



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, August 06, 2024 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, August 06, 2024, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Regular City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COUNCIL PRESENT:

Mayor Doug Svien
Council Member LeAnn Durfey
Council Member Gerald Cook
Council Member Lon Reisman
Council Member Dean Parr
Council Member Maddie Smith
Council Member David Baskett
Council Member Brandon Greenhaw
Council Member Alan Nix

COUNCIL ABSENT:

OTHERS ATTENDING:

Jason King, City Manager
Randy Thomas, City Attorney
Sarah Lockenour, City Secretary

CALL TO ORDER

Mayor Svien called the Regular City Council Meeting to order at 5:30 PM.

PLEDGES OF ALLEGIANCE

Council Member Gerald Cook led the pledges to the flags of the United States and the State of Texas.

INVOCATION

Invocation voiced by Christi Barnes, Timber Ridge Church

CITIZENS GENERAL DISCUSSION

Lee Munz gave the City Council a brief update on the National Rambouillet that was sponsored through HOT Funds.

Freddie Goble, 413 Bluebonnet Street, addressed Council regarding code compliance issues around town.

REGULAR AGENDA

1. City Secretary Records Management Update

City Secretary Sarah Lockenour gave a quarterly update on the records management project.

2. Set the Maximum Proposed Tax Rate for 2024

City Manager Jason King presented this item to the council.

Staff recommend setting the maximum proposed tax rate for 2024 to the voter approval rate of \$0.3829 per \$100 of taxable value. The maximum proposed tax rate is the highest tax rate that the Council will be able to adopt after the tax rate hearing.

MOTION by Doug Svien, second by Alan Nix, to set the maximum proposed tax rate to \$0.3829 per \$100 of taxable value. MOTION CARRIED unanimously by record vote:

Place 1, LeAnn Durfey – for
Place 2, Gerald Cook – for
Place 3, Lonni Reisman – for
Place 4, Dean Parr – for
Place 5, Maddie Smith – for
Place 6, David Baskett – for
Place 7, Brandon Greenhaw – for
Place 8, Alan Nix – for

3. Set Date, Time, and Location of Public Hearing on Proposed Tax Rate for 2024

MOTION by David Baskett, second by Gerald Cook, to set the Public Hearing on Proposed Tax Rate for 2024 on September 17, 2024 at 5:30 PM in the City of Stephenville Council Chambers at City Hall.

MOTION CARRIED unanimously.

4. Citizen Budget Requests

City Manager Jason King presented this item to the Council.

Citizen Budget Requests were received for the following:

- Designated Pickleball courts with shade awnings (5)

- 6 Pickleball courts
 - o Invest \$150,000.00

- Dog Park

5. RECESS TO TIRZ BOARD MEETING

Doug Svien recessed the Regular City Council meeting at 5:47 PM to enter into the TIRZ Board meeting.

6. RECONVENE TO REGULAR CITY COUNCIL MEETING

Doug Svien reconvened the Regular City Council meeting at 5:50 PM.

7. Consider Approval of Expenditures in Tax Increment Reinvestment Zone 1C

MOTION by Maddie Smith, second by David Baskett, to approve the expenditures in Tax Increment Reinvestment Zone 1c as discussed in the TIRZ Board meeting. MOTION CARRIED unanimously.

8. Consider Approval of the City of Stephenville and SISD School Resource Officer (SRO) Annual Memorandum of Understanding 2024-2025

Chief of Police Dan Harris presented this item to the Council.

The mission of the SRO program, under this agreement, is to place community policing officers in designated schools within SISD to build working relationships with schools, students, and parents; to address on-site security; to combat school violence; to provide drug abuse and crime prevention education; to serve as positive role-models for students; and to provide a direct link with the police department.

This year’s request is for (3) SRO Police Officers, two will be full-time this year and one will be filled via off-duty officer employment for coverage of the third SRO Police Officer assigned to SISD. This MOU is valid for the 2024 – 2025 school year.

This month the SISD School Board will meet to approve the City of Stephenville and SISD SRO annual memorandum of understanding.

The city will provide one patrol car for each SRO, uniforms and equipment along with required training. All personnel costs are the responsibility of SISD.

MOTION by LeAnn Durfey, second by Lonny Reisman, to approve the SRO Annual MOU with Stephenville ISD as presented. MOTION CARRIED unanimously.

PLANNING AND ZONING COMMISSION
Steve Killen, Director of Development Services

9. Case No.: RZ2024-009

Applicant Zane Cole is Requesting a Rezone of Property Located at 185 W Park, being Parcel R31466, S3500 FREY FIRST ADDITION, BLOCK 35; LOT 7;8, of the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) to Integrated Housing District (R-2.5)

Director of Development Services Steve Killen presented this item to the Council.

The property has current zoning of Single Family Residential with Future Land Use being Retail and Commercial. The applicant is requesting a rezone to construct an additional single-family home. R-2.5 zoning includes single-family homes as permitted use with lot dimension requirements being 50’x60’. Currently, this area is predominantly legal, non-conforming residential use.

The Planning and Zoning Commission convened on July 17, 2024. The motion to approve the rezone request failed by a vote of 4-3. Therefore, pursuant to the Rules and Procedures, the case is forwarded to the City Council with no recommendation.

Property Owner Zane Cole addressed the Council regarding this rezone request.

10. PUBLIC HEARING

Case No.: RZ2024-009

Mayor Svien opened the Public Hearing at 6:01 PM.

No one addressed the Council regarding 185 W. Park.

Mayor Svien closed the Public Hearing at 6:01:50 PM.

11. Consider Approval of an Ordinance Rezoning Property Located at 185 W Park, being Parcel R31466, S3500 FREY FIRST ADDITION, BLOCK 35; LOT 7 and 8 of the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) to Integrated Housing District (R-2.5)

MOTION by Gerald Cook, second by Maddie Smith, to approve Ordinance No. 2024-O-18 rezoning property located at at 185 W Park, being Parcel R31466, S3500 FREY FIRST ADDITION, BLOCK 35; LOT 7 and 8 of the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) to Integrated Housing District (R-2.5). MOTION CARRIED unanimously.

12. Case No.: PD2024-001

Applicant Southwestern Pigeon Rd, LLC is Requesting a Rezone of Property Located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) and to Planned Development (PD)

Director of Development Services Steve Killen presented this item to the Council.

This property was voluntarily annexed on May 7, 2024. On May 15, 2024, a Conceptual Plan was presented to the Planning and Zoning Commission for the 94.8-acre property. The applicant returned to the Planning and Zoning Commission on July 17, 2024. requesting approval of the Development Plan and assignment of zoning to Planned Development. Water, sewer, and drainage plans have been submitted and staff comments were provided on June 28. The site plan has been reviewed by Development Services, Public Works and Fire. Certain modifications have been made to the site plan in response to comments received on from the Conceptual Plan presentation including increasing side and rear yard setbacks to 30' (requirement is 10' and 20", respectively). Landscape buffering will also be provided and storage building heights have been reduced.

The Planning and Zoning Commission convened on July 17, 2024. The motion to approve the rezone request failed by a vote of 4-2-1 (one abstention). Therefore, pursuant to the Rules and Procedures, the case is forwarded to the City Council with no recommendation.

John Allenger representing Southwestern Pigeon Rd, LLC gave a presentation on the development to the Council.

13. PUBLIC HEARING

Case No.: PD2024-001

Mayor Svien opened the Public Hearing at 6:46 PM.

The following addressed the Council in opposition of the rezoning:

- Karen Dickens, 2537 N State Hwy 108
- Cassie Hammond, 909 FM 2303
- Judy Addison, 381 FM 2303
- Kim Winfrey, 615 FM 2303
- Christi Barnes, 11586 FM 2156

Developer Cole Parks spoke in favor of the rezone.

Mayor Svien closed the Public Hearing at 7:11 PM.

14. Consider Approval of an Ordinance Rezoning Property Located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) and to Planned Development (PD)

MOTION by Gerald Cook, second by David Baskett, to approve Ordinance No. 2024-O-19 rezoning property located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) and to Planned Development (PD).

A friendly amendment was requested by Doug Svien to include the authorization of the City Manager to negotiate with the developer regarding the Park Land Dedication. The amendment was seconded by Brandon Greenhaw.

MOTION by Gerald Cook, second by David Baskett, to approve Ordinance No. 2024-O-19 as amended rezoning property located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) and to Planned Development (PD). MOTION CARRIED unanimously.

NOMINATIONS COMMITTEE

Maddie Smith, Chair

16. Nominations Committee Report

Committee Chair Maddie Smith presented the Nominations Committee Report from June 18, 2024.

The committee met on June 18, 2024, to review applications for Citizen Boards and Commissions with the discussion led by committee chair Maddie Smith.

The Nominations Committee received following nominations: Board of Adjustment (one vacancy) - Tina Virgin; Library Advisory Board (one vacancy) - Lisa Latouche and Mike Jones; Stephenville Type B Economic Development Authority (two vacancies) - Mark McClinton and Justin Haschke

The following boards did not receive any nominations but do have vacancies and are accepting nominations: Main Street Advisory Board (one vacancy); Planning & Zoning Commission (one vacancy with two alternates); Western Heritage Advisory Board (one vacancy with three Ex-Officio members)

The following recommendations were made:

Board of Adjustment

MOTION by Maddie Smith, second by LeAnn Durfey, to recommend Tina Virgin for Place 3 of Board of Adjustment. MOTION CARRIED unanimously. Tina Virgin will be invited for an interview with Council July 2.

Library Advisory Board

The committee chair would like to table this recommendation until the next Committee meeting.

Planning and Zoning Commission

MOTION by Alan Nix, second by LeAnn Durfey, to recommend moving Justin Slawson from Alternate 1 to Place 2 of the Planning and Zoning Commission. MOTION CARRIED unanimously.

MOTION by Maddie Smith, second by Alan Nix, to recommend moving James Stephenson from Alternate 2 to Alternate 1 of the Planning and Zoning Commission. MOTION CARRIED unanimously.

Stephenville Type B Economic Development Authority

MOTION by Maddie Smith, second by Alan Nix, to recommend Justin Haschke for Place 7 of Stephenville Type B Economic Development Authority. MOTION CARRIED unanimously. Justin Haschke will be invited for an interview with Council July 2.

MOTION by Maddie Smith, second by Lonon Reisman, to recommend Mark McClinton for Place 8 of Stephenville Type B Economic Development Authority. MOTION CARRIED unanimously. Mark McClinton will be invited for an interview with Council July 2.

Western Heritage Advisory Board

MOTION by LeAnn Durfey, second by Maddie Smith, to recommend moving Angie Ayers from Ex-Officio Place 1 to Place 4 of the Western Heritage Advisory Board. MOTION CARRIED unanimously.

17. Consider Approval of Nominations to Citizen Boards and Commissions

Planning and Zoning Commission

MOTION by Maddie Smith, second by Alan Nix, to move Justin Slawson from Alternate 1 to Place 2 of the Planning and Zoning Commission. MOTION CARRIED unanimously.

MOTION by Maddie Smith, second by Brandon Greenhaw, to move James Stephenson from Alternate 2 to Alternate 1 of the Planning and Zoning Commission. MOTION CARRIED unanimously.

Western Heritage Advisory Board

MOTION by Maddie Smith, second by LeAnn Durfey, to move Angie Ayers from Ex-Officio Place 1 to Place 4 of the Western Heritage Advisory Board. MOTION CARRIED unanimously.

Stephenville Type B Economic Development Authority

Justin Haschke was in attendance and interviewed by the Council.

MOTION by Maddie Smith, second by Gerald Cook, to approve Justin Haschke for Place 7 of Stephenville Type B Economic Development Authority. MOTION CARRIED unanimously.

Mark McClinton was in attendance and interviewed by the Council.

MOTION by Maddie Smith, second by Lonon Reisman, to approve Mark McClinton for Place 8 of Stephenville Type B Economic Development Authority. MOTION CARRIED unanimously.

Board of Adjustment

Tina Virgin was in attendance and interviewed by the Council.

MOTION by Maddie Smith, second by David Baskett, to approve Tina Virgin for Place 3 of Board of Adjustment. MOTION CARRIED unanimously.

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

15. Development Services Committee Report

Development Services Committee Chair Gerald Cook presented the Development Services Committee Report from July 16, 2024.

As a continuation of discussion from June 18, 2024, Chairman Cook briefed the Committee on current permitted uses of the Retail and Commercial District which preclude automobile paint and body repairs shops as permitted use with the Retail and Commercial District. At the direction of

the Committee from the June meeting, staff provided four options for consideration: 1. Consider categorizing all auto-related uses currently listed as “permitted uses” as “conditional uses.” With this approach, the Committee may review other, non-auto related “permitted uses” to soften uses within the B-2 district. Existing businesses would continue operation under the non-conforming use provision of the land-use regulations. 2. Make Auto Paint and Body Shop/Repair a conditional use within the B-2 district. 3. Take no immediate action with the understanding that these items may ultimately be addressed under the new Comprehensive Plan (if so adopted) and subsequently revised land-use regulations. 4. Take no action.

The Committee, by unanimous vote, opted to recommend the City Council take no further action.

PUBLIC WORKS COMMITTEE

Alan Nix, Chair

18. Public Works Committee Report

Public Works Committee Chair Alan Nix presented the Public Works Committee Report from July 16, 2024.

Agenda Item 1: Discussion of 2023-R-08 Renaming of Northwest Loop to Senator Robert J. Glasgow Loop

The renaming of Northwest Loop (FM 988) was discussed. It was noted the name was changed by formal council action from Northwest Loop to Senator Robert J. Glasgow in 2023. Several individuals spoke in favor of honoring Senator Glasgow’s legacy with some advocating the name change in a formal manner and some supporting an honorary name change. No action was taken by the committee.

Agenda Item 2: Discussion of Proposals for 2024 WWTP Capital Projects

Belt Filter Press Refurbishment

A proposal was presented from Andritz Separation Technologies, Inc. to refurbish the belt filter press at the wastewater treatment plant. It was noted Andritz is the manufacturer and the sole source for replacement parts. It was also noted ample funds were approved in the FY23-24 budget for this specific work. The total cost is \$305,345.00 with an equipment lead time of 18-20 weeks.

Following discussion, a motion was made by Mr. Cook, seconded by Mr. Parr, to forward a positive recommendation to the full council to approve the proposal as presented.

The committee voted unanimously to forward a positive recommendation to the full council to approve the proposal from Andritz Separation Technologies, Inc. as presented.

Conveyor System Repairs

Proposals were presented from Parkson Corporation for budgeted repairs to the sludge conveyor system that works in tandem with the belt filter press at the wastewater treatment plant. It was noted Parkson is the manufacturer and the sole source for replacement parts for the conveyor. It was also noted ample funds were approved in the FY23-24 budget for this specific work. The total cost is \$49,963.60 with an equipment lead time of 9-11 weeks.

Following discussion, a motion was made by Mr. Nix, seconded by Mr. Cook, to forward a positive recommendation to the full council to approve the proposal as presented.

The committee voted unanimously to forward a positive recommendation to the full council to approve the proposal from Parkson, Inc. as presented.

Aeration Basin Drives

A proposal from Evoqua Water Technologies was presented to replace two failing aeration drives at the wastewater treatment plant. It was noted ample funds were approved in the FY23-24 budget for replacement of these specific drives. The total cost is \$94,523.80 with an approximate lead time of 10-12 weeks.

Following discussion, a motion was made by Mr. Cook, seconded by Mr. Parr, to forward a positive recommendation to the full council to approve the proposal as presented.

The committee voted unanimously to forward a positive recommendation to the full council to approve the proposal from Evoqua Water Technologies, Inc. as presented.

Agenda Item 3: Consider Abandonment of Public Works Infrastructure in Creekside Apartment

An overview of the public water infrastructure at the Creekside apartment complex development, located at 1000 Lingleville Highway, was presented. It was noted the development was constructed in 2016 and contained public water lines, hydrants and approximately 442 individual water meters. It was further noted that the complex accounts for approximately six percent of the city's water meters, but accounts for approximately 30 percent of routine work orders. Update: Meter/Vault combination - Installation Estimate - Estimated Lead Time - \$59,108.55 \$50,000.00 24-weeks.

Following discussion, the committee directed staff to present a policy change to address the use of single and individual metering of similar developments.

It was recommended to review updated cost data and a policy to address this specific issue at the August 6, 2024 Regular Business Meeting.

Agenda Item 4: Discussion of Pro-Rata Fees

The city manager presented a brief history of pro-rata fees indicating pro-rata fees were developed to recoup the installation costs of water and sewer infrastructure as property owners connect to those utilizes. It was noted that some pro-rata fees date back over 30 years. It was also noted residential pro-rata fees have been previously repealed and it was suggested pro-rata fees for commercial development also be repealed. It was further noted developers have other mechanisms available, as private entities, to assist with cost recovery.

Following discussion, a motion was made by Mr. Cook, seconded by Mr. Parr, to repeal or amend the original pro-rata ordinance.

The committee voted unanimously to forward a positive recommendation to the full council to repeal or amend the original pro-rata ordinance.

19. Consider Approval of Proposal for Refurbishment of the Belt Filter Press

MOTION by Alan Nix, second by Leann Durfey, to approve the proposal for refurbishment of the belt filter press as presented. MOTION CARRIED unanimously.

20. Consider Approval of Proposal for Rehab of the Solids Conveyor System

MOTION by Alan Nix, second by Maddie Smith, to approve the proposal of rehab of the solids conveyor system as presented. MOTION CARRIED unanimously.

21. Consider Approval of Proposal for Replacement of Two Aeration Basin Drives

MOTION by Alan Nix, second by Maddie Smith, to approve the proposal for replacement of two aeration basin drives as presented. MOTION CARRIED unanimously.

22. Consider Ordinance to Abandon Public Infrastructure in the Creekside Townhomes Development

MOTION by Alan Nix, second by Dean Parr, to approve Ordinance No. 2024-O-20 to abandon the public infrastructure in the Creekside Townhomes Development as presented. MOTION CARRIED unanimously.

23. Consider Approval of Master Meter Policy

MOTION by Alan Nix, second by Gerald Cook, to modify the Engineering Standards Manual to include policy 1.11 Master Meter and Sub-Metering. MOTION CARRIED unanimously.

24. Consider Ordinance to Repeal of Pro-Rata Policy

MOTION by Alan Nix, second by Maddie Smith, to approve Ordinance No. 2024-O-21 repealing the Pro-Rata Policy. MOTION CARRIED unanimously.

TOURISM AND VISITORS BUREAU COMMITTEE

LeAnn Durfey, Chair

25. Tourism and Visitors Bureau Committee Report from July 16, 2024

Tourism and Visitors Bureau Committee Chair LeAnn Durfey presented the committee report from July 16, 2024.

Review Stephenville’s Lodging Performance Review – Year to Date

The committee met on July 16, 2024, to review Stephenville’s Lodging Performance Review – Year to Date. The presentation was made by Administrative Services Director Darrell Brown.

As requested by the Mayor, I’m presenting you information from the Texas Hotel Lodging Performance Report. For our newest Council members, this report is what Tourism reviews to compare our lodging activity with 4 other cities that have been self-selected.

- 1st Quarter of 2024 – Stephenville had 520 rooms. This includes Airbnb’s ☐ In 2023 our total room count was 493. (27 room increase)
- The sixth column Source Strategies Estimated Occupied Rooms for us is 57.20% for this quarter and last year we ended at 60.40% estimated occupancy ☐
- Estimated Rooms Sold is \$27,216 with a Fair Market Share which list us 3rd of the 5 at 18.07% and our Average Daily Rate is \$99.64.

No action was taken at this time.

Main Street Advisory Board Quarterly Update

The committee met on July 16, 2024, to review the Main Street Advisory Board Quarterly Update. The presentation was made by Main Street Manager Ashley Thomas.

FINANCIAL REPORTS

Monica Harris, Director of Finance

26. Monthly Budget Report for the Period Ending June 30, 2024

Director of Finance Monica Harris presented the monthly budget report as follows:

In reviewing the financial statements ending June 30, 2024, the financial indicators are overall as or better than anticipated.

Property Tax Collections: We received \$33K in property taxes in the month of June, resulting in a \$278K increase over the funds collected last fiscal year to date. The amount collected is slightly over 100% of the \$7.3 million budget, which is \$102K more than anticipated.

Sales and Use Tax: We received \$765K in sales tax in June, resulting in \$205K or 3% more than the funds collected last fiscal year to date. The amount collected is 78% of the \$9.4 million budget, which is \$500K higher than anticipated.

Revenue (by fund): Of the \$36 million revenue received to date, 57% was received in the General Fund, 25% was received in the Water/Wastewater Fund, 8% was received in the Capital Projects Fund and 3% was received in the Landfill Fund.

Revenue (budget vs. actual): We received 84% of the total budgeted revenues through June, which is \$2.2 million more than anticipated due to taxes, building permits, intergovernmental, charges for services, and interest income.

Revenue (prior year comparison): We received \$1.3 million less revenue through June than last fiscal year to date due to debt proceeds received in the prior year.

Expenditures (by fund): Of the \$40 million spent to date, 46% was expended in the Water/Wastewater Fund, 40% was expended in the General Fund, 4% was expended in the Capital Projects Fund, 3% was expended in the Debt Service Fund, 2% was expended in the Storm Fund and 2% was expended in the Landfill Fund.

Expenditures (budget vs. actual): We have expended 54% of the total budgeted expenditures through June, which is \$18.5 million less than anticipated due to personnel, contractual, capital outlay, and transfers.

Expenditures (prior year comparison): We spent \$5 million less in expenditures through June than last fiscal year to date due to capital outlay and transfers.

SEDA Revenue Comparison: SEDA has received an overall 83% of budgeted revenue through June, which is \$27K more than last fiscal year to date and \$86K more than anticipated due to taxes and interest income.

SEDA Expenditure Comparison: SEDA has spent an overall 26% of budgeted expenditures through June, which is \$272K less than last fiscal year to date due to grant disbursements and \$832K less than anticipated due to contractual, capital outlay, and grant disbursements.

27. Quarterly Investment Report for the Period Ending June 30, 2024

Director of Finance Monica Harris presented the Quarterly Investment Report as follows:

The City of Stephenville's total market value of cash and investments on June 30, 2024, was \$ 50,859,722. This is allocated 5% in demand accounts, 3% in cash/money market accounts, 2% in Certificates of Deposits, 42% in TexStar investment pool, and 48% in TexPool investment pool. We earned \$677K in interest for the quarter. The average yield to maturity for all account types for the quarter was 5.14%. The average yield to maturity for investment accounts for the quarter was 5.43%. The average yield to maturity for a 3-month treasury bill for the quarter was 5.25%. The weighted average maturity in days of the portfolio was 3.22 days.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

SEDA Executive Director Jeff Sandford gave a shout out to Tarleton Student Conner Prince who competed the 2024 Summer Olympics for shooting.

Mr. Sandford gave a brief presentation of upcoming projects anticipated in the next six to nine months.

CONSENT AGENDA

28. Consider Approval of Minutes - July 2, 2024

29. Consider Approval of Minutes - July 16, 2024

30. Consider Award of the 2024 Airport Apron Maintenance Project

MOTION by Alan Nix, second by David Baskett, to approve Consent Agenda items as presented.

MOTION CARRIED unanimously.

COMMENTS BY CITY MANAGER

- We will be having budget hearings August 7th and 8th at 5:30 PM.
- Committee meetings will be held August 20th at 5:30 PM.
- Tarleton Move In is August 15-18.
- Stephenville ISD begins August 14th.
- Tarleton's 125th celebration will be held September 3rd.

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

Mayor Doug Svien recessed the Regular City Council meeting at 7:58 PM and entered into Executive Session at 8:02 PM.

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

- 31. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in S2600 CITY ADDITION**
- 32. Section 551.076. Deliberation Regarding Security Devices or Security Audits - the deployment, or specific occasions for implementation, of security personnel or devices**
- 33. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: S2600 CITY ADDITION**

Mayor Doug Svien adjourned Executive Session at 8:27 PM and reconvened the Regular City Council meeting at 8:28 PM.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

- 33. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: S2600 CITY ADDITION**

MOTION by David Baskett, second by Alan Nix, to authorize the purchase of real property as discussed in Executive Session. MOTION CARRIED unanimously.

- 31. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in S2600 CITY ADDITION**

MOTION by Alan Nix, second by Lonn Reisman, to authorize City Manager to enter into agreement with real estate agent as discussed in Executive Session. MOTION CARRIED unanimously.

- 32. Section 551.076. Deliberation Regarding Security Devices or Security Audits - the deployment, or specific occasions for implementation, of security personnel or devices**

MOTION by Dean Parr, second by David Baskett, to approve an insurance policy as discussed in Executive Session. MOTION CARRIED unanimously.

ADJOURN

Mayor Doug Svien adjourned the Regular City Council meeting at 8:29 PM.

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.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

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.