTUAL	40,235.12	50,295.44	-10,060.32	-25.00%	40,235.12	50,295.44	-10,060.32	-25.00%
Department 204 - TAX Total:	40,235.12	50,295.44	-10,060.32	-25.00%	40,235.12	50,295.44	-10,060.32	-25.00%
Department: 301 - LEGAL COUNSEL								
51 - PERSONNEL	5,564.11	4,228.04	1,336.07	24.01%	5,564.11	4,228.04	1,336.07	24.01%
52 - CONTRACTUAL	1,601.28	157.68	1,443.60	90.15%	1,601.28	157.68	1,443.60	90.15%
Department 301 - LEGAL COUNSEL Total:	7,165.39	4,385.72	2,779.67	38.79%	7,165.39	4,385.72	2,779.67	38.79%

Prior-Year Comparative Income Statement

For the Period Ending 10/31/2022 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 302 - MUNICIPAL COURT								
51 - PERSONNEL	3,611.57	3,776.35	-164.78	-4.56%	3,611.57	3,776.35	-164.78	-4.56%
52 - CONTRACTUAL	3,826.11	207.68	3,618.43	94.57%	3,826.11	207.68	3,618.43	94.57%
53 - GENERAL SERVICES	408.87	865.91	-457.04	-111.78%	408.87	865.91	-457.04	-111.78%
54 - MACHINE & EQUIPMENT MAI	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Department 302 - MUNICIPAL COURT Total:	7,846.55	4,849.94	2,996.61	38.19%	7,846.55	4,849.94	2,996.61	38.19%
Department: 402 - STREET MAINTENANCE								
51 - PERSONNEL	28,602.40	33,794.46	-5,192.06	-18.15%	28,602.40	33,794.46	-5,192.06	-18.15%
52 - CONTRACTUAL	10,605.08	12,716.81	-2,111.73	-19.91%	10,605.08	12,716.81	-2,111.73	-19.91%
53 - GENERAL SERVICES	563.09	942.67	-379.58	-67.41%	563.09	942.67	-379.58	-67.41%
54 - MACHINE & EQUIPMENT MAI	21,522.46	1,154.23	20,368.23	94.64%	21,522.46	1,154.23	20,368.23	94.64%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Department 402 - STREET MAINTENANCE Total:	61,293.03	48,608.17	12,684.86	20.70%	61,293.03	48,608.17	12,684.86	20.70%
Department: 501 - PARKS & RECREATION								
51 - PERSONNEL	55,179.60	60,779.59	-5,599.99	-10.15%	55,179.60	60,779.59	-5,599.99	-10.15%
52 - CONTRACTUAL	22,419.15	26,001.11	-3,581.96	-15.98%	22,419.15	26,001.11	-3,581.96	-15.98%
53 - GENERAL SERVICES	11,123.55	10,334.13	789.42	7.10%	11,123.55	10,334.13	789.42	7.10%
54 - MACHINE & EQUIPMENT MAI	4,995.92	10,459.16	-5,463.24	-109.35%	4,995.92	10,459.16	-5,463.24	-109.35%
55 - CAPITAL OUTLAY	12,904.00	30,293.65	-17,389.65	-134.76%	12,904.00	30,293.65	-17,389.65	-134.76%
56 - BANK CHARGES	1.08	0.00	1.08	100.00%	1.08	0.00	1.08	100.00%
Department 501 - PARKS & RECREATION Total:	106,623.30	137,867.64	-31,244.34	-29.30%	106,623.30	137,867.64	-31,244.34	-29.30%
Department: 504 - LIBRARY								
51 - PERSONNEL	10,881.11	11,428.64	-547.53	-5.03%	10,881.11	11,428.64	-547.53	-5.03%
52 - CONTRACTUAL	2,189.08	2,551.19	-362.11	-16.54%	2,189.08	2,551.19	-362.11	-16.54%
53 - GENERAL SERVICES	315.19	765.88	-450.69	-142.99%	315.19	765.88	-450.69	-142.99%
54 - MACHINE & EQUIPMENT MAI	138.09	516.04	-377.95	-273.70%	138.09	516.04	-377.95	-273.70%
Department 504 - LIBRARY Total:	13,523.47	15,261.75	-1,738.28	-12.85%	13,523.47	15,261.75	-1,738.28	-12.85%
Department: 506 - SENIOR CENTER								
51 - PERSONNEL	5,227.16	5,586.79	-359.63	-6.88%	5,227.16	5,586.79	-359.63	-6.88%
52 - CONTRACTUAL	4,779.15	5,006.40	-227.25	-4.76%	4,779.15	5,006.40	-227.25	-4.76%
53 - GENERAL SERVICES	177.57	989.40	-811.83	-457.19%	177.57	989.40	-811.83	-457.19%
54 - MACHINE & EQUIPMENT MAI	201.43	178.71	22.72	11.28%	201.43	178.71	22.72	11.28%
55 - CAPITAL OUTLAY	0.00	8,620.00	-8,620.00	0.00%	0.00	8,620.00	-8,620.00	0.00%
Department 506 - SENIOR CENTER Total:	10,385.31	20,381.30	-9,995.99	-96.25%	10,385.31	20,381.30	-9,995.99	-96.25%
Department: 507 - AQUATIC CENTER								
51 - PERSONNEL	1,720.17	2,055.45	-335.28	-19.49%	1,720.17	2,055.45	-335.28	-19.49%
52 - CONTRACTUAL	4,708.76	5,442.54	-733.78	-15.58%	4,708.76	5,442.54	-733.78	-15.58%
53 - GENERAL SERVICES	3,508.58	2,108.75	1,399.83	39.90%	3,508.58	2,108.75	1,399.83	39.90%
54 - MACHINE & EQUIPMENT MAI	10.00	0.00	10.00	100.00%	10.00	0.00	10.00	100.00%
Department 507 - AQUATIC CENTER Total:	9,947.51	9,606.74	340.77	3.43%	9,947.51	9,606.74	340.77	3.43%

Prior-Year Comparative Income Statement

For the Period Ending 10/31/2022 Item 22.

Categor...					For the Period Ending 10/31/2022			
	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Department: 601 - FIRE DEPARTMENT								
51 - PERSONNEL	222,446.51	241,057.29	-18,610.78	-8.37%	222,446.51	241,057.29	-18,610.78	-8.37%
52 - CONTRACTUAL	32,042.78	48,170.57	-16,127.79	-50.33%	32,042.78	48,170.57	-16,127.79	-50.33%
53 - GENERAL SERVICES	7,565.21	19,866.56	-12,301.35	-162.60%	7,565.21	19,866.56	-12,301.35	-162.60%
54 - MACHINE & EQUIPMENT MAI	4,202.81	4,726.44	-523.63	-12.46%	4,202.81	4,726.44	-523.63	-12.46%
55 - CAPITAL OUTLAY	20,000.00	47,829.00	-27,829.00	-139.15%	20,000.00	47,829.00	-27,829.00	-139.15%
Department 601 - FIRE DEPARTMENT Total:	286,257.31	361,649.86	-75,392.55	-26.34%	286,257.31	361,649.86	-75,392.55	-26.34%
Department: 701 - POLICE DEPARTMENT								
51 - PERSONNEL	281,063.58	324,174.35	-43,110.77	-15.34%	281,063.58	324,174.35	-43,110.77	-15.34%
52 - CONTRACTUAL	90,440.29	99,833.07	-9,392.78	-10.39%	90,440.29	99,833.07	-9,392.78	-10.39%
53 - GENERAL SERVICES	7,494.51	22,994.08	-15,499.57	-206.81%	7,494.51	22,994.08	-15,499.57	-206.81%
54 - MACHINE & EQUIPMENT MAI	7,561.42	8,107.13	-545.71	-7.22%	7,561.42	8,107.13	-545.71	-7.22%
55 - CAPITAL OUTLAY	2,026.25	0.00	2,026.25	100.00%	2,026.25	0.00	2,026.25	100.00%
Department 701 - POLICE DEPARTMENT Total:	388,586.05	455,108.63	-66,522.58	-17.12%	388,586.05	455,108.63	-66,522.58	-17.12%
Department: 801 - DEVELOPMENT SERVICES								
51 - PERSONNEL	19,963.97	27,224.15	-7,260.18	-36.37%	19,963.97	27,224.15	-7,260.18	-36.37%
52 - CONTRACTUAL	6,674.14	2,111.69	4,562.45	68.36%	6,674.14	2,111.69	4,562.45	68.36%
53 - GENERAL SERVICES	245.53	1,315.47	-1,069.94	-435.77%	245.53	1,315.47	-1,069.94	-435.77%
54 - MACHINE & EQUIPMENT MAI	3,810.00	9,314.00	-5,504.00	-144.46%	3,810.00	9,314.00	-5,504.00	-144.46%
Department 801 - DEVELOPMENT SERVICES Total:	30,693.64	39,965.31	-9,271.67	-30.21%	30,693.64	39,965.31	-9,271.67	-30.21%
Department: 804 - GIS								
51 - PERSONNEL	0.00	113.00	-113.00	0.00%	0.00	113.00	-113.00	0.00%
52 - CONTRACTUAL	0.00	157.68	-157.68	0.00%	0.00	157.68	-157.68	0.00%
Department 804 - GIS Total:	0.00	270.68	-270.68	0.00%	0.00	270.68	-270.68	0.00%
Expense Total:	1,199,467.61	1,381,979.10	-182,511.49	-15.22%	1,199,467.61	1,381,979.10	-182,511.49	-15.22%
Fund 01 Surplus (Deficit):	108,249.10	35,503.07	-72,746.03	-67.20%	108,249.10	35,503.07	-72,746.03	-67.20%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 02 - WATER AND WASTEWATER FUND								
Revenue								
44 - CHARGES FOR SERVICES	942,245.91	1,012,809.09	70,563.18	7.49%	942,245.91	1,012,809.09	70,563.18	7.49%
45 - OTHER REVENUE	-97.67	71,970.53	72,068.20	73,787.45%	-97.67	71,970.53	72,068.20	73,787.45%
Revenue Total:	942,148.24	1,084,779.62	142,631.38	15.14%	942,148.24	1,084,779.62	142,631.38	15.14%
Expense								
Department: 000 - UTILITIES ADMINISTRATION								
51 - PERSONNEL	26,262.78	50,285.68	-24,022.90	-91.47%	26,262.78	50,285.68	-24,022.90	-91.47%
52 - CONTRACTUAL	2,254.41	2,024.02	230.39	10.22%	2,254.41	2,024.02	230.39	10.22%
53 - GENERAL SERVICES	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
55 - CAPITAL OUTLAY	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Department 000 - UTILITIES ADMINISTRATION Total:	28,517.19	52,309.70	-23,792.51	-83.43%	28,517.19	52,309.70	-23,792.51	-83.43%
Department: 001 - WATER PRODUCTION								
51 - PERSONNEL	16,765.66	15,400.89	1,364.77	8.14%	16,765.66	15,400.89	1,364.77	8.14%
52 - CONTRACTUAL	192,693.48	170,544.37	22,149.11	11.49%	192,693.48	170,544.37	22,149.11	11.49%
53 - GENERAL SERVICES	179.90	0.00	179.90	100.00%	179.90	0.00	179.90	100.00%
54 - MACHINE & EQUIPMENT MAI	3,838.21	4,994.32	-1,156.11	-30.12%	3,838.21	4,994.32	-1,156.11	-30.12%
55 - CAPITAL OUTLAY	0.00	527,235.84	-527,235.84	0.00%	0.00	527,235.84	-527,235.84	0.00%
Department 001 - WATER PRODUCTION Total:	213,477.25	718,175.42	-504,698.17	-236.42%	213,477.25	718,175.42	-504,698.17	-236.42%
Department: 002 - WATER DISTRIBUTION								
51 - PERSONNEL	10,312.74	7,535.07	2,777.67	26.93%	10,312.74	7,535.07	2,777.67	26.93%
52 - CONTRACTUAL	2,560.59	2,785.79	-225.20	-8.79%	2,560.59	2,785.79	-225.20	-8.79%
53 - GENERAL SERVICES	5,140.09	126.23	5,013.86	97.54%	5,140.09	126.23	5,013.86	97.54%
54 - MACHINE & EQUIPMENT MAI	3,201.85	6,854.86	-3,653.01	-114.09%	3,201.85	6,854.86	-3,653.01	-114.09%
55 - CAPITAL OUTLAY	0.00	145,674.84	-145,674.84	0.00%	0.00	145,674.84	-145,674.84	0.00%
Department 002 - WATER DISTRIBUTION Total:	21,215.27	162,976.79	-141,761.52	-668.21%	21,215.27	162,976.79	-141,761.52	-668.21%
Department: 003 - CUSTOMER SERVICE								
51 - PERSONNEL	12,193.28	11,129.54	1,063.74	8.72%	12,193.28	11,129.54	1,063.74	8.72%
52 - CONTRACTUAL	7,643.66	7,200.48	443.18	5.80%	7,643.66	7,200.48	443.18	5.80%
53 - GENERAL SERVICES	144.73	0.00	144.73	100.00%	144.73	0.00	144.73	100.00%
54 - MACHINE & EQUIPMENT MAI	2,866.11	2,378.02	488.09	17.03%	2,866.11	2,378.02	488.09	17.03%
Department 003 - CUSTOMER SERVICE Total:	22,847.78	20,708.04	2,139.74	9.37%	22,847.78	20,708.04	2,139.74	9.37%
Department: 011 - WASTEWATER COLLECTION								
51 - PERSONNEL	16,214.49	25,562.00	-9,347.51	-57.65%	16,214.49	25,562.00	-9,347.51	-57.65%
52 - CONTRACTUAL	3,943.90	6,079.15	-2,135.25	-54.14%	3,943.90	6,079.15	-2,135.25	-54.14%
53 - GENERAL SERVICES	212.88	0.00	212.88	100.00%	212.88	0.00	212.88	100.00%
54 - MACHINE & EQUIPMENT MAI	4,777.69	6,225.34	-1,447.65	-30.30%	4,777.69	6,225.34	-1,447.65	-30.30%
Department 011 - WASTEWATER COLLECTION Total:	25,148.96	37,866.49	-12,717.53	-50.57%	25,148.96	37,866.49	-12,717.53	-50.57%
Department: 012 - WASTEWATER TREATMENT								
52 - CONTRACTUAL	98,070.11	99,347.22	-1,277.11	-1.30%	98,070.11	99,347.22	-1,277.11	-1.30%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022	2022-2023	Oct. Variance		2021-2022	2022-2023	YTD Variance	
	Oct. Activity	Oct. Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
54 - MACHINE & EQUIPMENT MAI	897.22	11,444.01	-10,546.79	-1,175.50%	897.22	11,444.01	-10,546.79	-1,175.50%
Department 012 - WASTEWATER TREATMENT Total:	98,967.33	110,791.23	-11,823.90	-11.95%	98,967.33	110,791.23	-11,823.90	-11.95%
Department: 020 - BILLING & COLLECTION								
51 - PERSONNEL	4,475.33	5,291.96	-816.63	-18.25%	4,475.33	5,291.96	-816.63	-18.25%
52 - CONTRACTUAL	6,241.78	315.36	5,926.42	94.95%	6,241.78	315.36	5,926.42	94.95%
53 - GENERAL SERVICES	10,464.29	17,045.68	-6,581.39	-62.89%	10,464.29	17,045.68	-6,581.39	-62.89%
54 - MACHINE & EQUIPMENT MAI	265.00	4,204.88	-3,939.88	-1,486.75%	265.00	4,204.88	-3,939.88	-1,486.75%
Department 020 - BILLING & COLLECTION Total:	21,446.40	26,857.88	-5,411.48	-25.23%	21,446.40	26,857.88	-5,411.48	-25.23%
Department: 901 - NON-DEPARTMENTAL								
52 - CONTRACTUAL	0.00	73,199.65	-73,199.65	0.00%	0.00	73,199.65	-73,199.65	0.00%
56 - BANK CHARGES	1.74	0.00	1.74	100.00%	1.74	0.00	1.74	100.00%
59 - TRANSFER	64,645.04	0.00	64,645.04	100.00%	64,645.04	0.00	64,645.04	100.00%
Department 901 - NON-DEPARTMENTAL Total:	64,646.78	73,199.65	-8,552.87	-13.23%	64,646.78	73,199.65	-8,552.87	-13.23%
Expense Total:	496,266.96	1,202,885.20	-706,618.24	-142.39%	496,266.96	1,202,885.20	-706,618.24	-142.39%
Fund 02 Surplus (Deficit):	445,881.28	-118,105.58	-563,986.86	-126.49%	445,881.28	-118,105.58	-563,986.86	-126.49%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 03 - SANITARY LANDFILL FUND								
Revenue								
44 - CHARGES FOR SERVICES	89,469.00	99,206.03	9,737.03	10.88%	89,469.00	99,206.03	9,737.03	10.88%
45 - OTHER REVENUE	42.74	4,931.52	4,888.78	11,438.42%	42.74	4,931.52	4,888.78	11,438.42%
Revenue Total:	89,511.74	104,137.55	14,625.81	16.34%	89,511.74	104,137.55	14,625.81	16.34%
Expense								
Department: 030 - LANDFILL								
51 - PERSONNEL	18,802.36	24,257.69	-5,455.33	-29.01%	18,802.36	24,257.69	-5,455.33	-29.01%
52 - CONTRACTUAL	20,979.33	19,396.20	1,583.13	7.55%	20,979.33	19,396.20	1,583.13	7.55%
53 - GENERAL SERVICES	6,077.79	13,660.18	-7,582.39	-124.76%	6,077.79	13,660.18	-7,582.39	-124.76%
54 - MACHINE & EQUIPMENT MAI	111.21	35,372.27	-35,261.06	-31,706.74%	111.21	35,372.27	-35,261.06	-31,706.74%
Department 030 - LANDFILL Total:	45,970.69	92,686.34	-46,715.65	-101.62%	45,970.69	92,686.34	-46,715.65	-101.62%
Expense Total:	45,970.69	92,686.34	-46,715.65	-101.62%	45,970.69	92,686.34	-46,715.65	-101.62%
Fund 03 Surplus (Deficit):	43,541.05	11,451.21	-32,089.84	-73.70%	43,541.05	11,451.21	-32,089.84	-73.70%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 04 - AIRPORT FUND								
Revenue								
44 - CHARGES FOR SERVICES	16,250.00	31,342.00	15,092.00	92.87%	16,250.00	31,342.00	15,092.00	92.87%
Revenue Total:	16,250.00	31,342.00	15,092.00	92.87%	16,250.00	31,342.00	15,092.00	92.87%
Expense								
Department: 040 - AIRPORT								
51 - PERSONNEL	39.93	622.64	-582.71	-1,459.33%	39.93	622.64	-582.71	-1,459.33%
52 - CONTRACTUAL	7,476.67	7,869.59	-392.92	-5.26%	7,476.67	7,869.59	-392.92	-5.26%
54 - MACHINE & EQUIPMENT MAI	6,830.88	6,370.60	460.28	6.74%	6,830.88	6,370.60	460.28	6.74%
Department 040 - AIRPORT Total:	14,347.48	14,862.83	-515.35	-3.59%	14,347.48	14,862.83	-515.35	-3.59%
Expense Total:	14,347.48	14,862.83	-515.35	-3.59%	14,347.48	14,862.83	-515.35	-3.59%
Fund 04 Surplus (Deficit):	1,902.52	16,479.17	14,576.65	766.18%	1,902.52	16,479.17	14,576.65	766.18%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 05 - STORM WATER DRAINAGE FUND								
Revenue								
44 - CHARGES FOR SERVICES	81,746.38	84,002.72	2,256.34	2.76%	81,746.38	84,002.72	2,256.34	2.76%
45 - OTHER REVENUE	5.02	1,159.75	1,154.73	23,002.59%	5.02	1,159.75	1,154.73	23,002.59%
Revenue Total:	81,751.40	85,162.47	3,411.07	4.17%	81,751.40	85,162.47	3,411.07	4.17%
Expense								
Department: 050 - STORM WATER DRAINAGE								
52 - CONTRACTUAL	2,654.40	18,179.97	-15,525.57	-584.90%	2,654.40	18,179.97	-15,525.57	-584.90%
55 - CAPITAL OUTLAY	36,360.00	0.00	36,360.00	100.00%	36,360.00	0.00	36,360.00	100.00%
56 - BANK CHARGES	500.00	500.00	0.00	0.00%	500.00	500.00	0.00	0.00%
Department 050 - STORM WATER DRAINAGE Total:	39,514.40	18,679.97	20,834.43	52.73%	39,514.40	18,679.97	20,834.43	52.73%
Expense Total:	39,514.40	18,679.97	20,834.43	52.73%	39,514.40	18,679.97	20,834.43	52.73%
Fund 05 Surplus (Deficit):	42,237.00	66,482.50	24,245.50	57.40%	42,237.00	66,482.50	24,245.50	57.40%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...					For the Period Ending 10			
	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 07 - HOTEL OCCUPANCY TAX FUND								
Revenue								
45 - OTHER REVENUE	15.52	2,354.34	2,338.82	15,069.72%	15.52	2,354.34	2,338.82	15,069.72%
Revenue Total:	15.52	2,354.34	2,338.82	15,069.72%	15.52	2,354.34	2,338.82	15,069.72%
Expense								
Department: 070 - TOURISM								
51 - PERSONNEL	4,521.13	3,797.28	723.85	16.01%	4,521.13	3,797.28	723.85	16.01%
52 - CONTRACTUAL	2,833.84	4,790.32	-1,956.48	-69.04%	2,833.84	4,790.32	-1,956.48	-69.04%
53 - GENERAL SERVICES	0.00	500.00	-500.00	0.00%	0.00	500.00	-500.00	0.00%
58 - GRANT DISBURSEMENTS	5,048.22	17,244.74	-12,196.52	-241.60%	5,048.22	17,244.74	-12,196.52	-241.60%
Department 070 - TOURISM Total:	12,403.19	26,332.34	-13,929.15	-112.30%	12,403.19	26,332.34	-13,929.15	-112.30%
Expense Total:	12,403.19	26,332.34	-13,929.15	-112.30%	12,403.19	26,332.34	-13,929.15	-112.30%
Fund 07 Surplus (Deficit):	-12,387.67	-23,978.00	-11,590.33	-93.56%	-12,387.67	-23,978.00	-11,590.33	-93.56%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022	2022-2023	Oct. Variance		2021-2022	2022-2023	YTD Variance	
	Oct. Activity	Oct. Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Fund: 08 - DEBT SERVICE FUND								
Revenue								
40 - TAXES	18,021.70	13,851.36	-4,170.34	-23.14%	18,021.70	13,851.36	-4,170.34	-23.14%
45 - OTHER REVENUE	1.15	125.28	124.13	10,793.91%	1.15	125.28	124.13	10,793.91%
Revenue Total:	18,022.85	13,976.64	-4,046.21	-22.45%	18,022.85	13,976.64	-4,046.21	-22.45%
Fund 08 Total:	18,022.85	13,976.64	-4,046.21	-22.45%	18,022.85	13,976.64	-4,046.21	-22.45%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 10 - CAPITAL PROJECTS FUND								
Revenue								
45 - OTHER REVENUE	291.24	23,392.28	23,101.04	7,931.96%	291.24	23,392.28	23,101.04	7,931.96%
Revenue Total:	291.24	23,392.28	23,101.04	7,931.96%	291.24	23,392.28	23,101.04	7,931.96%
Expense								
Department: 402 - STREET MAINTENANCE								
55 - CAPITAL OUTLAY	0.00	596,453.70	-596,453.70	0.00%	0.00	596,453.70	-596,453.70	0.00%
Department 402 - STREET MAINTENANCE Total:	0.00	596,453.70	-596,453.70	0.00%	0.00	596,453.70	-596,453.70	0.00%
Expense Total:	0.00	596,453.70	-596,453.70	0.00%	0.00	596,453.70	-596,453.70	0.00%
Fund 10 Surplus (Deficit):	291.24	-573,061.42	-573,352.66	-196,866.04%	291.24	-573,061.42	-573,352.66	-196,866.04%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 11 - CHILD SAFETY FUND								
Revenue								
42 - FINES AND FORFEITURES	379.08	425.00	45.92	12.11%	379.08	425.00	45.92	12.11%
45 - OTHER REVENUE	0.14	18.90	18.76	13,400.00%	0.14	18.90	18.76	13,400.00%
Revenue Total:	379.22	443.90	64.68	17.06%	379.22	443.90	64.68	17.06%
Fund 11 Total:	379.22	443.90	64.68	17.06%	379.22	443.90	64.68	17.06%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022		2022-2023		YTD Variance			
	Oct. Activity	Oct. Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Fund: 12 - COURT TECHNOLOGY FUND								
Revenue								
42 - FINES AND FORFEITURES	780.31	1,008.68	228.37	29.27%	780.31	1,008.68	228.37	29.27%
45 - OTHER REVENUE	0.31	45.62	45.31	14,616.13%	0.31	45.62	45.31	14,616.13%
Revenue Total:	780.62	1,054.30	273.68	35.06%	780.62	1,054.30	273.68	35.06%
Fund 12 Total:	780.62	1,054.30	273.68	35.06%	780.62	1,054.30	273.68	35.06%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 13 - PUBLIC SAFETY FUND								
Revenue								
45 - OTHER REVENUE	1.85	229.42	227.57	12,301.08%	1.85	229.42	227.57	12,301.08%
Revenue Total:	1.85	229.42	227.57	12,301.08%	1.85	229.42	227.57	12,301.08%
Fund 13 Total:	1.85	229.42	227.57	12,301.08%	1.85	229.42	227.57	12,301.08%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 20 - TAX INCREMENT FINANCING FUND								
Revenue								
40 - TAXES	0.00	37,529.44	37,529.44	0.00%	0.00	37,529.44	37,529.44	0.00%
45 - OTHER REVENUE	0.00	666.97	666.97	0.00%	0.00	666.97	666.97	0.00%
Revenue Total:	0.00	38,196.41	38,196.41	0.00%	0.00	38,196.41	38,196.41	0.00%
Fund 20 Total:	0.00	38,196.41	38,196.41	0.00%	0.00	38,196.41	38,196.41	0.00%

Prior-Year Comparative Income Statement

For the Period Ending 10 Item 22.

Categor...					For the Period Ending 10			
	2021-2022 Oct. Activity	2022-2023 Oct. Activity	Oct. Variance Favorable / (Unfavorable)	Variance %	2021-2022 YTD Activity	2022-2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 79 - SEDA								
Revenue								
40 - TAXES	57,964.85	68,252.08	10,287.23	17.75%	57,964.85	68,252.08	10,287.23	17.75%
45 - OTHER REVENUE	31.59	3,068.45	3,036.86	9,613.36%	31.59	3,068.45	3,036.86	9,613.36%
Revenue Total:	57,996.44	71,320.53	13,324.09	22.97%	57,996.44	71,320.53	13,324.09	22.97%
Expense								
Department: 790 - SEDA								
51 - PERSONNEL	15,205.12	15,581.37	-376.25	-2.47%	15,205.12	15,581.37	-376.25	-2.47%
52 - CONTRACTUAL	4,212.34	2,430.33	1,782.01	42.30%	4,212.34	2,430.33	1,782.01	42.30%
53 - GENERAL SERVICES	104.20	0.00	104.20	100.00%	104.20	0.00	104.20	100.00%
56 - BANK CHARGES	32.31	0.00	32.31	100.00%	32.31	0.00	32.31	100.00%
58 - GRANT DISBURSEMENTS	1,125.00	0.00	1,125.00	100.00%	1,125.00	0.00	1,125.00	100.00%
Department 790 - SEDA Total:	20,678.97	18,011.70	2,667.27	12.90%	20,678.97	18,011.70	2,667.27	12.90%
Expense Total:	20,678.97	18,011.70	2,667.27	12.90%	20,678.97	18,011.70	2,667.27	12.90%
Fund 79 Surplus (Deficit):	37,317.47	53,308.83	15,991.36	42.85%	37,317.47	53,308.83	15,991.36	42.85%
Total Surplus (Deficit):	686,216.53	-478,019.55	-1,164,236.08	-169.66%	686,216.53	-478,019.55	-1,164,236.08	-169.66%

Fund Summary

Fund	2021-2022		Oct. Variance		2021-2022		YTD Variance	
	Oct. Activity	2022-2023 Oct. Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	2022-2023 YTD Activity	Favorable / (Unfavorable)	Variance %
01 - GENERAL FUND	108,249.10	35,503.07	-72,746.03	-67.20%	108,249.10	35,503.07	-72,746.03	-67.20%
02 - WATER AND WASTEWATE...	445,881.28	-118,105.58	-563,986.86	-126.49%	445,881.28	-118,105.58	-563,986.86	-126.49%
03 - SANITARY LANDFILL FUND	43,541.05	11,451.21	-32,089.84	-73.70%	43,541.05	11,451.21	-32,089.84	-73.70%
04 - AIRPORT FUND	1,902.52	16,479.17	14,576.65	766.18%	1,902.52	16,479.17	14,576.65	766.18%
05 - STORM WATER DRAINAGE...	42,237.00	66,482.50	24,245.50	57.40%	42,237.00	66,482.50	24,245.50	57.40%
07 - HOTEL OCCUPANCY TAX F...	-12,387.67	-23,978.00	-11,590.33	-93.56%	-12,387.67	-23,978.00	-11,590.33	-93.56%
08 - DEBT SERVICE FUND	18,022.85	13,976.64	-4,046.21	-22.45%	18,022.85	13,976.64	-4,046.21	-22.45%
10 - CAPITAL PROJECTS FUND	291.24	-573,061.42	-573,352.66	-196,866.04%	291.24	-573,061.42	-573,352.66	-196,866.04%
11 - CHILD SAFETY FUND	379.22	443.90	64.68	17.06%	379.22	443.90	64.68	17.06%
12 - COURT TECHNOLOGY FU...	780.62	1,054.30	273.68	35.06%	780.62	1,054.30	273.68	35.06%
13 - PUBLIC SAFETY FUND	1.85	229.42	227.57	12,301.08%	1.85	229.42	227.57	12,301.08%
20 - TAX INCREMENT FINANCI...	0.00	38,196.41	38,196.41	0.00%	0.00	38,196.41	38,196.41	0.00%
79 - SEDA	37,317.47	53,308.83	15,991.36	42.85%	37,317.47	53,308.83	15,991.36	42.85%
Total Surplus (Deficit):	686,216.53	-478,019.55	-1,164,236.08	-169.66%	686,216.53	-478,019.55	-1,164,236.08	-169.66%



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, November 01, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, November 01, 2022, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Regular City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT:

- Mayor Pro Tem Ricky Thurman
- Council Member LeAnn Durfey
- Council Member Justin Haschke (arrived at 5:34 PM)
- Council Member Bob Newby
- Council Member David Baskett
- Council Member Gerald Cook
- Council Member Mark McClinton

COUNCIL ABSENT: Mayor Doug Svien

OTHERS ATTENDING:

- Jason M. King, City Manager
- Randy Thomas, City Attorney
- Sarah Lockenour, City Secretary

CALL TO ORDER

Mayor Pro Tem Ricky Thurman called the meeting to order at 5:30 PM

PLEDGES OF ALLEGIANCE

Council Member Baskett led the pledges to the flags of the United States and the State of Texas.

INVOCATION

Pastor Melissa Castleberry of The Church at Greens Creek voiced the invocation.

PRESENTATIONS AND RECOGNITIONS

Proclamation for Stephenville Lions Club Centennial Celebration

Mayor Pro Tem read the following proclamation:

*WHEREAS, was organized on October 13, 1922, with 16 fully accredited Lions in the cage to make up the Charter;
and*

WHEREAS the first consideration of the Club was the street proposition for good, graveled streets throughout the City of Stephenville; and

WHEREAS the Stephenville Lions Club established the "Milk Cow Scholarship" in 1927 for James Earl Rudder while he attended John Tarleton Agricultural College. This scholarship enabled him to stay at Tarleton and complete degree; and

WHEREAS the Club presented basketballs and backstops to the City's Recreation Department in 1963. The Club installed a Lion's head drinking fountain in the Stephenville City Park in 1972; and

WHEREAS, Lions Club International was named as Knights of the Blind in the crusade against darkness by Helen Keller in 1925. The Stephenville Lions Club regularly hosts free vision screenings and collects eyeglasses to further this mission at the local level; and

WHEREAS the Stephenville Lions Club hosts their annual Spooktacular Race and residential flag program to raise funds for the Club to provide eye exams and glasses to those in need; and

WHEREAS, the Stephenville Lions Club has been serving the upbuilding of this community for over 100 years; and

NOW, THEREFORE, I, Ricky Thurman, Mayor Pro Tem of the City of Stephenville, on behalf of the Stephenville City Council and the residents of the City of Stephenville, do hereby proclaim and celebrate the 100th ANNIVERSARY OF THE STEPHENVILLE LIONS CLUB. And encourage all citizens of the City of Stephenville and Erath County to join us in celebrating 100 years of service from the Stephenville Lions Club!

The Proclamation was accepted by Gary Sult, Tail Twister and Texas Lions Camp Board Chair; Kim Reed, Director; Kari Haile, First Vice President; Matt Underwood, Immediate Past President.

CITIZENS GENERAL DISCUSSION

Announcement of Public Meeting for Linebarger Goggan Blair & Sampson, LLP

No one came forward for the Public Meeting for Linebarger Goggan Blair & Sampson, LLP.

REGULAR AGENDA

1. Consider Adopting Resolution for Landfill Compactor Financing

City Manager Jason King presented Resolution No. 2022-R-20 to enter into a Financing Agreement by and between Government Capital Corporation and the city of Stephenville for the purpose of financing Landfill Compactor and Equipment.

MOTION by Mark McClinton, seconded by LeAnn Durfey, to approve the Resolution No. 2022-R-20 as presented by Mr. King. MOTION CARRIED unanimously.

2. Consider Approval of Proposal for Repair of the Lillian 1MG Ground Storage Tank

Public Works Director Nick Williams presented this item at tonight's Regular Council Meeting. The city maintains a 1 MG GST at the Lillian pump station. The tank is an above ground, glass-lined, bolted steel-panel tank. The tank was installed in 2001 and has developed leaks around some of the caulked joints. Texas Aquastore, Inc of Sherman, Texas submitted a proposal for the repair totaling \$102,492.00. Texas Aquastore, Inc. is the exclusive dealer for this tank. The FY22-23 adopted budget includes \$110,000 for these repairs. This amount is \$7,508.00 under the approved budget.

MOTION by Mark McClinton, seconded by Gerald Cook, to approve the proposal from Texas Aquastore, Inc. as presented. MOTION CARRIED unanimously.

3. Consider Approval to Purchase Budgeted Street Department Dump Truck

Public Works Director Nick Williams presented this item at tonight's Regular Council Meeting. The city utilizes dump trucks as a core piece of equipment for routine maintenance hauling tree trimmings, rock base, asphalt, ditch excavation, and other materials as well as when sanding roads in preparation for weather events. A quote was received from Premier Truck Group of Fort Worth, Texas for the purchase of a Freightliner dump truck in the amount of \$108,990.00. The street department has worked with Premier to develop the specifications for the selection of this critical piece of equipment.

The FY22-23 adopted budget includes \$115,000 for the dump truck. The total purchase cost of the machine is \$108,990 leaving a positive balance of \$6,010.

MOTION by David Baskett, seconded by Mark McClinton, to approve the purchase as presented. MOTION CARRIED unanimously.

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

4. PUBLIC HEARING

Case No.: RZ2022-016 Applicant Beau Mayo is requesting a rezone of property located at 0 Bates, Parcel R29961, being BLOCK 92; LOT 3 (E PT. OF) of CITY ADDITION to the City of Stephenville, Erath County, Texas from Industrial District (I) to Multi-family Residential District (R-3).

Mayor Pro Tem opened the Public Hearing at 5:43 PM.

Beau Mayo spoke IN FAVOR of the rezone. The following spoke AGAINST the rezone:

Charlie Phan

Terry Adams

Debbie Watson

Mayor Pro Tem closed the Public Hearing at 5:51 PM.

4. Consider Approval of Ordinance Rezoning Property Located at 0 Bates, Parcel R29961, being Block 92, Lot 3 (E Pt.) of the City Addition to the City of Stephenville, Erath County, Texas from Industrial District (I) to Multi-family Residential District (R-3)

MOTION by Justin Haschke, seconded by LeAnne Durfey, to approve Ordinance No. 2022-O-33 rezoning property located at 0 Bates, Parcel R29961, being Block 92, Lot 3 (E Pt.) of the City Addition to the City of Stephenville, Erath County, Texas from Industrial District (I) to Multi-family Residential District (R-3).

MOTION CARRIED unanimously.

6. PUBLIC HEARING

Case No.: RZ2022-017 Applicant Beau Mayo is requesting a rezone of property located at 378 Elm, Parcel R28920, being BLOCK 8; LOT 1&2 (E&70) of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

Mayor Pro Tem opened the Public Hearing at 5:54 PM.

No one addressed the Council regarding this case and the Mayor Pro Tem closed the Public Hearing at 5:55 PM.

7. Consider Approval of Ordinance Rezoning Property Located at 378 Elm, Parcel R28920, being Block 8, Lots 1 & 2 (E &70) of the Cage Addition to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3)

MOTION by David Baskett, seconded by Justin Haschke, to approve Ordinance No. 2022-O-34 rezoning property located at 378 Elm, Parcel R28920, being Block 8, Lots 1 & 2 (E & 70) of the Cage Addition to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3). MOTION CARRIED unanimously.

8. PUBLIC HEARING

Case No.: RZ2022-018 Applicant Beau Mayo is requesting a rezone of property located at 1273 Ivy, Parcel R28921, being BLOCK 8; LOTS 3,4,5,6,7 & 8 of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

Mayor Pro Tem opened the Public Hearing at 5:56 PM.

No one addressed the Council regarding this case and the Mayor Pro Tem closed the Public Hearing at 5:56 PM.

9. **Consider Approval of Ordinance Rezoning Property Located at 760 College Farm Rd, Parcel R29950, 0.809 acres out of 5.490 acres, being BLOCK 91; LOT 1 & 3; & BLOCK 88; LOT 2, HOUSE & BARNS, of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Industrial (I) to Multi-family Residential District (R-3).**

Due to a clerical error, the action was incorrect. The action item considered was as follows:

Consider Approval of Ordinance Rezoning Property Located at 1273 Ivy, Parcel R28921, being BLOCK 8; LOTS 3,4,5,6,7 & 8 of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

Motion by Gerald Cook, seconded by LeAnn Durfey, to approve Ordinance No. 2022-O-35 rezoning property located at 1273 Ivy, Parcel R28921, being BLOCK 8; LOTS 3,4,5,6,7 & 8 of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3). MOTION CARRIED unanimously.

10. PUBLIC HEARING

Case No.: RZ2022-019 Applicant Beau Mayo is requesting a rezone of property located at 1275 Ivy, Parcel R28919, being BLOCK 8; LOTS 1&2 (W70 OF 1&2) of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3).

Mayor Pro Tem opened the Public Hearing at 5:59 PM.

No one addressed the Council regarding this case and the Mayor Pro Tem closed the Public Hearing at 5:59 PM.

11. **Consider Approval of Ordinance Rezoning Property Located at 1275 Ivy, Parcel R28919, being BLOCK 8; LOTS 1&2 (W70 of 1&2) of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3)**

MOTION by Gerald Cook, seconded by David Baskett, to approve Ordinance 2022-O-36 rezoning property located at 1275 Ivy, Parcel R28919, being BLOCK 8; LOTS 1&2 (W70 of 1&2) of the CAGE ADDITION to the City of Stephenville, Erath County, Texas from One and Two-Family Residential District (R-2) to Multi-family Residential District (R-3). MOTION CARRIED unanimously.

12. PUBLIC HEARING

Case No.: RZ2022-021 Applicant Ophelia Mosbey is requesting a rezone of property located at 760 College Farm Rd, Parcel R29950, 0.809 acres out of 5.490 acres, being BLOCK 91; LOT 1 & 3; & BLOCK

88; LOT 2, HOUSE & BARNS, of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Industrial (I) to Multi-family Residential District (R-3).

This item was pulled from the Agenda by Development Services Director Steve Killen.

13. **Consider Approval of Ordinance Rezoning Property Located at 760 College Farm Rd, Parcel R29950, 0.809 acres out of 5.490 acres, being BLOCK 91; LOT 1 & 3; & BLOCK 88; LOT 2, HOUSE & BARNS, of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Industrial (I) to Multi-family Residential District (R-3).**

This item was pulled from the Agenda by Development Services Director Steve Killen.

14. PUBLIC HEARING

Case No.: RZ2022-024 Applicant Mindy Scrivner is requesting a rezone of property located at 3141 Bob White, Parcel R39977, being BLOCK 1; LOTS 6 & 7; & MH, of the S5530 QUAIL RUN SUBDIVISION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing District (R-2.5).

Mayor Pro Tem opened the Public Hearing at 6:02 PM.

No one addressed the Council regarding this case and the Mayor Pro Tem closed the Public Hearing at 6:03 PM.

15. **Consider Approval of Ordinance Rezoning Property Located at 3141 Bob White, Parcel R39977, being BLOCK 1; LOTS 6 & 7; & MH, of the S5530 QUAIL RUN SUBDIVISION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing District (R-2.5).**

MOTION by Mark McClinton, seconded by Bob Newby, to approve Ordinance 2022-O-37 rezoning property located at 3141 Bob White, Parcel R39977, being BLOCK 1; LOTS 6 & 7; & MH, of the S5530 QUAIL RUN SUBDIVISION to the City of Stephenville, Erath County, Texas from Single Family Residential District (R-1) to Integrated Housing District (R-2.5). MOTION CARRIED unanimously.

16. **Consider Approval of Revision to Chapter 154.20.2.K of the City's Zoning Ordinance**

Development Services Committee reviewed this revision at the Committee meeting September 20, 2022 with a unanimous vote to move to Planning and Zoning Commission. Planning and Zoning Commission reviewed this revision at the Commission meeting October 19, 2022 with a unanimous vote to move to Council.

MOTION by Gerald Cook, seconded by Mark McClinton, to approve Ordinance 2022-O-38 revising Chapter 154.20.2.K of the City's Zoning Ordinance. MOTION CARRIED unanimously.

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

17. **Development Services Committee Report**

Development Services Committee Chair Gerald Cook reported that the Committee met on October 18, 2022, to discuss TIRZ 1D, 1E, and 2. MOTION by Mark McClinton, seconded by David Baskett, for the three TIRZ items to be moved forward to Public Hearing on November 15, 2022. MOTION CARRIED unanimously by Committee.

On October 18, 2022, the Committee also discussed the ordinance relating to the MultiFamily Permitting and Inspection Program. MOTION by Mark McClinton, seconded by Gerald Cook, to move the ordinance with a positive recommendation forward to Council. MOTION CARRIED with David Baskett opposed.

18. **Consider Action Relating to the Multifamily Permitting and Inspection Program Funded for FY 2022-2023**

MOTION by Gerald Cook, seconded by Mark McClinton, to pull this item from tonight's agenda and send back to Committee for further discussion. MOTION CARRIED unanimously.

PERSONNEL COMMITTEE

Ricky Thurman, Chair

19. Personnel Committee Report

Personnel Committee Chair Ricky Thurman reported that the Committee met on October 18, 2022, to discuss the Performance Evaluation and Pay Policy. MOTION by Gerald Cook, seconded by Mark McClinton, to move the Policy forward to Council with a positive recommendation. MOTION CARRIED unanimously.

20. Consider Approval of Performance Evaluation and Pay Policy

MOTION by Ricky Thurman, seconded by Mark McClinton, to approve the Performance Evaluation and Pay Policy as presented. MOTION CARRIED unanimously.

Ricky Thurman thanked all Directors and staff who worked on this policy.

PUBLIC HEALTH AND SAFETY COMMITTEE

Bob Newby, Chair

21. Public Health and Safety Committee Report

Stephenville Fire Department Division Chief Scott Brinkley reported that the Committee met on October 18, 2022, to consider the contract for EMS billing with Emergicon, LLC. The city received proposals from two EMS collection firms on September 23, 2022. The proposals were evaluated and ranked based on specific weighted criteria, including experience, references, billing and collections history, reports, as well as rates and expenses. The review committee ranked each proposal independently and the results were compiled for rankings. Although the submittals were from capable firms, the submittal by Emergicon, LLC ranked the highest due the firm's experience, references, and rates.

MOTION BY Bob Newby, seconded by LeAnn Durfey to move the contract to full Council. Committee CARRIED MOTION unanimously.

22. Consider a New Contract Award for EMS Billing and Collections

MOTION by Bob Newby, seconded by LeAnn Durfey to approve contract with Emergicon, LLC as presented to Council. MOTION CARRIED unanimously.

FINANCE COMMITTEE

Justin Haschke, Chair

23. Finance Committee Report

Finance Committee Chair Justin Haschke reported that the Committee met October 18, 2022, to consider the Municipal Court Collections contract with Linebarger Goggin Blair and Sampson LLP. At the Council Committee meeting Mark McClinton made a MOTION, seconded by David Baskett, to move the contract to full council. MOTION CARRIED unanimously.

24. Consider and Possible Action to Enter into a Collection Contract with Linebarger Goggin Blair and Sampson LLP to Collect Delinquent Municipal Court Fines and Fees Pursuant to Article 103.0031 Texas Code of Criminal Procedure

Carrie Pickering and Billy Rogers with Linebarger Goggin Blair and Sampson LLP addressed the Council on the process and background of the firm on collections.

MOTION by Mark McClinton, seconded by Gerald Cook, to enter into the contract as presented for Municipal Court Collections with Linebarger Goggin Blair and Sampson LLP. MOTION CARRIED unanimously.

25. Consider and Possible action to Adopt a Resolution Authorizing Municipal Court to add a Collection Fee pursuant to Article 103.0031 Texas Code of Criminal Procedure

MOTION by Justin Haschke, seconded by LeAnn Durfey and David Baskett, to approve Resolution 2022-R-21. MOTION CARRIED by the following roll-call vote:

AYES: LeAnn Durfey, Justin Haschke, Bob Newby, Ricky Thurman, David Baskett, Gerald Cook, Mark McClinton

NOES: none

26. Consider and Possible Action to Adopt Memorandum Approving Contract with Linebarger Goggin Blair & Sampson LLP, ie Adopt the "Action Approving Contract"

MOTION by Ricky Thurman, seconded by Gerald Cook, to adopt the memorandum as presented. MOTION CARRIED unanimously.

FINANCIAL REPORTS

Monica Harris, Director of Finance

27. Monthly Budget Report and Quarterly Investment Report for the period Ending September 30, 2022

Finance Director Monica Harris presented the following:

In reviewing the financial statements ending September 31, 2022, the financial indicators are overall as or better than anticipated.

- **Property Tax**

We received \$6K in property taxes in the month of September, resulting in \$59K or .88% increase over funds collected last fiscal year to date. The amount collected is 98.83% of budget, which is \$80K less than anticipated.

- **Sales Tax**

We received \$721K in sales tax in September, resulting in \$1 million or 13.5% more than the funds collected last fiscal year to date. The amount collected is 116.61% of the \$7.3 million original budget and 102.42% of the \$8.3 amended budget. This is 16.61% or \$1.2 million higher than anticipated based upon the original budget.

- **Revenue (Budgetary comparison)**

The target budget for operating revenue is \$33.3 million. We received \$34.1 million in operating revenue fiscal year to date, resulting in \$790K over the target budget due to sales taxes, franchise tax, hotel occupancy tax, sports venue tax, service charges, building permits, and fines and forfeitures.

- **Expenditures (Budgetary comparison)**

The target budget for operating expenditures is \$23.9 million. We expended \$22.8 million in operating expenditures fiscal year to date, resulting in \$1.1 million under the target budget.

- **Revenue (Prior year comparison)**

Operating revenue received last year was \$29.9 million as compared to the current year's \$34.1 million, resulting in a \$4.2 million increase due to property tax, sales taxes, mixed drinks tax,

franchise taxes, hotel occupancy taxes, sports venue taxes, service charges, building permits, fines and forfeitures, and interest.

- **Expenditures (Prior year comparison)**

Operating expenditures last year were \$20.4 million as compared to the current year's \$22.8 million, resulting in a \$2.33 million increase due to personnel, outside professional services, utilities, fuel, grant disbursements and maintenance.

- **Investments**

The total market value of cash and investments on September 30, 2022 was \$73,633,469. This is allocated 2% in demand accounts, 2% in Certificates of Deposits, less than .25% in US Treasuries, 49% in TexStar investment pool, and 47% in TexPool investment pool. We earned \$352,054 in interest for the quarter. The average yield to maturity for all account types for the quarter was 1.71%. The average yield to maturity for investment accounts for the quarter was 1.79%. The average yield to maturity for a 3-month treasury bill for the quarter was 2.67%.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

SEDA Executive Director Jeff Sandford addressed the Council and spoke on the ongoing projects of SEDA. He wished LeAnn Durfey 'Happy Birthday' and gave a run down on the history of November 1.

Ricky Thurman congratulated Jeff Sandford on receiving the Community Economic Development Award.

CONSENT AGENDA

28. Consider Approval to Sell Auction Items

29. Consider Approval of Minutes - October 11, 2022 Regular Meeting

30. Consider Approval of Minutes - October 18, 2022 Special Meeting

31. Consider approval of online and voice response transaction fees for utility billing and court with Tyler Technologies

MOTION by Mark McClinton, seconded by Justin Haschke, to approve the Consent Agenda items.
MOTION CARRIED unanimously.

COMMENTS BY CITY MANAGER

City Manager Jason King announced upcoming holiday closures for the city: November 11, 2022 and November 24-25, 2022. Mr. King invited all to join the Stephenville Downtown Merchants Holiday Open House will be November 11, 2022 from 5:30 to 8:30 PM and the ChristmasVille Celebration and Light Parade November 26, 2022 from 9:00 AM to 8:00 PM. He announced a survey on the Stephenville Main Street Facebook account and encouraged all to participate. Finally, Mr. King announced a new iPhone/Android App that will be available soon that will allow citizens to handle business with the city.

COMMENTS BY COUNCIL MEMBERS

LeAnn Durfey encouraged all to come out to the upcoming holiday events downtown Stephenville. She announced the downtown area will start looking more like Christmas as decorations begin to go up. LeAnn congratulated Tarleton State University on its record attendance of over 20,000 at the Homecoming football game October 29, 2022.

Mark McClinton encouraged all to get out and vote.

Ricky Thurman reminded that the Stephenville ISD football game has been moved to Thursday night this week. He shared that the Big Brothers Big Sisters Dancing with the Stars fundraiser event is Thursday night and tickets are still available for those who wish to support. Ricky encouraged all to go vote – early voting is through Friday, November 4. Finally, Ricky thanked all City Staff for their support and hard work the last few weeks with all of the extra events.

The Mayor Pro Tem recessed the Regular meeting at 6:44 PM and convened the Executive Session at 6:48 PM.

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

- 32. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Pearl**
- 33. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Mod**
- 34. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in Doss Addition**
- 35. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in City Addition (2 properties)**

The Mayor Pro Tem adjourned the Executive Session at 7:39 PM and reconvened the Regular meeting at 7:41 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

- 33. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Mod**

MOTION by Mark McClinton, seconded by LeAnn Durfey to enter into the parking lot lease agreement for Project Mod. MOTION CARRIED unanimously.

- 34. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in Doss Addition**

MOTION by Mark McClinton, seconded by Gerald Cook to terminate the contract on real property in Doss Addition. MOTION CARRIED unanimously.

ADJOURN

The Mayor Pro Tem adjourned the Regular meeting at 7:42 PM.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour City Secretary



SPECIAL CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, November 15, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on November 15, 2022, in the City Hall Council Chambers, for the purpose of a Special City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT:

- Mayor Doug Svien
- Mayor Pro Tem Ricky Thurman
- Council Member LeAnn Durfey
- Council Member Justin Haschke
- Council Member Lon Reisman
- Council Member Bob Newby
- Council Member David Baskett
- Council Member Gerald Cook
- Council Member Mark McClinton

COUNCIL ABSENT:

OTHERS ATTENDING:

- Jason King, City Manager
- Randy Thomas, City Attorney
- Sarah Lockenour, City Secretary

CALL TO ORDER

The Mayor called the Special Council Meeting at 6:32 PM.

6. Consider Approval of Appointment of David Tomlinson to the Erath County Appraisal District Board of Directors

Committee Chair, Lon Reisman presented this item at tonight's Council Committee meeting. MOTION by David Baskett, second by LeAnn Durfey, to send a positive recommendation from Committee to Council. MOTION CARRIED unanimously.

MOTION by David Baskett, second by Gerald Cook, to appoint David Tomlinson to the Erath County Appraisal District Board of Directors. MOTION CARRIED unanimously.

The Mayor recessed the Special Council Meeting to the Council Committee Meeting at 6:33 PM.

8. TAX INCREMENT REINVESTMENT ZONE BOARD MEETING

Members Present: Doug Svien, LeAnn Durfey, Justin Haschke, LeAnn Durfey, Lonn Reisman, Bob Newby, Ricky Thurman, David Baskett, Gerald Cook, Mark McClinton, Marion Cole, Chris Gifford

Members Absent: None

CALL TO ORDER

The Tax Increment Reinvestment Zone Board meeting was called to order at 6:47 PM by the Mayor.

1. Consider and Recommend Approval of Amendment to TIRZ No. 1, Expanding the Boundary

Natalie Moore presented the Amendment to TIRZ No. 1 to the Tax Increment Reinvestment Zone Board.

MOTION by Chris Gifford, second by Mark McClinton recommend approval of amendment to TIRZ No. 1 to City Council. MOTION CARRIED unanimously.

ADJOURN

The Tax Increment Reinvestment Zone Board meeting was adjourned at 7:00 PM.

The Mayor reconvened the Special Council Meeting at 7:00 PM.

10. PUBLIC HEARING

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

The Mayor opened the Public Hearing at 7:00 PM.

No one addressed the Council regarding this case and the Mayor closed the Public Hearing at 7:00 PM.

11. Consider Approval of Ordinance Amending Ordinance No. 2019-O-20 Concerning Tax Increment Reinvestment Zone Number One, City of Stephenville, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code, by Expanding the Boundary of Tax Increment Financing Reinvestment Zone Number One, City of Stephenville, Texas

MOTION by Mark McClinton, second by LeAnn Durfey, to approve Ordinance No. 2022-O-39 amending Ordinance No. 2019-O-20 Concerning Tax Increment Reinvestment Zone Number One, City of Stephenville, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code, by Expanding the Boundary of Tax Increment Financing Reinvestment Zone Number One, City of Stephenville, Texas. MOTION CARRIED unanimously.

12. Consider Approval of Ordinance Pursuant to Chapter 311 of the Texas Tax Code, Creating Tax Increment Financing Reinvestment Zone Number Two, City of Stephenville, Texas

Natalie Moore from David Pettit Economic Development presented Tax Increment Financing Reinvestment Zone Number Two to the Council.

MOTION by Gerald Cook, second by Ricky Thurman, to approve Ordinance 2022-O-40 Creating Tax Increment Financing Reinvestment Zone Number Two, City of Stephenville, Texas. MOTION CARRIED unanimously.

The Mayor recessed the Special Council Meeting to the Council Committee Meeting at 7:07 PM.

The Mayor reconvened the Special Council Meeting at 7:31 PM.

PRESENTATIONS AND RECOGNITIONS

1. Proclamation for TUBACHRISTMAS Concert

Mayor Svien read the following proclamation:

WHEREAS, TUBACHRISTMAS concerts as conceived in 1974 by renowned tubist HARVEY G. PHILLIPS have become an annual holiday tradition in cities throughout the world; and

WHEREAS, TUBACHRISTMAS brings together tuba and euphonium players of all ages to present public concerts of traditional Christmas carols; and

WHEREAS, TUBACHRISTMAS concerts are presented free for the enjoyment of the public audience; and

WHEREAS, TUBACHRISTMAS Coordinator James Woodward has brought this unique holiday event conducted by Ms. Lauren Huff to our fair city.

NOW, THEREFORE, I, Doug Svien, Mayor of the City of Stephenville, do hereby proclaim Saturday, November 26, 2022, as TUBACHRISTMAS DAY throughout the City of Stephenville and encourage all our citizens to attend and enjoy this annual TUBACHRISTMAS concert being presented at the Downtown Plaza, 200 W. Washington St., at 4:30 PM on Saturday, November 26, 2022, as part of Stephenville's ChristmasVille celebration.

REGULAR AGENDA

2. Consider Approval of a Professional Services Agreement with Jacob & Martin for Brick Street Design on College from Columbia to Barton

Public Works Director Nick Williams presented this item at tonight's Council Committee meeting. In 2021, the 100 block of Graham Avenue on the east side of the courthouse was repaved with historic Thurber brick. Implementation of a brick street project was recently discussed again by council for the downtown area. The original Thurber brick paving on College Street from Belknap Avenue to Barton Avenue was overlaid with asphalt in the past. Preliminary design of brick pavement improvements on College Street and Belknap Avenue, on the south and west sides respectively adjacent to the courthouse, including roadway and ADA sidewalk improvements, as well as the replacement of existing cast iron water lines and clay sewer lines, has been completed by Jacob and Martin. Final design is anticipated to be completed in December 2022. Construction of one or both blocks, if authorized by City Council, is expected to be completed in 2023.

The proposed scope of work in the professional services agreement provides detailed plans and specifications for the design of brick pavement improvements on College Street from Belknap Avenue to Barton Avenue, including roadway and ADA sidewalk improvements, as well as the replacement of

existing cast iron water lines and clay sewer lines. Additionally, the agreement provides for materials testing (density and concrete) during the construction phase of the project. The agreement provides for the design work to be completed within a five (5) month timeframe and provides a liquidated damages clause should the design not be completed on schedule.

The agreement proposes to prepare contract documents including construction drawings, specifications, design layout, surveying, geotechnical work, as well as materials testing for a not-to-exceed sum of \$96,000. Funds for the design cost would be allocated from the FY22-23 annual Pavement Maintenance Budget.

The Committee voted unanimously to move the proposal forward to City Council.

MOTION by Mark McClinton, second by Leann Durfey and David Baskett, to approve and enter into the Professional Services Agreement with Jacob & Martin for Brick Street Design on College from Columbia to Barton. MOTION CARRIED unanimously.

3. Consider Approval to Initiate Phase 3 of the 536 Wellfield Development Agreement for Construction and Supplemental Services

Public Works Director Nick Williams presented this item at tonight's Council Committee meeting. On April 6, 2021, council approved Phases 1 and 2 of the 536 Well Field Development agreement for design and bidding services for \$450,000. The well drilling project was awarded on August 16, 2022, to Hydro-Resources, Inc. for \$2,732,209. The well driller is scheduled to mobilize on November 21, 2022. The work is expected to be complete by or before September of 2023.

At this time, Phase 3 of the project is ready to begin. Staff recommends authorizing Provenance Engineering to initiate Phase 3 of the 536 Well Field development agreement to activate the budgeted Construction and Supplemental Services for \$243,000.

Funding has been appropriated in the 2022 Certificates of Obligation in the amount of \$20,000,000 and specifically includes the Construction Phase and Supplemental Services for the 536 Well Field.

The phase one basic design services, including the preparation of construction drawings and detailed specifications was awarded for \$450,000. The Construction Phase and Supplemental Services are \$88,000 and \$155,000 respectively for a total of \$243,000.

The Committee voted unanimously to move the proposal forward to City Council.

MOTION by Mark McClinton, second by Bob Newby, to approve and initiate Phase 3 of the 536 Wellfield Development Agreement for Construction and Supplemental Services. MOTION CARRIED unanimously.

4. Consider Approval of Municipal Court Bailiff Contract

Director of Finance Monica Harris presented this item at tonight's Council meeting. The County Constable Precinct 1 as bailiff for Municipal Court of the City of Stephenville. The City will pay Erath County \$1,000.00 a month as a salary supplement for Erath County Constable Precinct 1 starting October 15, 2022 and an additional \$100.00 per month to reimburse the County for related expenses. The contract is October 1, 2022 through September 30, 2023.

MOTION by Mark McClinton, second by LeAnn Durfey, to accept Municipal Court Bailiff Contract as presented. MOTION CARRIED unanimously.

5. Consider Approval of Personnel Committee's Recommendation Regarding Step Increases and Evaluations for Executive Staff

Personnel Committee Chair Ricky Thurman presented this item at tonight's Council meeting. The Committee unanimously voted to recommend the step increases and evaluations for executive staff as presented by Jason King and adopted in April 2022.

MOTION by Ricky Thurman, second by Bob Newby, to approve the step increases and evaluations for executive staff as adopted by the City Council in April 2022. MOTION CARRIED unanimously.

7. Consider Approval of Mayor's Appointments to the TIRZ Board of Directors

Mayor Svien tabled this item.

Mayor Svien recessed the open Special City Council Meeting at 7:37 PM and entered into Executive Session at 7:41 PM.

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

- 13. Section 551.072 Deliberation Regarding real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in Groesbeck & McClelland Addition**
- 14. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in City Addition**
- 15. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in Miller Addition**

The Mayor adjourned the Executive Session at 8:17 PM and reconvened the Regular meeting at 8:18 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

- 13. Section 551.072 Deliberation Regarding real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in Groesbeck & McClelland Addition**

MOTION by Mark McClinton, second by LeAnn Durfey, to execute a contract on real property located in Groesbeck and McClelland Addition as discussed in executive session. MOTION CARRIED unanimously.

ADJOURN

With no further business at hand, the Mayor adjourned the meeting at 8:19 PM.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

**AGREEMENT FOR ASSESSMENT AND COLLECTION OF TAXES
BETWEEN ERATH COUNTY, TEXAS AND CITY OF STEPHENVILLE**

THIS IS AN AGREEMENT for Assessment and Collection of Taxes between **ERATH COUNTY**, Texas, hereafter County, and the **CITY OF STEPHENVILLE**, hereafter City, each acting herein by and through its duly authorized officials.

For and in consideration of the mutual benefits stated herein the parties hereto agree to the following terms and conditions:

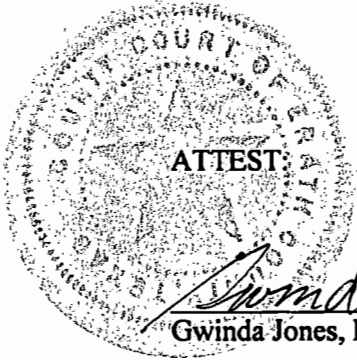
1. County shall collect current and delinquent ad valorem taxes owing to the City as hereinafter provided in this Agreement. County further agrees to perform for City all duties relating to the assessment and collection of taxes for City provided by the laws of the State of Texas for the Assessment and Collection of said taxes.
2. City hereby designates the Tax Assessor Collector of the City of Stephenville as its tax assessor and tax collector for all purposes under the Property Tax Code, State of Texas.
3. County shall provide the City Council of the City of Stephenville with a monthly report, which report shall include all amounts collected by County for City, all amounts remitted to City and all sums withheld from City under the provision of this Agreement
4. City agrees to pay County eighty cents per parcel of land for each year each parcel of land has taxes assessed due and collected.
5. The current taxes collected for City shall be remitted to City on a weekly basis. Delinquent taxes collected for City shall be remitted to City on a monthly basis.
6. Neither County nor County Tax Assessor-Collector shall be liable to City for any failure to collect taxes unless the failure to collect the taxes result s from some failure on the part of the County Tax Assessor-Collector to perform the duties imposed by Law and by this Agreement.
7. Payments by the parties for services under this Agreement shall be made from current revenues available to the parties.
8. Authorized refunds to property owners shall be made on the same check for all taxing units contracting for assessment and collection services with County. Such

changes include, but are not limited to, late exemption claims, clerical errors, overpayments, etc. *(this shall not include refunds that are out of this scope such as appraisal district refund, etc.)*. The amount of City's refund shall be remitted by City to County within fifteen (15) days of notification of such amount. Such refunds shall be reported in detail in the monthly report furnished by County to City.

9. To the extent allowed by law each party to this agreement will indemnify and hold the other party harmless from and against any and all loss, damage, liability, claim or injury resulting from all action performed by that party or its agents in connection with this agreement.
10. It is expressly understood and agreed that, in the execution of this Agreement, neither County nor City waives or shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.
11. The terms of this Agreement shall be for a period of five (5) years beginning on January 1, 2023 and terminating on December 31, 2027.
12. Any amendments, alterations, deletions or waiver of the provisions of this Agreement shall be valid only when expressed in writing by the governing bodies of both parties.
13. Except as otherwise provided in this Agreement all notices required or permitted herein shall be in writing and shall be deemed to be delivered when deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested, to the party's office or usual mailing address.
14. This Agreement shall be binding upon the parties, their legal representatives, successors and assigns.
15. It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof.
16. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held to be contrary to law or contrary to any rule or regulation having the force and

COUNTY OF ERATH
100 West Washington
Stephenville, Texas 76401

Alfonso Campos
Alfonso Campos, Erath County Judge
11-28-2022



Gwinda Jones
Gwinda Jones, Erath County Clerk

STATE OF TEXAS §

COUNTY OF ERATH §

This instrument was acknowledged before me on _____ by
Alfonso Campos, County Judge of Erath County.

Notary Public, State of Texas



Item 26.

No.: **5181**
 Date: 10/6/2021

Phone: (210) 736-3119 Fax: (210) 737-1240
 1318 North Brazos
 San Antonio, TX 78207

Prepared by: Bill Behar

Prepared for:

James Gresham (254) 918-1234
 Stephenville PD
 356 North Belknap
 Stephenville, TX 76401 US

Expiration: 12/5/2021

Terms
 50% down / 50% on delivery

Quantity	Part Number	Description	Sell	Total
1	HARRIS-CORE	Harris P25 Core Software	\$28,715.37	\$28,715.37
5	HARRIS-SWRL	Harris P25 Channel License	\$311.08	\$1,555.40
		Installation:		\$2,400.00
			Item Total:	\$32,670.77
Total does not include applicable sales tax.			Grand Total:	\$32,670.77

Please allow 4-6 weeks for standard delivery and/or installation unless expedited services have been quoted above.

All parts and labor are warranted for one year from delivery and installation.

Accepted by: _____ **Date:** _____

Please sign this quote and fax it back as confirmation of your order.



STAFF REPORT

SUBJECT: Enter into a contract with Commercial Electronics for Radio System Integration

DEPARTMENT: Police

STAFF CONTACT: James Gresham

RECOMMENDATION:

Approve the proposed contract for systems integration in the amount of \$32,670.77.

BACKGROUND:

In December of 2021 council entered into a systems purchase agreement with L3 Harris Inc. for the City of Stephenville to join the Granbury Regional Radio Network. (GRRN) The total cost estimate included a quote for radio system integration with our 911/radio recorder.

Commercial Electronics/Higher Ground submitted an original estimate in October of 2021 for \$32,670.77. This system is used to record all outgoing and incoming radio, telephone and 911 traffic. In order to be compatible with the new P.25 trunking system the recorder must be integrated with the new radio system.

FISCAL IMPACT SUMMARY:

The expenditure amount of \$32,670.77 is the amount budgeted for this portion of the project.

ALTERNATIVES

Do not integrate 911/radio recorder with system.



STAFF REPORT

SUBJECT: Auction Items

DEPARTMENT: Finance

STAFF CONTACT: Robert Oswald

RECOMMENDATION:

Staff is seeking authorization to sell the following items, via online auction:

Quantity	Description	Department
1	Tana E320 Compactor (2014)	Landfill
1	Tana T6 Deco Trommel (2017)	Landfill
20	PC Towers (software removed)	I.T.
21	Monitors	I.T.
9	Various Laptops (software removed)	I.T.
100	Various PC Items: Keyboards, Mouse, Cables	I.T.
1	Desk & Cupboard Unit	City Manager
1	Vending Machine (not Working)	MSC
1	Cooler/Refrigerator	Parks