



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, February 01, 2022 at 5:30 PM

MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, February 1, 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

COUNCIL ABSENT: Mayor Pro Tem Brandon Huckabee

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 Gerald Cook let the Pledges of Allegiance to the United States and Texas flags.

INVOCATION

David Whiteman, Grace Fellowship Church, gave the invocation.

CITIZENS GENERAL DISCUSSION

No one came forward to address the council.

REGULAR AGENDA

13. PUBLIC HEARING

The City Council of the City of Stephenville is Soliciting Input for an Over 65 Tax Freeze and Disabled Person Tax Freeze

Mayor Svien moved this item to the beginning of the meeting. He explained that the council would not vote on this item tonight, but at a Special Meeting on February 15, 2022 at 5:30 p.m.

Mayor Svien opened the public hearing.

Those speaking in favor of the tax freeze:

Carla Trussell, 406 Tanglewood Trail

Jan Smith, 937 Meadowlark

Jack Willet, 111 Byron Nelson

No one spoke in opposition of the tax freeze.

Mayor Svien closed the public hearing.

- 1. Consider Approval of a Request for a Variance from the City of Stephenville Code of Ordinances, Section 130.16 Sale of Alcoholic Beverages for The Shack, located at 309 W. Washington, being Block 22, Lot 3 of the City Addition to the City of Stephenville, Texas and identified as Parcel No. R29274 by the Erath County Appraisal District**

Allen Barnes, City Manager, explained that Mr. Luke Sims, owner of The Shack, had inquired about obtaining a license to sell alcohol. City of Stephenville Code of Ordinances, Section 130.16, requires that businesses wishing to sell alcohol within 300 feet of a church, public school, or hospital be granted a variance by the City Council. The Shack is located 290 feet from the First United Methodist Church when measured in accordance with the ordinance.

MOTION by Ricky Thurman, second by Daron Trussell, to approve a variance from Section 130.16 *Sale of Alcoholic Beverages* for The Shack, located at 309 W. Washington. MOTION CARRIED with Alan Nix casting a dissenting vote.

- 2. Consider Approval of the Order of Election for the May 7, 2022 General Election**

MOTION by Alan Nix, second by Gerald Cook, to approve the Order of Election for the May 7, 2022 General Election. MOTION CARRIED by unanimous vote.

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

- 3. PUBLIC HEARING**

Case No.: AS2022-001

Abandonment of an 8-foot Alleyway Located in Block 8 of City Addition of the City of Stephenville, Texas

Steve Killen, Director of Development Services briefed the council on the request. On January 19, 2022, the Planning and Zoning Commission voted 5-1 to recommend the abandonment.

Mayor Svien opened the public hearing. No one came forward to speak in favor of or opposition to the abandonment. Mayor Svien closed the public hearing.

- 4. Consider Approval of an Ordinance Abandoning an 8-foot Alleyway Located in Block 8 of the City of Stephenville and Authorizing the Sale of Same**

MOTION by Ricky Thurman, second by Daron Trussell, to approve Ordinance No. 2022-O-2 abandoning an 8-foot alleyway located in Block 8 of the City Addition. MOTION CARRIED by unanimous vote.

TOURISM AND VISITORS BUREAU COMMITTEE

LeAnn Durfey, Chair

- 5. Committee Report - January 18, 2022**

LeAnn Durfey, chair, gave the committee report.

- 6. Consider Approval of a Sponsorship for the 55th Annual TSU Stampede Rodeo**

MOTION by LeAnn Durfey, second by Brady Pendleton, to approve a sponsorship in the amount of \$7,500 for the 55th Annual TSU Stampede Rodeo. MOTION CARRIED by unanimous vote.

7. Consider Approval of a Contract with Charlie Diggs for the Production of Moo-La Fest

This item was removed from the agenda.

NOMINATIONS COMMITTEE

Gerald Cook, Chair

8. Committee Report - January 18, 2022

Gerald Cook, chair, gave the committee report.

FINANCE COMMITTEE

Justin Haschke, Chair

9. Committee Report - January 18, 2022

Justin Haschke, chair, gave the committee report.

10. Consider Approval of a Resolution Authorizing a Financing Agreement for Self-Contained Breathing Apparatus (SCBA) and Cardiac Monitor Replacement

MOTION by Justin Haschke, second by Ricky Thurman, to approve Resolution No. 2022-R-02 authorizing a financing agreement for SCBA and cardiac monitoring equipment. MOTION CARRIED by unanimous vote.

11. Consider Approval of a Modification to the Salary Range for the Main Street Manager

MOTION by Justin Haschke, second by Gerald Cook, to adopt a salary range of \$47,000 – \$55,000 for the Main Street Manager position. MOTION CARRIED by unanimous vote.

12. Consider Acceptance of Proposal for Depository Services

MOTION by Justin Haschke, second by LeAnn Durfey, to accept a proposal from First Financial Bank for depository services. MOTION CARRIED by unanimous vote.

14. Consider Approval of Resolution Directing that Notice of Intent to Issue Certificates of Obligation be Posted to the City Website and Published in a Newspaper Circulated within the City and Approving All Other Matters Pertaining Thereto

MOTION by Justin Haschke, second by Daron Trussell, to adopt Resolution No. 2022-R-03 directing that notice of intent to issue certificates of obligation be posted to the City website and published in a newspaper and approving all other matters pertaining thereto. MOTION CARRIED by unanimous vote.

FINANCIAL REPORTS

Monica Harris, Director of Finance

15. Monthly Budget Report for the Period Ending December 31, 2021

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

In reviewing the financial statements ending December 31, 2021, the financial indicators are as or better than anticipated.

Property Tax - We received \$2.4 million in property taxes in the month of December, resulting in \$110K or 3.46% increase over funds collected last fiscal year to date. The amount collected is 48.49% of budget, which is 2.27% more than anticipated.

Sales Tax - We received \$605K in sales tax in December, resulting in \$251K or 13.47% more than the funds collected last fiscal year to date. The amount collected is 28.88% of the \$7.3 million budgeted, which is 2.97% higher than anticipated.

Revenue (Budgetary comparison) - The target budget for operating revenue is \$8.4 million. We received \$9.6 million in revenue fiscal year to date, resulting in \$1.15 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 \$5.9 million. We expended \$5.2 million fiscal year to date, resulting in \$775K under the target budget.

Revenue (Prior year comparison) - Operating revenue received last year was \$8.2 million as compared to the current year's \$9.6 million, resulting in a \$1.38 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 \$5.4 million as compared to the current year's \$5.2 million, resulting in a \$240K decrease, which relates to repair of the public safety building in the prior year.

Investments - The total market value of cash and investments on December 31, 2021 was \$50,932,536. This is allocated 5% in demand accounts, 33% in TexStar investment pool, and 62% in TexPool investment pool.

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

This item was removed from the agenda.

CONSENT AGENDA

- 16. Approve Minutes - January 4, 2022 Regular City Council Meeting**
- 17. Approve Minutes - January 13, 2022 Work Session**
- 18. Approve Minutes - January 18, 2022 Special City Council Meeting**
- 19. Approve a Radio System Maintenance Service Agreement for the L3 Harris Public Safety Radio System**
- 20. Approve a Contract for Implementation Services with Trott Communications Related to the L3 Harris Public Safety Radio System**
- 21. Approve the Expenditure of Allocated Funds for a Back-Up Landfill Dozer**
- 22. Approve Interlocal Cooperation Agreement with Tarleton State University Police Department for Parking Enforcement**
- 23. Approve Interlocal Agreement with Tarleton State University Police Department for Law Enforcement Dispatching Services**
- 24. Approve a Cooperative Bid Purchasing Agreement with Savvik Buying Group**

MOTION by Brady Pendleton, second by Alan Nix, to approve the consent agenda as presented. MOTION CARRIED by unanimous vote.

COMMENTS BY CITY MANAGER

- February 15, 2022 – Council Committee Meetings and Special City Council Meeting
- February 18, 2022 – Last day to file for a place on the May General Election ballot
- February 21, 2022 – City offices closed for President's Day
- March 1, 2022 – Regular City Council Meeting

COMMENTS BY COUNCIL MEMBERS

LeAnn Durfey congratulated the high school athletes that have signed letters of intent to continue playing sports at the collegiate level.

Daron Trussell thanked the public for their participation in the meeting.

Ricky Thurman also thanked the public for coming to participate and be heard. He also wanted to emphasize the \$22,000,000 in Certificates of Obligation that would be used for infrastructure and improvements. He said that while the council had been discussing this for months, he wanted to make sure that everyone understood what those funds would be used for.

Alan Nix wanted to add to Mr. Thurman's comment to also explain that these funds would be used to construct a transmission line to the city's wellfield in order to ensure a safe, reliable water supply for the city. Mr. Nix also wanted to assure residents that the council's intent is, to the best of their ability, represent the best interest of the citizens of Stephenville.

Gerald Cook reiterated that the council's intent is to represent the best interest of Stephenville's residents. He added that, in addition to the water supply, Long Street and its underlying water and sewer lines would be addressed as well.

Doug Svien stated that Dr. Hurley, President of Tarleton State University, would be giving an update on the university at a future meeting. He also stated that he had appointed an ad hoc committee to meet with Tarleton representatives to discuss the construction of a new hotel and conference center.

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

25. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: tracts of real property located in the Park Place and Groesbeck & McClelland Additions to the City of Stephenville

26. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Crossing

Mayor Svien called the meeting into executive session at 6:12 p.m.

Mayor Svien called the meeting back into regular session at 6:49 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

25. Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: tracts of real property located in the Park Place and Groesbeck & McClelland Additions to the City of Stephenville

MOTION by Alan Nix, second by Ricky Thurman, to initiate the abandonment of the following streets: Sloan Street from Harbin Drive to Saint Felix; Tarleton Street from Harbin Drive to Saint Felix; Turner Street from Harbin Drive to Saint Felix; Saint Felix from Washington Street to Sloan Street

26. Section 551.087 Deliberation Regarding Economic Development Negotiations - Project Crossing

MOTION by Daron Trussell, second by Gerald Cook, to approve the negotiation of economic development incentives for Project Crossing. MOTION CARRIED with Ricky Thurman casting a dissenting vote.

ADJOURN

The meeting was adjourned at 6:50 p.m.

Doug Svien, Mayor

ATTEST:

Staci L. King, City Secretary