



## REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street  
Tuesday, May 02, 2023 at 5:30 PM

### MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, May 02, 2023, 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 Lon Reisman  
Council Member Bob Newby  
Council Member Ricky Thurman  
Council Member David Baskett  
Council Member Gerald Cook  
Council Member Mark McClinton

#### **COUNCIL ABSENT:**

Council Member Justin Haschke

#### **OTHERS ATTENDING:**

Jason M. 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.

Mayor introduced the new Director of Administrative Services Darrell Brown.

#### **PLEDGES OF ALLEGIANCE**

LeAnn Durfey led the pledges to the flags of the United States and the State of Texas.

#### **INVOCATION**

Melissa Castleberry, Co-Pastor of The Church at Green's Creek voiced the invocation.

#### **PRESENTATIONS AND RECOGNITIONS**

##### **Proclamation for a Day of Prayer**

Mayor Svien read the following proclamation:

## **A PROCLAMATION for a DAY OF PRAYER**

**WHEREAS:** Throughout the history of America, faith in Almighty God has been deeply rooted in the foundation and building up of this great nation. From the early pilgrims to the Continental Congress, to the many Presidents and Governors who have served, we have exalted the Lord; giving Him praise and overflowing with gratitude throughout the generations as He carries us through times of great crisis and celebration, and

**WHEREAS:** In our city and across America the observance of the National Day of Prayer will be held on Thursday, May 4, 2023, with the theme, “Pray Fervently in Righteousness and Avail Much,” based on the verses in James 5:16B “The effective, fervent prayer of a righteous man avails much”, and

**WHEREAS:** A National Day of Prayer has been a part of our heritage since it was declared by the First Continental Congress in 1775 and a Public Law established in the United States Congress in 1952 approved by a Joint Resolution and later amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directs the President of the United States to set aside and proclaim the first Thursday of May annually as a National Day of Prayer; and

**WHEREAS:** Leaders and citizens of our nation are afforded the privilege of prayer, affirming our spiritual legacy of instituting times of thankfulness and renewed reliance on Almighty God; we ought to exercise the freedoms we have to gather and pray, to unify hearts, communities, and our country, while we hold dear to our faith, freedoms, and to one another as fellow Americans all fearfully and wonderfully created in the image of God. May we take time to pray for our nation and our neighbors.

**NOW, THEREFORE,** I, Doug Svien, Mayor of the city of Stephenville, Texas, do hereby proclaim, May 4th, 2023, as a DAY OF PRAYER throughout the city of Stephenville and I commend this observance to all of our citizens.

### **CITIZENS GENERAL DISCUSSION**

No one addressed the Council at this time.

### **PLANNING AND ZONING COMMISSION**

Steve Killen, Director of Development Services

#### **1. PUBLIC HEARING**

**Case No.: PD2023-001**

**Applicant Reagan Thompson, Representing TSU Catholic, LLC is Requesting a Rezone of Properties Located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION, 1334 W Washington, Parcel R30249, being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION, 1350 W Washington, Parcel R30251, being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION, 1303 McNeill, Parcel R30272, being BLOCK 134; LOT 32 of the CITY ADDITION, 1345 McNeill, Parcel R30271, being BLOCK 134; LOT 31 (S150) of the CITY ADDITION, and 1353 McNeill, Parcel R30270, being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1), Retail and Commercial (B-2) and Multi-Family Residential (R-3) to Planned Development (PD)**

Director of Development Services Steve Killen presented this item at tonight’s Regular Council Meeting.

The applicant presented the Conceptual Plan on February 15, 2023. The applicant is now returning to present and request approval of the Development Plan and rezoning request. The submittal states: "This site will be developed to accommodate a community-focused, mixed-use development on the front steps of Tarleton State University... and the development will be named 'The Front Porch'. The development will consist of approximately 13,025 SF of commercial/retail shell space and 66 residential beds."

The Planning and Zoning Commission convened on April 19, 2023, and by a unanimous vote of 6:0 recommended the City Council approve the Development Plan and rezone request.

Mayor opened the Public Hearing at 5:50 PM.

Applicant Reagan Thompson, representing TSU Catholic, LLC, addressed the Council in favor of the rezone.

No one spoke in opposition.

Mayor closed the Public Hearing at 5:51 PM.

2. **Consider Approval of Ordinance Rezoning Property Located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD)**

MOTION by Ricky Thurman, second by Gerald Cook, to approve Ordinance No. 2023-O-09 approving the rezoning of property located at 1292 W Washington, parcel R77944, being Block 134; Lots 12;18;30B;31 (PTs of) of the City Addition to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD). MOTION CARRIED unanimously.

3. **Consider Approval of Ordinance Rezoning Property Located at 1334 W Washington, Parcel R30249, Being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD)**

MOTION by Ricky Thurman, second by LeAnn Durfey, to approve Ordinance No. 2023-O-10 approving the rezoning of property located at 1334 W Washington, parcel R30249, being Block 134; Lots 40, ATM Machine of the City Addition to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD). MOTION CARRIED unanimously.

4. **Consider Approval of Ordinance Rezoning Property Located at 1350 W Washington, Parcel R30251, Being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD)**

MOTION by Ricky Thurman, second by Gerald Cook, to approve Ordinance No. 2023-O-11 approving the rezoning of property located at 1350 W Washington, parcel R30251, being Block 134; Lots 1;5;28 of the City Addition to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD). MOTION CARRIED unanimously.

5. **Consider Approval of Ordinance Rezoning Property Located at 1303 McNeill, Parcel R30272, Being BLOCK 134; LOT 32 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD)**

MOTION by David Baskett, second by Ricky Thurman, to approve Ordinance No. 2023-O-12 approving the rezoning of property located at 1303 McNeill, parcel R30272, being Block 134; Lot 32 of the City Addition to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD). MOTION CARRIED unanimously.

6. **Consider Approval of Ordinance Rezoning Property Located at 1345 McNeill, Parcel R30271, Being BLOCK 134; LOT 31 (S150) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD)**

MOTION by Mark McClinton, second by Ricky Thurman, to approve Ordinance No. 2023-O-13 approving the rezoning of property located at 1345 McNeill, parcel R30271, being Block 134; Lot 31 (S150) of the City Addition to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD). MOTION CARRIED unanimously.

7. **Consider Approval of Ordinance Rezoning Property Located at 1353 McNeill, Parcel R30270, Being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD)**

MOTION by Ricky Thurman, second by LeAnn Durfey, to approve Ordinance No. 2023-O-14 approving the rezoning of property located at 1353 McNeill, parcel R30270, being Block 134; Lot 30A of the City Addition to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD). MOTION CARRIED unanimously.

## 8. PUBLIC HEARING

**Case No.: RZ2023-03**

**Applicant Jackie Monk, is Requesting a Rezone of Property Located at 255 Park St., Parcel R30320, Being 0.610 Acres, S2600 CITY ADDITION; BLOCK 138; LOT 11 & LOT 1 (S PT OF 1) of the City of Stephenville, Erath County Texas from Retail & Commercial District (B-2) to Single Family Residential District (R-1)**

Director of Development Services Steve Killen presented this item at tonight's Regular Council Meeting.

The Planning and Zoning Commission convened on April 19, 2023, and by a unanimous vote of 6:0, recommended the City Council approve the rezone request.

The applicant is requesting a rezone which conforms to the future land use designation. The property is 0.67 acres with approximately 128' of frontage along Park Street. Existing zoning in the area includes Commercial and One and Two Family residential.

The property has a current zoning of Retail and Commercial District (B-2). The Future Land Use for this property is designated as Single Family.

Mayor opened the Public Hearing at 5:55 PM.

Jackie Monk of 1690 North Bay Street, addressed the Council in favor of the rezone for the property located at 255 Park St.

No one spoke in opposition.

Mayor closed the Public Hearing at 5:56 PM.

9. **Consider Approval of an Ordinance Rezoning Property Located at 255 Park St., Parcel R30320, Being 0.610 Acres, S2600 CITY ADDITION; BLOCK 138; LOT 11 & LOT 1 (S PT OF 1) of the City of Stephenville, Erath County Texas from Retail & Commercial District (B-2) to Single Family Residential District (R-1)**

MOTION by Mark McClinton, second by Gerald Cook, to approve Ordinance No. 2023-O-15 approving the rezoning of property located at 255 Park St., parcel R30320 being 0.610 acres, S2600 City Addition; Block 138, Lot 11, and Lot 1 (S pt of 1) of the City of Stephenville, Erath County, Texas from Retail & Commercial District (B-2) to Single Family Residential District (R-1). MOTION CARRIED unanimously.

## **10. PUBLIC HEARING**

**Case No.: RZ2023-04**

**Applicant Ryan Hill with Shield Engineering Group, PLLC Representing Adam Phillips, is Requesting a Rezone of Property Located at 2290 W Tarleton, Parcel R30357, being 0.222 Acres, S2600 CITY ADDITION; BLOCK 139; LOT 16; (117.3X82.5 OF 16 TRACT 1) of the City of Stephenville, Erath County Texas from Neighborhood Business (B-1) to Multi-Family Residential District (R-3)**

Director of Development Services Steve Killen presented this item at tonight's Regular Council Meeting.

The Planning and Zoning Commission convened on April 19, 2023, and by a unanimous vote of 6:0, recommended the City Council approve the rezone request.

The applicant is requesting a rezone which conforms to the future land use designation. The property is 0.22 acres with approximately 188' of frontage along Tarleton Street. Additional ROW dedication will be required with any new development or replatting. Existing uses in the area include single family residential, multifamily, neighborhood business and commercial.

The property has current zoning of B-1, Neighborhood Business District. The Future Land Use for this property is designated as R-3, Multifamily Residential District.

Mayor opened the Public Hearing at 5:59 PM.

Ryan Hill with Shield Engineering Group, 1600 West 7<sup>th</sup> St., Suite 400, Fort Worth, Texas, addressed Council in favor of the rezone for property located at 2290 W Tarleton.

No one addressed Council in opposition.

Mayor closed the Public Hearing at 6:00 PM.

**11. Consider Approval of Ordinance Rezoning Property Located at 2290 W Tarleton, Parcel R30357, being 0.222 Acres, S2600 CITY ADDITION; BLOCK 139; LOT 16; (117.3X82.5 OF 16 TRACT 1) of the City of Stephenville, Erath County Texas from Neighborhood Business (B-1) to Multi-Family Residential District (R-3)**

MOTION by Mark McClinton, second by David Baskett, to approve Ordinance No. 2023-O-16 approving the rezoning of property located at 2290 W Tarleton, parcel R30357 being 0.222 acres, S2600 City Addition; Block 139; Lot 16; (117.3x82.5 of 16 tract 1) of the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) to Multi-Family Residential District (R-3). MOTION CARRIED unanimously.

## **DEVELOPMENT SERVICES COMMITTEE**

Gerald Cook, Chair

### **12. Development Services Committee Report from April 18, 2023**

On April 18, 2023, the Committee discussed methods for the establishment of an Advisory Panel. Lionheart Places, LLC, had recommended the Panel consist of 8-12 members and be comprised of persons representing varied perspectives from the following sectors of the community:

Business Community · Development Community · Social Services / Non-profit community · School District · University · County · Large landowners · Neighborhood Representatives · Visitor / Tourism · Chamber · Realtor community

The Development Services Committee opted to seek volunteers and authorized staff to announce the need for volunteers on the City's Website and Facebook Page. The Development Services Committee would then present the list to the full Council at the May 2, 2023, City Council Meeting.

### **13. Development Services Committee Report from May 2, 2023**

On May 2, 2023, the Committee discussed nominations for the Comprehensive Plan Advisory Committee. Committee Chair Gerald Cook presented the following list of nominations:

Stephenville Comprehensive Planning Committee	
SISD	Eric Cederstrom
Chamber	Curt Plaxco
TSU	Lori Beaty
Erath County	Brandon Huckabee
Large Landowner	Randy Hines
Large Landowner	Greg Bruner
SEDA	Chris Gifford, Chair
Tourism & Visitors Bureau Advisory Board	Chelsea Veldhuizen, Chair
Main Street Advisory Board	Rita Cook, Chair
Realtor	Case Horton
Social Services	Claudia Eisenmann, CEO Texas Health Stephenville
Social Services	Metta Collier, 50 Women Strong
Erath Historical Commission	Larry Smith
City Council	Mark McClinton
City Council	LeAnn Durfey
City Council	David Baskett
Developer	Reagan Thompson
Developer	Beau Mayo
Developer	Joel Allen
Business	Chad Decker, Hard Eight
Business	Jason Ripley, TechnipFMC
At Large	Gerald Cook
At Large	Kenny Weldon
At Large	Bruce Delator
At Large	Marc McKendree

MOTION by Mark McClinton, second by David Baskett, to recommend the nominations for the Comprehensive Plan Advisory Committee as presented to full Council. MOTION CARRIED unanimously.

**14. Consider Approval of the Comprehensive Plan Advisory Committee**

Development Services Committee Chair Gerald Cook presented these items in the Development Services Committee Report at tonight's Regular Council Meeting. If the Committee is approved, meetings should start in June.

MOTION by Gerald Cook, second by Mark McClinton, to approve the Comprehensive Plan Advisory Committee as presented in the Development Services Committee Report. MOTION CARRIED unanimously.

**TOURISM AND VISITORS BUREAU COMMITTEE**

LeAnn Durfey, Chair

**15. Tourism and Visitors Bureau Committee Report from April 18, 2023.**

Committee Chair LeAnn Durfey presented the Committee Report from April 18, 2023.

Staff presented the request to reinstate the Western Heritage Advisory Board to the Committee.

The Western Heritage Board was created through Ordinance No. 2001-O-20 on October 2, 2001. The board was amended on December 6, 2005, through Ordinance No. 2005-O-32. After serving the community for eleven years, on December 6, 2016, members of Council voted unanimously to repeal the Western Heritage Committee through Ordinance No. 2016-O-15.

The Main Street Advisory Board recommends that the Western Heritage Committee be reinstated so the important work this group has started can continue downtown. As home to the Cowboy Walk of Fame, Cowboy Capital of the World Pro Rodeo, and the nationally ranked Tarleton State University Rodeo Team, it is a big part of the Stephenville identity. Our community's rich heritage is intertwined with the evolution of this sport, and our local rodeo athletes continue to make history each year as they compete on the national stage.

The Committee discussed having a five-person board in two-year increments. They would like to bring names for board members to the May 2nd meeting.

MOTION by LeAnn Durfey, second by Gerald Cook, to recommend the reinstatement of the Western Heritage Advisory Board to full council. MOTION CARRIED unanimously.

**16. Consider Approval of an Ordinance Reinstating the Western Heritage Advisory Board**

Committee Chair LeAnn Durfey presented this item in the Tourism and Visitors Bureau Committee Report at tonight's Regular Council Meeting.

MOTION by LeAnn Durfey, second by David Baskett, to approve Ordinance No. 2023-O-17 reinstating the Western Heritage Advisory Board. MOTION CARRIED unanimously.

**PARKS AND LEISURE SERVICES COMMITTEE**

David Baskett, Chair

**17. Parks and Leisure Services Committee Report from April 18, 2023**

Committee Chair David Baskett presented the Committee Report from April 18, 2023.

On April 18th, 2023, The Parks and Leisure Services Committee met to discuss the approval of the Stephenville Parks and Recreation Master Plan.

MOTION by David Baskett, second by Gerald Cook, to adopt the master plan as presented and present the plan to full council at the May 2, 2023, meeting. MOTION CARRIED unanimously.

**18. Consider Approval of Stephenville Parks and Recreation Master Plan**

Parks and Leisure Services Committee Chair David Baskett presented this item in the Parks and Leisure Services Committee Report at tonight's Regular Council Meeting.

MOTION by David Baskett, second by Gerald Cook, to approve the Stephenville Parks and Recreation Master Plan as presented. MOTION CARRIED unanimously.

**PUBLIC WORKS COMMITTEE**

Mark McClinton, Chair

**19. Public Works Committee Report from April 18, 2023**

Public Works Committee Chair Mark McClinton presented the Committee Report from April 18, 2023.

The brick street pavement section on College Street from Barton Avenue to Belknap Avenue was discussed as a proposed reconstruction project. It was noted the plans are near final completion and, if authorized, construction would be completed this year. It was also noted that a contribution from Atmos Energy would help to offset some of the construction cost.

Following discussion, a motion was made by Mr. Thurman, seconded by Mr. Baskett, to direct staff to pursue the street reconstruction improvements on College between Barton and Belknap.

The committee voted unanimously to forward a positive recommendation to the full council to pursue the street reconstruction improvements on College between Barton and Belknap. No council action is necessary. Staff will finalize the design and pursue bids to present to Council.

**NOMINATIONS COMMITTEE**

Lonn Reisman, Chair

**20. Nominations Committee Report from April 18, 2023**

Nomination Committee Chair Lonn Reisman presented the Committee Report from April 18, 2023.

Staff presented updates to the Council Rules of Procedure as follows:

Section 3.1 Regular Business Meeting of the Council Rules of Procedures currently reads:

The Council shall meet in City Hall for Regular Business, Adjourned, and Special Meetings. The Regular Business Meetings are to commence at 5:30 p.m. on the first and third Tuesday of each month, unless otherwise specified in accordance with state law.

Staff recommends revising to state:

The Council shall meet in City Hall for Regular Business, Adjourned, and Special Meetings. The Regular Business Meetings are to commence at 5:30 p.m. on the first Tuesday of each month, unless otherwise specified in accordance with state law.

Section 3.7 Committee Meetings and Reports of the Council Rules of Procedures does not currently address when or where Committee Meetings are routinely held.

Staff recommends adding the following language:

A. The Committees shall meet in City Hall for their Committee Meetings. The Committee Meetings are to commence at 5:30 p.m. on the third Tuesday of each month, unless otherwise specified in accordance with state law.

MOTION by LeAnn Durfey, second by Bob Newby, to recommend approval of the Council Rules of Procedure as presented to full Council. MOTION CARRIED unanimously.

## **21. Consider Approval of Council Rules of Procedure Updates**

Nominations Committee Chair David Baskett presented this item in the Nominations Committee Report at tonight's Regular Council meeting.

MOTION by Lon Reisman, second by LeAnn Durfey, to approve the Council Rules of Procedure updates as presented. MOTION CARRIED unanimously.

## **FINANCIAL REPORTS**

Monica Harris, Director of Finance

## **22. Monthly Budget and Quarterly Investment Report for the Period Ending March 31, 2023**

In reviewing the financial statements ending March 31, 2023, the financial indicators are overall as or better than anticipated.

**Property Tax Collections:** We received \$129K in property taxes in the month of March, resulting in a \$460K increase over funds collected last fiscal year to date. The amount collected is almost 96% of the budget, which is \$110K less than anticipated.

**Sales and Use Tax:** We received \$722K in sales tax in March, resulting in \$673K or 16% more than the funds collected last fiscal year to date. The amount collected is 54% of the \$9 million budget, which is \$376K higher than anticipated.

**Revenue (by Fund):** The majority of the revenue received to date is in the General Fund at 56%, Water/Wastewater Fund at 25%, and Landfill at 7%.

**Revenue (Budget vs. Actual):** We have received 65% of the total budgeted revenues, which is over \$3.6 million more than anticipated due to taxes, Intergovernmental, charges for services, investment income, donations, and debt proceeds.

**Revenue (Prior Year Comparison):** We received \$2.3 million more in revenue than last year due to taxes, intergovernmental and charges for services.

**Expenditures (by Fund):** The majority of the expenditures are in the Water/Wastewater Fund at 43%, the General Fund at 36%, and the Landfill Fund at 7%.

**Expenditures (Budget vs. Actual):** We have expended 31% of the total budgeted expenditures, which is over \$17 million less than anticipated due to personnel, contractual and capital projects.

**Expenditures (Prior Year Comparison):** We spent \$11 million more in expenditures than last year, the bulk of which is personnel, capital outlay, and debt service.

**SEDA Revenue Comparison:** We spent \$11 million more in expenditures than last year, the bulk of which is personnel, capital outlay, and debt service.

**SEDA Expenditure Comparison:** SEDA has spent an overall 21% of budgeted expenditures, which is \$147,000 more than last year due to grant disbursements but \$548K less than anticipated due to capital outlay and grant disbursements.

The City of Stephenville's total market value of cash and investments on March 31, 2023, was \$71,651,785. This is allocated 3% in demand accounts, less than 1% in cash/money market accounts, 3% in Certificates of Deposits, less than 1% in US Treasuries, 50% in TexStar investment pool, and 44% in TexPool investment pool.

We earned \$776K in interest for the quarter. The average yield to maturity for all account types for the quarter was 4.21%. The average yield to maturity for investment accounts for the quarter was 4.33%. The average yield to maturity for a 3-month treasury bill for the quarter was 4.63%.

## **STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT**

Jeff Sandford, Executive Director

SEDA Executive Director Jeff Sandford addressed the Council and recognized National Small Business Week on April 30-May 6, 2023, and National Economic Development Week on May 8-12, 2023. He also gave a historical recap of May 2<sup>nd</sup> in history. Mr. Sandford wrapped up by announcing this was his five-year anniversary with SEDA and gave a recap of what has been accomplished in Stephenville in those five years.

## **CONSENT AGENDA**

- 23. Consider Approval of Minutes - April 4, 2023 - Regular Meeting**
- 24. Consider Approval of Minutes - April 11, 2023 - Special Meeting**
- 25. Consider Approval of Minutes - April 18, 2023 - Special Meeting**
- 26. Consider Approval of Microsoft Software Agreement**
- 27. Consider Approval of Easement for Oncor at Wastewater Treatment Plant**
- 28. Consider Acceptance of the 377 Elevated Storage Tank Rehabilitation Project**
- 29. Consider Approval of Asbestos Abatement Contract for 245 Belknap and 299 Belknap Properties**

MOTION by Mark McClinton, second by David Baskett, to approve Consent Agenda items. MOTION CARRIED unanimously.

## **COMMENTS BY CITY MANAGER**

City Manager Jason King shared Saturday, May 6 is election day for all that need to vote. May is busy! The City has Tarleton graduation on May 12 and 13, and Stephenville High School graduation on May 26. Moo-La Fest is coming up June 2-3 in Stephenville City Park.

Mr. King announced the next Council meeting is May 16 where we will say goodbye to a few Council members and welcome a few others. We will canvass the election and swear in the newly elected Council members.

City Manager King announced City Hall will be closed Memorial Day.

Finally, Mr. King announced we did close on the old Castle Furniture building on Belknap. This will hold SEDA offices, city offices and a new Council chambers. We are moving forward on plans.

## COMMENTS BY COUNCIL MEMBERS

LeAnn Durfey reminded everyone to please go vote! She congratulated the Taylor family on the Larry Joe Taylor Music Festival last week. Ms. Durfey encouraged all to go out and try to find a movie star as the filming for Bass Reeves wraps up.

Lonn Reisman shared his experience visiting the West Point Academy.

Randy Thurman thanked everyone who is making an effort to not only bring new businesses and buildings to Stephenville but also those that are rehabilitating what is already here and making Stephenville better. He shared he is excited about the parks master plan. Lastly, Mr. Thurman would like to recommend that the revenue from the Bass Reeves project be reinvested in downtown.

David Baskett bragged on Daron Trussell and the SPARD group for the baseball and softball numbers. They have done an amazing job. Mr. Baskett shared that SPARD needs at least 25 lifeguards for Splashville this summer. If you are 15 or above, please apply! Mr. Baskett, lastly, thanked Nick Williams and the Public Works team for going above and beyond to help a citizen in need.

Gerald Cook shared that the City is really working on good projects that fit with the Comprehensive Plan that has recently started. This plan will serve the community for at least the next fifteen years. Mr. Cook encouraged all to be sure to go vote Saturday, May 6! We are looking forward to some great things in the future of this community.

Mark McClinton shared that it has been a pleasure serving with Mr. Thurman and Mr. Cook.

Mayor Svien asked Public Works Director Nick Williams to give a brief update on the Stephenville landfill project.

Mayor Svien recessed the Regular City Council Meeting at 6:34 PM and convened the Executive Session at 6:42 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

- 30. Section 551.074 Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit:
  1. City Manager
  2. City Secretary
  3. City Attorney
- 31. Section 551.071 Consultation with Attorney** - to Consult Over a Pending or Contemplated Litigation
- 32. Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **Roberts Matthews Survey**
- 33. 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**
- 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 the **JS Riggs Survey**
- 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 **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**
- 36. Section 551.087 Deliberation Regarding Economic Development Negotiations** - Project Reload

The Mayor adjourned the Executive Session at 8:36 PM and reconvened the Regular City Council Meeting at 8:38 PM.

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

- 32. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in Roberts Matthews Survey**

MOTION by Mark McClinton, second by Gerald Cook, to authorize staff to negotiate sales contract for real property as discussed in Executive Session. MOTION CARRIED unanimously.

- 33. 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 LeAnn Durfey, second by David Baskett, to sell the real property located in S2600 City Addition as discussed in Executive Session. 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 the JS Riggs Survey**

MOTION by Mark McClinton, second by David Baskett, to authorize staff to accept bids for real property with a minimum bid of \$40,000 as discussed in Executive Session. MOTION CARRIED unanimously.

- 30. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit:**

- 1. City Manager**
- 2. City Secretary**
- 3. City Attorney**

MOTION by Ricky Thurman, second by Bob Newby, to approve a pay adjustment for the City Manager and City Secretary as discussed in Executive Session. MOTION CARRIED unanimously.

MOTION by Ricky Thurman, second by David Baskett, that we renegotiate the contract with the City Attorney as discussed in Executive Session. MOTION CARRIED unanimously.

**ADJOURN**

Mayor Svien adjourned the Special City Council Meeting at 8:39 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.*

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Doug Svien, Mayor

ATTEST:

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Sarah Lockenour, City Secretary