



## REGULAR CITY COUNCIL MEETING

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City Hall Council Chambers, 298 West Washington Street  
Tuesday, January 4, 2022 at 5:30 PM

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### MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, January 4, 2022 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a City Council Work Session, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

**COUNCIL PRESENT:**

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

**COUNCIL ABSENT:**

**OTHERS ATTENDING:**

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

### CALL TO ORDER

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

### PLEDGES OF ALLEGIANCE

Council member Ricky Thurman let the Pledges of Allegiance to the United States and Texas flags.

### INVOCATION

Ed Dittfurth, Cornerstone Assembly, let the invocation.

### PRESENTATIONS AND RECOGNITIONS

1. Recognition of the Stephenville Yellow Jackets Football Team - 2021 UIL 4A Division 1 State Champions  
MOTION by Justin Haschke, second by LeAnn Durfey to approve Resolution No. 2022-R-01. MOTION CARRIED by unanimous vote.  
  
Mayor Svien thanked head coach Sterling Doty for his great work with the young men of the Yellowjacket Football team. He stated that he remembered when Coach Doty was a member of a championship team himself, and he was proud of Doty's accomplishments.

Coach Doty praised the players for their hard work and dedication. He also recognized his coaching staff for their exceptional efforts toward bringing home Stephenville's sixth state championship football title. He thanked Stephenville, the "City of Champions", for their support and stated that Stephenville now has 11 high school state championships to their name. He stated that he knew this group of young men would go on to become great fathers, great leaders, and great community members.

## **CITIZENS GENERAL DISCUSSION**

No one came forward to address the council.

## **REGULAR AGENDA**

### **2. PUBLIC HEARING**

**The City Council of the City of Stephenville is Considering the Voluntary Annexation of a Property in Response to a Petition Requesting Annexation by Area Landowners for a Tract of Land, being 5.339 Acres out of A804 of the Williams Survey, said Property Being Parcel No. R77375, Located at 0 N US 281 in Erath County, Texas**

Allen Barnes, City Manager, briefed the council on the request for voluntary annexation.

Mayor Svien opened the public hearing.

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

Mayor Svien closed the public hearing.

### **2. Consider Approval of an Ordinance Annexing 5.339 Acres out of A804 of the Williams Survey, Erath County, Texas, said Property Being Parcel No. R77375, Located at 0 N US 281**

MOTION by Ricky Thurman, second by Brandon Huckabee, to approve Ordinance No. 2022-O-01, Annexing 5.339 acres out of A804 of the Williams Survey and assigning said property the zoning classification of Industrial District (I). MOTION CARRIED by unanimous vote.

### **3. Consider Acceptance of a Request for Proposal for Construction of a New Senior Citizen Center**

Jan Smith addressed the council and spoke in support of the construction of a new Senior Center.

MOTION by Daron Trussell, second by Justin Haschke, to approve the proposal for construction of a new senior center. MOTION CARRIED by unanimous vote.

MOTION TO AMEND by Justin Haschke, second by Daron Trussell, to approve the addition of space for use as council chambers. MOTION CARRIED by unanimous vote.

## **PLANNING AND ZONING COMMISSION**

**Steve Killen, Director of Development Services**

### **5. PUBLIC HEARING**

**Case No.: RZ2021-019 and RP2021-008**

**Applicant is Requesting a Rezone of the Property Located at 940 Harbin Drive, Parcel No. R30440, being Block 144, Lot 3 of the City Addition of the City of Stephenville, Erath County, Texas, from Single Family Residential District (R-1) to Integrated Housing District (R-2.5), with a Simultaneous Replat as Allowed by City of Stephenville Code of Ordinances, Section 155.4.03**

Steve Killen, Director of Development Services, briefed the council on the case. On December 15, 2021, the Planning and Zoning Commission voted 4-3 to recommend denial of the rezone.

Mayor Svien opened the public hearing.

Those speaking in favor of the rezone:

Moumin Quazi, applicant.

Those speaking in opposition to the rezone:

Darla Fent, 960 Lydia

Bill Leaverton, 950 N. Harbin

Keneth Carlton, 920 Lydia

Mike Scott, 1131 N. Lydia

Debbie Dorris, 1111 Lydia

Brent Billings, 970 Lydia

Mayor Svien closed the public hearing.

- 6. Consider Approval of an Ordinance Rezoning the Property Located at 940 Harbin Drive, Parcel No. R30440, being Block 144, Lot 3 of the City Addition of the City of Stephenville, Erath County, Texas, from Single Family Residential District (R-1) to Integrated Housing District (R-2.5), with a Simultaneous Replat as Allowed by City of Stephenville Code of Ordinances, Section 155.4.03**

MOTION by Brady Pendleton, second by Daron Trussell, to deny the rezone. MOTION CARRIED by unanimous vote.

## FINANCIAL REPORTS

Monica Harris, Director of Finance

- 7. Monthly Budget Report for the Period Ending November 30, 2021**

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

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

**Property Tax** - We received \$447K in property taxes in the month of November, resulting in \$243K or 36.98% increase over funds collected last fiscal year to date. The amount collected is 13.27% of budget, which is 4.5% more than anticipated.

**Sales Tax** - We received \$816K in sales tax in November, resulting in \$188K or 14.24% more than the funds collected last fiscal year to date. The amount collected is 20.63% of the \$7.3 million budgeted, which is 2.81% higher than anticipated.

**Revenue (Budgetary comparison)** - The target budget for operating revenue is \$4.2 million. We received \$5.3 million in revenue fiscal year to date, resulting in \$1.1 million over the target budget due to property taxes, sales taxes, service charges, and other income.

**Expenditures (Budgetary comparison)** - The target budget for operating expenditures is \$4.2 million. We expended \$3.4 million fiscal year to date, resulting in \$800K under the target budget.

**Revenue (Prior year comparison)** - Operating revenue received last year was \$4.2 million as compared to the current year's \$5.3 million, resulting in a \$1.16 million increase due to property tax, sales taxes, franchise taxes, hotel occupancy taxes, service charges, and other income.

**Expenditures (Prior year comparison)** - Operating expenditures last year were \$3.7 million as compared to the current year's \$3.4 million, resulting in a \$340K decrease, of which \$260K relates to repair of the public safety building in the prior year.

## STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director, updated the council on SEDA's goals for the upcoming year, as well as developing projects.

## CONSENT AGENDA

8. **Approve Minutes - December 7, 2021 Regular City Council Meeting**
9. **Approve Memorandum of Understanding Amendment No.1 with TSU for Stormwater Drainage Improvements**
10. **Approve Sale of City Property via Auction**
11. **Approve Membership in The Interlocal Purchasing System (TIPS)**

MOTION by Justin Haschke, second by Brady Pendleton, to approve the consent agenda as presented.

## COMMENTS BY CITY MANAGER

Council Work Session - Thursday, January 13

Council Committee Meetings - Tuesday, January 18

Filing Period for a Place on the May 7, 2022 General Election Ballot

Wednesday, January 19 - Friday, February 18

## COMMENTS BY COUNCIL MEMBERS

All members congratulated the Yellowjacket football team, coaching staff, and support organizations.

LeAnn Durfey, expressed her sympathies to the Gilbert and Gandy families, and expressed her appreciation for the contributions they made to this community.

Justin Haschke congratulated the participants of the Erath County Junior Livestock Show.

Daron Trussell thanked those that showed up to give their input on matters before the council.

Ricky Thurman wished everyone a happy new year; it will be a year of projects and exciting changes.

Alan Nix also thanked those who participated in the meeting. He said he wished there was more participation from the public so that those elected to represent the people could ensure their voices were heard.

Gerald Cook stated that while the Yellowjacket win was exciting, the best part was seeing thousands of people in AT&T Stadium cheering on the football team. He expressed his pleasure in the ability to build a new center for the senior citizens.

Brandon Huckabee commended the council, staff, and Senior Center Advisory board for making the dream of a new facility come to life.

Doug Svien stated that January 4 is "World Braille Day," which brings awareness to those who are visually impaired.

## ADJOURN

The meeting was adjourned at 6:46 p.m.

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Doug Svien, Mayor

ATTEST:

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Staci L. King, City Secretary