



City of Stephenville

Citizens of Stephenville,

Understanding the importance of transparency and clear communication regarding matters that impact our community, this document provides information related to the notice of intention to issue certificates of obligation that was approved by the Stephenville City Council.

- The current property tax rate for the City of Stephenville is \$0.3829 per \$100 valuation.
- In Fiscal Years (Oct. 1-Sept. 30) 2013-2014 and 2014-2015 the property tax rate for the City of Stephenville was \$0.4950 per \$100 valuation.

For comparison purposes, below are current property tax rates of communities in the same geographic region as Stephenville, with some being of similar size and composition.

- **Brownwood:** \$0.6938 per \$100.00 valuation
- **Weatherford:** \$0.3984 per \$100.00 valuation
- **Mineral Wells:** \$0.5732 per \$100.00 valuation
- **Dublin:** \$0.6883 per \$100.00 valuation
- **Cleburne:** \$0.5885 per \$100.00 valuation

The City of Stephenville City Council is considering a potential issuance of certificates of obligation of up to \$22 million to fund two initiatives:

1. **Street Improvements**
2. **City Hall Building**



HOW WILL THIS AFFECT YOU AS A PROPERTY OWNER?

If the City Council proceeds with the issuance of certificates of obligation in the amount of \$22 million, the estimated tax rate increase would be \$0.0900 per \$100.00 valuation.

City of Stephenville, Texas

Homeowner Impact

Preliminary/Subject to Change

I&S Tax Rate Increase	Homeowner Impact - Taxable Home Value*									
	\$100,000		\$200,000		\$300,000		\$400,000		\$500,000	
	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
\$0.0600	\$60.00	\$5.00	\$120.00	\$10.00	\$180.00	\$15.00	\$240.00	\$20.00	\$300.00	\$25.00
\$0.0700	\$70.00	\$5.83	\$140.00	\$11.67	\$210.00	\$17.50	\$280.00	\$23.33	\$350.00	\$29.17
\$0.0800	\$80.00	\$6.67	\$160.00	\$13.33	\$240.00	\$20.00	\$320.00	\$26.67	\$400.00	\$33.33
\$0.0900	\$90.00	\$7.50	\$180.00	\$15.00	\$270.00	\$22.50	\$360.00	\$30.00	\$450.00	\$37.50
\$0.1000	\$100.00	\$8.33	\$200.00	\$16.67	\$300.00	\$25.00	\$400.00	\$33.33	\$500.00	\$41.67
\$0.1100	\$110.00	\$9.17	\$220.00	\$18.33	\$330.00	\$27.50	\$440.00	\$36.67	\$550.00	\$45.83
\$0.1200	\$120.00	\$10.00	\$240.00	\$20.00	\$360.00	\$30.00	\$480.00	\$40.00	\$600.00	\$50.00
\$0.1300	\$130.00	\$10.83	\$260.00	\$21.67	\$390.00	\$32.50	\$520.00	\$43.33	\$650.00	\$54.17
\$0.1400	\$140.00	\$11.67	\$280.00	\$23.33	\$420.00	\$35.00	\$560.00	\$46.67	\$700.00	\$58.33

*Taxable value after any exemptions



City of Stephenville

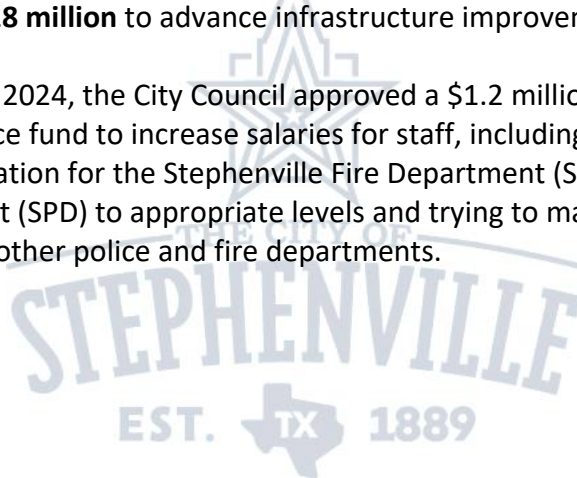
Street Improvements

A significant portion of the proposed funding will be dedicated to improving and maintaining streets throughout the city. Our streets support transportation, commerce, and community activities. This investment will focus on:

- **Street Resurfacing and Repairs**
- **Traffic Flow Improvements**
- **Drainage Upgrades**
- **Safety Enhancements**

Why should we focus on the streets now?

- **Urgency of Repairs:** Maintenance and repair of many streets has been deferred for many years, which has led to deteriorating conditions and increases in the cost of repairs. Street repair costs have risen dramatically in recent years. Continuing to defer maintenance and repair will lead to an ever-increasing cost for street projects.
- **Addressing Infrastructure Needs:** Currently, approximately **\$36 million** worth of higher priority street renovation and improvement projects have been identified by public works staff. The attached list below shows some of those projects but there are many more to be completed as well.
 - **Proposed Funding:** If approved, the potential certificates of obligation will provide **\$18 million** to advance infrastructure improvements.
- **Current Funds:** In 2024, the City Council approved a \$1.2 million allocation from the street maintenance fund to increase salaries for staff, including making strides towards aligning compensation for the Stephenville Fire Department (SFD) and Stephenville Police Department (SPD) to appropriate levels and trying to make those departments competitive with other police and fire departments.





City of Stephenville

Projects Under Construction

Annual Capital Paving Projects				
		Anticipated Total Cost	Anticipated Design Cost	Anticipated Const. Cost
1	Update Pavement Condition Index	\$ 55,000.00	\$ 55,000.00	\$ -
2	Brick Street Project - Belknap / College around Courthouse	\$ 1,020,000.00	\$ 20,000.00	\$ 1,000,000.00
3	Brick Street Project - College - Barton to Belknap	\$ 1,020,000.00	\$ 20,000.00	\$ 1,000,000.00
4	Brick Street: Atmos Contribution		\$ -	\$ (144,900.00)
5	Lockhart - Washington to RRX	\$ 5,880,000.00	\$ 630,000.00	\$ 5,250,000.00
6	Frey - Ollie to Rowland	Done	\$ 20,800.00	\$ 650,000.00
7	Airport Apron Maintenance Project	\$ 61,875.00	\$ 3,800.00	\$ 58,075.00
8	Belknap Reconstruction Project	\$ 6,720,000.00	\$ 720,000.00	\$ 6,000,000.00
9	Cedar Street - Lillian to CR256	\$ 7,845,600.00	\$ 840,600.00	\$ 7,005,000.00
10	Harbin South - Washington to S.Loop	\$ 465,500.00	\$ 49,875.00	\$ 415,625.00
11	Long Street - Alexander to Lillian	\$ 135,520.00	\$ 14,520.00	\$ 121,000.00
12	River North - Lingleville to Prairie Wind	\$ 403,200.00	\$ 43,200.00	\$ 360,000.00
13	Dale - Frey to FM988	\$ 504,000.00	\$ 54,000.00	\$ 450,000.00
14	Frey - Ollie to Graham	\$ 403,200.00	\$ 43,200.00	\$ 360,000.00
15	Tarleton Street - Harbin to Dale	\$ 168,000.00	\$ 18,000.00	\$ 150,000.00
16	Tarleton Street - McIlhane to Vine	\$ 386,400.00	\$ 41,400.00	\$ 345,000.00
17	Linda Lane - Tarleton to Phelps	\$ 92,400.00	\$ 9,900.00	\$ 82,500.00
18	Pecan Hill - FM988 to City Limits	\$ 369,600.00	\$ 39,600.00	\$ 330,000.00
19	Overhill - Dale to FM988	\$ 336,000.00	\$ 36,000.00	\$ 300,000.00
20	Lydia - Tarleton to FM988	\$ 428,400.00	\$ 45,900.00	\$ 382,500.00
21	College Farm Road - Graham to Lingleville	\$ 525,000.00	\$ 56,250.00	\$ 468,750.00
22	Caporal - S.Loop to termination	\$ 262,500.00	\$ 28,125.00	\$ 234,375.00
23	Dublin/Counts - Long to Alexander	\$ 100,800.00	\$ 10,800.00	\$ 90,000.00
24	Old Granbury Road - East Road to FM205	\$ 147,000.00	\$ 15,750.00	\$ 131,250.00
25	Old Hico Road - Reconstruction - S.Loop to City Limits	\$ 378,000.00	\$ 40,500.00	\$ 337,500.00
26	Moonlight Trail - Isla to River North	\$ 235,200.00	\$ 25,200.00	\$ 210,000.00
27	Beach - Alexander to EOP	\$ 67,200.00	\$ 7,200.00	\$ 60,000.00
28	Dale - FM988 to Lingleville	\$ 638,400.00	\$ 68,400.00	\$ 570,000.00
29	City Park Pavement	\$ 1,512,000.00	\$ 162,000.00	\$ 1,350,000.00
30	Jaycee Park Pavement	\$ -	\$ -	\$ -
31	Mount Olive Cemetery	\$ -	\$ -	\$ -
32	West End Cemetery	\$ -	\$ -	\$ -
33	East End Cemetery	\$ -	\$ -	\$ -
34	Ballow - Glen Rose Road - Old Hico	\$ 336,000.00	\$ 36,000.00	\$ 300,000.00
35	Airport Road - US281 to Terminal	\$ 267,904.00	\$ 28,704.00	\$ 239,200.00
36	Bluebonnet - Willow to Brentwood	\$ 698,880.00	\$ 74,880.00	\$ 624,000.00
37	Prairie Wind	\$ 1,008,000.00	\$ 108,000.00	\$ 900,000.00
38	Lennox - E. Washington to EOP	\$ 198,016.00	\$ 21,216.00	\$ 176,800.00
39	S. Lillian - Washington to Cedar	\$ 547,456.00	\$ 58,656.00	\$ 488,800.00
40	Second Ave. - Long to S. Loop	\$ 326,144.00	\$ 34,944.00	\$ 291,200.00
41	Spring Bouquet / Spring Meadow - Midnight Shadow	\$ 454,272.00	\$ 48,672.00	\$ 405,600.00
42	Sharp - Moonlight Trail	\$ 326,144.00	\$ 34,944.00	\$ 291,200.00
43	Overhill - Azalea to Cleveland	\$ 698,880.00	\$ 74,880.00	\$ 624,000.00
44	McNeill - Orr to Alexander	\$ 500,864.00	\$ 53,664.00	\$ 447,200.00
45	Shirley - Lillian to Paddock	\$ 489,216.00	\$ 52,416.00	\$ 436,800.00
46	Jones - Lillian to Paddock	\$ 442,624.00	\$ 47,424.00	\$ 395,200.00
		\$ 36,400,195.00	\$ 3,739,420.00	\$ 33,186,675.00



City of Stephenville

City Administrative Building

The second initiative supported by the proposed issuance of certificates of obligation is the construction of a new city administration building. Our current facility no longer meets the operational needs of a growing and thriving community.

Over two years ago, to begin to address space needs for city staff and the community, the City of Stephenville purchased the buildings at 245 and 299 N. Belknap that were previously known as the Castle Furniture buildings. After planning for renovations and completing cost estimations it was anticipated that renovation costs would be approximately \$750,000. After plans were completed and bids were taken the construction cost was given as \$1.9 million which was revised to \$1.6 million after discussions with the contractor and architect. After discussing further and deciding that the cost of renovation was too high, this project was abandoned and the City Council recently directed the sale of these buildings. This will return these buildings to private ownership within the business community.

It has been proposed to build a new approximately 12,000 square foot facility at the end of Columbia Street next to the existing Rec Hall. It is anticipated that this facility would cost \$3.5 million. If this project is completed it would then allow for the sale of the existing City Hall at 298 W. Washington to private ownership within the business community.

